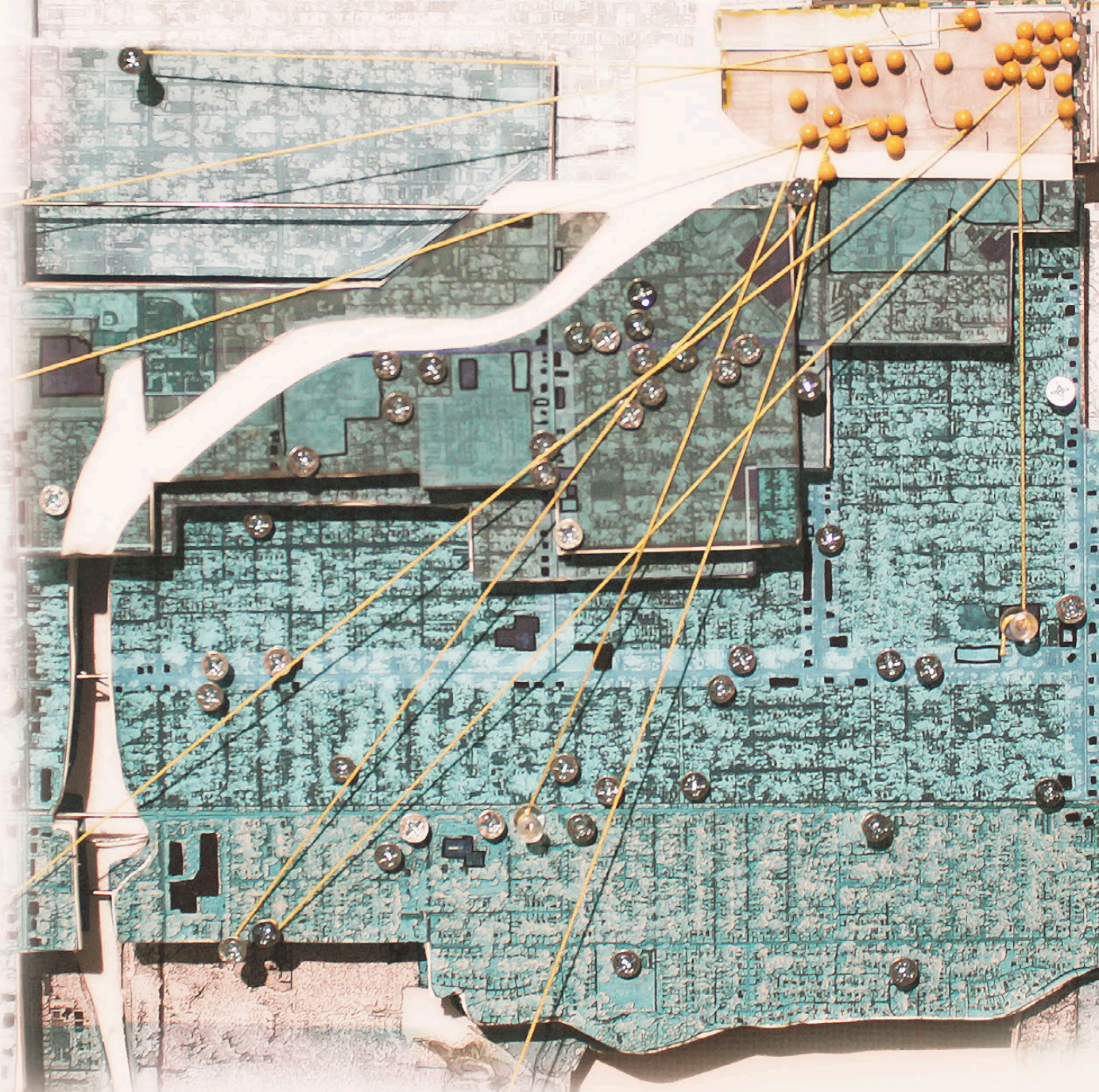


WHERE HAVE ALL THE MANGOES GONE?

REACTIVATING THE TROPICANA FIELD SITE

ON THE THRESHOLD OF ST PETERSBURG'S HISTORY, CULTURE, AND MEMORY



"Do not go where the path may lead, go instead where there is no path and leave a trail." – Ralph Waldo Emerson

To Mrs. Rosalie Peck

whose love and passion for her community radiates through her eloquent words
and has inspired the entirety of this body of work.

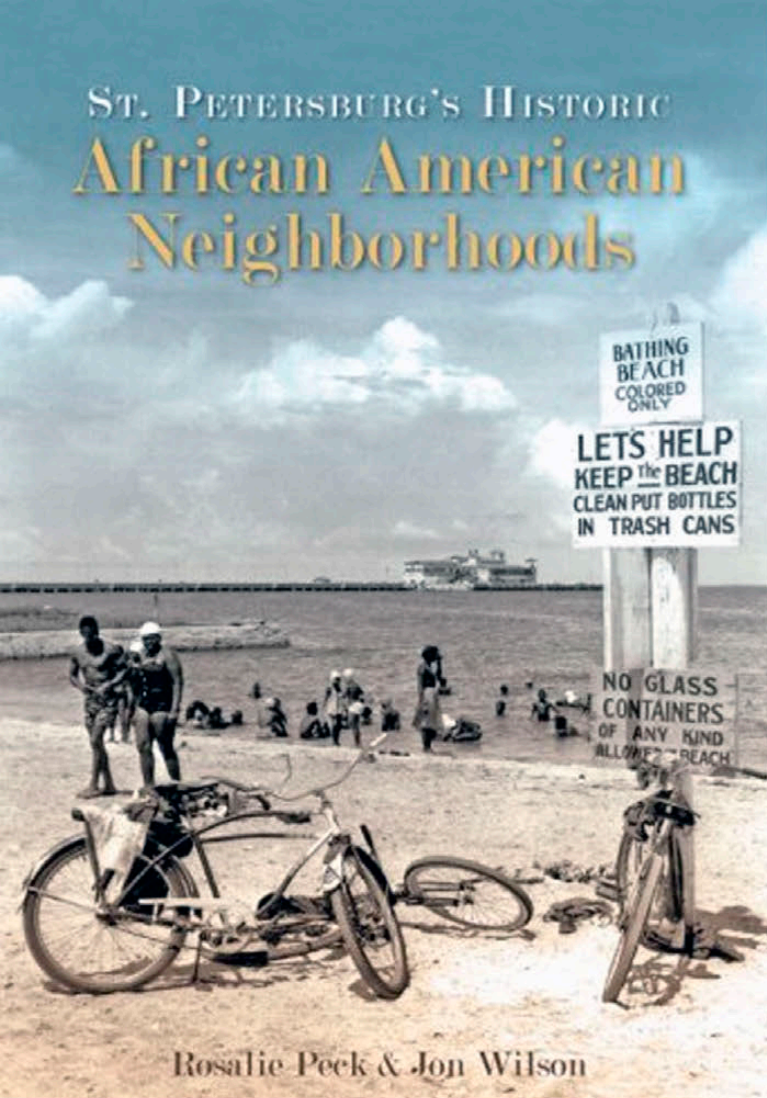


Fig. 1.
Cover of St Petersburg's Historic African American
Neighborhoods by Rosalie Peck & Jon Wilson

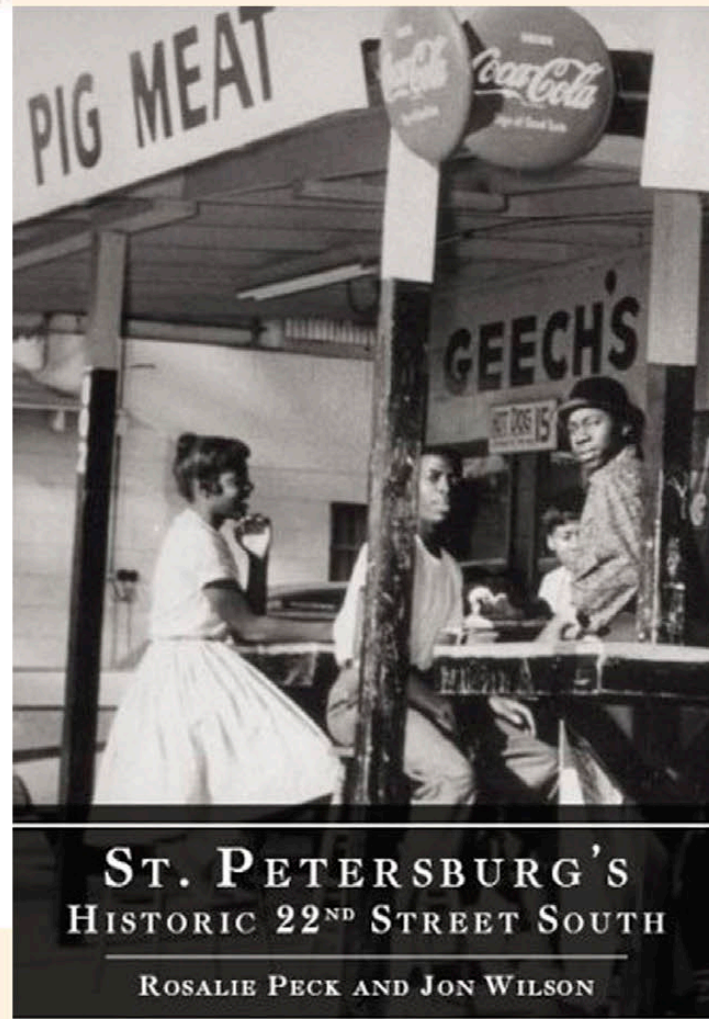


Fig. 2
Cover of St Petersburg's Historic 22nd Street South
by Rosalie Peck & Jon Wilson

A Master's Thesis Project by Sarah-Jane L. Vatelot

Chair:
Mark Weston

Committee:
Sergio DeSanto
Josue Robles Caraballo

Where have all the Mangoes gone?

Reactivating the Tropicana Field Site

On the Threshold of St Petersburg's History, Culture, and Memory

Spring 2019

University of South Florida School of Architecture and Community Design

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RESIDENTIAL

RESIDENTIAL

CENTRAL ARTS DISTRICT

WATERFRONT
ARTS DISTRICT

WAREHOUSE
ARTS
DISTRICT

MIDDLE
SCHOOL

ELEMENTARY
SCHOOL

BAYFRONT
HOSPITAL
COMPLEX

UNIVERSITY

RESIDENTIAL

Tropicana Field is a baseball stadium, placed on 86 acres of land, located in the heart of St Petersburg, FL within walking distance from downtown and its surrounding residential communities. The domed baseball stadium has made headlines since its construction in the late 1980s and over the past year, the headline has been that the Tampa Bay Rays, the stadium's home team, are looking to build a new stadium across the bay, in Tampa, where they will garner more attendees and increase revenue.

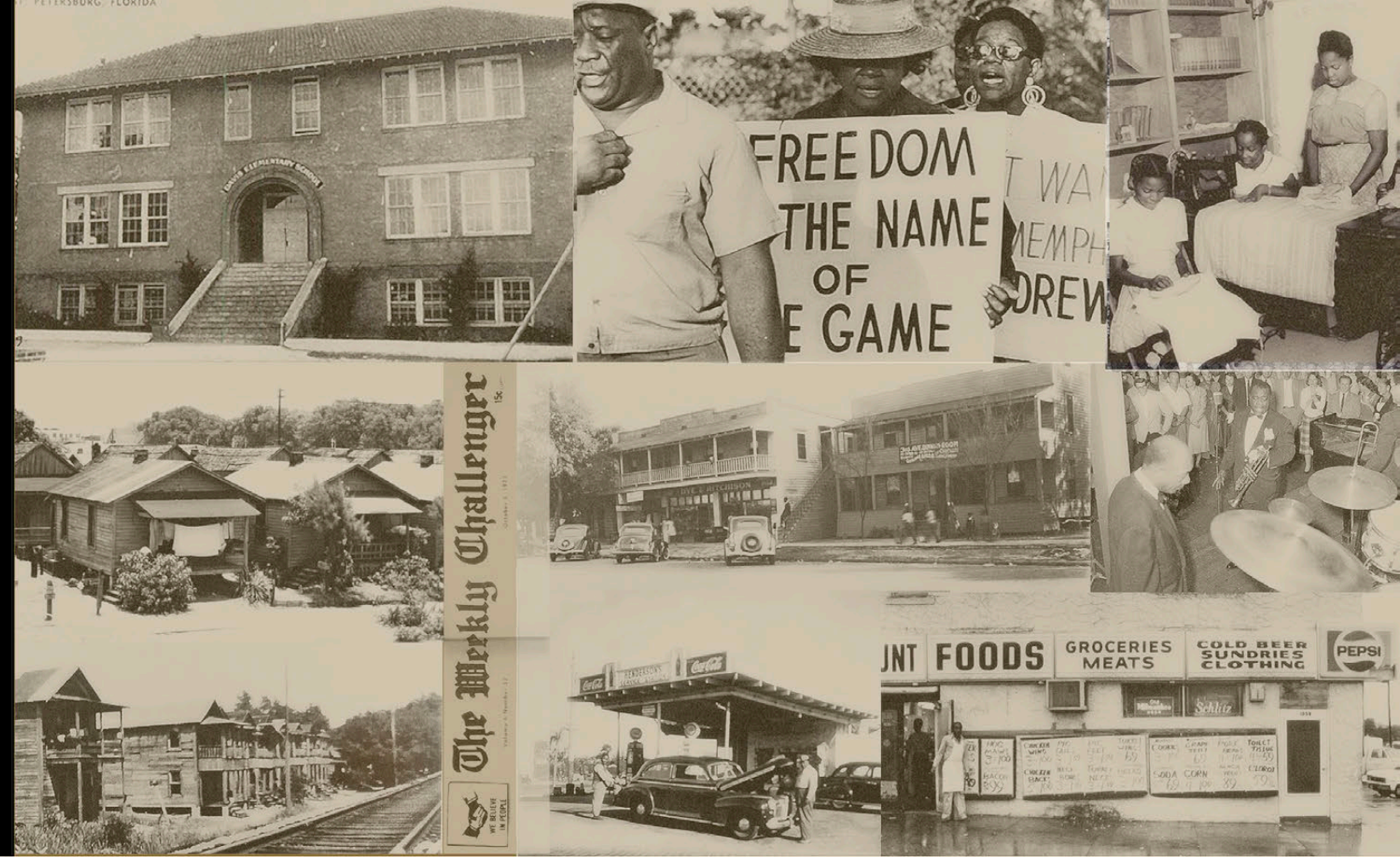
Amid the buzz surrounding the Rays' potential departure and the future of the site, dwell the seldomly uttered stories of those who have witnessed the disappearance of their historic neighborhood. Previously named the Gas Plant neighborhood, after two towering gas cylinders which occupied the site, it was one of the areas first settled by African Americans in the late 19th century, many of whom were freely putting down their roots for the first time, in a new town which had yet to have a name.

The 20th century history of the African American community, particularly in the southern states, is a difficult one and can be characterized as one of resilience, perseverance, and triumph against the odds. Rosalie Peck, co-author of St Petersburg's Historic African American Neighborhoods and life-long resident of St Petersburg, offers that:

"One word defined St. Petersburg's historic African American neighborhoods: *connectivity*" (Peck & Wilson, 2008).

Currently, only one portion of the historic neighborhoods remains, around 9th Avenue S, the avenue of Faith, and 22nd St S., the street of Music. The three original settlements, Peppertown, Methodist Town and the Gas Plant, no longer exist, having been walled off from the remainder of the community by the nearly unsurmountable highway. The disappearance of old neighborhoods in the name of urban renewal is nothing new and has been executed throughout history and across continents, some with great success and others without.

Tropicana Field has become an iconic building in St Petersburg's landscape. Many local baseball fans hold fond memories of watching their favorite teams play there. For many others, however, Tropicana Field is emblematic of a betrayal and of a persistent effort towards the erasure of their community. In light of current events, an unprecedented opportunity offers itself. The 86 acres of land which the Tropicana Field and its massive parking lot occupy, may now become available for re-development in its entirety and, in light of its painful history, it is incumbent upon the city to fulfill the broken promises which were once made to the African American community, and to mend the tear in the urban fabric of St Petersburg by developing site design features and implementing policy to guarantee inclusivity and re-establish continuity.



9 Research & Analysis



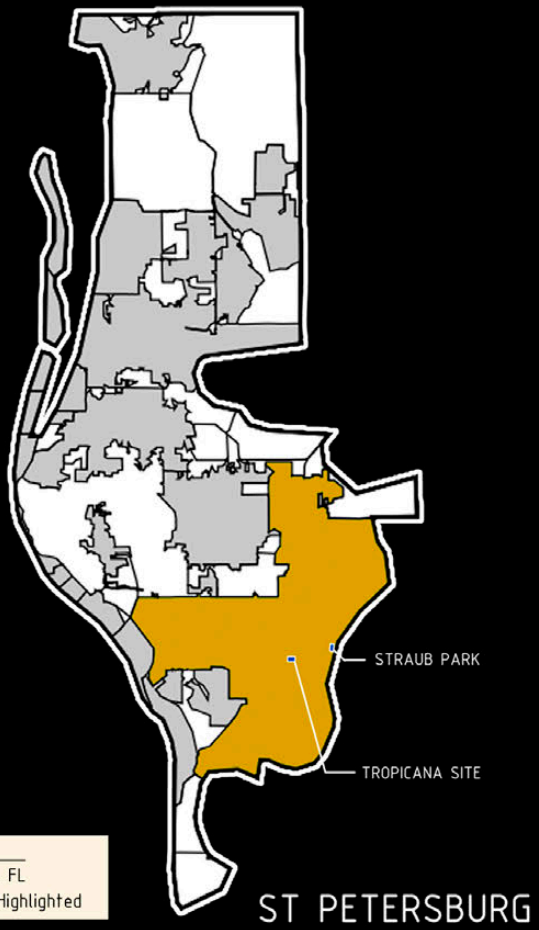
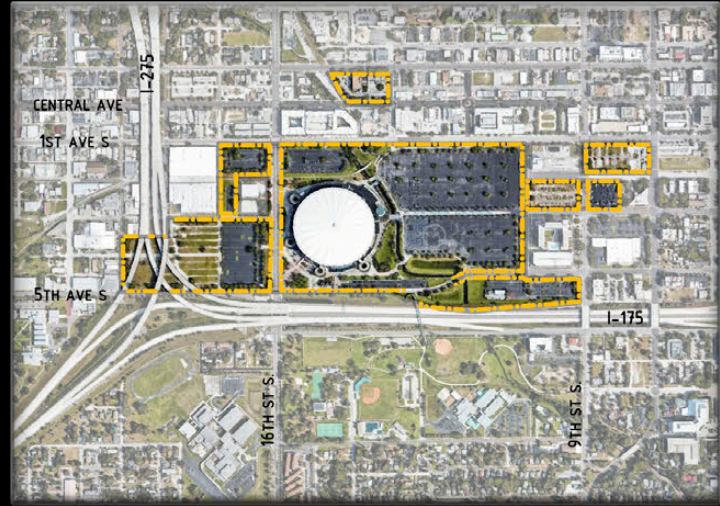
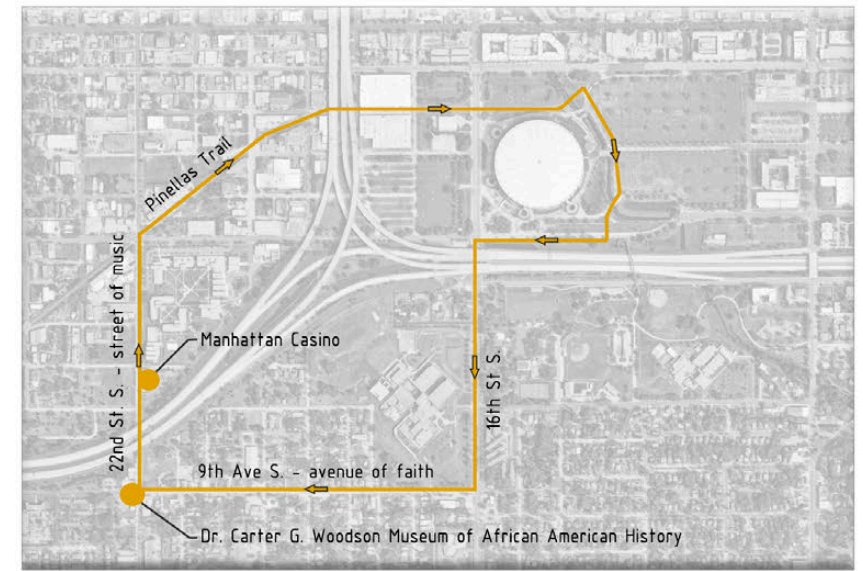


Fig. 3
Pinellas County, FL
St Petersburg Highlighted



Site Observations

The site walk-through took place on Friday September 21st, 2018 beginning at 11am. The goal of the site visit was to record observations related to site access from the southside neighborhood. I began my journey at the Dr. Carter G. Woodson Museum of African American History near the intersection of 9th Ave S. and 22nd St. S. The goal was to experience the 2 different access routes which I had identified on the map, due to the barrier imposed by the highway. I chose to access the site walking north on 22nd St S.



I stopped at the historic Manhattan Casino which gave 22nd St S. its nickname as the Street of Music. I inquired within and was invited upstairs for a visit. The Manhattan Casino is an event space which was affectionately called "the home of happy feet". (Peck & Wilson, 2006) The likes of Ray Charles, Louis Armstrong, James Brown, Sarah Vaughn and Duke Ellington graced this venue with their soulful music and powerful voices. There was an undeniable energy in the beautifully renovated dance hall.

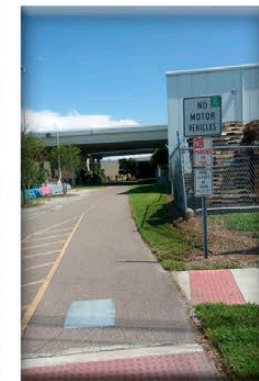


Fig. 5
The Manhattan Casino

For a moment, I could almost hear the "searing blues notes pelting out the Manhattan's open windows." (Peck & Wilson, 2006).

It was a social center, "a haven for music lovers and an undisputed escape from daily hardship and racial scorn." (Peck & Wilson, 2006) The significance of this building was not lost on me, as well its situation, severed by the highway from the community which it serves.

I continued my journey north on 22nd St. S. to the Pinellas trail upon which I made a right and followed it to the site. This portion of the walk was long; passing buildings which don't particularly address the street, warehouses and their disagreeable noises, and passing under the highway again prompting my arrival to the site. As these images illustrate, I did not encounter a single pedestrian along the way.



Site Information

Pinellas County is located on the West Coast of Florida with a population estimate of 970,637 (per 2017 US Census Bureau Estimate). St Petersburg sits on its southeastern edge with a population of 263,255 (per 2017 US Census Bureau Estimate). As apparent on the map above, the Tropicana Field Site is centrally located within St Petersburg's city limits.

The existing site encompasses 86 acres of land, or 3,750,000 sq. ft, and houses a multi-level 1,100,000 sq. ft. domed baseball stadium and over 6,000 parking spaces.

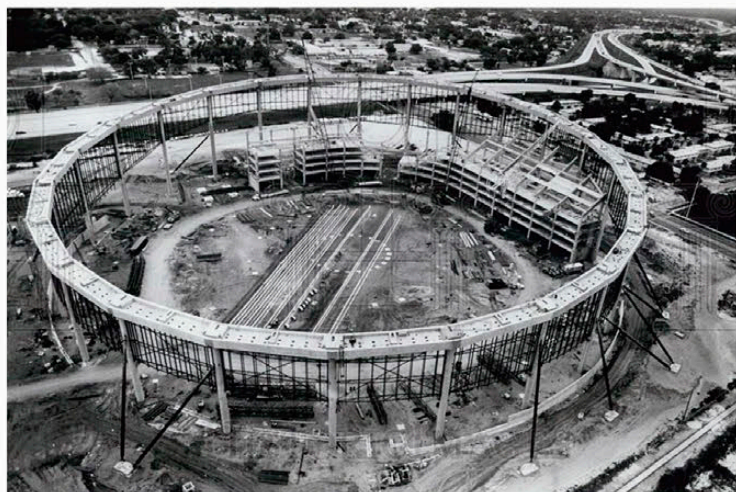
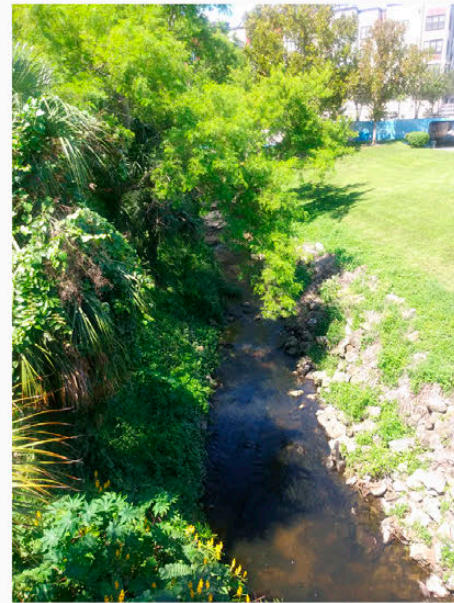
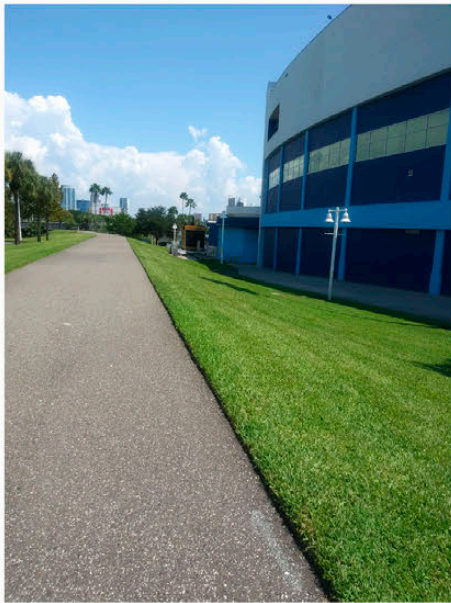


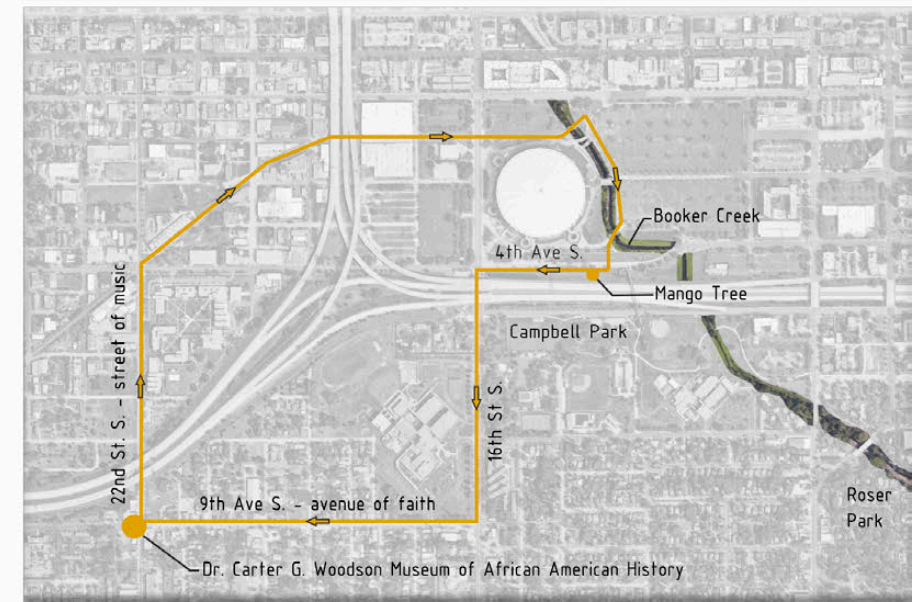
Fig. 4.
Florida Suncoast Dome under Construction - 1988

Construction began on Tropicana Field, formerly known as the Suncoast Dome, in 1986 (Walker, 1986) and was completed in March 1990 at an estimated cost of \$138,000,000. (Brown, 2016).

Highway 275 and 175 line the site on its western and southern edges. Efforts to build the highway through St Petersburg began in 1970, met with much resistance from locals. The highway construction adjacent to the site was completed in 1980. (St Petersburg Times, 1980).



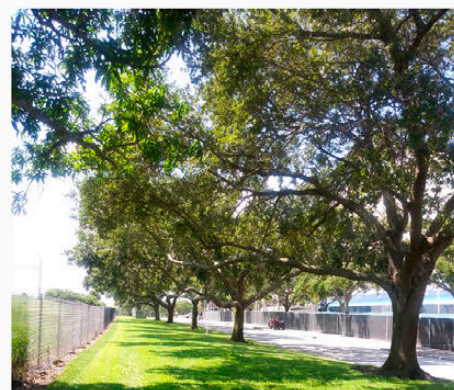
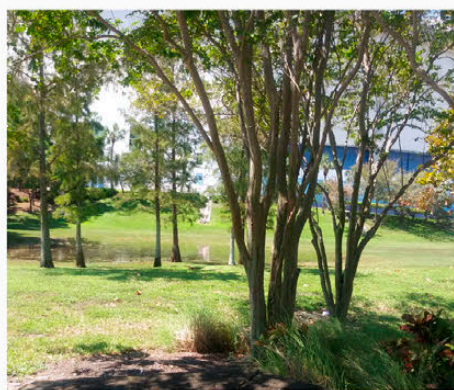
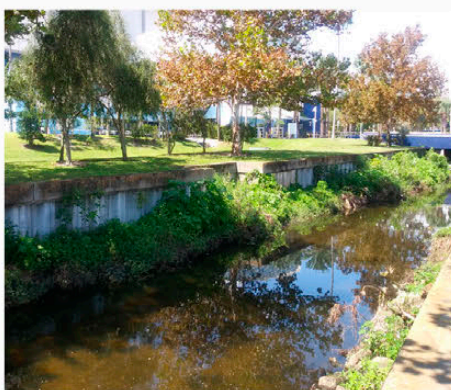
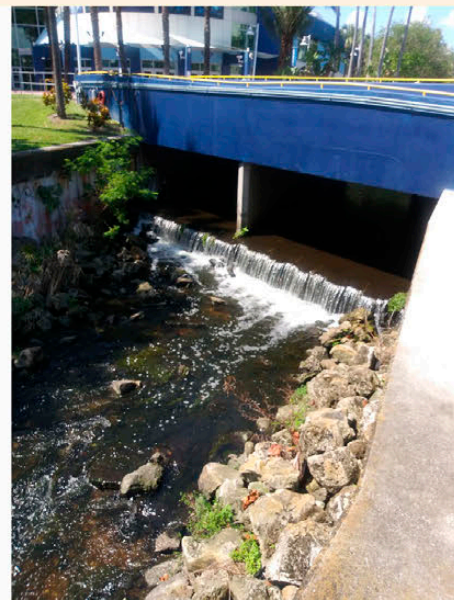
I did not venture onto the parking lot. I could see the heat rising from its surface and chose to walk along Booker Creek instead. The creek appears to be an afterthought. Once polluted by the adjacent gas plant, it was still used by children as a place to cool down on a hot day. In my interview with Reverend Watson Haynes, head of the Urban League in St Petersburg and an accomplished community leader, he recalled swimming in the creek and climbing the gas cylinders to enjoy a panoramic view of the city, as a young boy. The walk along the creek was pleasant, with the sound of the water providing welcome relief from the industrial and highway noise which had accompanied me to the site. I noted a few turtles and fish swimming by.



The topography is noteworthy, in flat St Petersburg. The parking lot slopes gently towards the creek, while the change in elevation is more picturesque nearing the stadium, with what appears to be at least a 25-30 foot differential near the wooden bridge, on the north end of the site. This landscape is an echo of Roser Park, just half of a mile down the creek, a small residential neighborhood with curved brick paved streets and hilltop homes. It is considered a hidden gem of St Petersburg, its first "streetcar suburb". (Wright, 2014). As I followed the creek, I encountered 4th Avenue S. which lines Highway 175. I crossed the street and walked west towards 16th St S.

13 Tropicana Field comes alive when there is a baseball game. Otherwise, it is an empty landscape.

Then I saw a large mango tree, caught between the highway and a chain-link fence.



The mango tree appears to carry with it a memory of place and time. I continued past the mango tree and turned left onto 16th St. S., under the highway again. On the other side, I passed Campbell Park, with its sports fields, playground, and exercise area. The street here begins to liven with the sounds of children playing, and passersby conversing. As I turned right onto 9th Ave. S., I passed more pedestrians and bike riders. I heard music streaming out of nearby homes. The street is lined with churches and placards elaborating on the history of the Avenue of Faith. The avenue looks unpolished, but it has spirit. The walk back to 22nd St S. felt pleasant despite the heat.

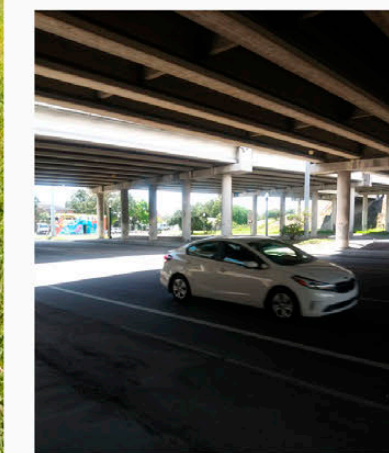




Fig 6.
Dr. Carter G. Woodson Museum of African American History

I arrived at the Carter G. Woodson Museum of African American History. The building used to serve as the administrative office for adjacent Jordan Park. "In 1937, the St. Petersburg City Council authorized a housing authority" (Wilson, 2014) due to substandard living conditions in parts of Peppertown, Methodist Town, and the Gas Plant neighborhood. The last phase of Jordan Park was completed by 1941 and offered over 400 homes. Jordan Park was a great success. The homes were built by people of the community for the community. Many families have lived in these homes until they could afford to purchase or build their own home.

Upon entering the museum, I met with volunteer Lynette Hardy who shared her story with me. Her grandfather was Chester James, the unofficial mayor of Methodist Town, who advocated for his neighborhood with such passion that Methodist Town was also named Jamestown in his honor. She shared that Jordan park provided people with a "feeling of ownership and identity". She related to me that many people from the Southside St Petersburg African American community still do not feel welcome downtown. There is history associated with this feeling.



"Love and prayer fed the garden", she told me.

She took me to the legacy gardens behind the museum and recalled "plaiting the maypole" there as a young girl, a dance performed as a celebration of Emancipation day in Florida on May 20th.

The legacy garden was founded in 2008. Two large oak trees cast merciful shade onto the garden. The temperature difference was striking. Two hundred Magnolia were shipped from Georgia and over 2000 plants grace the garden. The names of those who contributed to the garden are engraved in the brick pavers. The garden is currently enjoyed by museum-goers and rented as an event space.

Mrs. Hardy shared with me that many people said the garden wouldn't thrive due to the summer heat.



Fig 7.
Children plaiting the Maypole in St Petersburg



The garden felt like an oasis, after a long walk in the heat, a beautiful extension of the museum and place to celebrate.

The site walk-through was informative and led me to establish that, of the two routes I had chosen to take, the 16th St S. route is the most logical point of access to the site from the adjacent southside neighborhood. Although the neighborhood was razed over 30 years ago, the land still bears witness to its history, which carries on among its people.

The question comes to mind: Why is this story different?

I was invited to attend a meeting at the St Petersburg Chamber of Commerce with a group entitled Grow Smarter, which is comprised of concerned professionals (developers, representatives of nearby districts and organizations). Everyone there was full of great intentions to ensure that the site be developed with everyone's best interest in mind. Meeting participants introduced themselves and provided a synopsis of their organization and interest in the future of the site. Mrs. Veatrice Farrell introduced herself as the program manager of the Deuces Live, a non-profit organization dedicated to creating "an atmosphere within the historic 22nd Street South District that both stimulates new growth and enhances the current commercial/residential population". She reminded everyone that this "site" had been home to hundreds of people, businesses, churches, a library, schools, and graveyards. The room fell silent. I observed the uncomfortable and quiet acknowledgment of what had just been said, and the meeting moved forward. This moment was pivotal in my understanding of the real issue with the site. Some see the potential in this space, while others fondly remember their lives in this place.

Population displacement is nothing new, and an unfortunate side effect of urban renewal. Something different exists in this narrative and I was determined to understand it better. I approached Mrs. Farrell and asked for her advice. She gave me the names of people whom she knew that I should contact for interviews. I was thankful for her meaningful interjection.

In order to fully understand Mrs. Peck's thesis, that connectivity defined St Petersburg's historic African American neighborhoods, I identified the site on a map dating to 1947, as shown below. The highway is absent and the urban fabric is continuous. The only indication of a physical barrier denoted on this map is the railroad tracks, which have historically served as "iron barriers of race and class." (Badger, 2015). African American Railroad workers settled the site in the late 19th century while constructing "a lifeline towards the dusty paths and few frail buildings that comprised a hamlet still without a name" (Peck & Wilson, 2008).



The railroad, named the Orange Belt Railway, originated in Central Florida and ended in St Petersburg, connecting the St John's River to Tampa Bay (Hensley, 2011).

The completion of the railroad in 1888 arguably marked the birth of St Petersburg as a town. The first African Americans to arrive in numbers were the "men of the Orange Belt" (Peck & Wilson, 2008). Upon the completion of the railroad in 1888 some stayed and settled what came to be known as Peppertown. Unlike what may be assumed, Peppertown derived its name from its residents growing "peppers of all kinds in their yards" (Peck & Wilson, 2008). In 1894, Methodist Town began to grow in, what were at the time, "the western reaches of downtown St Petersburg" (Peck & Wilson, 2008). It stood its ground as the only African American Neighborhood north of the railroad for many years until most of its residents were displaced in the 1970s. The Gas Plant neighborhood grew simultaneously, originally named Cooper's Quarters.

17 History

Initial research into the site led me to many history books chronicling St Petersburg's founding and growth through the 20th century. In some, the gas plant and the neighborhood surrounding it were mentioned. Others detailed some of the historic incidences tied to St Petersburg's history of racial segregation, many of which occurred on the site as it resides in tension on the edge of the area historically occupied by African Americans. Once I arrived upon Mrs. Rosalie Peck and Jon Wilson's St Petersburg's Historic African American Neighborhoods and St Petersburg's Historic 22nd St S., I knew had found the voice I had been searching for.

Mrs. Farrell had provided me with contact information for author Jon Wilson citing him as a good source of information. I was fortunate to meet with him at his University of South Florida office in St Petersburg. Mr. Wilson is a historian who has written extensively about St Petersburg's history. He shared with me that Mrs. Rosalie Peck had approached him in the early 2000s, expressing the need for her community's history, much of which had been preserved orally, to be written, not to be forgotten. Her contemporaries were passing on and her desire was to tell a story which the history books did not.



Fig 8
Jon Wilson and Rosalie Peck

After reading their books, cover to cover, I felt compelled to reconstruct this history.

"May they rediscover the old ties - may they learn what these ties meant and how important they were.

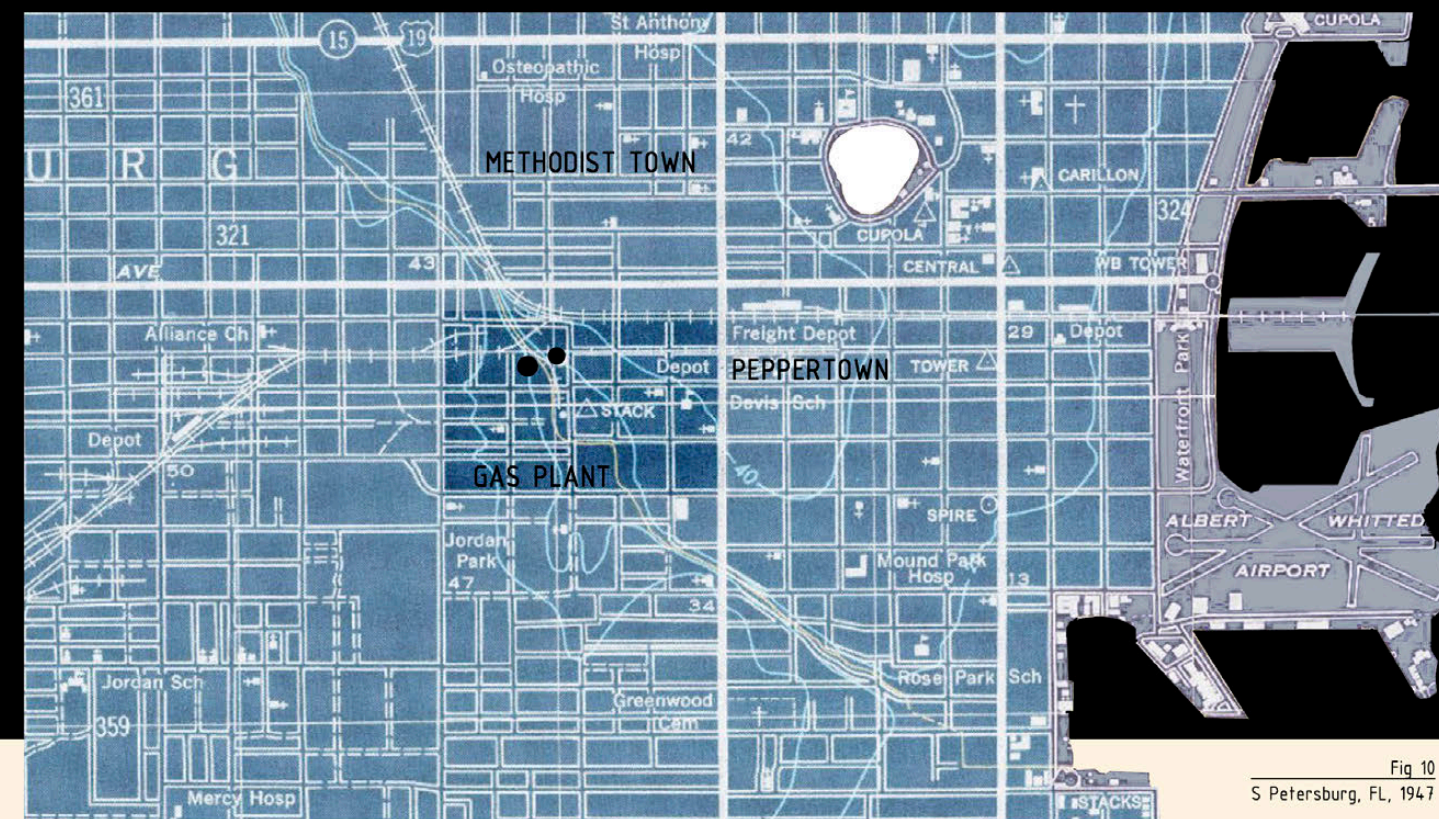


Fig 10
S Petersburg, FL, 1947

And may they forge a new and revised sense of community connection as the new century unfolds." (Peck & Wilson, 2008)

The master plan proposals currently put forward by HKS Architects and the City of St Petersburg have given the name to the proposed development as the Gas Plant District. Although this name was given to the site in the past, it was done so, largely, because the gas plants were the economic interest that the city had at the time with the neighborhood.

Mr. Wilson and Mrs. Peck described the Gas Plant neighborhood otherwise, as "a densely packed residential and business area with each court and enclave bearing its own name, but in general was called the Gas Plant because of two skyline huge cylinders that stored the city's natural gas supply." (Peck & Wilson, 2008). Rev. Watson Haynes assisted me in locating some of the enclaves described by Mrs. Peck, with whom he had shared a close friendship. He indicated that there was overlap among these areas and their boundaries were loosely defined. He listed others: Founder's Court, Lilly Court, Forty Quarters, the Hollow and Lincoln Court. On the map below, I located Little Egypt, Jamestown, Cooper's Quarters and Sugar Hill as I also found corroborating evidence of their more precise locations within the literature. Rev. Haynes also related to me that the names of the areas which had a proper name followed by "court" or "quarters" were named so after the white land owners. Although I did not locate any images of it, the most vividly described sub-neighborhood is Sugar Hill. Located on the site were Davis Academy: the first African American school in St Petersburg, the first medical treatment facility for African Americans in St Petersburg, the first library for African Americans, the Harlem Theater, 13 churches, cemeteries, locally owned businesses and hundreds of residents. (Peck & Wilson, 2008)

The images, pinpointed onto the map below, assist in adding a built dimension to the map. Understanding the urban and social fabric in the third dimension is critical to understanding it at the human scale.

Sugar Hill, "probably named for its counterpart in New York City's Harlem" (Peck & Wilson, 2008), was located just north of Campbell Park, on the southern edge of the Gas Plant neighborhood, where highway 175 currently resides.

"It was a neighborhood within a neighborhood, and its few gracious dwellings represented aspiration and attainment. In majestic stone mansions, stately brick dwellings, and well-kept bungalows lived the elite society of St Petersburg's influential black families, and the area was the pride of St Petersburg's African American population." (Peck & Wilson, 2008)

"On that paved and lighted roadway lived doctors, funeral directors and educators. They served as role models for children - and even younger adults striving to make their way - who often lived in lesser circumstances just a short walk away in enclaves such as Little Egypt, Forty Quarters, and the Hollow" (Peck & Wilson, 2008)

The residents of the area recall it fondly rising as "a sweet vision of success".... "For the rest of the black community, 5th Ave S., without a doubt, stood as an oasis of hope for the less fortunate citizens stranded in an apparently endless desert of race-based segregation." (Peck & Wilson, 2008).

Sugar Hill was part of a network, part of what could be considered a mixed income neighborhood, within a racially segregated city.

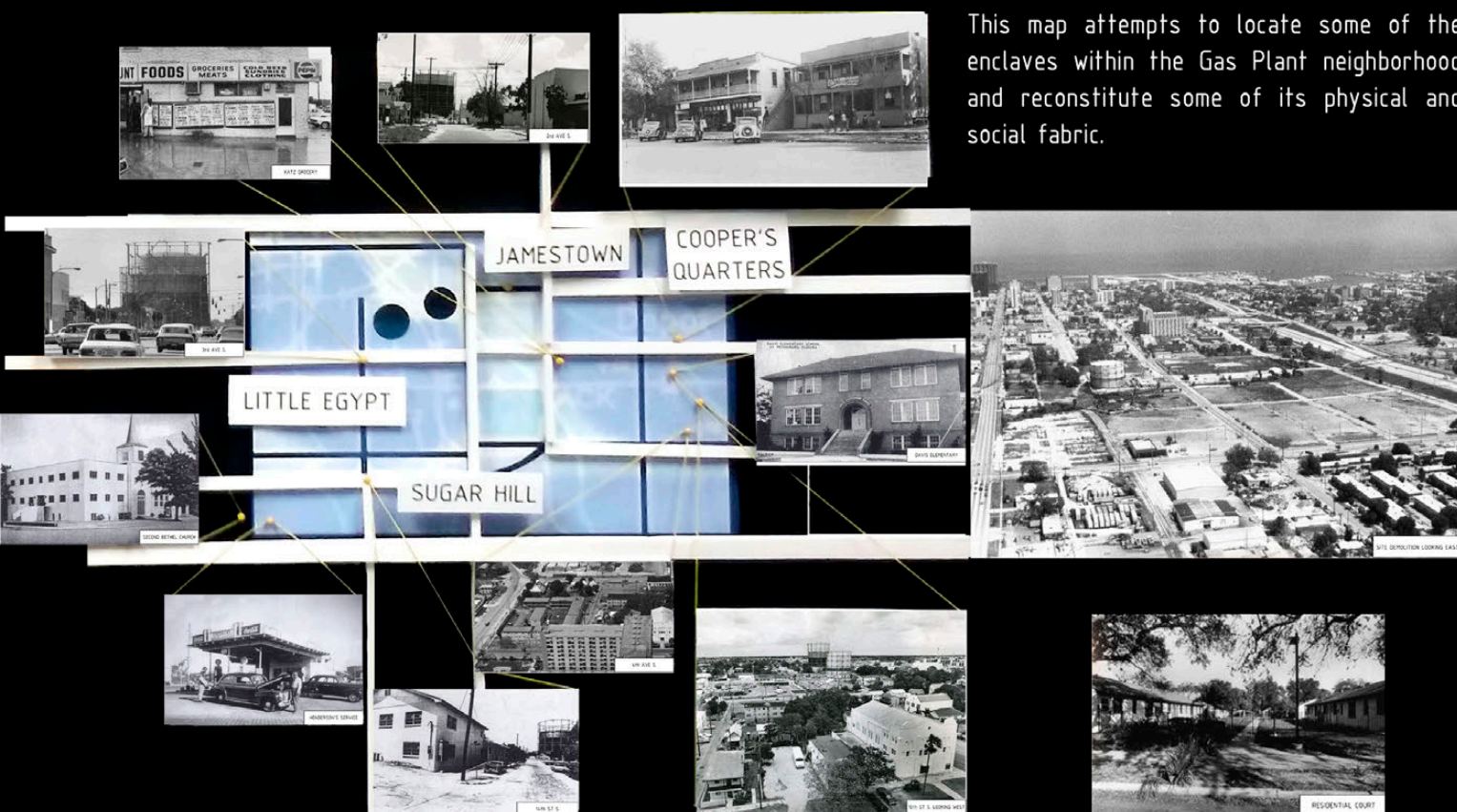
I visited the Lakeview Market on 22nd Ave S, where I had been told that I could find the Swintons, who had run a store in the Gas Plant neighborhood. I found Mrs. Daisy Swinton there and she kindly shared her story. She had run a store in the Gas Plant neighborhood, much like the one she owns today. She still bakes the same delicious pies which she was known for in the 1970s. She worked across the street from where she lived.



Fig 11
Lakeview Market

"That dome took my home" she said.

19 "Mittie Walton Pounds remembers: "Oh yes, the scary gas tanks were there but the neighborhood within a neighborhood that I grew up in, in the shadow of those big old tanks, was known as Little Egypt." (Peck & Wilson, 2008)



She related to me that the greatest loss that people suffered was economic. The elderly can't get around, she explained. They like to walk. After the Gas Plant neighborhood was gone, it was more difficult for them to shop. Although she was able to relocate her store, many businesses, which had been handed down from previous generations, did not succeed in doing so. Mrs. Willie Mae Grayson owned Bill's RonRico Club, a thriving bar and hotel located along 2nd Ave S. "They told her they were going to build up around there, and she was very jubilant -- very happy for that... She had her whole building remodeled thinking they were going to upgrade the community and she would be there." (Glasser, 2018) In 1985, Mrs. Grayson was made to sell her property due to the city's exercise of eminent domain, "when her building was demolished, Willie Mae's spirit...was also crushed." (Glasser, 2018).

Mrs. Peck and Mr. Wilson compiled a list of the businesses and churches present in the Gas Plant at the time of its razing.

Businesses:

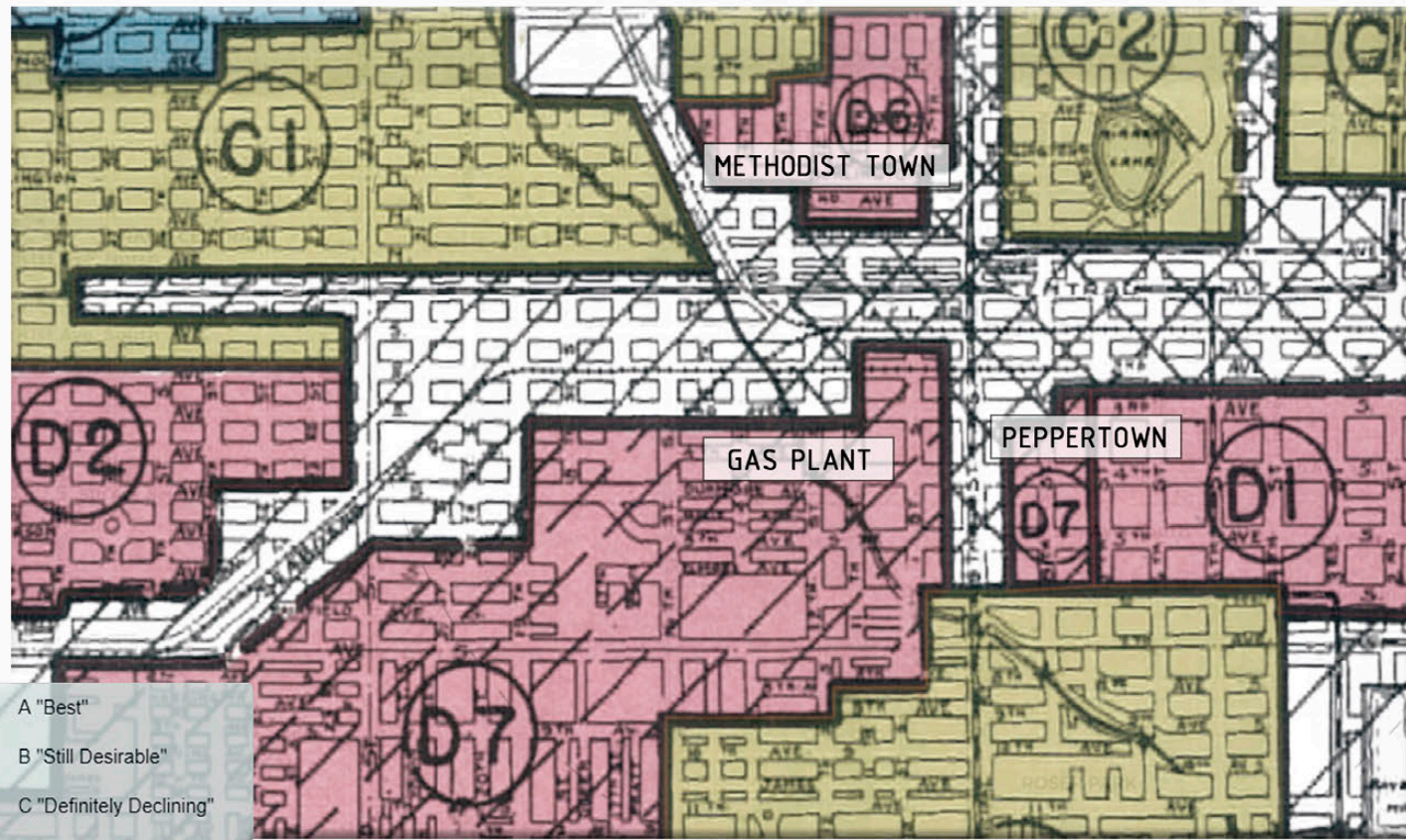
Harlem Theater, Harlem Cafe, Citizen's Lunch Counter, Cozy Corner Night Club, Katz Groceries, Bill's Ron Rico Club, Central Life Insurance, Selena's Beauty Salon, Kilgore's drugs, Jay's Pharmacy, Eddie's Shoe Shine, Laurence Clark Confections, Hick's Service Station, B&B Luncheonette, Morton's Restaurant, and Newkirk's Steakhouse.

Churches:

Antioch Baptist, Bethel Metropolitan Baptist, First Baptist Institutional, Galilee Missionary Baptist, Prayer Tower Church of God in Christ, Second Bethel Baptist, Saint Augustine Episcopal, McCabe Memorial Methodist.

Mrs. Swinton's store is the only one I could locate which is currently operating. Of the 13 churches which existed on the site at the time of displacement, I was able to locate all of them on the map.

Still the question remains, why are these neighborhoods gone and why does it matter?



Mapping Inequality-Redlining in New Deal America

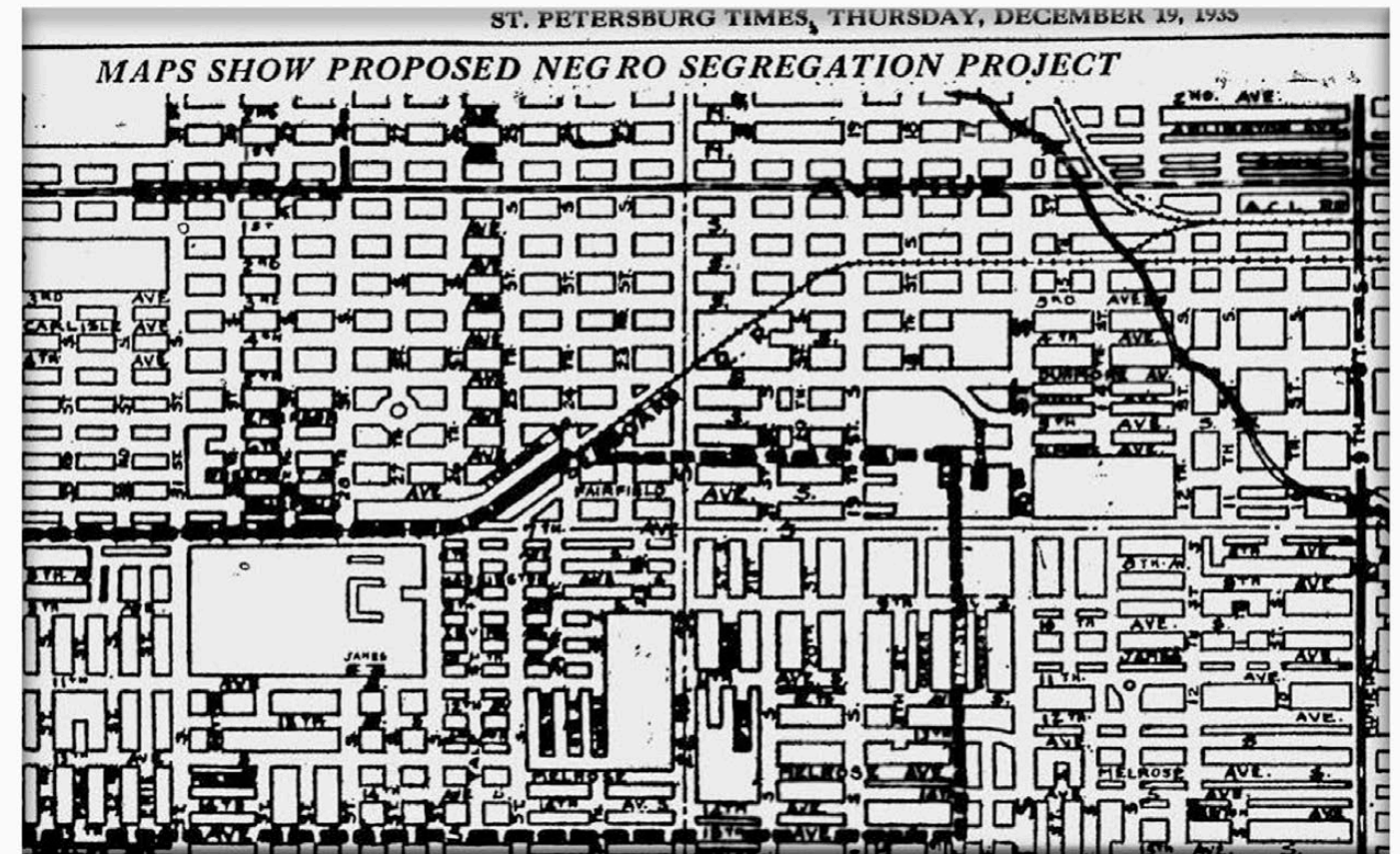


Fig 12. Proposed Negro Segregation Project, 1935

21

Had I understood that you intended to take my home I would have never voted for it.

1. NAME OF CITY St. Petersburg, Florida SECURITY GRADE D AREA NO. 107

2. DESCRIPTION OF TERRAIN. Southside negro section. Land is mostly level, with some lowland.

3. FAVORABLE INFLUENCES. Parks, recreation centers, schools, churches, and business center for negroes in the area.

4. DETRIMENTAL INFLUENCES. Majority zoned for light industrial. Unrestricted. Between 3rd and 7th Avenues and 11th and 14th Streets South there is a filled in area - formerly an old lake; consequently, water supply from wells in this section is contaminated and property in this sub-area has been condemned by the city because of fire hazard. Others are

5. INHABITANTS:

a. Type Laborers and domestics; b. Estimated annual family income \$ 100-500

c. Foreign-born None %; d. Negro Yes %; or No %;

e. Infiltration of None; f. Relief families Many;

g. Population is increasing Slowly; decreasing _____; static _____.

6. BUILDINGS:

a. Type or types 1 story - 60%; b. Type of construction Frame 70%;

c. Average age 12 yr (range 5-25 yr); d. Repair Poor to Dilapidated

It is important to consider the cause for displacement of the populations of Peppertown, Methodist Town, and the Gas Plant because it is part of a trajectory which the city embarked upon in the 1930s. When the neighborhoods were first settled, African Americans grouped together out of convenience and safety. Racial segregation didn't truly become a matter of policy until the 1930s directly resulting from the Great Depression of 1929. The Home Owner's Loan Corporation (HOLC) drafted "Security Maps", as shown above, in the 1930s, which developers, realtors, tax assessors, surveyors and municipalities accessed to assist in devising strategies for economic recovery. Among the considerations that qualified a neighborhood as "hazardous" or "declining" was the proximity to or demarcation as a "negro section". One decision which resulted from the compiling of these security maps was the city's 1935 "Proposed Negro Segregation Project", as shown top right, in which a legal description is provided for the relocation of African Americans who were deemed to be located within too close of a proximity to Downtown. In an effort to clean up Downtown's image, to be more appealing to tourists, the residents of Methodist Town, Peppertown and the Gas Plant would need to be relocated.

1. NAME OF CITY St. Petersburg, Florida SECURITY GRADE D AREA NO. 108

2. DESCRIPTION OF TERRAIN. Known as "Methodist Town." Land is level.

3. FAVORABLE INFLUENCES. Within walking distance of center of city. Street car lines on east and south side of area.

4. DETRIMENTAL INFLUENCES. Majority of area zoned for business "A". Age and dilapidated repair condition of majority of properties in the area. Fire hazard because of cheap type of improvements and crowded condition of houses. Difficulty of rental collections. Property subject to heavy wear and tear by tenants.

5. INHABITANTS:

a. Type Laborers and domestics; b. Estimated annual family income \$ 100-500

c. Foreign-born None %; d. Negro Yes %; or No %;

e. Infiltration of None; f. Relief families A few;

g. Population is increasing _____; decreasing _____; static Yes

6. BUILDINGS:

a. Type or types 2-sty 4 fam units 60%; 1-sty singles 40%; b. Type of construction Frame 100%;

c. Average age 25 yrs - 90%; d. Repair Poor to Dilapidated

I have never, never, never wanted to get rid of it....We've got nice homes here." - Chester James (Phelps, 1975)

The completion of Jordan Park in 1941, which was located within the confines of the segregation project's boundaries, heralded the disappearance of Peppertown as most of its residents relocated there.

Methodist Town was cleared out of most of its residents in the 1970s. Chester James, Mrs. Hardy's grandfather, was a strong advocate for his neighborhood, Methodist Town. For years, "he lobbied city hall to improve dark unpaved streets and to crack down on landlords who neglected the housing they rented to families." (Peck, & Wilson, 2008) It is worthy of mention that the HOLC map descriptions of "detrimental influences" (pictured left) listed "dilapidated repair conditions of the majority of properties" in Methodist Town, laying blame on the tenants. Mr. James' lobbying efforts for the city to crack down on landlords who neglected their rental properties, provides a contrasting narrative. In 1974, he was named the neighborhood's honorary mayor by the city council and it was renamed Jamestown in his honor. That same year, Mr. James worked with the city to redevelop the neighborhood, which, he was led to believe, would bring much needed improvements for its residents. Instead, "it resulted in the relocation of 377 families" (Peck & Wilson, 2008). Jon Wilson was present at the city council meeting as a young reporter for the St Petersburg Times when Chester James "waved his cane" in anger at the city council, who, it can be said, had used him to achieve their ends.

Then the Gas Plant would be razed in the 1980s under similar pretexts of community redevelopment.

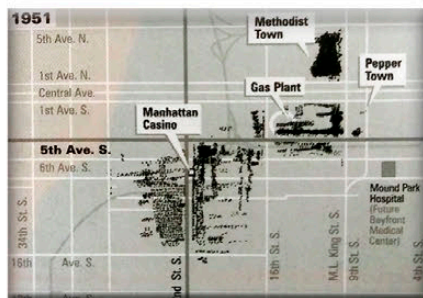
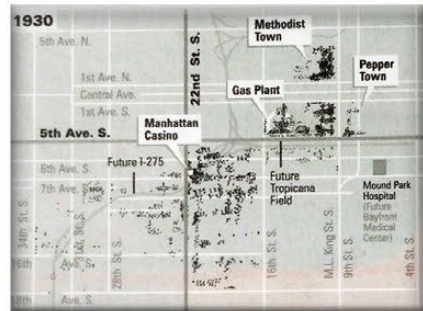
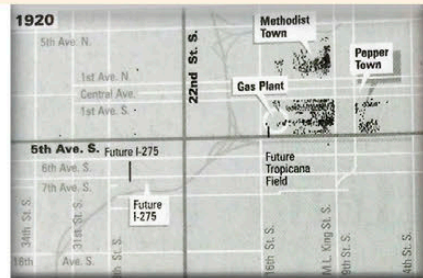
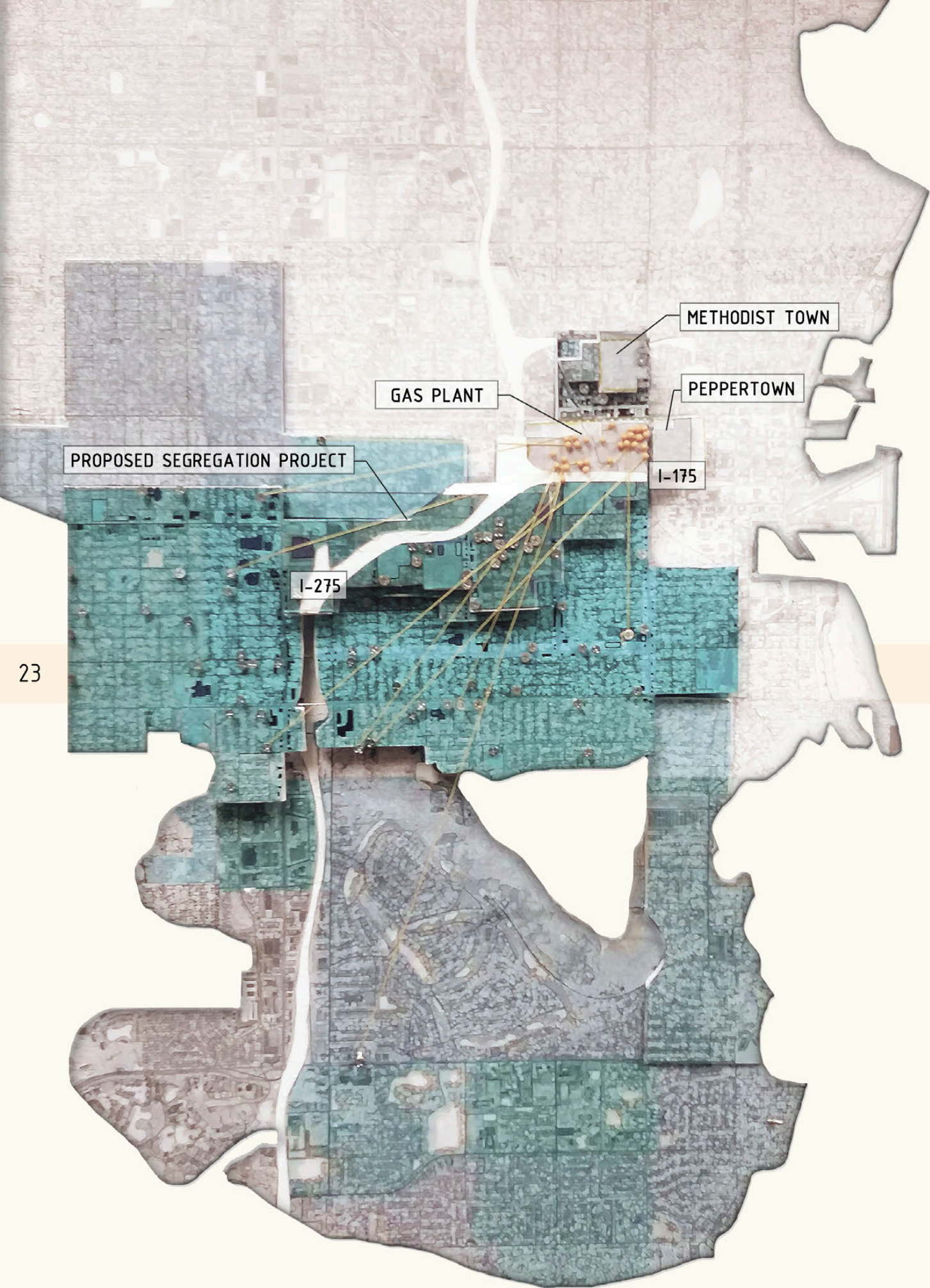


Fig 13 Maps tracing the concentrations and growth of St Petersburg's African American communities









The map to the left includes several layers of information that, when compiled into a single map, visually illustrates St Petersburg's physical legacy of segregation and displacement. The shades of blue denote the concentration of African American residents according to the 2010 Census. The darkest blue color indicates a concentration of over 80% African American, whereas the lightest color on the map indicates a concentration of less than 20% African American. Even though the civil rights movement put an end to racial segregation in the 1960s, its boundaries remain strikingly visible. Above highway I-175, the HOLC security map boundaries are shown for Methodist Town, Peppertown and the Gas Plant, overlain with the concentration of African American residents. Interestingly, Methodist Town is shown to still have over 40% African American residents, even through 377 families were displaced in the mid-1970s. The area in relief to the southwest of I-175 with I-275 slicing through it shows the legal description boundary for the city's 1935 proposed segregation project. Although they were never able to fully enforce this boundary, the intention to move African American residents away from Downtown was mostly realized, as recently as the 1980s. While there is little evidence that, in the 1980s, the deliberate intent was to conclude the efforts begun in the 1930s, the goal was fulfilled, and it was not helpful that the residents of the Gas Plant were promised in writing that the neighborhood would be rebuilt with "new, affordable housing and a modern-day industrial park. The plan also promised in writing 600 new jobs, with combined salaries of \$5.6-million, by the end of the 1980s." (Harper, 1998)

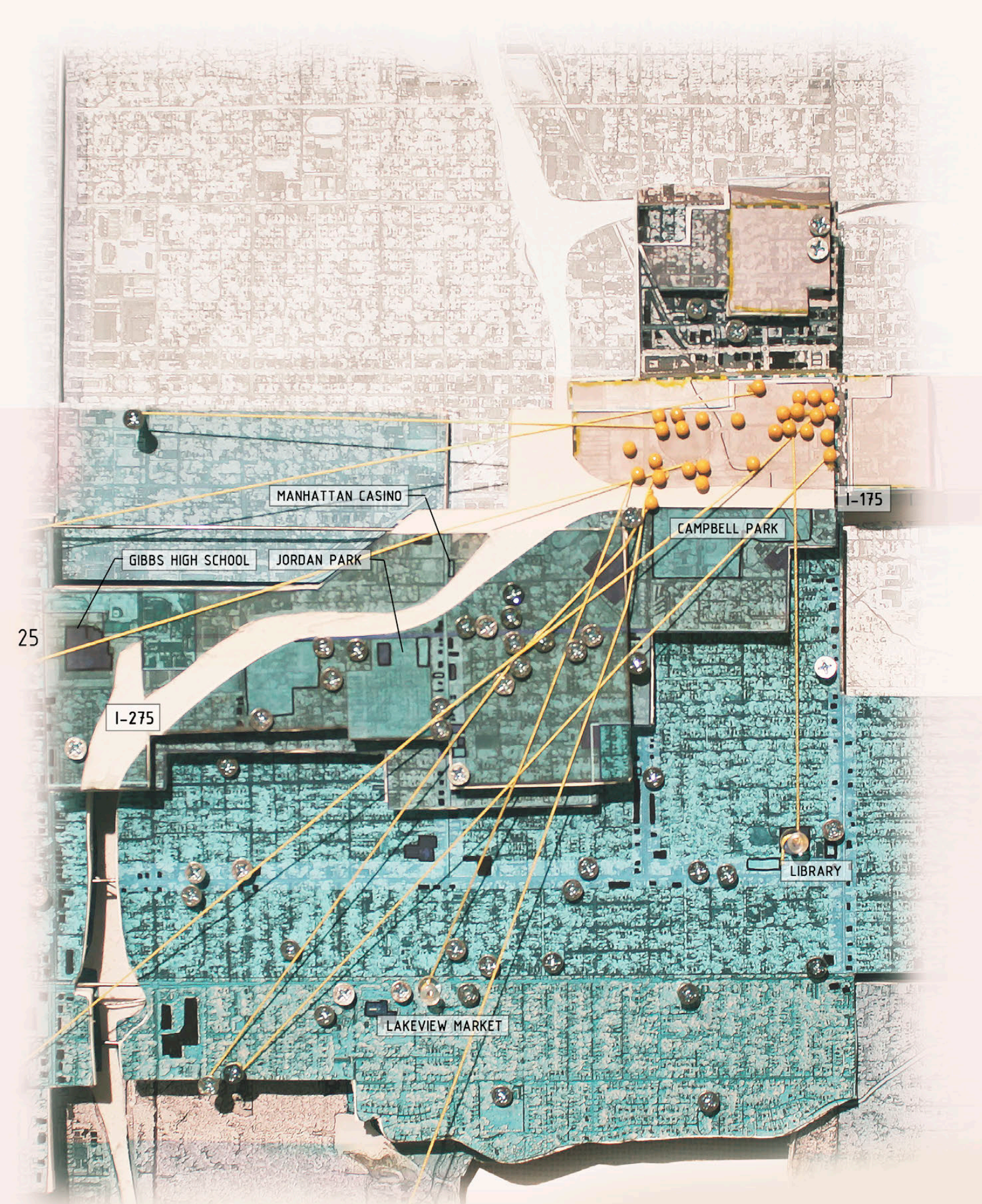
"This change disrupted the continuity in people's lives. Tenements and shacks disappeared but so did the fine homes in places like Sugar Hill where the elegant Ponder Home and its beloved cherry hedge disappeared." (Peck & Wilson, 2008)

"No other project caused the degree of resentment that the gas plant bulldozing did. Part of it was because residents there had believed that renewal of another kind was coming." (Peck & Wilson, 2008)

LEGEND

-  > 80% African American
-  > 60% African American
-  > 40% African American
-  > 20% African American
-  < 20% African American
-  Business or church location in the Gas Plant area
-  Current church location in the > 80% African American portion of the southside neighborhood

Baseball was not in the original plan, nor is it connected to the land. The neighborhood was "declared a redevelopment area by City Council on September 7, 1978....Initially envisioned to support an industrial park and residential development." according to Council Resolution 78-738. In 1986, six city council members voted to build the stadium on the site rather than allowing it to go for a referendum (Nickens, 2016). By this time, the city had spent "\$11.3-million, about \$2-million more than originally budgeted" (Harper, 1998) on the acquisition of land and demolition of the neighborhood. The funds came from "federal community redevelopment grants, which were supposed to help lift people out of poverty" (Harper, 1998). With a total price-tag of \$138,000,000 for tax-payers the Suncoast Dome was built, and the promise of economic development tied to the stadium's draw has yet to be fulfilled. Then Secretary of Education, Douglas L. Jamerson, whose grandmother had lived in the neighborhood stated that "Obviously [he does] not think the promises made (when the Gas Plant was leveled) have been kept, and [he thinks] the failure to keep faith with the commitments made to the people has been part of the underpinnings of the tension that has taken place in St. Petersburg". (Harper, 1998) It was another broken promise and the realization of a 50 year project.



The other remarkable boundary on the map is the highway, shown slicing through the heart of the community, severing from its core residential areas, Gibbs High School, which was directly connected to Campbell Park through 9th Ave S., and the Manhattan Casino. When the highway was under construction in the late 1970s, the gas plant neighborhood was effectively severed off from the rest of the community. Highway 175 was built directly over "the gracious dwellings" of Sugar Hill, and this violent act marked the beginning of the end of the Gas Plant neighborhood. Between 9th Avenue N and 5th Avenue S the highway is porous, whereas when it reaches the blue areas shown on the map, it becomes a wall with few points of crossing, leaving on its edge countless dead-end streets.

Sarah Schindler writes in her article *Architectural Exclusion: Discrimination and Segregation Through Physical Design of the Built Environment*, in the Yale Law Journal that "the placement of highways so as to intentionally displace poor black neighborhoods is even more familiar. Policymakers purposefully decided to route highways through the center of cities, often with the intent to destroy low-income and especially black neighborhoods in an effort to reshape the physical and racial landscapes of the postwar American city. Although this work was undertaken in order to make places more accessible to cars, it was also done with an eye towards eliminating alleged slums and blight in city centers. These tactics were so common that they earned a name among critics: "white roads through black bedrooms."" (Schindler, 2015)

The yellow pins on the map represent the existing churches and businesses at the time that the neighborhood was demolished. The thread leads to the site of relocation of the churches, Mrs. Swinton's Lakeview Market and the James Weldon Johnson Community Library. The map illustrates the southwestern exodus which occurred from the site.

Another layer of information on the map is the social capital of the community. The existing locally owned businesses were darkened on the map as well as the schools and institutions serving the community. The screws on the map, physically holding the layers of history together, are the churches. The number of churches in the over 80% African American area is striking. Church institutions have historically held prominent positions within African American culture.

"Churches provided a stable and empowering social experience, more than any other institution. Churches helped newcomers find homes and jobs. They fed and clothed the poor when other institutions would not. They combined their influence to speak to the white establishment downtown." (Peck & Wilson, 2008)

The question now becomes, who has the right to the city? While certain neighborhoods receive the distinction of being named historic districts, why were Methodist Town, Peppertown and the Gas Plant treated differently? The answer to this question is self-evident, in light of our history. There has been a blatant institutionalized bias elevating one culture over all others. The Gas Plant, in particular, had buildings of historical significance gracing its site; buildings built at the turn of the 20th century, some of architectural significance such as the church built of seashells referred to as "Shell Dash" (Peck & Wilson, 2008), but mostly the significance was cultural.

David Harvey, in his manifesto for urban social justice, *The Right to the City*, calls this process of displacement "accumulation by dispossession, giving rise to all manner of conflicts over the capture of high value land from low income populations that may have lived there for many years." The residents and business owners were compensated for their displacement but the "sense of community" which Rev. Haynes speaks of, the sense of continuity, permanence and historic belonging were taken and those attributes are irreplaceable. The event which occurred was effectively an erasure of a historically marginalized people's local culture and history, whose right to the city needs to equal that of other residents. This right is "far more than a right of individual access to the resources that the city embodies: it is a right to change ourselves by changing the city more after our heart's desire. It is, moreover, a collective rather than an individual right since changing the city inevitably depends upon the exercise of a collective power over the processes of urbanization." (Harvey, 2003).

In light of this history, it is absolutely critical to move forward with an awareness of the past, to construct an inclusive future for our city and to implement design strategies in the redevelopment of the site which allow people to re-enter the site, regain a sense of local ownership, and thrive.

"The freedom to make and remake ourselves and our cities is, I want to argue, one of the most precious yet most neglected of our human rights." (Harvey, 2003)



In August 2018, I was invited to participate in a 2-day Design Charette sponsored by local architecture firm Renker Eich Parks Architects, local developer Feldman Equities, and local general contracting firm Bades Construction. I was part of a design team comprised of Maisey Rawe, Olivia Leamer, and Savannah Moller. After a cursory review of the site and noting the void left in the urban fabric, the team settled on the idea that the design of the site should enhance Booker Creek and include an urban plaza as its main feature connected to Campbell Park by a land bridge.

St Petersburg does not have an urban plaza. The waterfront is uniquely adorned with a 7-mile stretch of parks, a gesture mandated early on, by the city's founders Peter Demens, William Straub and Perry Snell, in the spirit of the city beautiful movement which had gained popularity in the early 20th century as a refute to the squalid urban conditions left in many city centers in the wake of industrialization.



Fig 14
Straub Park, St Petersburg

Although St Petersburg thrives on its edges, most of its population lives in its center. The place where residents currently gather to celebrate is Straub Park, the waterfront park which has defaulted as its city's plaza. A city plaza has different qualities than a park and St Petersburg would benefit from the intensity which a well designed plaza could bring to the area. During the charette, the urban plaza idea was given the name of Urban Beach. In contrast to a park which showcases nature in an unnatural place, in an urban plaza "citizens are not connected to manifestations of nature, but to the heart of urban culture, history and memory". (Levy, 2012)

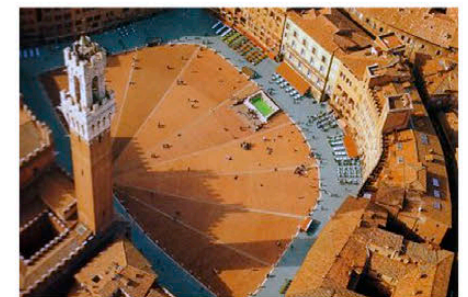
To support this hypothesis, I have identified urban plazas which have successfully enhanced their public realm and, in many cases, have been urban catalysts for redevelopment and community well-being. I have drawn 1 sq. km. of their figure-ground with the public space highlighted in yellow. Per the Project for Public Spaces, a successful public space operates with the "tentacles of an octopus, extending into the surrounding neighborhood". The public plaza's "octopus" was then drawn to identify the extent and efficacy of its reach into the surrounding urban fabric.

27 Precedent Studies



"On a square, citizens are not connected to manifestations of nature, but to the heart of urban culture, history and memory"

The beautiful Piazza del Campo in Siena, Italy, has inspired the concept of Urban Beach. It is arguably one of the most successful public plazas in the world for the manner in which it serves and connects its community. It has been called an urban beach because of the way people sit and lounge upon its sloped surface. In this place, residents, tourists, and visitors do not come to see a body of water or other natural feature, they come for the architecture, they come to see and to be seen. The mixed-use buildings frame the space and have a porosity which allows for pedestrian access, from many directions, and spectacular view corridors. The plaza's open plan provides "flexibility in the types of activities that occur in the space. Public performances and other informal activities often occur in the center of the square because the downward slope of the space creates a natural amphitheater for spectators." (D'Alessio, 2016) The grand open space allows for spontaneous and planned activities of varying scale. The edge of the space is activated by the presence of museums, retail spaces, restaurants and cafes on the ground level. The upper floors house residential, office, and civic uses. The success of such spaces lies in their programming. Unlike a park, which is relatively unsafe to venture into at night, due to the absence of eyes on the space, a plaza can be programmed to have eyes and ears on it at all times. Siena was built around this public space and it serves as a connector between its surrounding neighborhoods. Piazza del Campo provides its residents with a sense of identity and its tentacles reach far into its urban fabric, quite gracefully.



Piazza del Campo, Siena, Italy
Population: 53,000

Fig 15
Piazza del Campo, Siena

Portsmouth Square, San Francisco, CA
Population: 884,363



Portsmouth Square is a historic town square dating back to the time when San Francisco was first settled and named Yerba Buena. The city of San Francisco was founded around the square which was the center of public life in the 19th century. In quickly densifying 20th Century San Francisco, the square lost its importance and was turned into a parking lot in the 1960s. It was redesigned as a public square atop a parking garage in the 1990s and is now referred to as "the heart of Chinatown". Its success is due to its "contemporary and inclusive design that caters both to the general public while including elements that make it a culturally significant space for local Chinese Americans." (Project for Public Places) The square's redevelopment has reinvigorated the surrounding community and provided a place of connection and repose.

The figure ground illustrates the dense surrounding urban fabric and small walkable block sizes of San Francisco. The octopus reflects its tight grid.

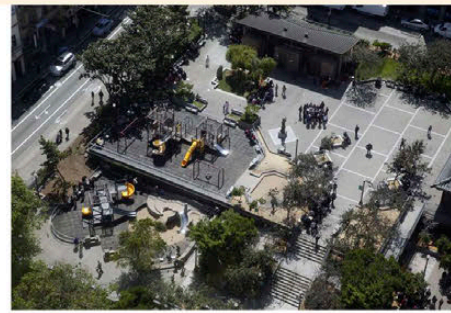


Fig 16
Portsmouth Square

Market Square, Pittsburgh, PA
Population: 302, 407



Market Square, which had been the center of civic and public life in Pittsburgh since the 18th century, "had been in a 50 year cycle of slow decay:" when in 2009, it was remodeled into "a European-style plaza for dining, shopping, business meetings and leisure." which successfully rejuvenated the area.

The morphology of the square as a 1.1 acre open plaza affords it flexibility in use, while it is activated on its edges by "first floor retail including restaurants and sidewalk cafés." (Project for Public Places)

Use in the area is key. Adjacent uses to the square include, high-rise buildings serving as headquarters to global corporations and use of the upper floors of the immediate surrounding buildings include living units and commercial office space. This mixture of surrounding uses ensures a continuity of use throughout the day and well into the evening.



Fig 18
Market Square

Campus Martius in downtown Detroit is a successful example of the establishment of an urban plaza acting as a catalyst for urban regeneration. After decades of decline, the city took pro-active steps towards re-activating its urban core starting with the creation of a park in the heart of downtown. "Campus Martius Park opened in November 2004, people started coming back downtown for concerts, outdoor movies, the ever-changing flower gardens, dates at the park cafe, or simply to sit and relax by the fountain." Of note, the presence of the plaza "became a key factor in the decision of Compuware, a software company, to move its 3,500 employees downtown... into a new \$400,000,000 building on the park—a reversal of longstanding patterns of businesses fleeing the city." (Project for Public Places) This move set off a chain reaction which inspired investors to renovate surrounding buildings to welcome new tenants.

The plaza's tentacles reach into the surrounding urban fabric and effectively create a sense of destination.

Campus Martius, Detroit MI
Population: 677,116

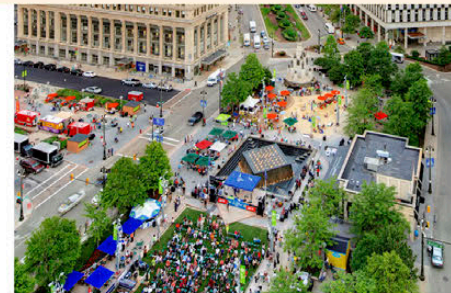


Fig 17
Campus Martius

Discovery Green , also known as "Houston's backyard", is more of a traditional park space than the previous studies. Prior to its opening in 2008, "Downtown Houston had long been characterized as a district of office towers." "The streets felt like concrete canyons,"..." (Project for Public Spaces)

The relevance of this case study is its adjacency to Houston's convention center, which acts as an activator of the park. The programming of the park is another one of its successful features. "Discovery Green's 12 acres encompass 11 gardens, 4 water features, 2 restaurants, 2 outdoor catered-event areas, a stage, 2 dog runs and fountains, 2 bocce ball courts, 2 outdoor library reading rooms with library services and wi-fi, a putting green, a playground, a jogging trail, and a shuffleboard court." (Project for Public Places)

Houston is not known for its walkability yet Discovery Green has reached into its surrounding fabric and activated its public realm.

Discovery Green, Houston TX
Population: 2,296,224

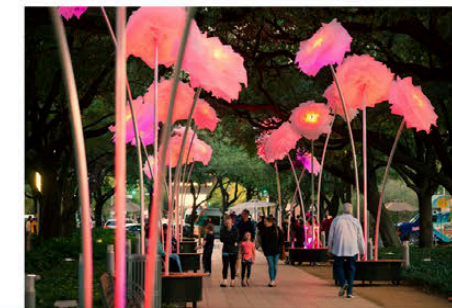


Fig 19
Discovery Green

Washington Square Park, Cincinnati, OH
Population: 301,301

Fig 20
Washington Square Park

Washington Square Park is an interesting case study due to its context. Over-the-Rhine is a neighborhood in Cincinnati "with a very troubled recent past, at one time being saddled with the dubious distinction of being called the most crime ridden neighborhood in the country." (Benfield, 2012) This was a result of a dramatic population decrease during the 1920s which led to high rates of building vacancies, poverty and crime, all due to "deterioration, neglect, and poor public policy." (Benfield, 2012) The 150 year old park was renovated in 2012 with the philosophy that "every neighborhood needs a center - a civic space where its residents and visitors can come together, enjoy well-maintained amenities and feel safe" (Benfield, 2012)

The city is putting special care into not only revitalizing the historic neighborhood but developing strategies to help avoid gentrifying the area by putting policies in place which will assist in keeping its existing residents, while inviting new ones to grow the community..



Notably, the cities examined in these case studies have widely varying populations, densities and urban fabrics. The urban fabric is formed over time through its own urban process. Some fabrics openly exhibit their scars while others attempt to conceal them. Jane Jacobs makes the case that "frequent streets and short blocks are valuable because of the fabric of intricate cross-use that they permit among the users of a city neighborhood." (Jacobs, 1961) While the cited precedents have widely varying block sizes, the most walkable of those cities are indeed the ones with the noticeably smaller block sizes and higher densities.

"The main function of urban squares is gathering citizens together for various reasons and activities. They have a symbolic meaning of "coexistence". Hence, urban public squares are the essential elements of the city in terms of democracy. Citizens from different social, economic, and cultural backgrounds, age groups, etc. all have equal accessibility to the public spaces. Urban squares are one of these public spaces where individuals and groups learn to respect and tolerate "others". Hence, urban squares are the places where the social interaction and social cohesion occurs." (Memluk, 2013)

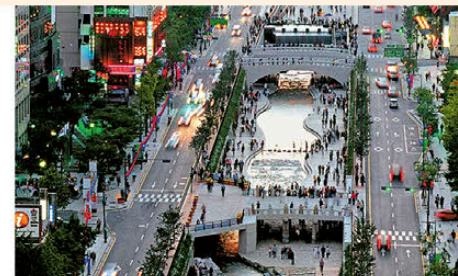
Several lessons can be garnered on the efficacy the urban plaza or square as an urban catalyst from the aforementioned case studies. The qualities which were enumerated in each instance can be summarized to the following attributes; a successful urban plaza is to be adaptable, identifiable (provide the area with an image which reflects its identity), have programmed edges, and be accessible (reaching into the surrounding urban fabric).

Catalytic development incorporates concepts of "granularity, incrementalism, walkability, and mixing of uses, scales, and people, and can offer solutions to difficult urban problems while delivering long-term economic returns to both the public and private sectors. It represents an opportunity to do well while doing good." (Leinberger & Loh, 2018).

31 "Public squares enhance urban livability and provide new anchors to downtown development" - Project for Public Spaces

Cheonogyechon Stream Park in Seoul, South Korea was opened in 2005 and lauded as a successful project in urban renewal. "In 1968, an elevated highway was built over the stream which led it to almost dry up." This highway also divided Seoul into northern and southern sections. The stream's restoration transformed a highway barrier into a space of juncture between the two neighborhoods. The stream's refurbishment led to a revitalization of the area directly around it encouraging shops, restaurants and amenities to open up and further improve the public realm.

The stream provides a waterside promenade, moments to pause, spaces to gather and celebrate. The stream is even used as a parade route and festival space. Although the density is much higher in Seoul than in any other of the case studies, this example demonstrates the ability of barriers to become catalysts for re-unification



Cheonogyechon Stream Park, Seoul, South Korea
Population: 9,776,000

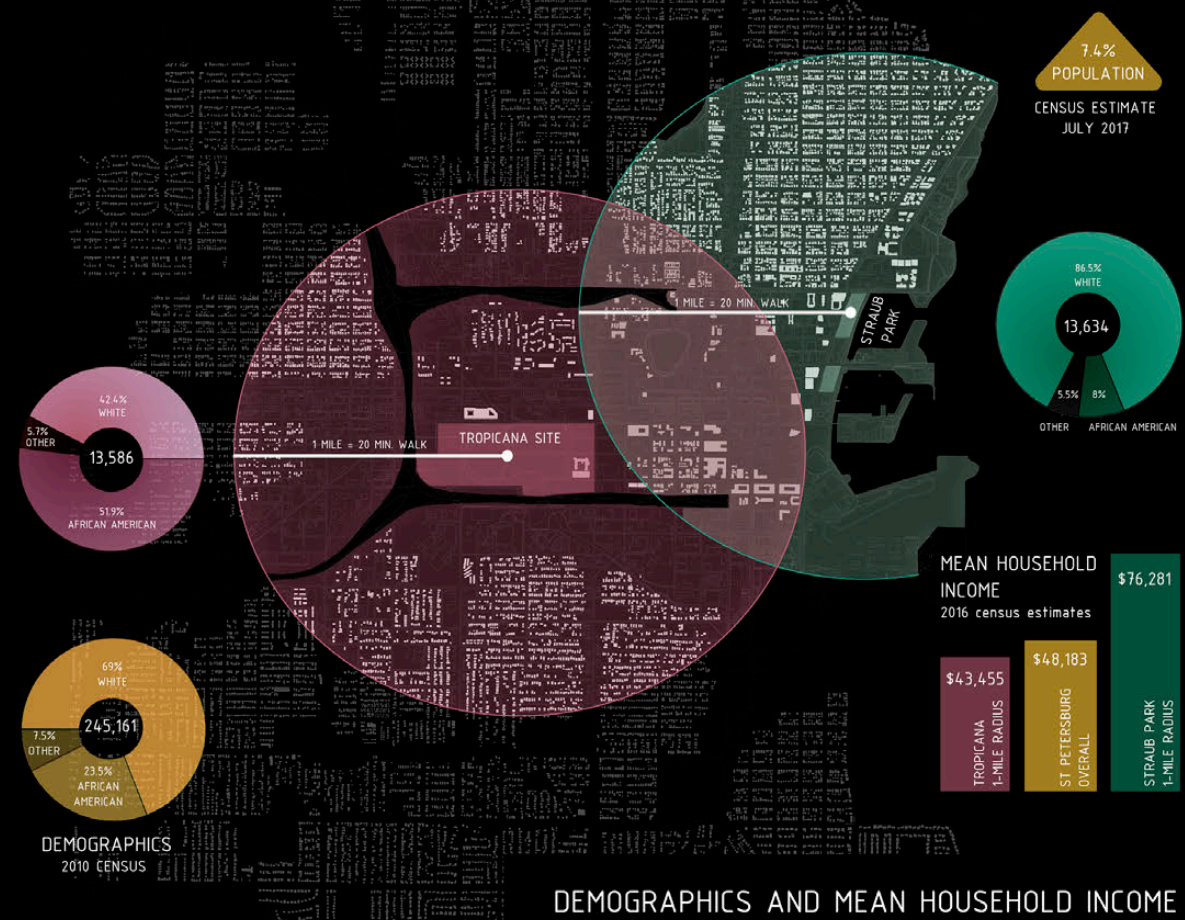
Fig 21
Cheonogyechon Stream Park



Tropicana Field Site, St Petersburg, FL
Population: 263,255

In light of the place which the Gas Plant neighborhood held within the larger African American community, the site's physical location as a threshold on the edge of starkly divided racial demographics, and its adjacency to downtown St Petersburg, the placement of an urban plaza has the potential to be an asset to both the local community and the city at a larger scale.

Since Straub Park currently serves the community as its public plaza, where the city organizes public events such as First Night for New Years Eve, the Fourth of July Fireworks and various festivals, the following urban analysis was conducted to serve as a comparative study between Straub Park and the Tropicana Field site.



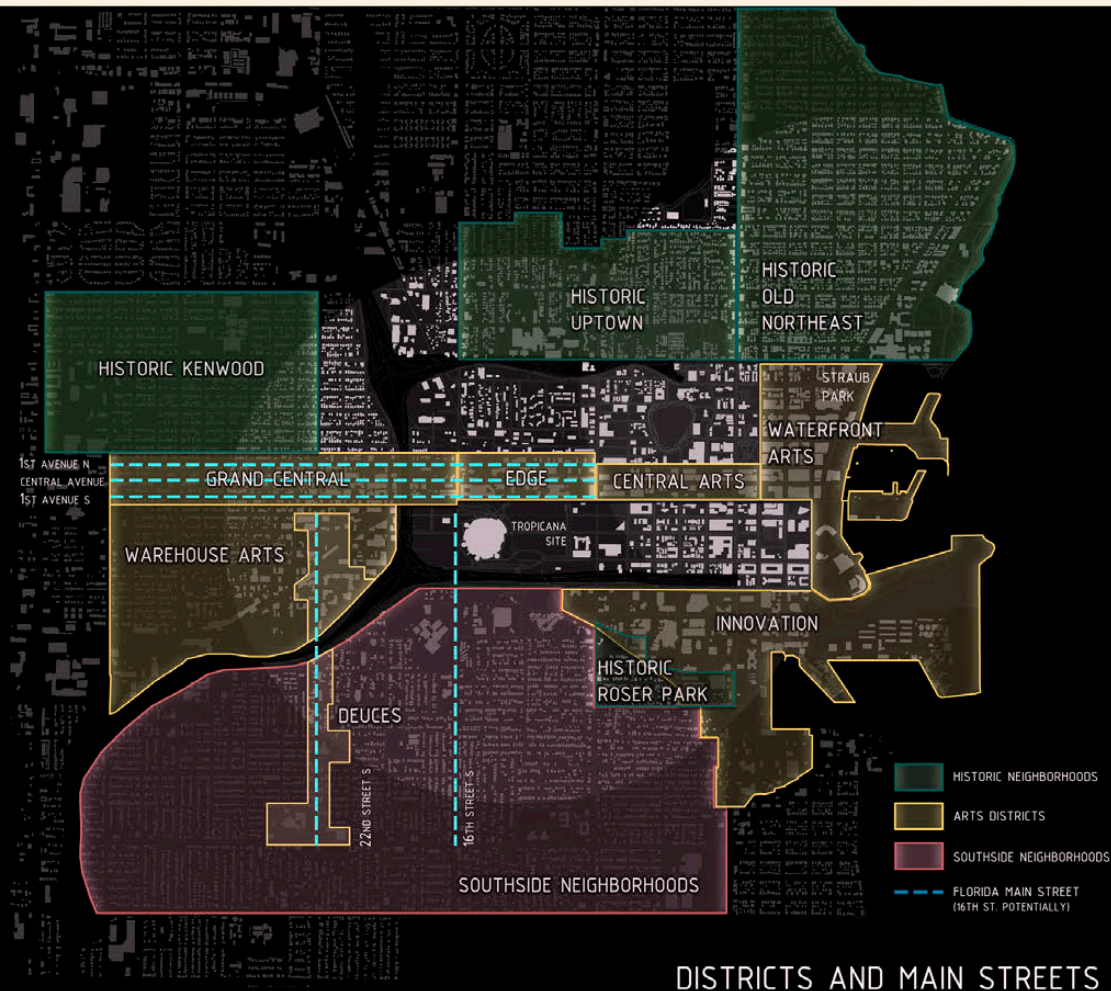
Demographics and Mean Household Income

2010 Census Data and 2016-2017 Census Estimates were used to generate the first graphic to the left. The Demographics and Mean Household Income within a 1-mile radius of Straub Park and Tropicana Field compared to overall St Petersburg demonstrate that the racial demographics within a 1-mile radius of Tropicana field more aptly represent St Petersburg's overall diversity.

Even more striking, is the difference in mean household income within 1-mile radius of Straub Park and overall St Petersburg with a +\$28,098 difference while the mean household income differential between Tropicana Field and overall St Petersburg is only -\$4,728, keeping in consideration the overlap which exists between the radii of the sampled areas.

The figure-ground underlay shows the residential uses only. The population totals between the two zones are nearly the same with 13,634 in the Straub Park radius and 13,586 in the Tropicana radius. Considering that the Tropicana radius includes 86 acres of developable land, the population density stands to increase significantly due to new development. The census has also provided an estimate of a 7.4% population increase from the 2010 figures by 2020 due to past trends and overall growth as observed across Floridian metropolitan areas.

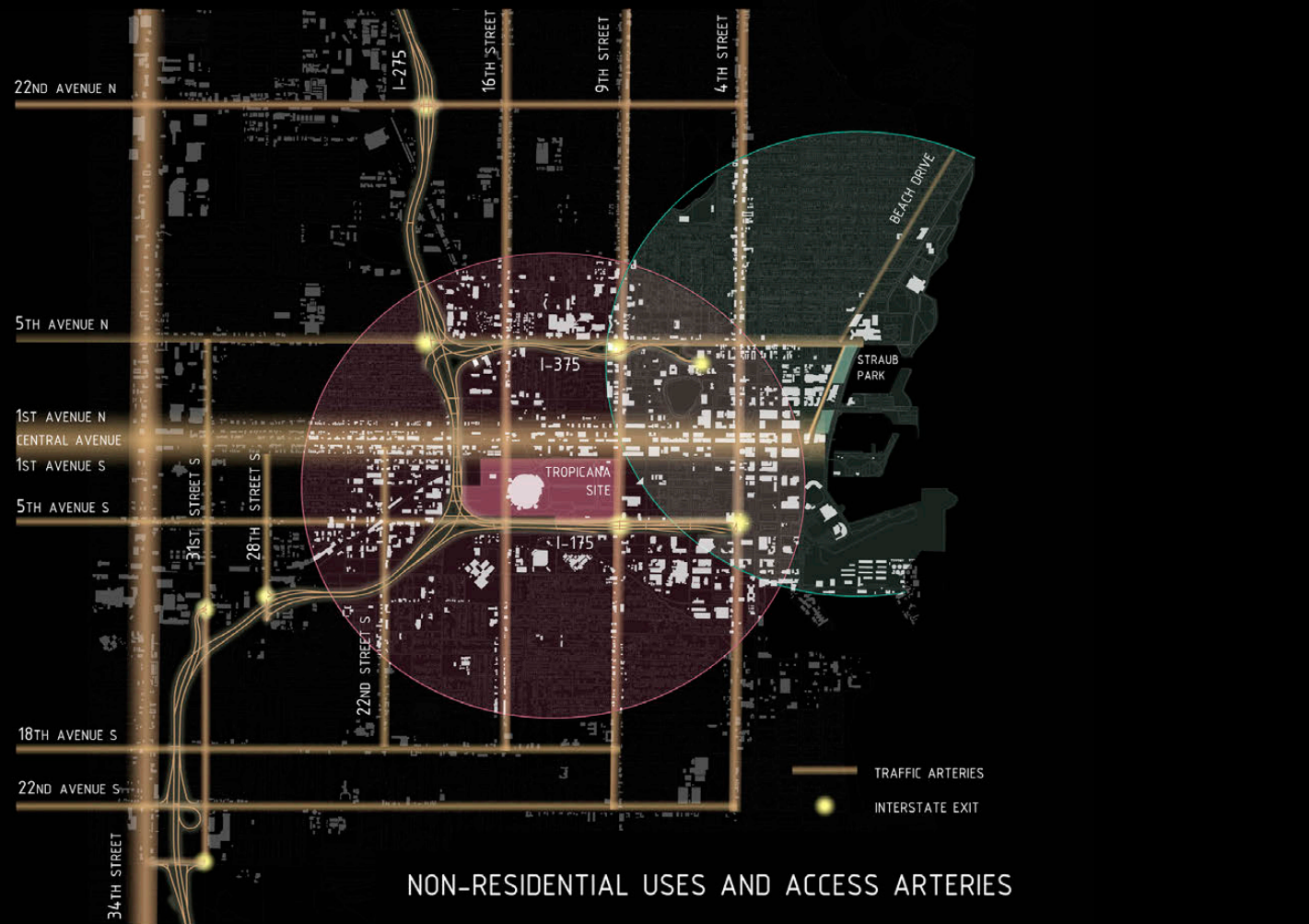
33 Urban Analysis



Districts and Main Streets

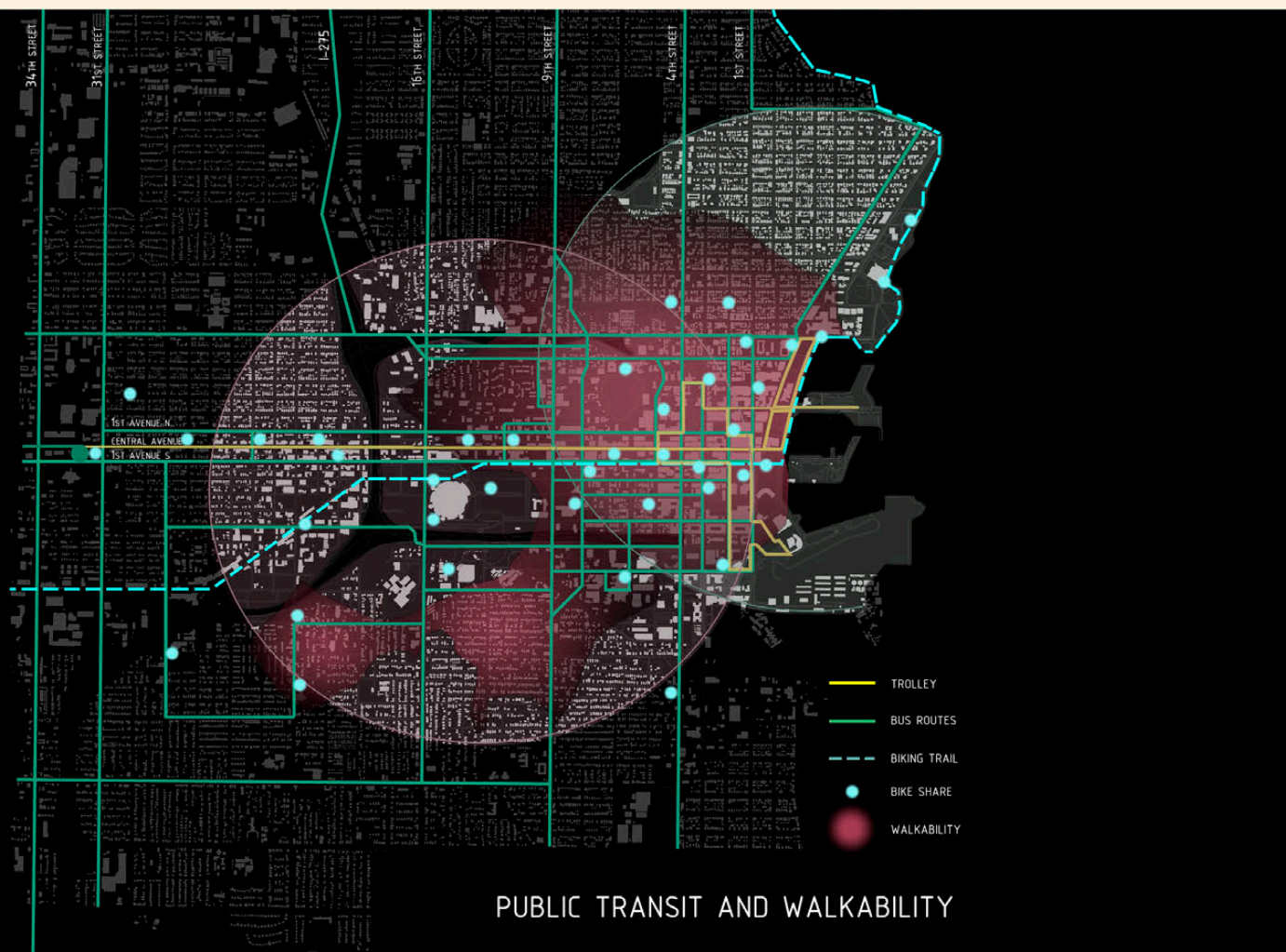
The graphic to the left juxtaposes the historic districts, downtown arts districts, and southside St Petersburg. The figure-ground underlay includes residential and non-residential uses. The Deuces was designated as a historic business district and a Florida Main Street in 2001. According to the Florida Division of Historic Resources, a Florida main street program is "a technical assistance program with the goal of revitalizing historic downtowns and encouraging economic development within the context of historic preservation". Four streets in St Petersburg, including historic 22nd St. S., also referred to as the Deuces, have qualified for this designation as shown on the map. 1st ave N, Central ave, and 1st ave S. also carry that designation and there are efforts underway to obtain this designation for 16th St S, which is directly adjacent to the site. Florida Main streets receive funding to revitalize "streets of historic significance with the aim of creating jobs by attracting new industry, improve the area's tax base and preserve the community's historic resources." (Florida Division of Historical Resources).

St Petersburg's Florida Main Streets all exist within a 1-mile radius surrounding the Tropicana site and bring promise of economic growth and potential to benefit the adjacent neighborhoods, as well as the potential development on the site. Also of note, the Tropicana field radius includes southside neighborhoods, the Deuces, Warehouse Arts district, Grand Central District, Edge District, Central Arts District, Innovation District, Historic Roser Park, Historic Kenwood, and Historic Uptown. The Straub Park radius includes Historic Old Northeast, Historic Uptown, Waterfront Arts, Central Arts and Innovation District. The Tropicana radius reaches across a greater variety of districts and can be a pedestrian destination to a wider and more diverse portion of St Petersburg's population.



Non-Residential Uses and Access Arteries

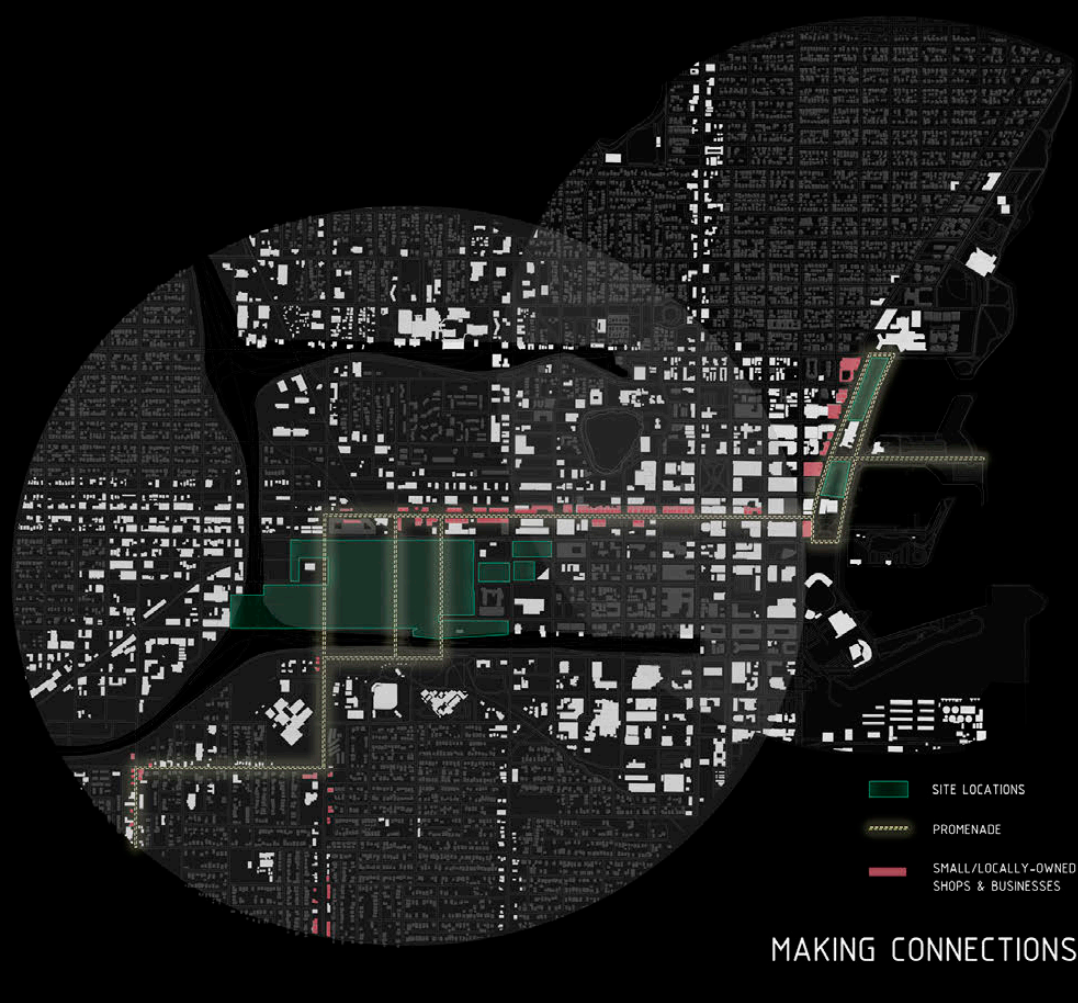
The figure-ground drawing in the background displays the non-residential uses juxtaposed with the access arteries to highlight the commercial corridors which exist along St Petersburg's major traffic arteries. Although the interstate exits bypass the site and the core of the southside neighborhood, the Tropicana site is clearly more accessible from all directions and capable of accommodating higher traffic densities. Straub Park's location on Downtown's edge inherently restricts accessibility. Larger scale events or even multiple events tend to cause traffic congestion and a shortage of parking.



Public Transit and Walkability

The figure-ground displays all uses because public transit, by design, links residential with non-residential uses. The existing trolley route and bus routes are shown in yellow and green respectively. The Pinellas trail, the successful conversion of the abandoned railroad tracks into a cross-county bicycle path is shown as the dotted blue line along with the blue spots which show the city's bike share locations. The Pinellas Trail notably crosses the Tropicana Field site on its way to the waterfront where the trail has been extended to move northward. The area is well endowed with public transportation options and alternate forms of transit. The most compelling layer on this map is the walkability cloud in pink. Retrieved from the website walkscore.com which provides walkability ratings for cities around the world, the cloud shown on the map is the area of St Petersburg which is considered most walkable. St Petersburg, overall, has a relatively low walk score of 43, because cars are mostly required for effective movement through the city. Downtown and the portions of southside shown have a walkability score of over 70, up to 100 in the heart of downtown, with the Tropicana Field site and the highways as a void in a state of tension between them.

The city has a progressive agenda to expand public transit options and provide transportation alternatives for its residents and as the map illustrates, the systems are in place with much opportunity for growth.



When addressing the topic of urban renewal, the issue of gentrification is critical to confront. Although the city of Cincinnati is putting in place policies which will help to deter the population displacement which is typically associated with revitalization efforts, many of the previously mentioned precedent studies have gentrified the areas which they ultimately improved. As previously exhibited, in relation to the Gas Plant neighborhood, "gentrification is a void in a neighborhood, in a city, in a culture. In that way, gentrification is a trauma, one caused by the influx of massive amounts of capital into a city and the consequent destruction following in its wake." (Moskowitz, 2017) The topic of gentrification can be a controversial topic only due to a possible misunderstanding of the forces involved with the process. Gentrification can only occur in an environment of "deeply rooted inequality; if we were all equal, there could be no gentrifier and no gentrified, no perpetrator or victim." (Moskowitz, 2017) One of the drivers for gentrification is a "political system focused more on the creation and expansion of business opportunity than on the well-being of its citizens" (Moskowitz, 2017). The solution cannot be that, for a neighborhood to undergo economic improvement, its population needs to be replaced. A progressive, balanced, and responsible approach to design must be undertaken to maximize benefit to all the parties involved. Moving forward with the design of the Tropicana Field Site, it will be of utmost importance to consider strategies which will mitigate the potential harm that the new development could cause to the existing population.

Making Connections

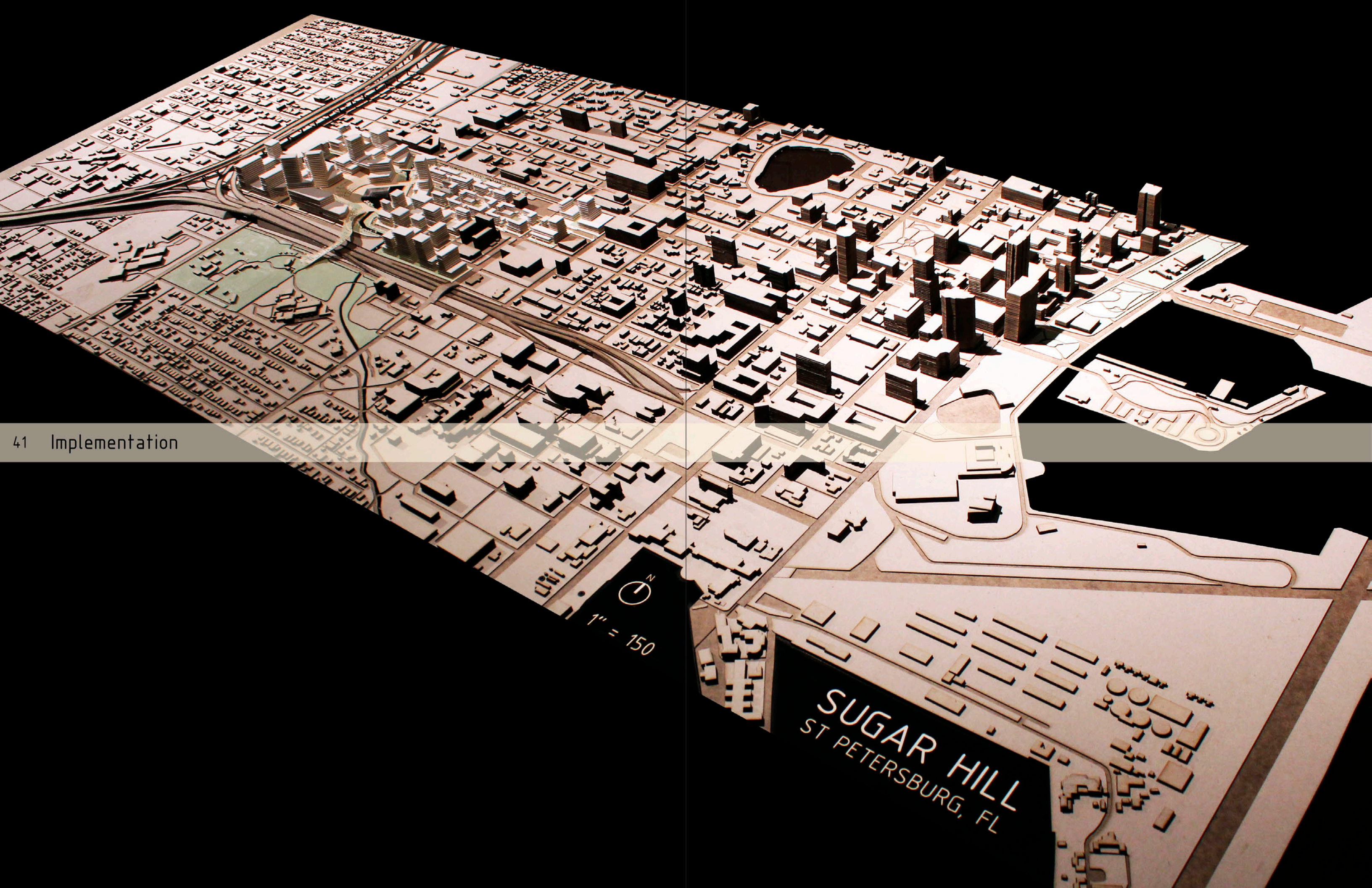
While the previous graphics have compared and contrasted data and conditions between Straub Park and the Tropicana Field Site, the intent ultimately is to create connections. The prior data mapping demonstrates the Tropicana Field site's potential at becoming a destination which serves a complementary role to Straub Park. On the map above, the underlay displays all uses with both sites highlighted in green. The sites are no longer contrasted with each other but linked through a promenade lined with St Petersburg's small and locally owned businesses in pink. The city has successfully preserved its small business corridors on Beach Drive and Central Avenue and recently passed "the Storefront Conservation Corridor plan, [which] encompasses Beach Drive from Fifth Avenue N to First Avenue S and Central Avenue from First Street to 31st Street" (Moore, 2019) to further preserve the benefits reaped by locals of keeping their money local. The Tropicana site offers a perfect vehicle to connect this Storefront Conservation Corridor Plan area to the existing small business corridors which already exist on the southside on 16th St S and 22nd St S, which, due to funding from the Florida Main Streets program, are poised for growth in the near future.

The importance of the small business in re-establishing the southside neighborhood's links to downtown cannot be understated. "High rents, displacement, small businesses being replaced by large chains" (Moskowitz, 2017) are the greatest threats which could impact the southside community if the Tropicana Field site is developed only to maximize profit. The approach needs to be balanced. The area is in need of and will benefit greatly from new development as long as it is programmed to be inclusive. As Rev. Haynes told me, the site needs to incorporate quality affordable housing and quality jobs. As the new development increases the value of the area, the local residents will need to benefit from this increased value, not to be displaced by it. Creating a small business incubator around an urban plaza, which could form a synergy between it and large industry on site would offer a range of employment opportunities within walking distance. These design strategies will only be effective when paired with bold and progressive policies.

The solution will be to put in place strategies to encourage and allow for local residents to participate and have a stake in the new development, as previously discussed in relation to small business. This end can be achieved by designing the neighborhood to be of mixed-income. This strategy is comprised of two main aspects. The neighborhood needs to provide affordable housing side-by-side with market-rate housing and in order to encourage economic self-sufficiency, the neighborhood needs to provide business opportunity. The city could enact a progressive requirement in the masterplan which states that 30% of residential units within each building are required to be affordable housing units, as is a strategy currently implemented in other countries. In the Netherlands, for example, affordability had been decreasing for lower income households in urban settings. The government put in place the new Housing Act 2015, in which "social landlords are required to engage in annual agreements with municipalities and representatives of their tenants on their policy including new construction, investments in sustainability and rent price policy (including rent increases)." (Schilder & Scherpenisse, 2018) This was a movement toward the decentralization of housing policy to allow for municipalities to make decisions which are appropriate for their own housing markets. Much of their affordable housing is handled through housing associations which will often invest in "mixed-income developments with breakdowns such as: 20% low income; 60% middle income; 20% high income. In these developments, high income housing helps pay for the low income housing to make it a sustainable model for market development. As of 1994, housing associations have been able to continue to build on this model entirely without government funding." (Van Boom, 2018) Although the American system is set-up differently and puts less emphasis on the notion of appropriate affordable housing as a social contract, there is benefit to considering the idea of integrated social housing rather than the proven failures that have resulted from income segregated neighborhoods or the "ghettoization of different populations" (Van Boom, 2018)

"One must always maintain their connection to the past,

and yet ceaselessly pull away from it" - Gaston Bachelard



N
1" = 150'

SUGAR HILL
ST PETERSBURG, FL



Sugar Hill Initial Sketch



Sugar Hill Master Plan Draft

43 Sugar Hill

The first step towards implementation was to rethink the name of the site. Although this thesis does not suggest adopting any specific name, the suggestion is that the site's name should be reconsidered to allow for community input. The neighborhood was initially named Cooper's Quarters until the Gas Plant was established, at which time it was referred to by that name. Bringing back the name of the Gas Plant, I would argue, is merely bringing to mind that the site previously had gas cylinders on it, which polluted the site and were quite unsightly. The gas plant did not positively contribute to the character of the neighborhood, nor does it speak of its occupants. The cylinders were there despite the presence of people. The residents gave their sub-neighborhoods other names. While some of the names were tied to the land owners, I have not uncovered the meaning behind "Little Egypt" or "The Hollow", however the meaning behind the name Sugar Hill is easily accessible.

The name Sugar Hill, like the Manhattan Casino, was inspired from New York City's Harlem Renaissance in the 1920s and 30s. Sugar Hill was at the epicenter of the movement and "home to prominent African-American professionals, political leaders, artists, musicians and writers" and "likely named for the sweet life its affluent residents were thought to enjoy in its heyday" (Gregor, 2015). It is befitting to name this place in a way which speaks of hope, attainment, and success since these values are universally shared.

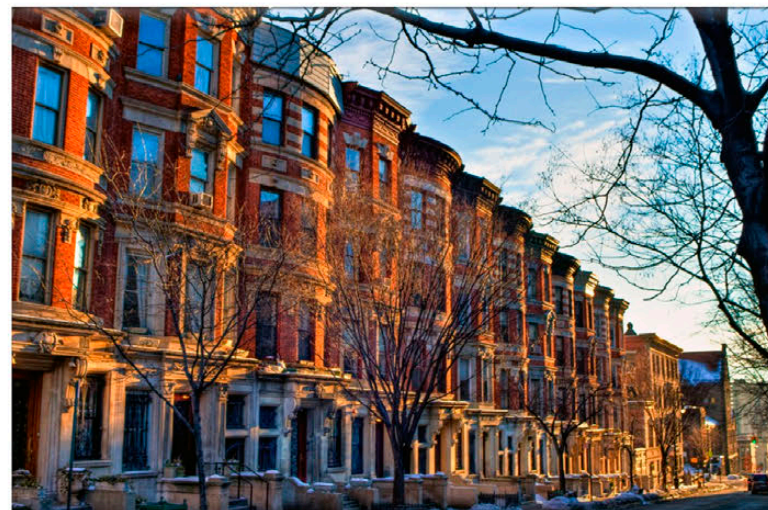
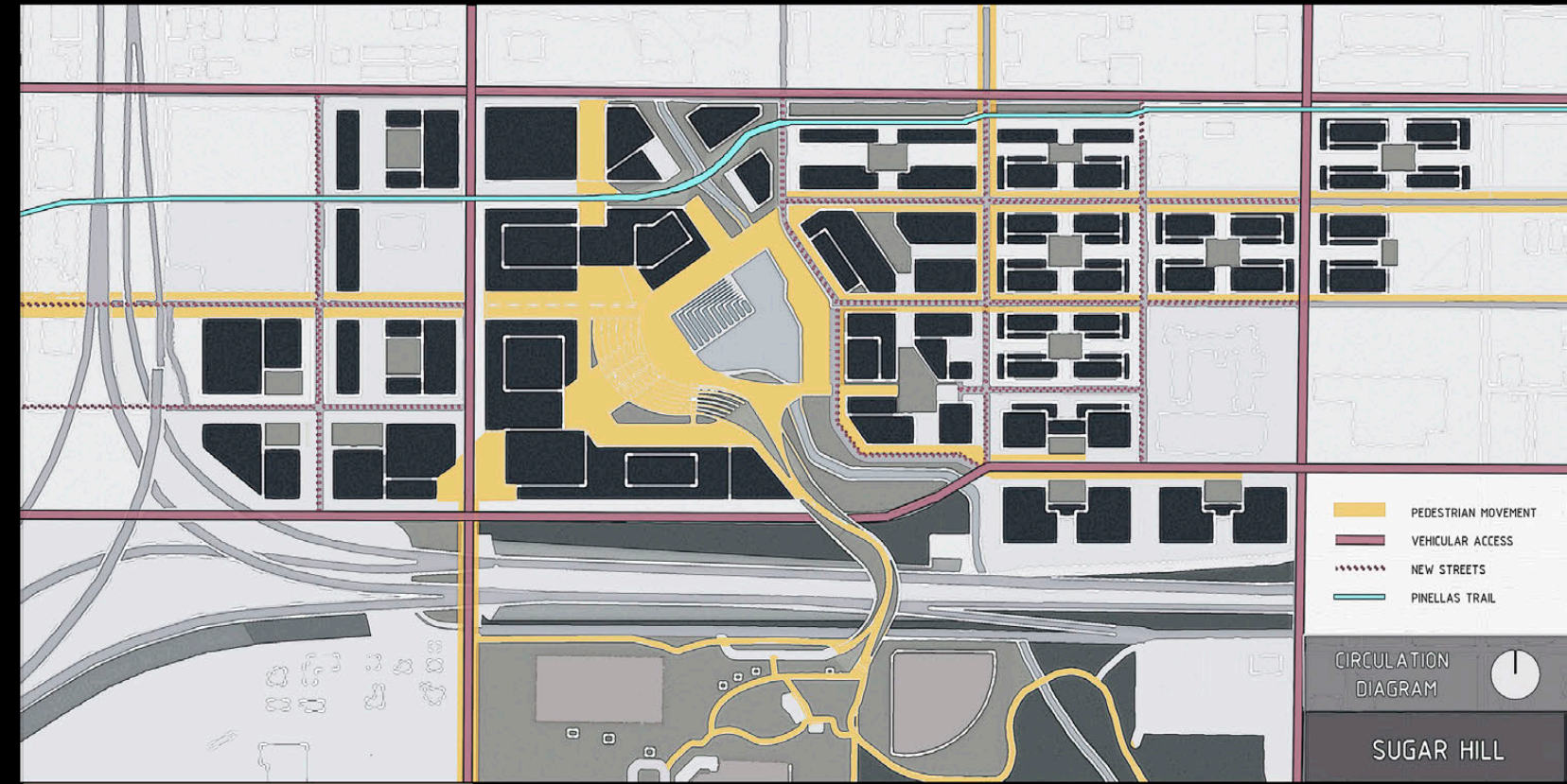
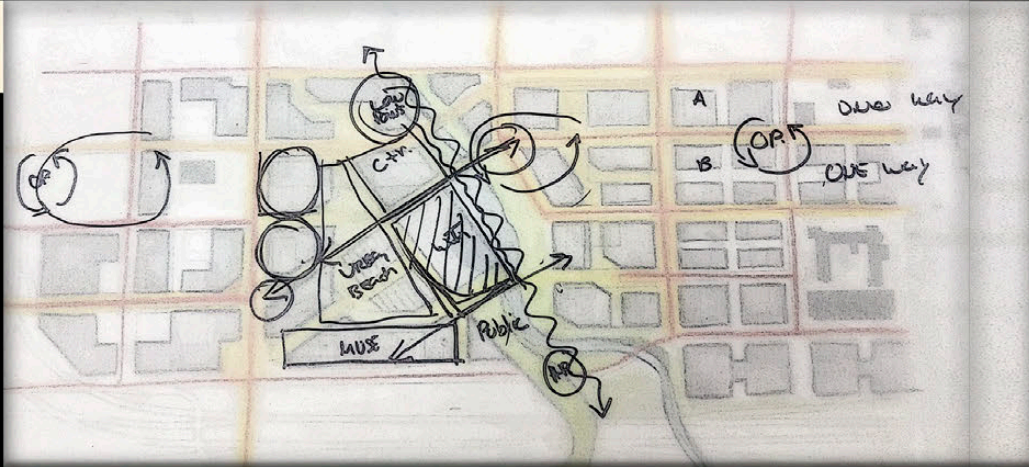
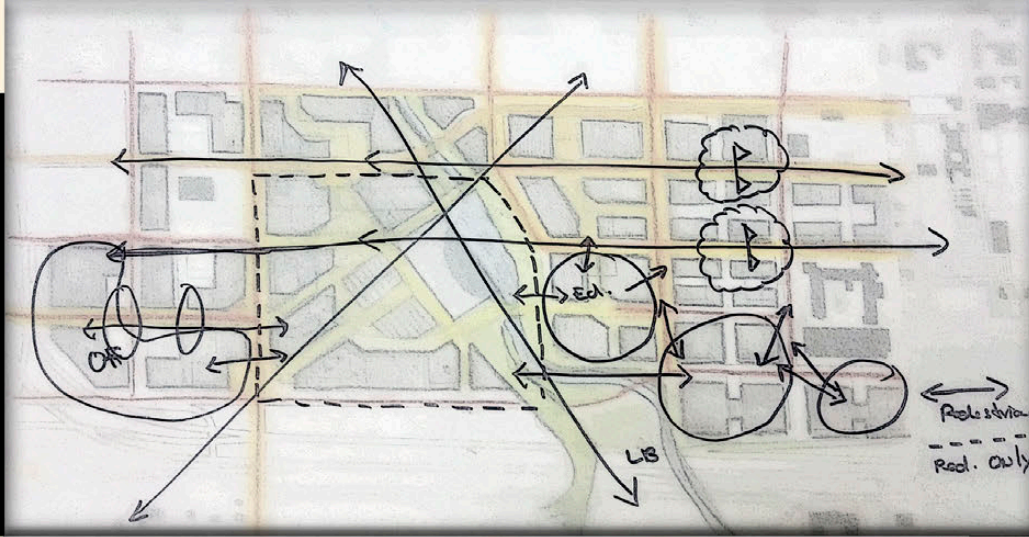


Fig. 22
Sugar Hill, NY

From a design perspective, the city grid needs to be re-introduced onto the site to mend the urban fabric. The first studies of the site, pictured above, establish the basic gestures. The streets are pulled back into the site from the existing grid. A reservoir has been created in the heart of the site from Booker Creek to celebrate the presence of water on the site. "Water surfaces within a square provide habitat for living organisms. Existence of green areas within a public square also helps to improve air quality, lessen surface water runoff, reduce noise levels and screen unwanted or undesirable views, and reduce negative effects of urban heat islands." (Memluk, 2013) Cleaning up the creek and creating a water reservoir also allows for the site's occupants and visitors to touch the water. St Petersburg is known for its sandy beaches, and its downtown waterfront where the public realm stops abruptly at the edge of the water. St Petersburg's residents and visitors can either go to the beach to touch the water and get sandy or go downtown to look at it. Could there be something in between? Could the creation of an Urban Beach, where one could take a lunch break from work and get their feet wet without getting sand on their suit, add another dimension to St Petersburg's appeal? St Petersburg has 20 lakes open for shoreline fishing yet these are inadvisable for public swimming due to the presence of alligators. The "messy" nature of the creek can be removed by designing a constructed water feature as a part of the urban beach adjacent to the urban plaza, which allows for a controlled interaction with water in the spirit of Crown Fountain in Millennium Park, Chicago. The site is effectively divided in half by the creek and its reservoir. The east side of the creek is fully reintegrated into the existing downtown street network. The blocks are fragmented and breathable, allowing for the creation of interior semi-private courtyards. The portion to the west of the creek up to 16th St. S, between 1st Ave. S. and 4th Ave. S. is the Urban beach, which is a Pedestrian only space. Its axis shifts approximately 30 degrees to align with Booker Creek and also as a gesture reaching in the direction of the southwestern exodus of the population in the 1980s, designed as a gesture to re-invite the population in. 13th St S. breaks the rhythm of the grid and follows the direction of the creek, creating a street-side retail edge condition for the Urban Beach, mirroring Beach Drive as a street-side retail edge to Straub Park. This street is also the only one from which the Urban Beach can be fully viewed from a vehicle.



Site Circulation Plan

- PEDESTRIAN MOVEMENT
- VEHICULAR ACCESS
- ⋯ NEW STREETS
- PINELLAS TRAIL

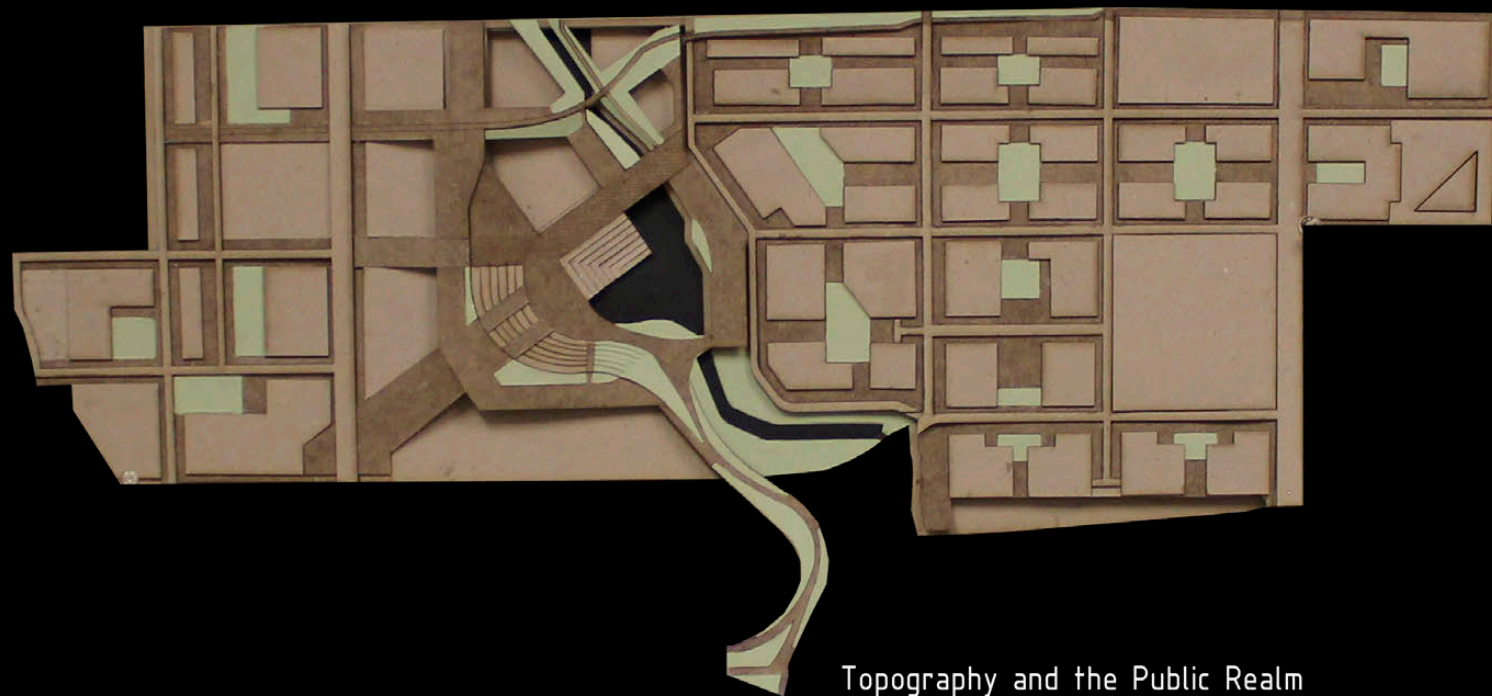
CIRCULATION DIAGRAM
SUGAR HILL

The Urban Beach feature is the nucleus of the site. The act of mending the urban fabric culminates in the urban plaza, which is a gesture of reunification, a place to bring the citizenry together also intended to act as an economic catalyst for the area. The east-west connections are established through 1st ave s., 2nd ave s., 3rd ave s., 4th ave s. as well as the Pinellas Trail. 13th st. s. and 12th st. s. provide northern connections to central avenue and beyond. Central ave.'s walkability currently fades past 13th st. This proposal offers to extend Central ave.'s successful pedestrian-friendly and small storefront model southward and connect it to southside's re-emerging business district. The north-south connection is established through 16th st. s. and 9th st. s. This connection is more challenging due to the physical barrier imposed by the highway. The land bridge acts as a physical connection between the urban plaza, Campbell Park as well as the skate park creating a pedestrian and bicycling connection and an invitation for southside's residents to re-engage.

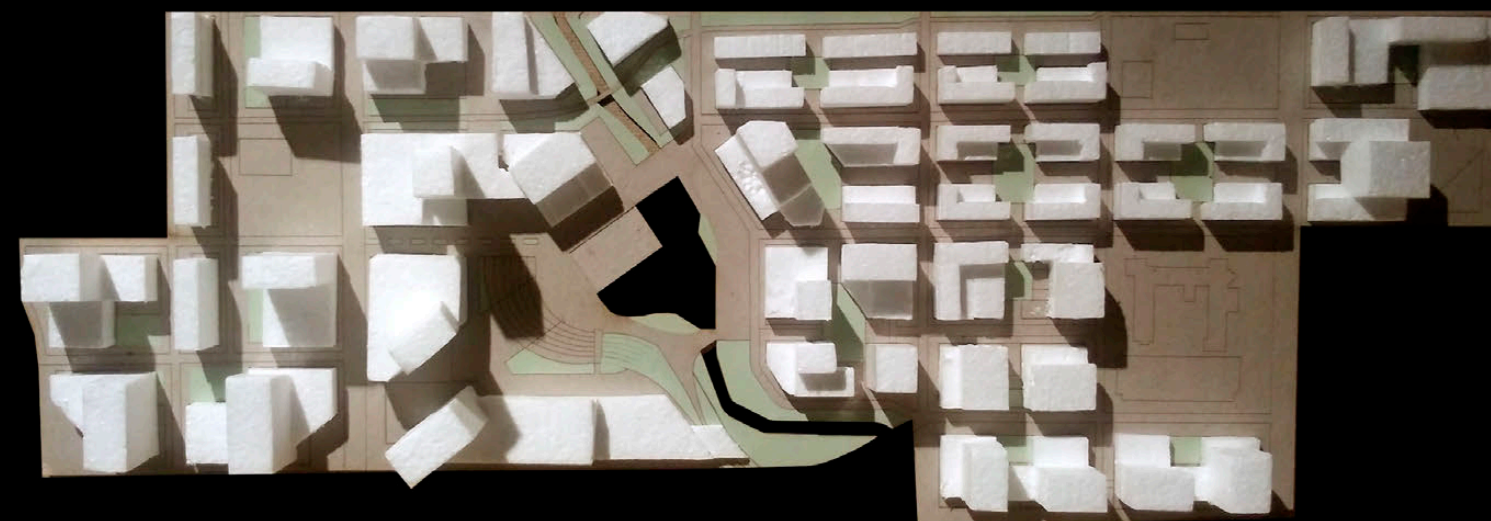
The Urban Beach's purpose is to extend downtown's public realm towards the center of the city and connect it with its surrounding residential neighborhoods. Connectivity is an essential consideration because of past efforts at division. The Urban Beach's "octopus", pictured right, was designed to maximize pedestrian connections. For these connections to be used and produce intensity "the district, and indeed as many of its internal parts as possible, must serve more than one primary function..." (Jacobs, 1961). With connectivity and flexibility as principle features, the site's mixed-use program needs to be established which will bring people in for many different purposes to activate it.



Octopus



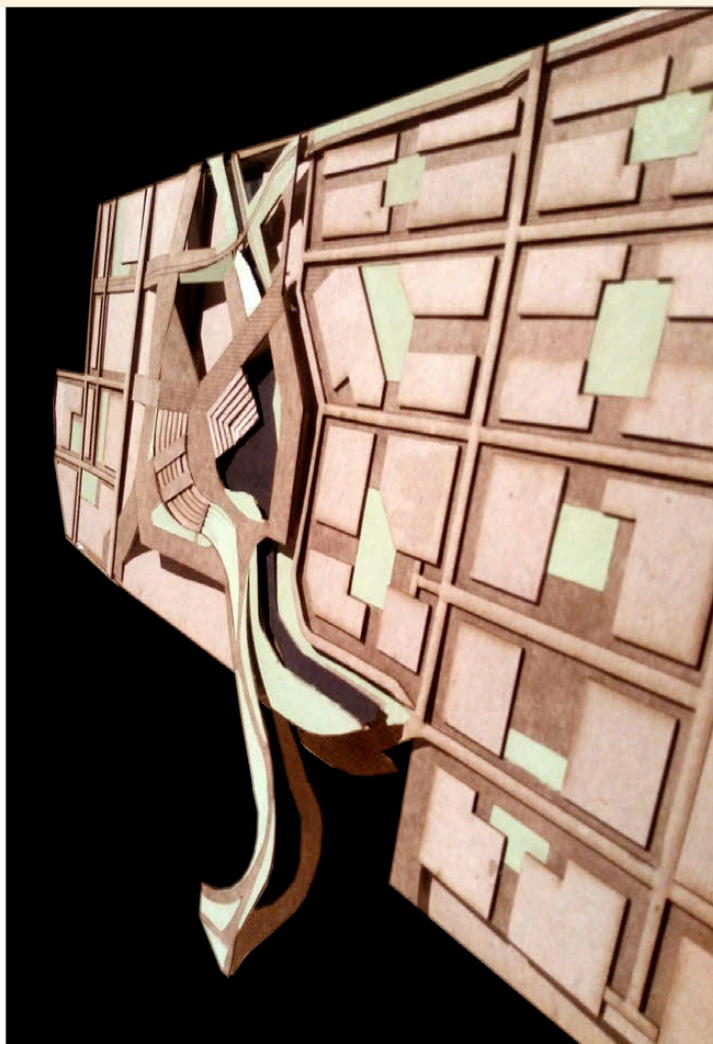
Topography and the Public Realm



Massing Study

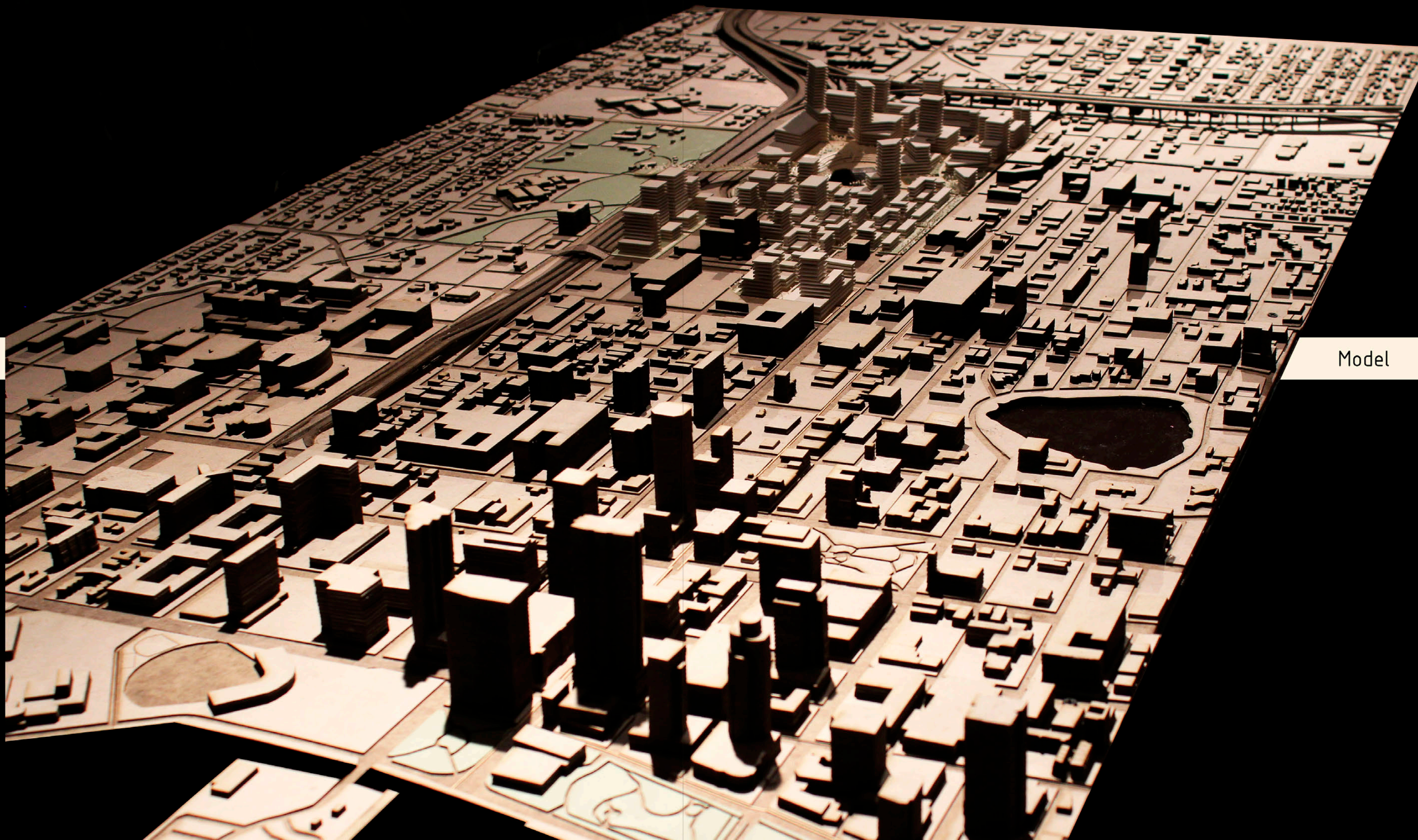
The first study model was created to explore the public realm and with less of a focus on the buildings, since their design, in this proposal, is concerned with their ability to shape the plenum of the public realm and their program content. In the study model pictured above and right, the topography of the site was examined along with the semi-private interior block courtyards and their potential to add a dimension of community at a smaller scale, in between the residents of a block. Depending on the design of each architect which tackles a block, the interior courtyards could contain community gardens, playgrounds, open hard surfaces or gardens, such as the one at the Carter G. Woodson Museum of African American History.

The delineation between the public and private realm must be clearly defined, however, the interior courtyard space offers the opportunity for nodes of activity along the promenade, whether they are related to the residential, office or retail activities programmed on each block. The block is explored further later on. The intent is to keep St Petersburg's city promenade beautiful in the spirit of the City Beautiful movement upon which the city was founded and to offer an added element to the choreography of the "sidewalk ballet" (Jacobs, 1961).

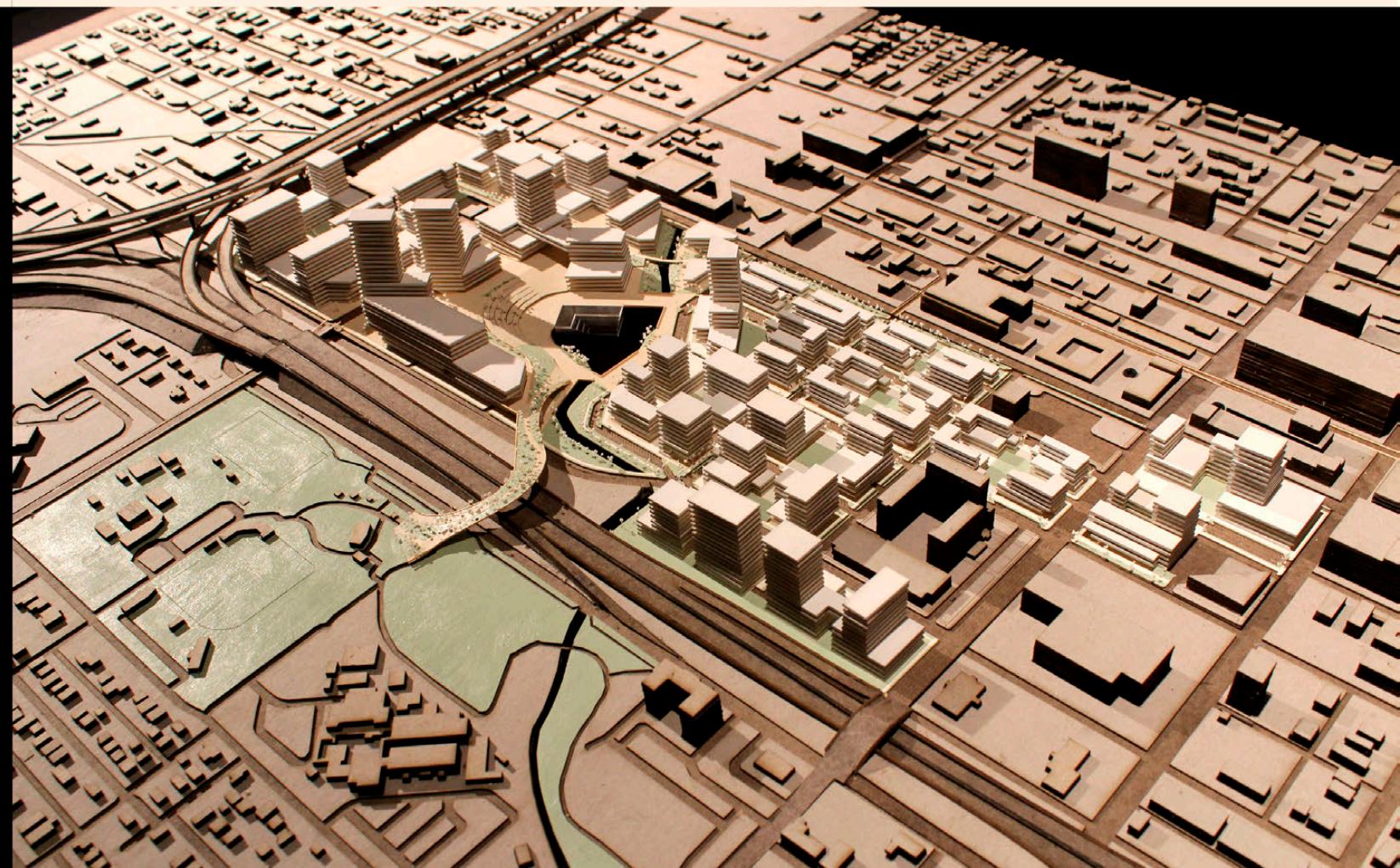
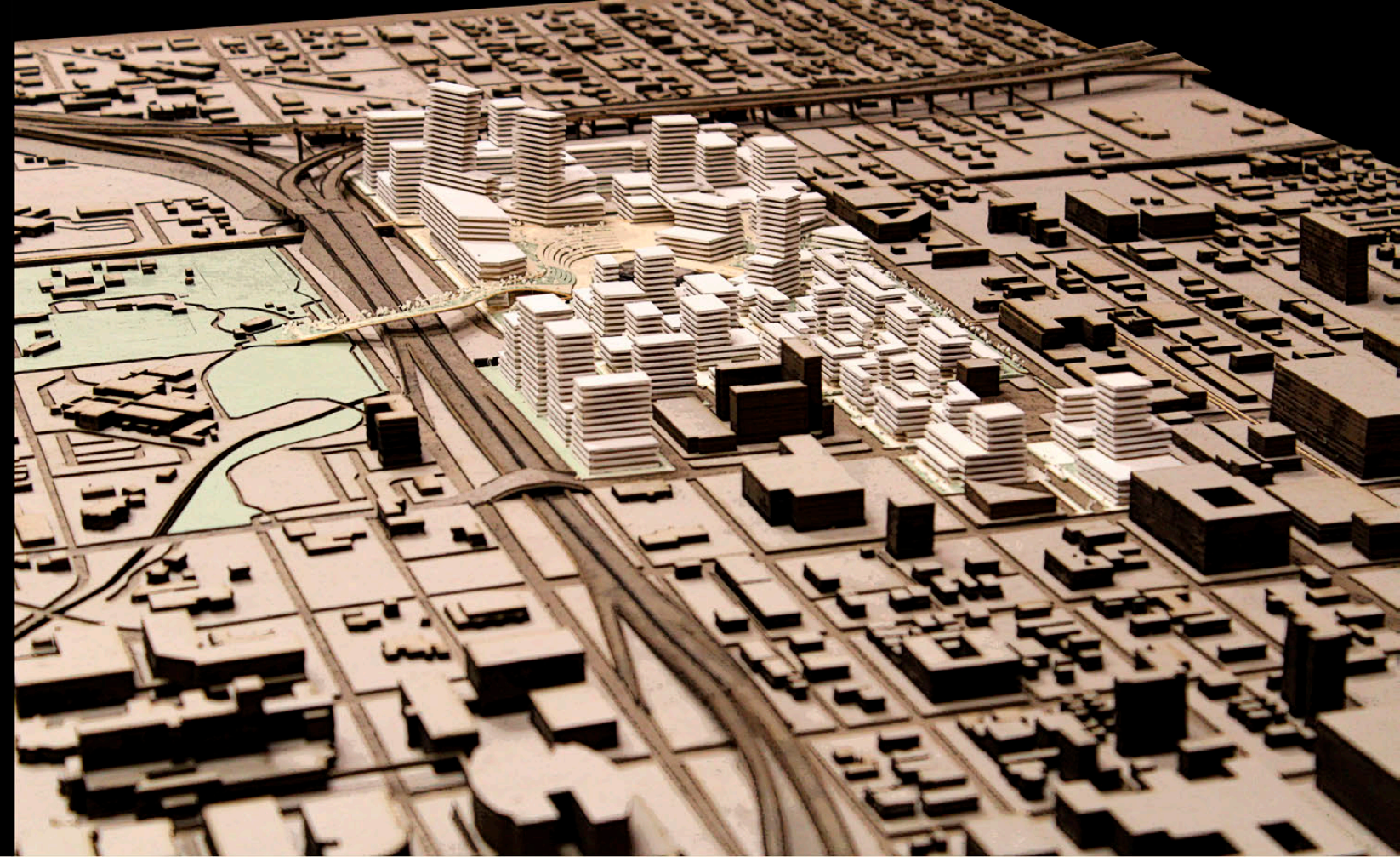


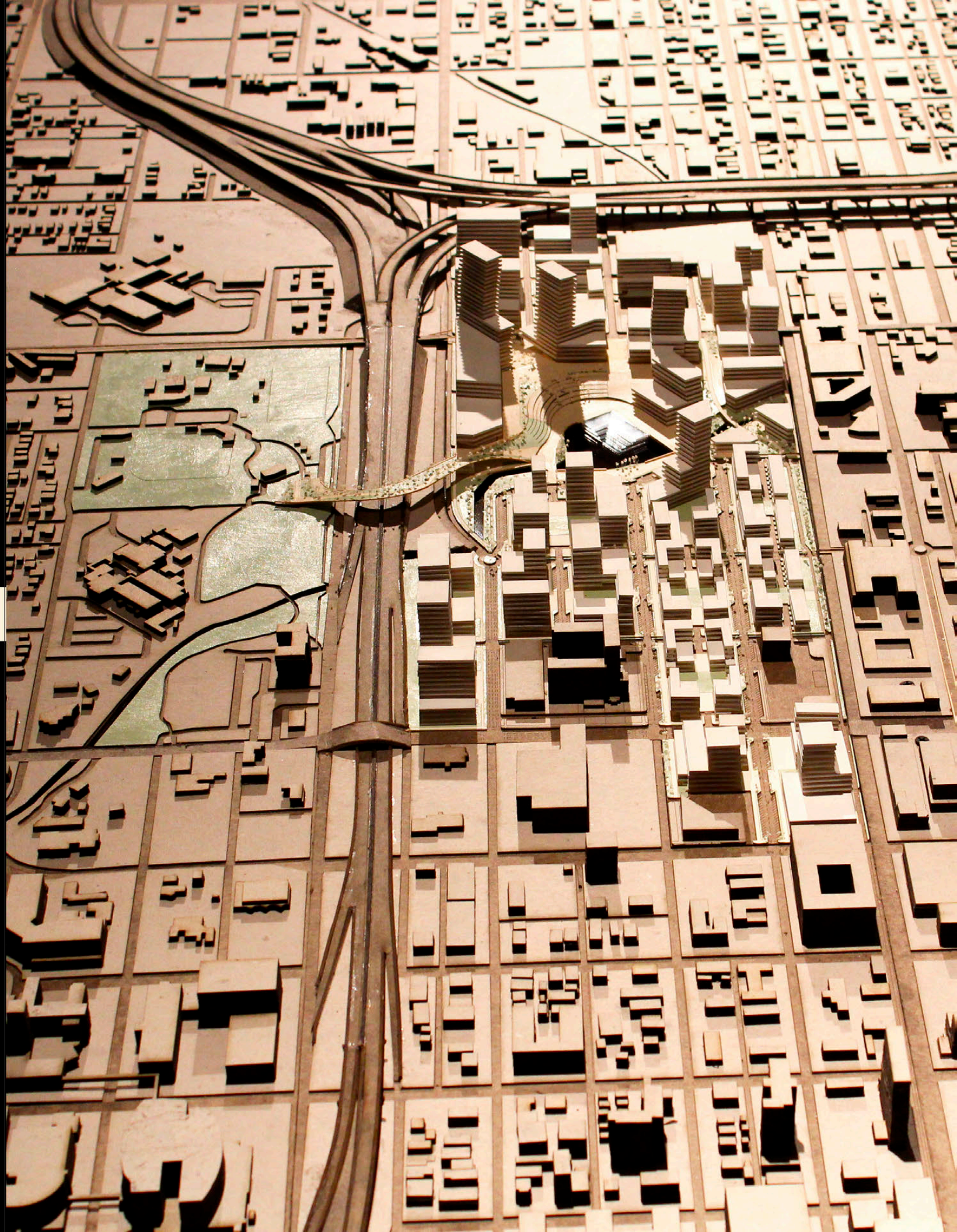
The Massing of the site was another important element to determine in the formation of the public realm. The building facades form the plenum of space of the public realm and give the street its spatial character. The building footprints were first established to design the two-dimensional web of movement around the neighborhood. Tampa Bay's tallest building to date is The One, located in downtown St Petersburg, rising at 41 stories and 450 ft. The intent of the development on this site is not to compete with downtown's waterfront district, but rather to compliment it. The buildings around the Urban Beach are designed to be the tallest on the site to clearly define the edge of the public plaza, in the manner that Piazza del Campo does. These tall, iconic, buildings will become a visual landmark for pedestrians approaching the site from all directions and create a sense of destination. The city's effort at unity has the potential to be as grand as its past efforts at disunity. Tall office buildings are placed along the highway as a barrier shielding the residential core from this unpleasant edge. To the east of the site, the super-block model which is currently being employed in the redesign of the city's downtown blocks is gradually fragmented into the core of the residential mixed-use neighborhood.

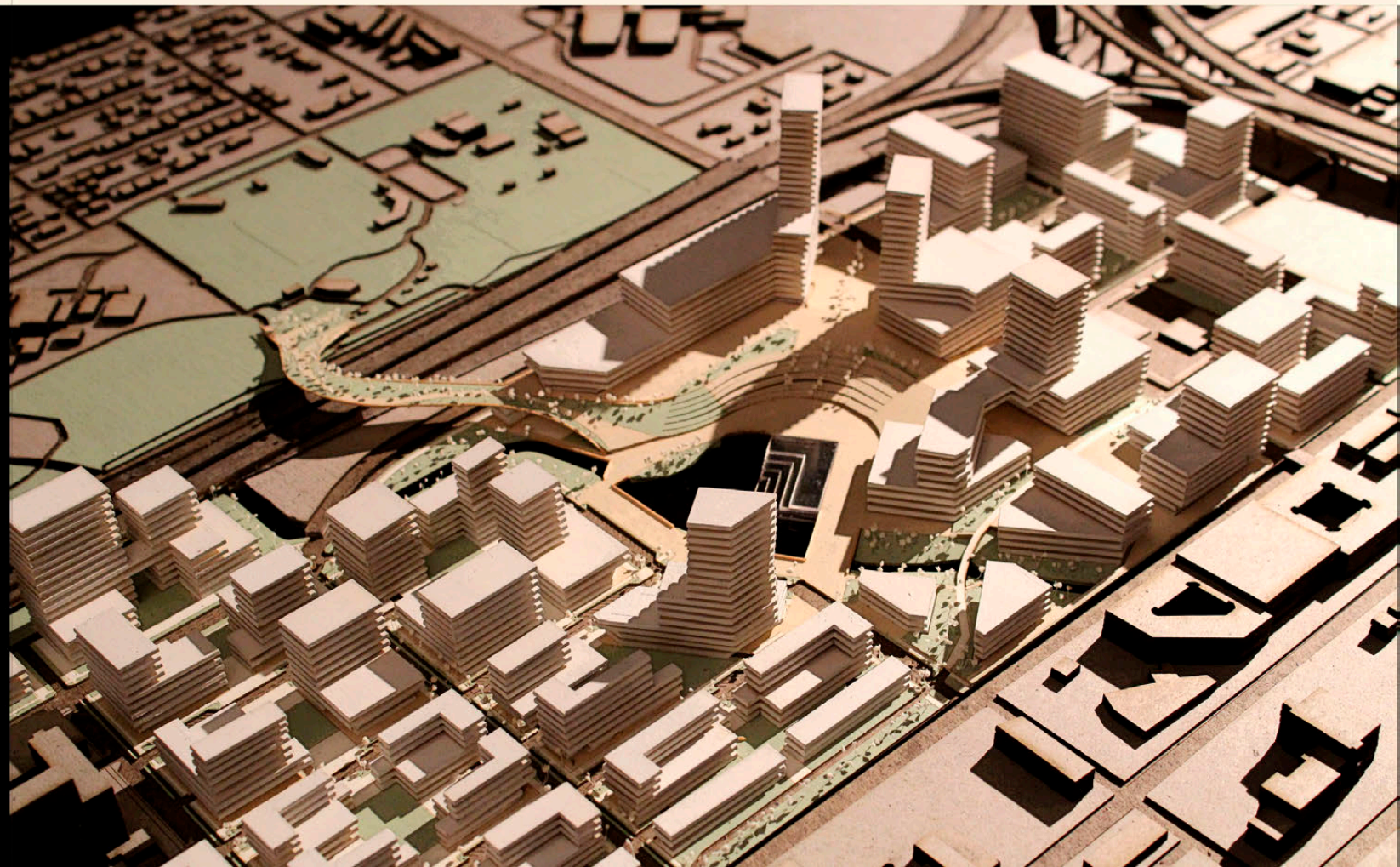
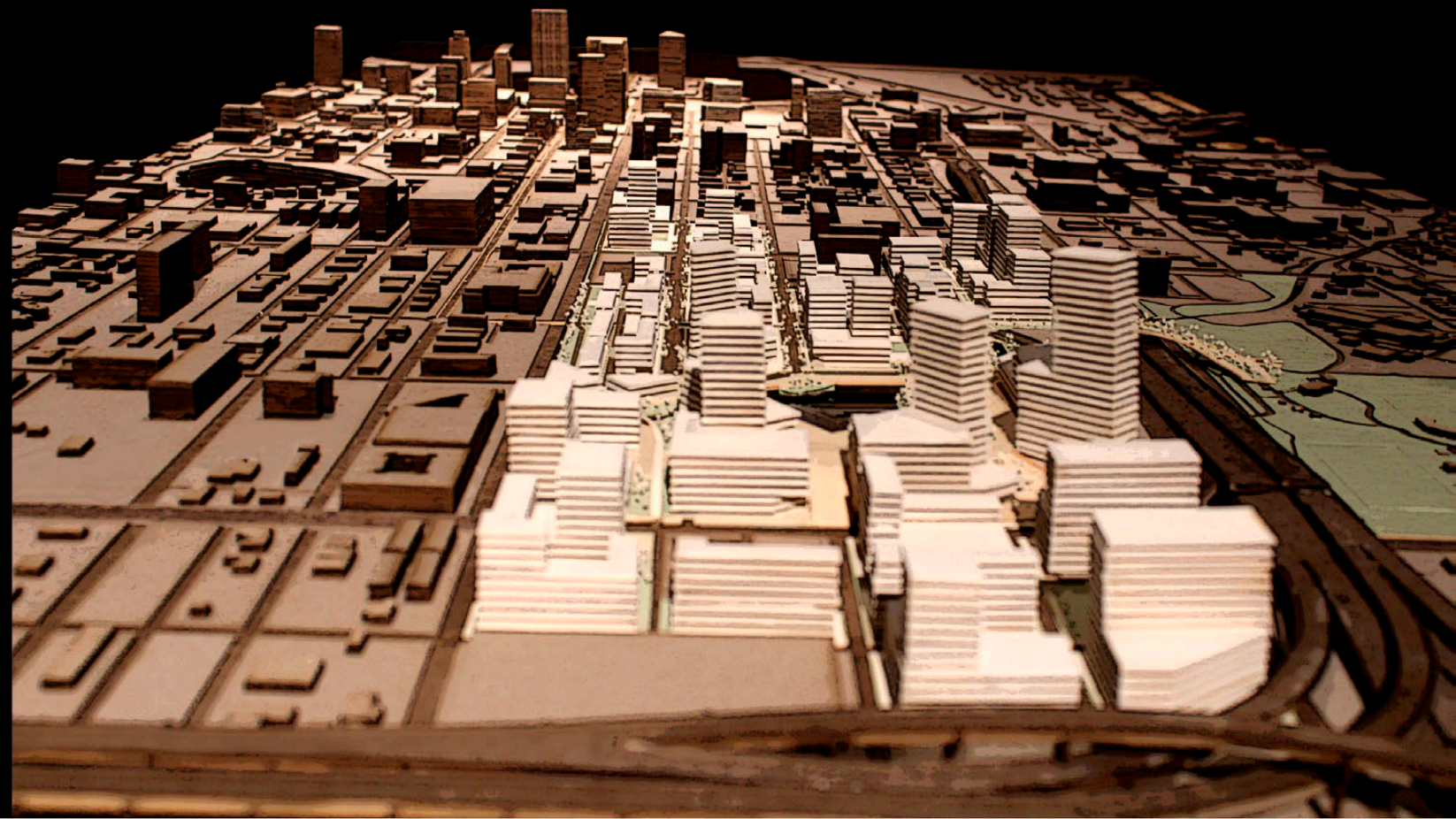


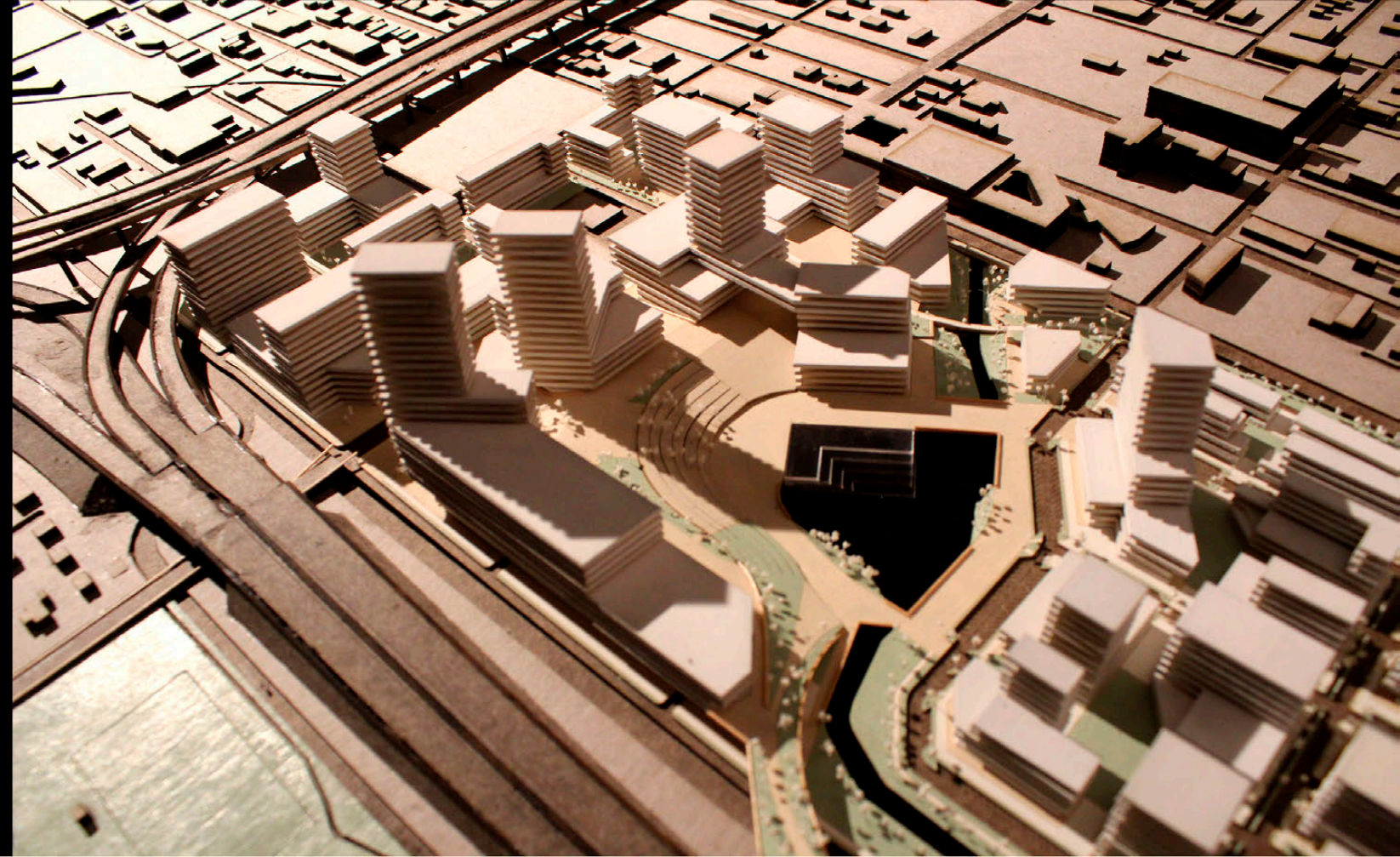


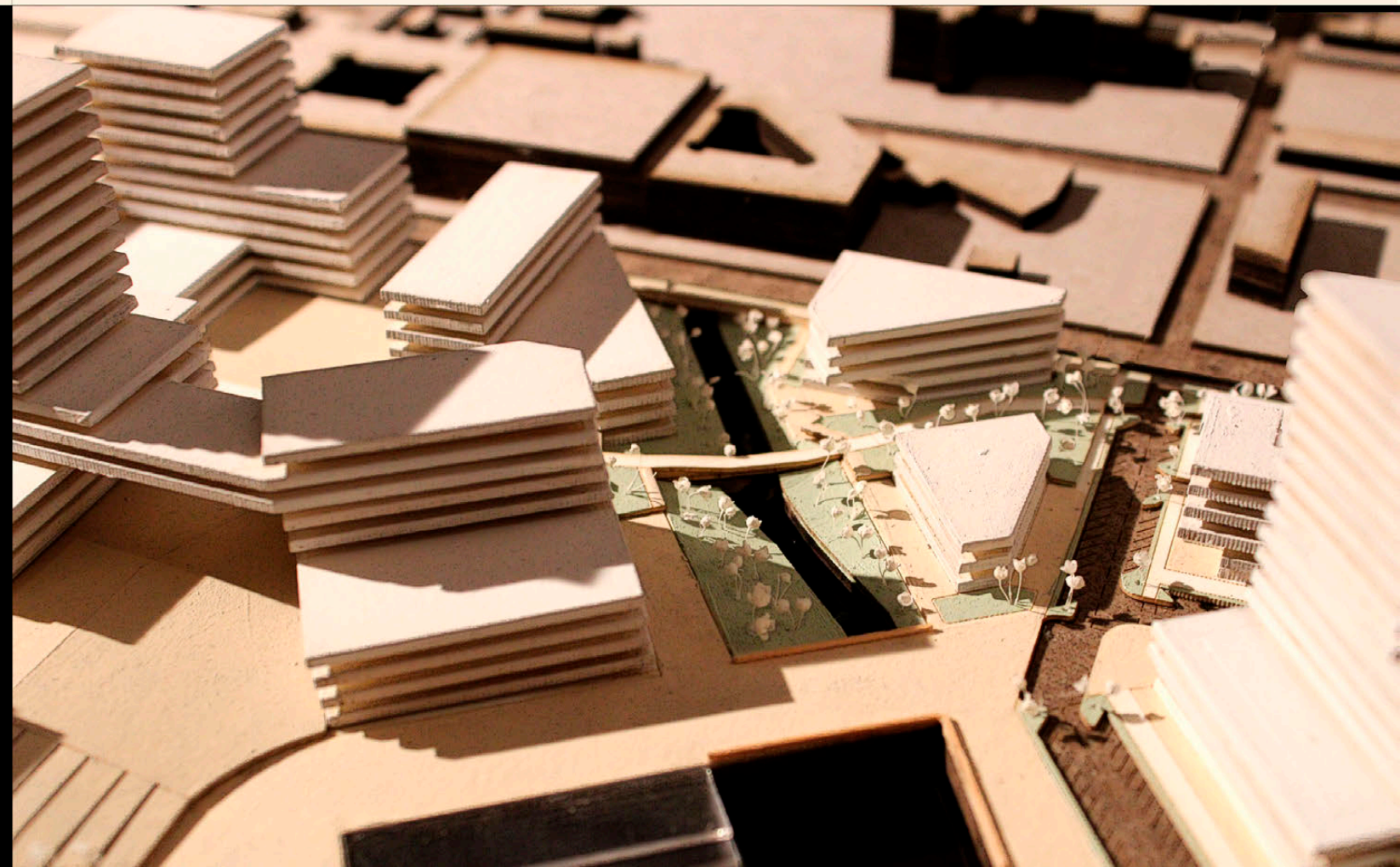
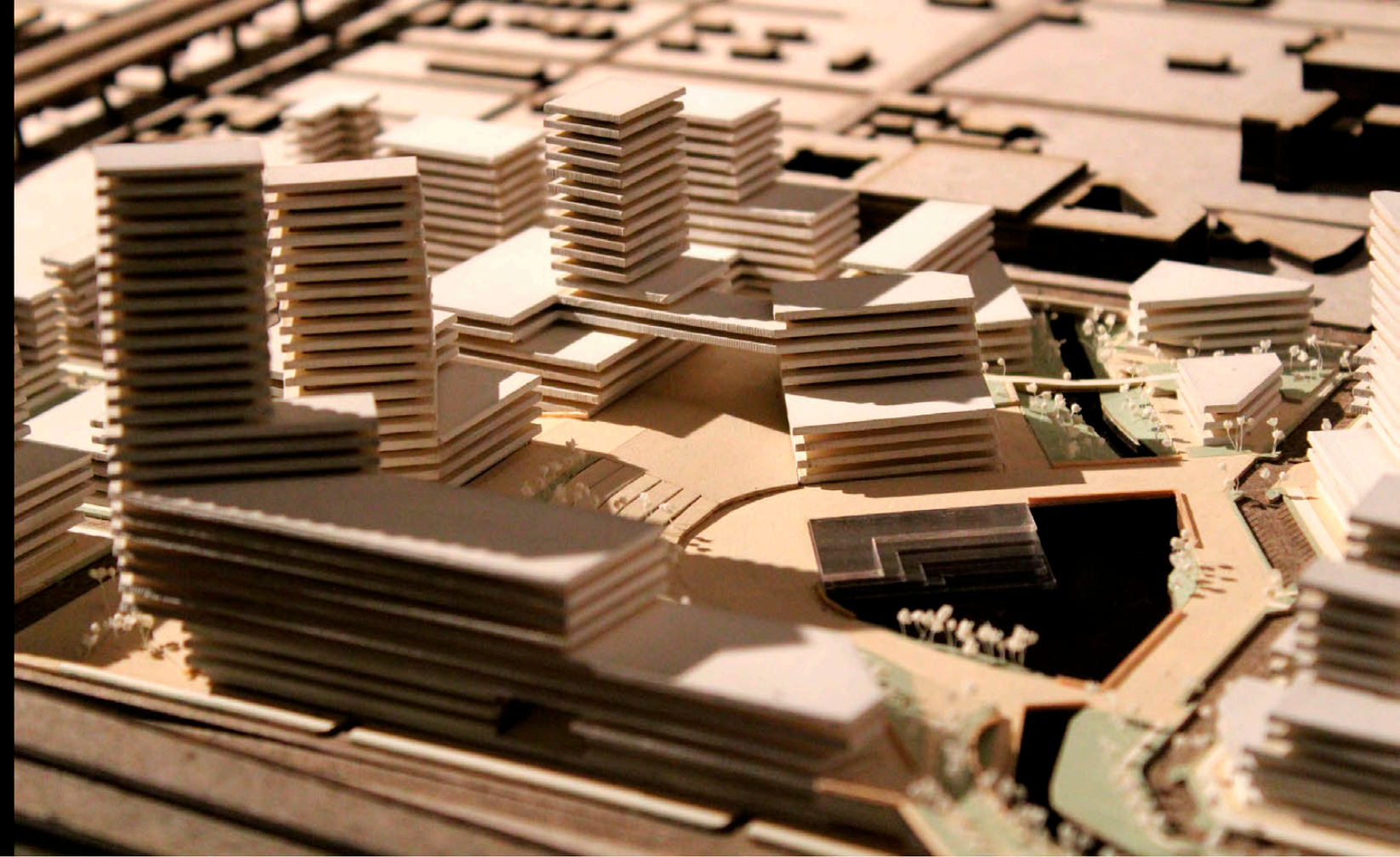


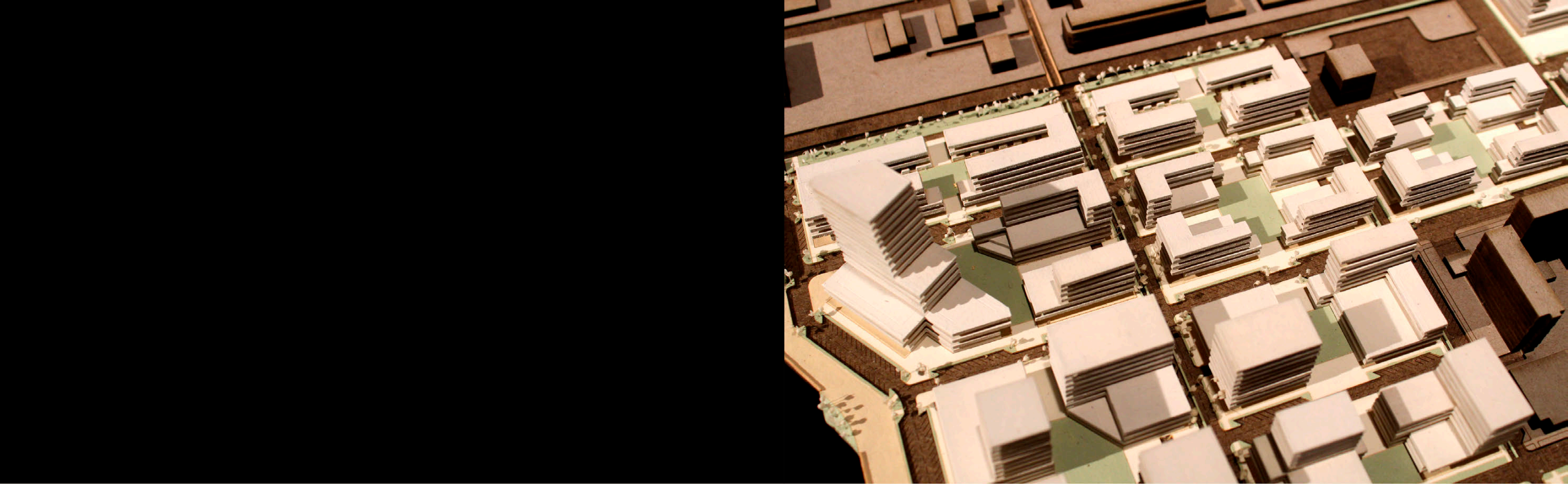




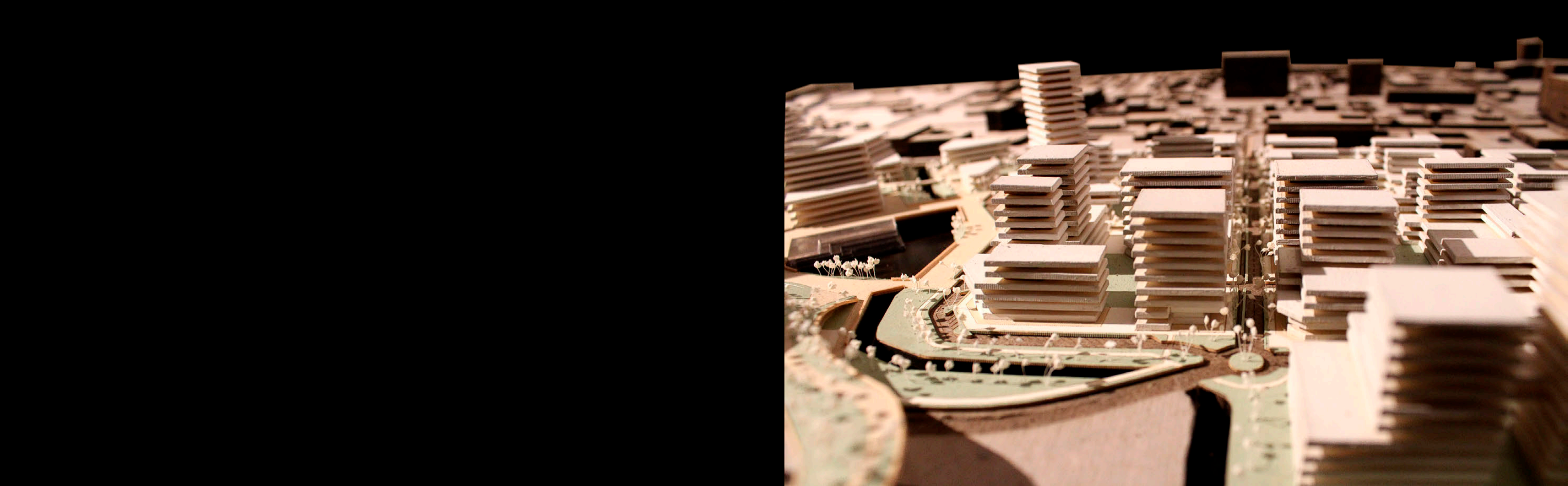


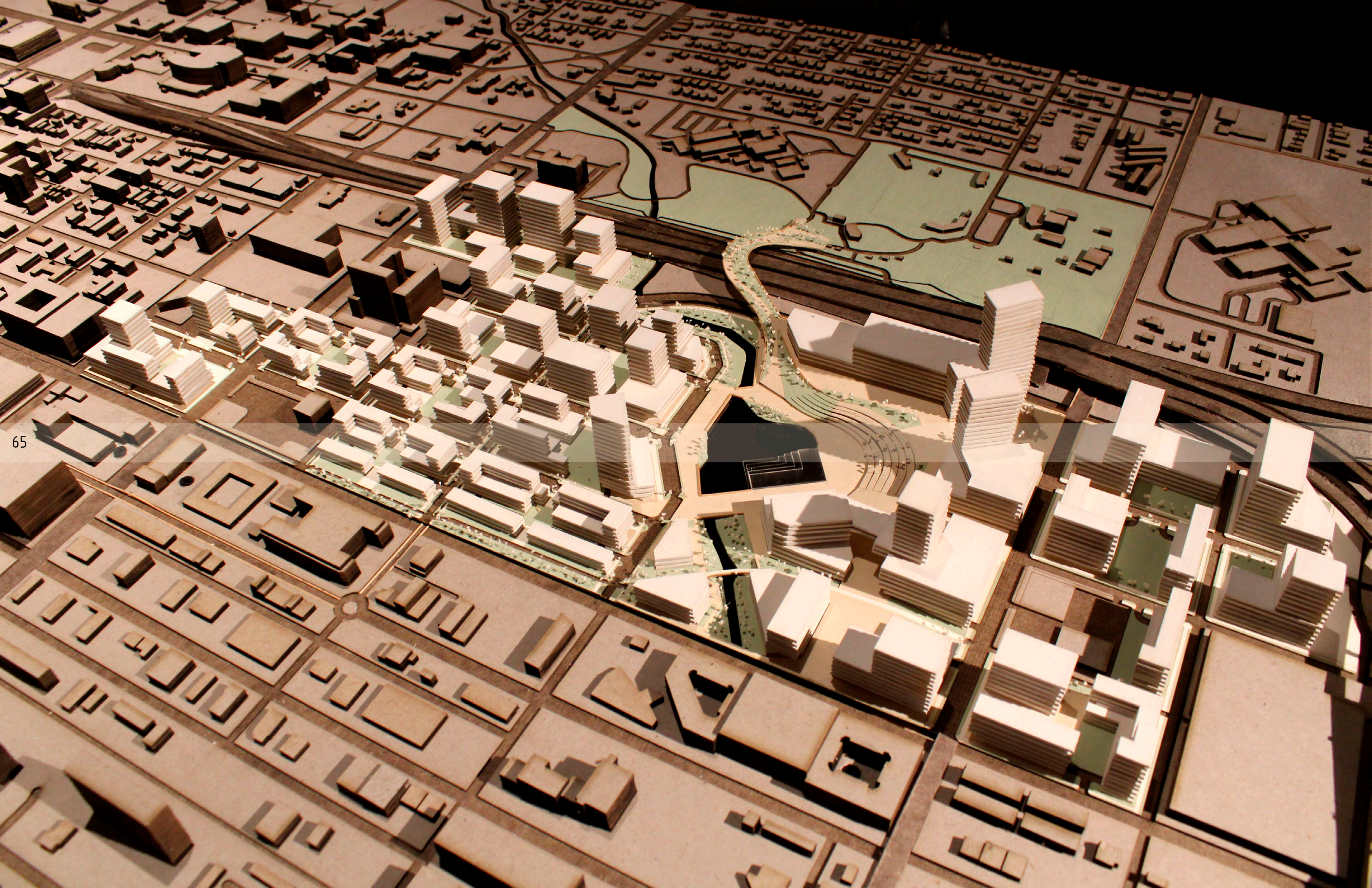


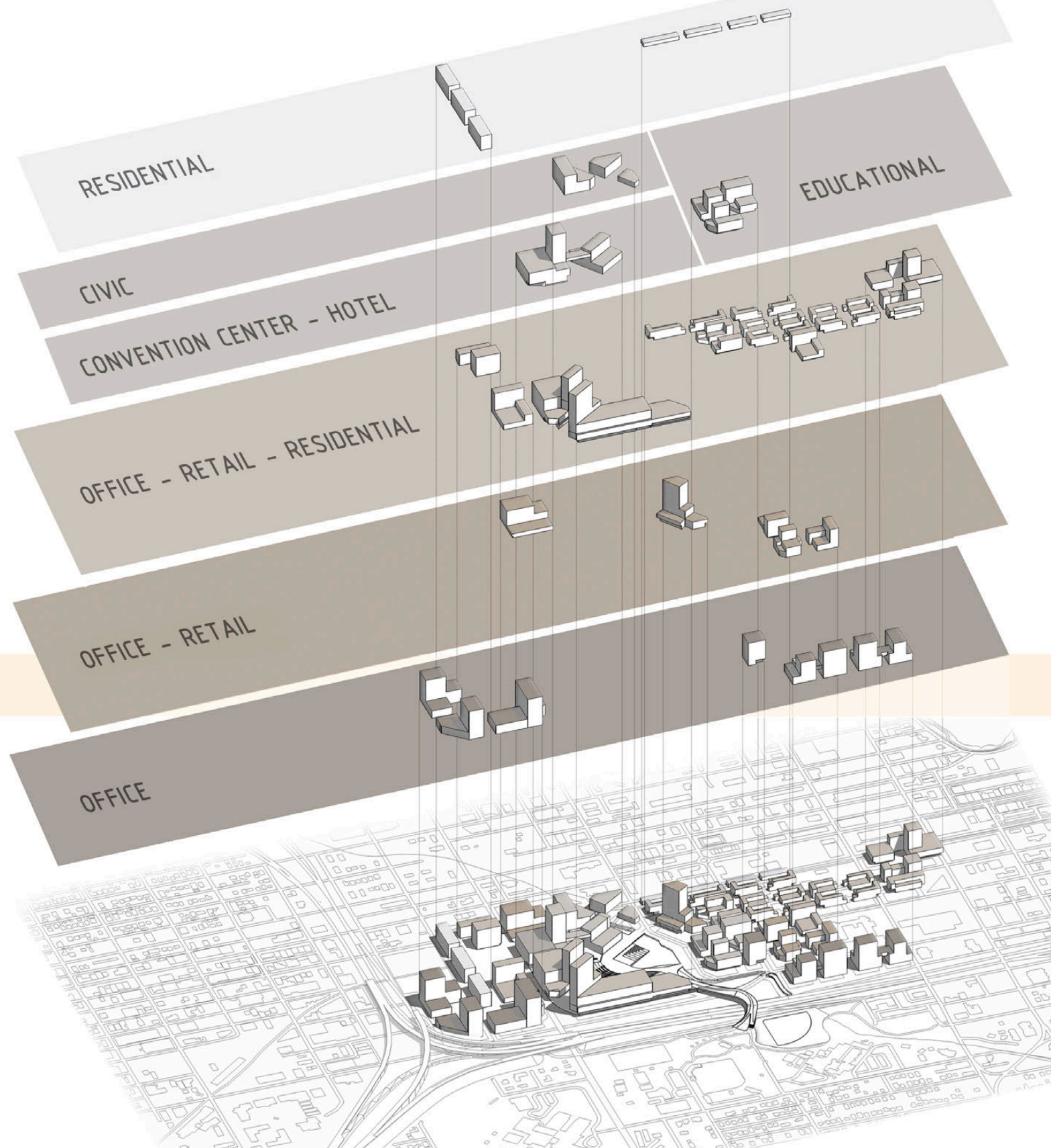
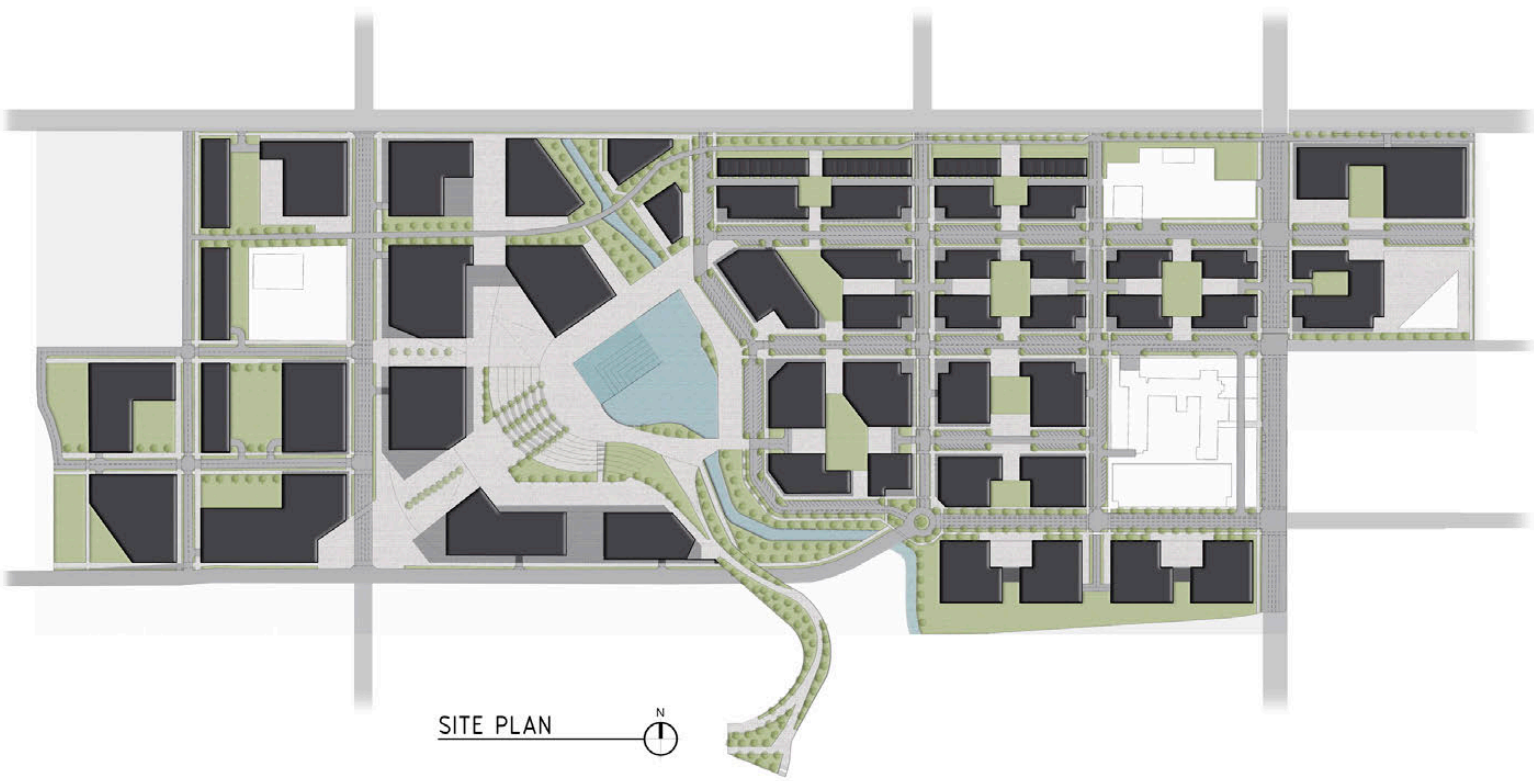




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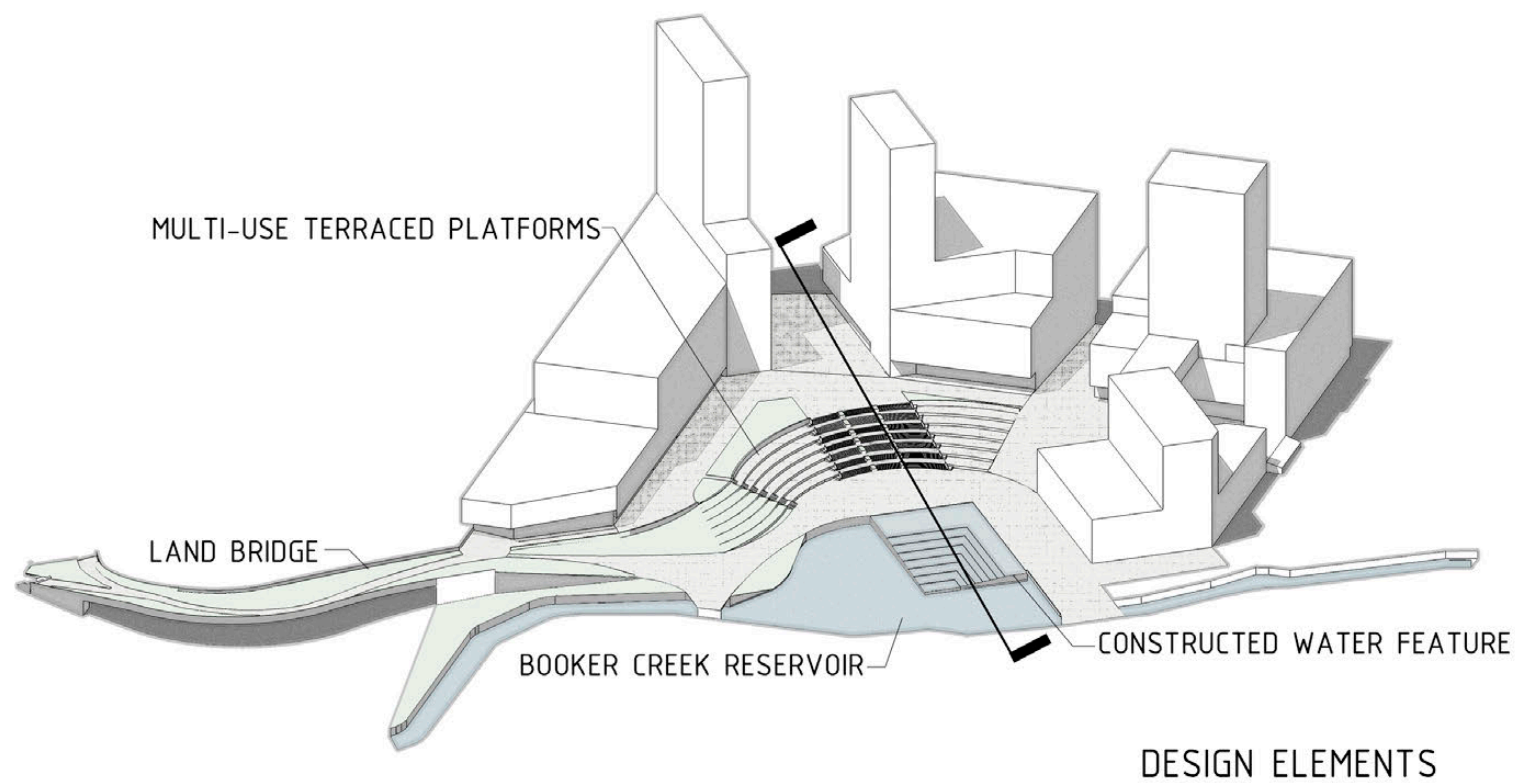




67 Program

The study of the physical fabric of the city reveals the inefficient use of surface parking lots actively being replaced by super-blocks with parking integrated into buildings. This proposal includes off-street parking on the retail streets, 2nd ave. s., 3rd ave. s. and 13th St S., keeping in character with Beach dr. and Central ave. The remainder of the parking is to be nestled within the buildings. In comparison to the approximately 6,000 spaces offered by the site currently, this proposal offers, 615 off-street parking spaces and enough square footage to accommodate 7,750 parking spaces within the buildings, which would serve residents, patrons and visitors to the site. The site information to the right details the proposed area calculations and the proposed density. As previously mentioned, programming is essential to the success of the site, and is detailed on the axonometric to the right. The office buildings were designed to line the highway, shielding the residential core and public realm from some of the noise pollution generated from the highway as well as its unsightly view. Parking garages line the highway with the office spaces placed above. These large buildings have the capability of hosting large corporations that may want to relocate to St Petersburg. The office retail buildings offer a step down in density from the office-only buildings and are integrated into the residential mixed use fabric which defines the site's character with the presence of ground floor retail, ideally comprised of locally owned small business retail tenants. Most of the buildings on the site belong to the office-retail-residential category. The importance of this typology, iterated in different scales on the site, contributes to the creation of a dynamic sidewalk ballet as described by Jane Jacobs in *The Death and Life of Great American Cities*. The character of the sidewalk ballet cannot be specifically prescribed yet designers can provide its framework. The synergy created by the office-retail-residential use guarantees eyes on the street and usage at all times of day leading to an increased sense of community and perception of safety. The creation of neighborhoods which provide work opportunity for its residents increase their walkability and disincentivizes the overuse of cars. Educational and civic uses are placed on the edge of the creek and the convention center/hotel is located on the edge of the Urban Beach which will act as an intense activator of the public plaza. An option of residential only buildings in the form of row houses, lining the Pinellas Trail, and apartment buildings are offered as an alternative to the mixed use residential typology.

Existing Conditions:		Proposed Design:	
Land area:	86 acres	Off-Street Parking:	615 spaces
Parking: Approx.	3,750,000 sq.ft.	Parking Garage Spaces:	7,750 spaces
Stadium Area:	6000 spaces	Residential Use:	1,610,000 sq.ft.
	1,100,000 sq. ft.		1610 units
		30% Affordable Housing:	483 units
		Retail Use:	400,000 sq.ft.
		Office Use:	3,800,000 sq.ft.
		Civic Use:	400,000 sq.ft.
		Educational Use:	350,000 sq.ft.
		Gross Built Area:	6,510,000 sq.ft
		FAR:	1.8



Urban Beach is programmed with several design elements which will contribute to its success as an urban plaza and connection node between southside St Petersburg and downtown. Urban Beach begins with the land bridge which acts as a threshold between Campbell Park and the urban plaza space. The land bridge is a physical patch over the highway separating southside from downtown. It is a means by which pedestrians rise above the highway barrier and descend onto the plaza area enjoying an elevated view of the neighborhood. It is not just a bridge, such as can currently be found on the site, which is seldom used. It is a symbolic procession onto the site, an invitation. The path splits where the bridge lands, one towards the water and the other towards the building edges. The land bridge transitions into the multi-use terraced platforms, 25 ft in width, which can serve as amphitheater seating for large scale events, or even platforms upon which to accommodate pop up markets, art shows, or school picnics (given the adjacency of the site to two schools). The platforms are interrupted by grand stairs, aligning with the southwestern axis and the constructed water feature. The water feature is comprised of gently sloped terraced concrete platforms submerged in filtered creek and rain water, running back off into the Booker Creek Reservoir. The sound of water movement improves the soundscape quality in an urban setting (Yang & Kang, 2005). Water evokes the fluidity of time and space. The connection to the water is a connection to the memory of this place.

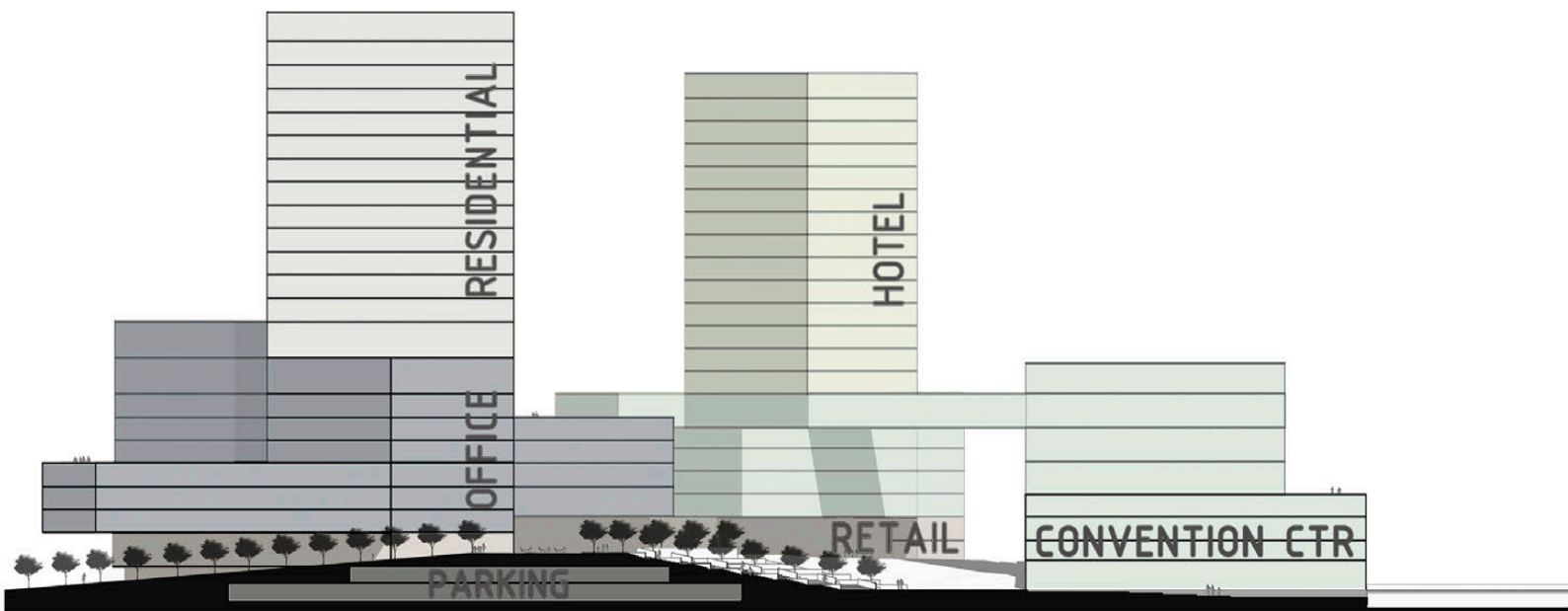
"In observation studies of modern plaza use; sitting, standing, walking and their combinations with eating, reading, watching and listening account for more than 90% of use" (Marcus & Francis, 1997).

An urban plaza needs to provide basic programming features but also retain flexibility. The edge of the Urban Beach is lined with retail with enough footprint to allow for a grocery store to occupy either the ground level or 2nd floor. There is no grocery store in the entire southside portion on the map which depicted the African American density of over 80%. Two grocery stores have come and gone on 22nd St S and 18th Ave. S.. Rev. Haynes indicated to me that the grocery stores didn't generate the revenue that they were anticipating because the neighborhood's residents don't have access to good paying jobs to generate the income to support the stores.

69 Urban Beach

By strengthening the social fabric, providing economic opportunity, and boosting the well-being of citizens, public space can make limited resources go further and enrich the community both socially and financially - Project for Public Spaces

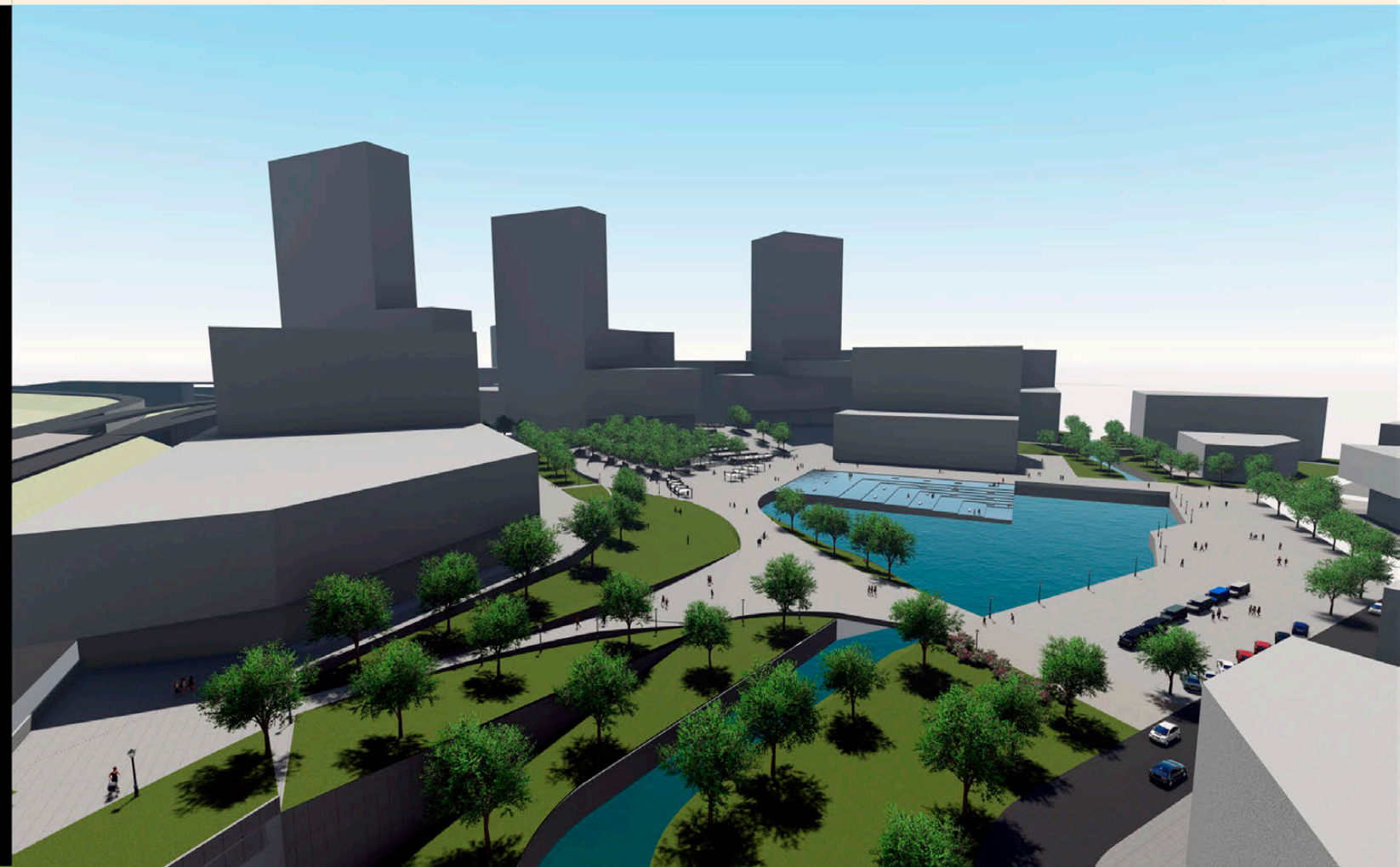
This purpose must be served by the site. It needs to be a place of opportunity, which provides someone who has a dream with a platform to realize that dream. Inviting, not subsidizing, large industry to occupy the office buildings on-site provides a clientele for the locally owned businesses at the ground level, as long as their right to be there is preserved. I would argue that the 3 Starbucks coffee shops in downtown St Petersburg serve their purpose, yet locally owned coffee shops and restaurants on the plaza would offer more of St Pete's "sunshine city" character that is well loved by its citizenry and has been transforming it into a destination. The plaza has the opportunity to showcase and celebrate St Petersburg's local flavor rather than exhibit a commercial display of national chains. The convention center/hotel as a building typology has the potential to bring thousands of patrons to the site, some of whom have never been to St Petersburg, and the Urban Beach would be their first pedestrian exposure to the city. Designing small storefront spaces, at the ground level, allows for greater affordability especially for start up businesses. The upper levels could include an array of office sizes and typologies, such as business cooperatives, as suggested by Rev. Haynes, which would allow for start-up entrepreneurs to have access to office amenities in a place that otherwise would be unaffordable for many. The synergy between the different uses, pictured left would provide the city plaza with liveliness throughout the day and into the night. Restaurants and bars will maintain the level of energy until later and the presence of residential units also places eyes and ears on the plaza at all times. The residential units on the plaza are another important aspect of the urban beach as an economic catalyst. These are likely to be overpriced condos, if left unregulated. St Petersburg could lead the way in avoiding the undesirable outcomes of urban renewal, by rethinking affordable housing. Since the plaza is meant to be a unifier of people from different backgrounds and socio-economic statuses, the residents of the site should reflect the same diversity. By requiring developers to include a certain percentage of affordable housing, and middle income housing units, opportunity is extended to a larger portion of the population to live and thrive in a place which offers opportunity for growth. The same amenities should not be afforded to all units as it would cause resentment among the residents paying a higher price. Price can be determined in terms of views, materials used in interior construction, amenities offered within the units, balconies, and so on... With the proper design and regulations in place, Urban Beach has the potential to benefit the developers and, more importantly, the community which it serves.

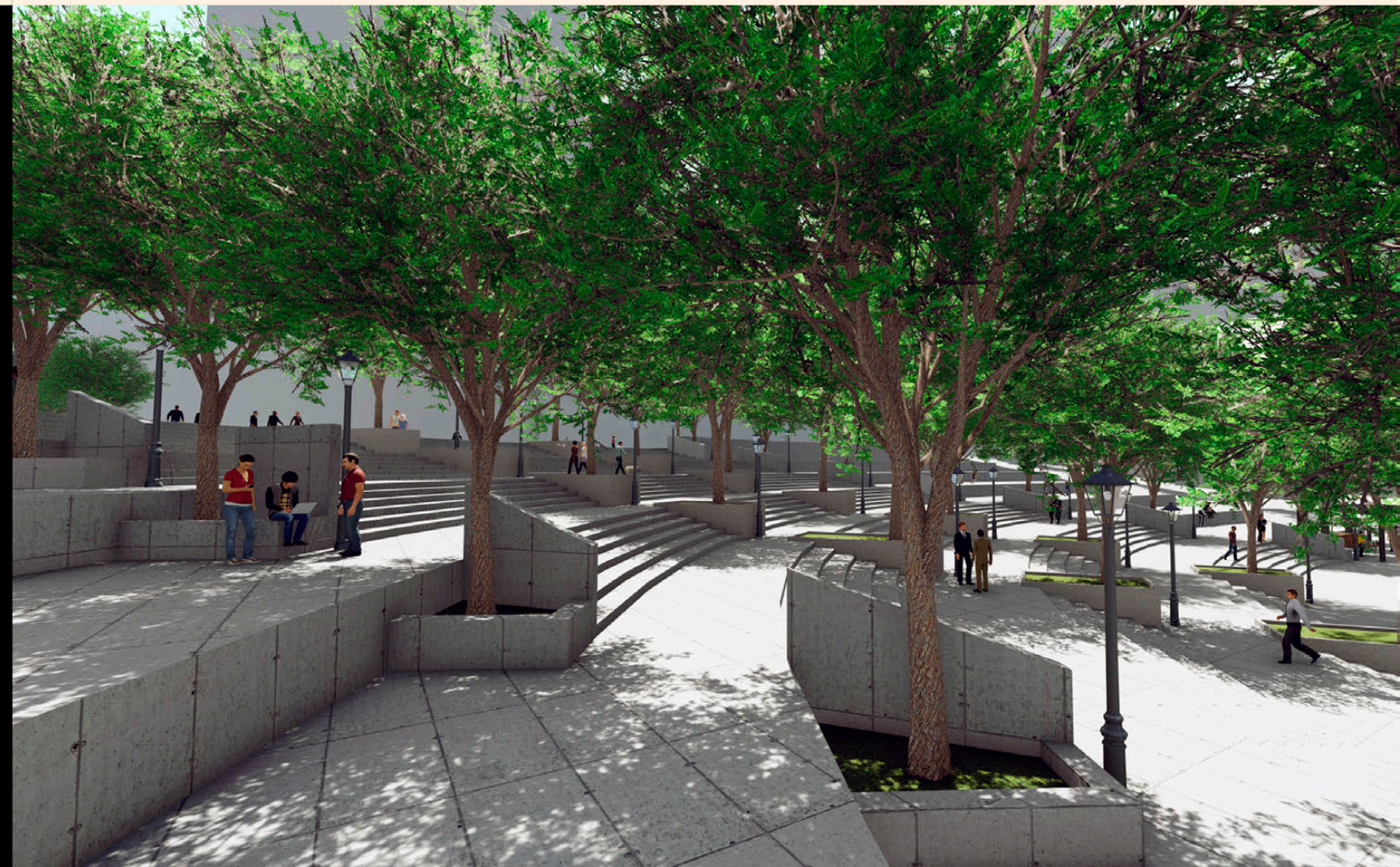


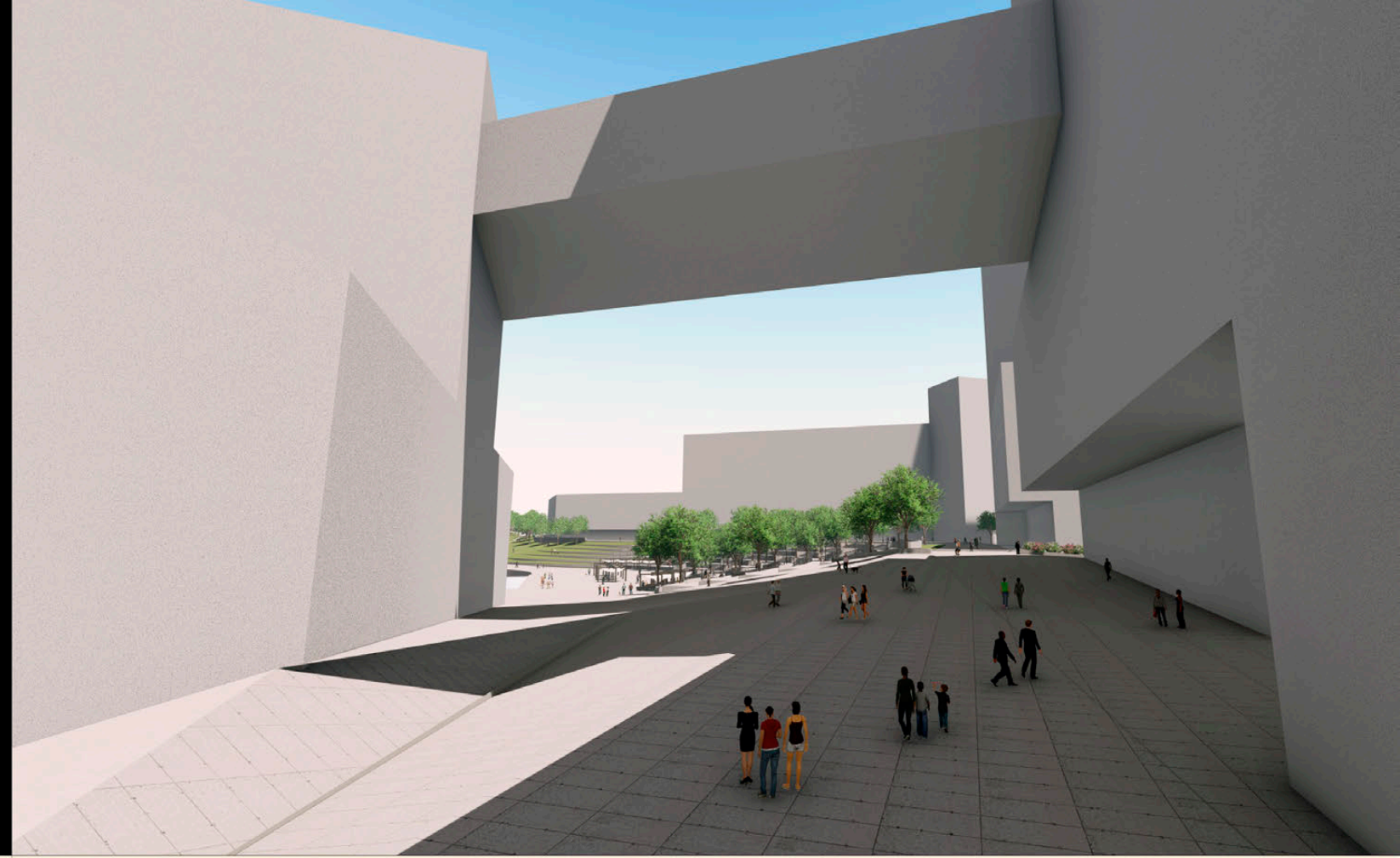
USE SECTION

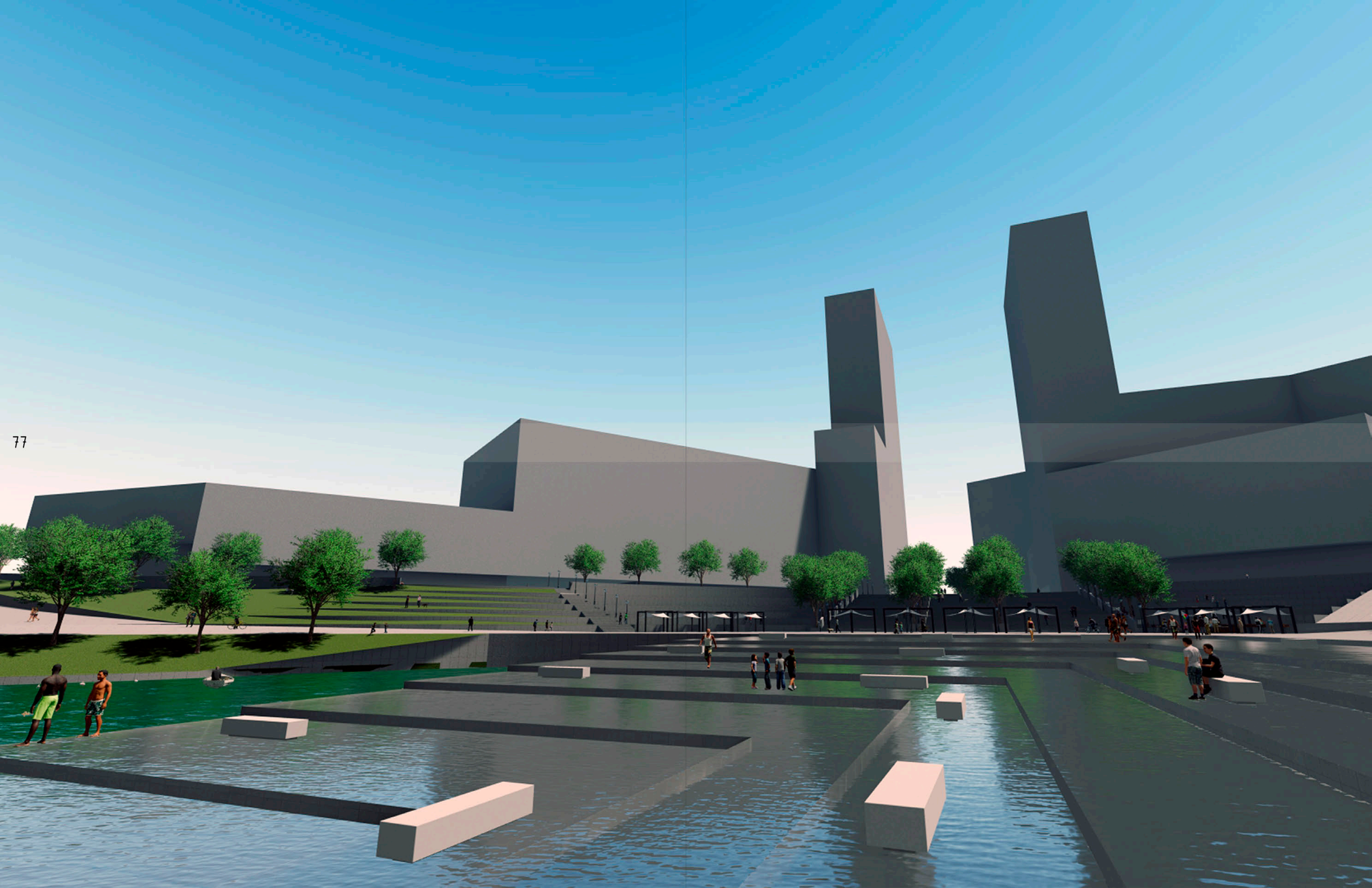


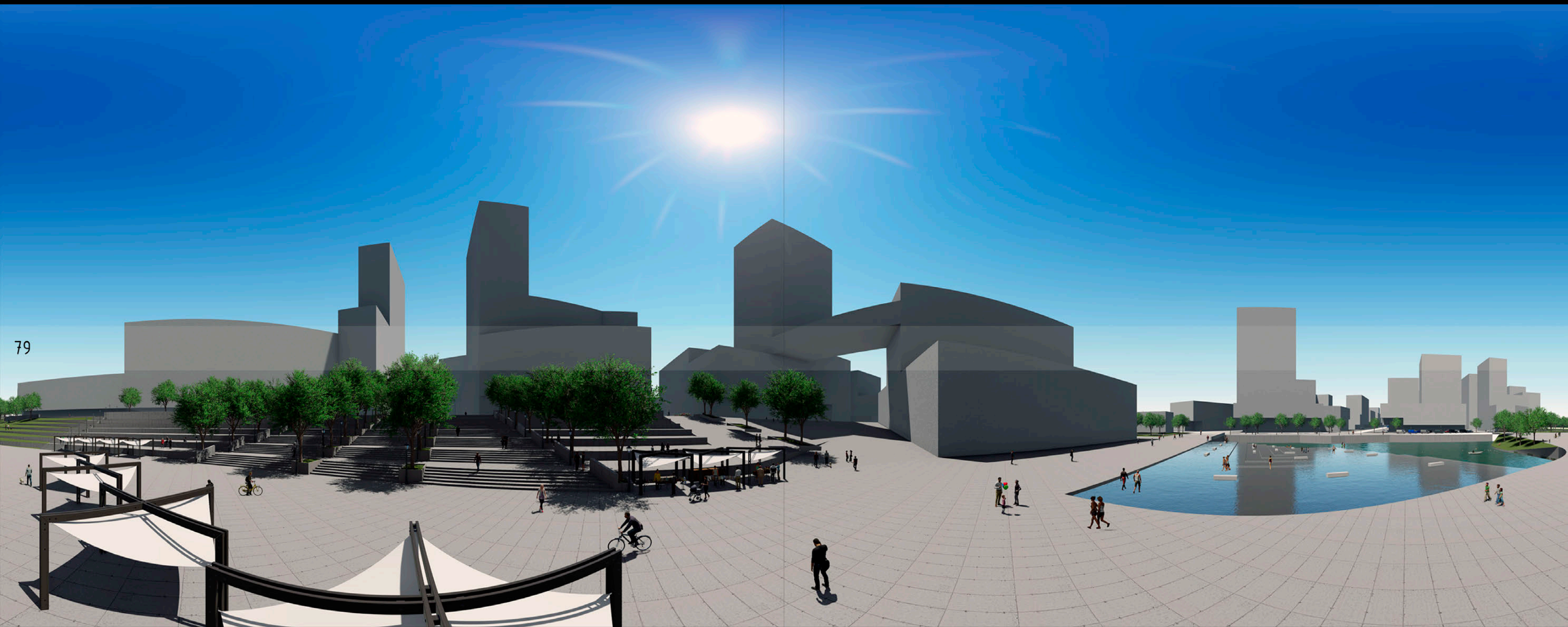
scan to view video



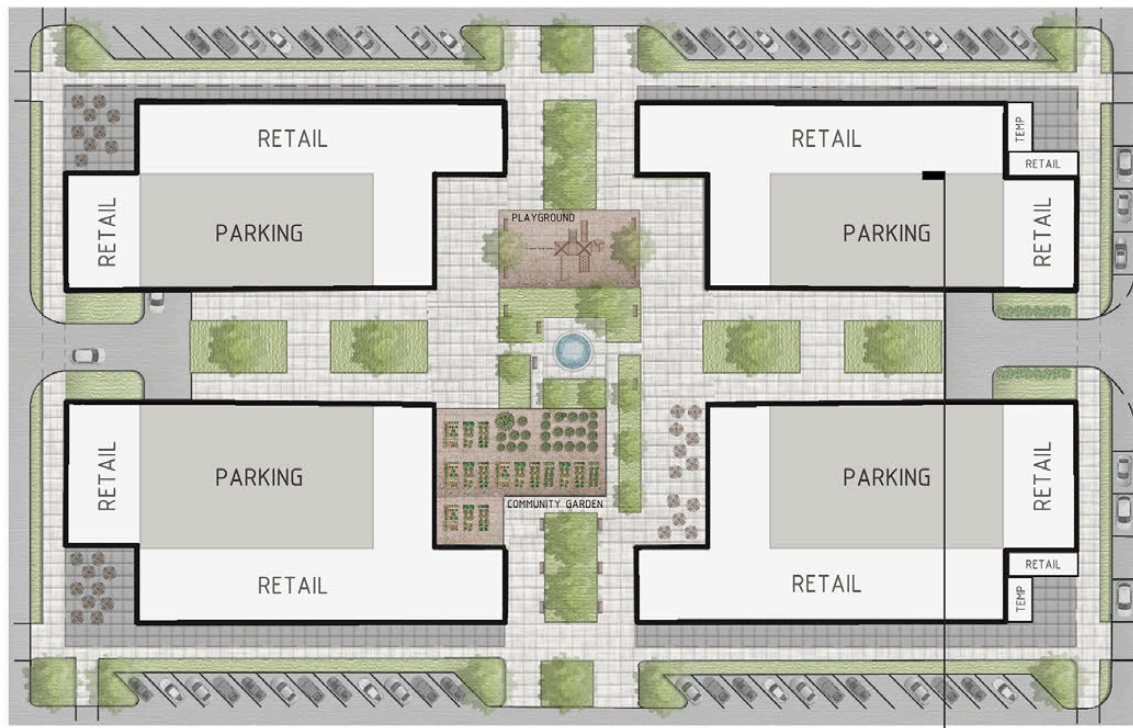








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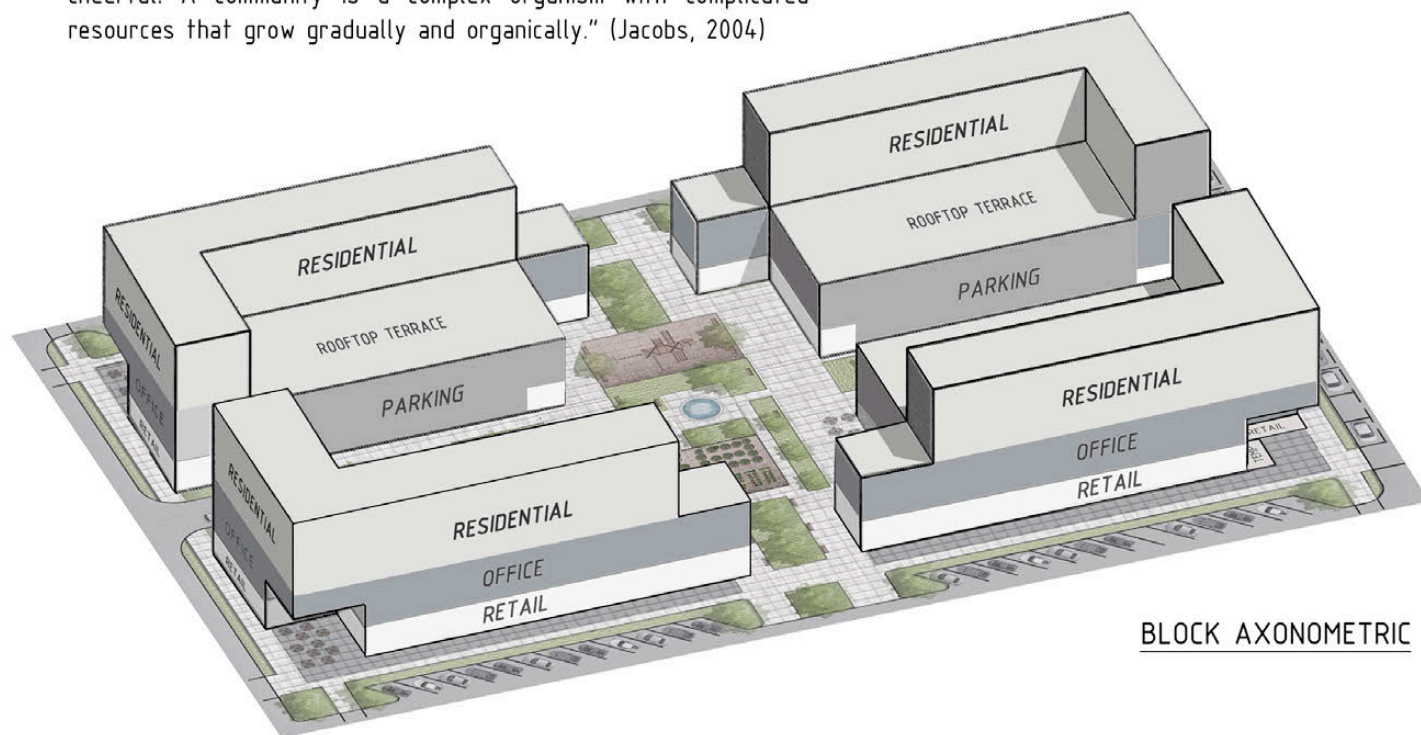
BLOCK & STREET SECTION

TYPICAL MIXED-INCOME BLOCK PLAN

The mixed-income block is another aspect of the site design which was explored. The block was designed as a typology and does not aim to provide a specific building form. The rectangular masses of the buildings were carved into to allow for the following block features to occur. The buildings are composed of retail on the ground level, offices on the 2nd and 3rd level, and residential on the top 3 levels, with parking nestled within the building. The concept of the back alley has been re-imagined, leading to an inner courtyard. The "alley" allows for vehicular access into the buildings and pedestrian access to the courtyard, which can be made semi-private or fully private. These inner courtyards can contain a water feature, playground, garden, exterior work space for offices, courtyard restaurant seating, or an outdoor area for children to learn to ride bikes in safety. These court spaces can be programmed to suit the needs of the residents and occupants of the site. The rooftop terraces above the parking garages can be used as community gardens, event spaces or rooftop pools. These spaces within the blocks offer a smaller scaled place of connection for communities on the block level. The proposed square footage for the block shown to the left allows for approximately 120 living units. If 30% of these are affordable housing units, each block could provide living accommodations for 36 families. The community space would be available for use by all of these families and foster a bond of community between residents and visitors from diverse socio-economic backgrounds. A special emphasis was placed on street corners as well. The block corners are a place of intersection for divergent paths. The building footprint retreats at the corner to allow for outdoor retail activity. Whether it be restaurant seating or temporary retail space which can be rented out on a daily or weekly basis. These temporary spaces "provide opportunity for people at the lower end of the economic spectrum, allowing entrepreneurs...to sustain themselves and their families with a minimum of capital investment." (Project for Public Spaces, 2012) This feature of the block allows for an element of surprise in the sidewalk ballet, introducing the occupants of the block to something new and allowing for the merchant(s) to eventually graduate to a permanent location on site, if their venture successfully builds a clientele and generates enough revenue. The temporary spaces need not conflict with the permanent retail tenants and can assist in bringing increased foot traffic to their sidewalk.

81 The Mixed-Income Block

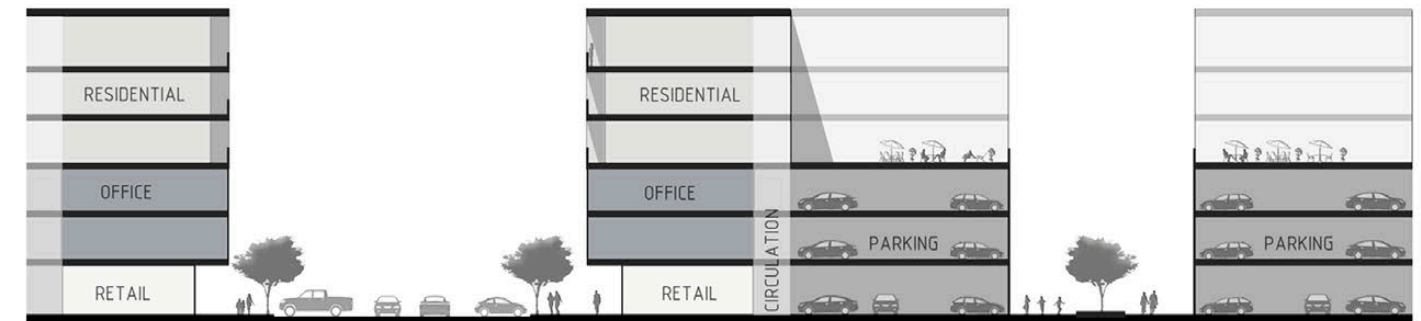
"Two parents, to say nothing of one, cannot possibly satisfy all the needs of a family-household. A community is needed as well, for raising children, and also to keep adults reasonably sane and cheerful. A community is a complex organism with complicated resources that grow gradually and organically." (Jacobs, 2004)



BLOCK AXONOMETRIC

Within the larger neighborhoods, smaller, close-knit residential groupings existed, often identified as "courts" or "quarters". (Peck & Wilson, 2008)

As demonstrated in the street section below, the building footprint retreats to allow the floors above to act as a canopy, a protection from the sun or the heavy rains which can arrive unexpectedly in the summer months. In Florida, generally, the pedestrian experience tends to be an afterthought, as much of the infrastructure is designed to facilitate vehicular movement. Simply retreating the building footprint increases the sidewalk width, increases pedestrian safety, and provides sorely needed shelter on a summer day. Although the city experiences an influx of visitors during the cooler season, the summer promenade can be made more appealing to permanent residents by providing building-integrated shelter from the elements. The inclusion of a landscape buffer, shade-bearing trees, and off-street parking further separates the pedestrian promenade from moving traffic, which increases its quality. With these features implemented at the scale of the block and ultimately the street, the site will no longer exist as an impediment to pedestrian movement but rather as a catalyst for it.



BLOCK & STREET SECTION

"A living culture is forever changing, without losing itself as a framework and context of change.

The reconstruction of a culture is not the same as its restoration." (Jacobs, 2004)

The intent of this proposal is for the site to be designed as an ecosystem which benefits its surrounding communities, the city, and its investors – financially and socially. Examining the site’s history is a critical step towards developing relevant and progressive strategies for inclusivity. The consequences of St Petersburg’s urban renewal efforts, despite any of its intentions, have resulted in population displacement and economic suffering for populations that have been historically marginalized and often occupied these areas for generations. Our “ideals of urban identity, citizenship and belonging” (Harvey, 2003) need to be re-examined, as a broader society, to identify how to construct our environments responsibly. A study of this history reveals that the city, in the past, exhibited consistent disregard towards the health and vitality of its African American community as recently as the 1980s. The persistent attempts at erasure and disempowerment of this community and its culture over time must be followed with equally persistent efforts toward inclusivity and empowerment.

The Urban Beach concept brings downtown intensity into the heart of St Petersburg. It is a connective tissue, placed upon the urban fabric. The city’s heart beats in its core, where the majority of its residents reside. Its edges are beautiful and properly celebrated. Yet the addition of a public plaza in the heart of the city, to be a small business incubator, powered by its residents and, in part, by the presence of large industry, can create a successful synergy which can bring economic benefit to surrounding communities. The implementation of progressive policies is integral to the success of the discussed design features aimed at elevating the area. The urban plaza is the city’s public living room, where people from different walks of life can live, work, play, and connect. Its location on the threshold of the city’s history, culture and memory is a warranted gesture of unity.

85 Conclusion

Although two and three dimensional studies of the built environment can inform the future morphology of the site and the design of its components, these are all merely a framework which its people will infill with their stories. Designers and city officials will determine the quality of that framework and the types of stories which it will invite and support, yet the voices of its citizens will ultimately recount the city’s story.

Mrs. Rosalie Peck wondered in her last chapter, “Where have all the Mangoes gone?”

“Everywhere were wonderful fruit-bearing trees that seemed to belong to no one and to everyone. It was a time when south-side children enjoyed access to an endless abundance of hunger-chasing, gut-filling, taste-bud satisfying fruit from trees of unlimited kindness. Merciful shade-bearing trees sagged heavy with guavas, avocados, oranges, grapefruit, tangerines and lemons, always present for the picking...

Positive role models of old were recalled as being as plentiful as fruit-bearing trees. Revered in memory are parents, relatives, principals, teachers, coaches, preachers, friends, neighbors, professionals in multiple fields and ordinary people doing extraordinary things...

“Do not go where the path may lead, go instead where there is no path and leave a trail”....

St Petersburg today is nearly bereft of mangoes and other cherished fruit trees from neighborhood yards, but the city is still wealthy with a continuing supply of the soul-sustaining fruit of the human spirit.” (Peck & Wilson, 2008)

Fig. 1. Cover of St Petersburg's Historic African American Neighborhoods
Peck R, Wilson J. (2008) *St. Petersburg's historic African American neighborhoods*. Charleston, SC: History Press; 2008.

Fig. 2. Cover of St Petersburg's Historic 22nd Street South
Peck R, Wilson J. (2006) *St. Petersburg's Historic 22nd Street South*. Charleston, SC: History Press.

Fig. 3. Pinellas County, FL - St Petersburg Highlighted Arkyan [CC BY-SA 3.0
(<http://creativecommons.org/licenses/by-sa/3.0/>)]
https://upload.wikimedia.org/wikipedia/commons/2/24/Pinellas_County_Florida_Incorporated_and_Unincorporated_areas_St_Petersburg_Highlighted.svg

Fig. 4. Florida Suncoast Done under construction - 1988
Walker M., November 24, 1986, "Stadium Ground Broken". Boca Raton News. Pp 6C.

Fig. 5. The Manhattan Casino
Moore, W.A, November 20th, 2017, St Petersburg Council okays restaurant deal for Manhattan Casino, Tampa Bay Times.

Fig. 6. The Carter G. Woodson Museum of African American History <http://www.woodsonmuseum.org/>

Fig. 14. Straub Park, St Petersburg
<https://stpeterising.com/>

Fig. 15. Piazza del Campo, Siena Italy
<https://www.discoveruscany.com/siena/piazza-del-campo.html>

Fig. 16. Portsmouth Square
<https://www.sfgate.com/bayarea/article/Changes-could-be-in-store-Portsmouth-Square-11106856.php>
https://scotthessphoto.typepad.com/scott_hess_photography/2010/08/index.html
<https://www.pps.org/places/portsmouth-square>

Fig. 17. Campus Martius
<http://downtowndetroitparks.com/parks/Campus-Martius>
<https://www.pps.org/places/campus-martius>

Fig. 18. Market Square
<https://www.pps.org/projects/pittsburgh-market-square>
<http://www.goodfoodpittsburgh.com/the-good-food-agenda-this-weekends-best-food-events-0614/>

Fig. 19. Discovery Green
<https://www.discoverygreen.com/jones-lawn>
<https://www.pps.org/projects/houstonpark>

Fig. 7. Children Plaiting the Maypole in St Petersburg
Plaiting of the Maypole, September 18th, 2014, the Weekly Challenger.
<http://theweeklychallenger.com/plaiting-of-the-maypole/>

Fig. 8. Jon Wilson and Rosalie Peck
Peck R, Wilson J. (2008) *St. Petersburg's historic African American neighborhoods*. Charleston, SC: History Press; 2008.

Fig. 9. The Orange Belt Railway
Hensley, D., April 2011, History of the Orange Line, Trains Magazine.
<http://trn.trains.com/railroads/ask-trains/2011/04/history-of-the-orange-line>

Fig. 10. St Petersburg, FL, 1947
<https://www.mapsofthepast.com/st-petersburg-florida-topographic-us-army-1947.html>

Fig. 11. Lakeview Market
<http://hdrbodegaphoto.com/2013/12/lakeside-grocery-st-petersburg-fl/>

Fig. 12. Proposed Negro Segregation Project, 1935
St Petersburg Times, December 19th 1935

Fig. 13. Maps tracing concentrations of growth of St Petersburg's African American communities 1920-1951
Peck R, Wilson J. (2008) *St. Petersburg's historic African American neighborhoods*. Charleston, SC: History Press; 2008. p.30

Fig. 20. Washington Square Park
https://www.bizjournals.com/cincinnati/morning_call/2014/10/this-cincinnati-park-is-among-the-5-best-in-the-u.html
<https://cincinnatiusa.com/things-to-do/attractions/washington-park>

Fig. 21. Cheonggyecheon Stream Park
<https://greatruns.com/seoul-cheonggyecheon-stream/>
<https://preparetravelplans.com/cheonggyecheon-stream-guide>

Fig. 22. Sugar Hill, NY
<https://www.elegan.com/blog/2013/07/in-the-heart-of-harlems-renaissance-sugar-hill>

Circular Area Profiles (CAPS) – 2010

Using data from Summary File 1, 2010 Census

Request details:

- Center point name: straub park, st petersburg
Latitude 27.775458
Longitude -82.631460
Selected radii: 1

[CSV file of aggregated data]

1-mile radius of specified point (straub park, st petersburg)

Table with 3 columns: Subject, Number, Percent. Includes sections for 1. Total Population Trends, Etc., 2. Age, 3. Race, 4. Hispanic or Latino and Race, and 5. Relationship of Persons in Households.

Table with 3 columns: Subject, Number, Percent. Includes sections for 3. Race, 4. Hispanic or Latino and Race, and 5. Relationship of Persons in Households.

Circular Area Profiles (CAPS) – 2010

Using data from Summary File 1, 2010 Census

Request details:

- Center point name:
Latitude 27.767985
Longitude -82.653286
Selected radii: 1

[CSV file of aggregated data]

1-mile radius of specified point

Table with 3 columns: Subject, Number, Percent. Includes sections for 1. Total Population Trends, Etc., 2. Age, 4. Hispanic or Latino and Race, and 5. Relationship of Persons in Households.

Table with 3 columns: Subject, Number, Percent. Includes sections for 3. Race, 4. Hispanic or Latino and Race, and 5. Relationship of Persons in Households.

89 Appendix B – 2010 US Census Data

Straub Park - 1 mile radius

Tropicana Field - 1 mile radius

Table with 3 columns: Subject, Number, Percent. Includes sections for 6. Households by Type, 7. Group Quarters, and 8. Housing Occupancy and Tenure.

Table with 3 columns: Subject, Number, Percent. Includes sections for 6. Households by Type and 7. Group Quarters.

Auxiliary report: Counties contributing to circular areas, by concentric ring areas. Includes Missouri Census Data Center logo, SDC logo, and a table of county data.

Table with 3 columns: Subject, Number, Percent. Includes sections for 6. Households by Type, 7. Group Quarters, and 8. Housing Occupancy and Tenure.

Table with 3 columns: Subject, Number, Percent. Includes sections for 6. Households by Type and 7. Group Quarters.

Auxiliary report: Counties contributing to circular areas, by concentric ring areas. Includes Missouri Census Data Center logo, SDC logo, and a table of county data.

Circular Area Profiles (CAPS) - ACS

Using data from 5-year period estimates, vintage 2016

Request details:

- Center point name:
Latitude 27.775458
Longitude -82.631460
Selected radii: 1

1-mile radius of specified point

- 679 housing units were sampled (about 6.4%)
1,047 persons were sampled (about 7.6%)

Table with columns: Subject, Number, Percent. Includes D1. AGE, D2. AGE AND SEX, D3. RACE, D4. HISPANIC OR LATINO (ANY RACE).

Table with columns: Subject, Number, Percent. Includes D2. AGE AND SEX, D3. RACE, D4. HISPANIC OR LATINO (ANY RACE).

Table with columns: Subject, Number, Percent. Includes E1. HOUSEHOLD INCOME AND BENEFITS, E2. FAMILY INCOME AND BENEFITS.

Circular Area Profiles (CAPS) - ACS

Using data from 5-year period estimates, vintage 2016

Request details:

- Center point name:
Latitude 27.767985
Longitude -82.653286
Selected radii: 1

1-mile radius of specified point

- 657 housing units were sampled (about 8.0%)
1,064 persons were sampled (about 7.8%)

Table with columns: Subject, Number, Percent. Includes D1. AGE, D2. AGE AND SEX, D3. RACE, D4. HISPANIC OR LATINO (ANY RACE).

Table with columns: Subject, Number, Percent. Includes D2. AGE AND SEX, D3. RACE, D4. HISPANIC OR LATINO (ANY RACE).

Table with columns: Subject, Number, Percent. Includes E1. HOUSEHOLD INCOME AND BENEFITS, E2. FAMILY INCOME AND BENEFITS.

91 Appendix B - 2016 US Census Data Estimates

Straub Park - 1 mile radius

Table with columns: Subject, Number, Percent. Includes E3. OTHER INCOME MEASURES, E4. POVERTY STATUS OVER THE LAST 12 MONTHS, E5. EMPLOYMENT STATUS.

Table with columns: Subject, Number, Percent. Includes E6. CHILDREN WITH ALL PARENTS WORKING, E7. COMMUTING TO WORK.

Data used in this report is from the American Community Survey 5-year period estimates data for 2012-2016. This metadata report provides some background information on the data items appearing in the report.

See the CAPS index page for other versions of this program.

Logos for Missouri State Library, SDC, and eda. Text describing the Missouri Census Data Center and its partners.

Tropicana Field - 1 mile radius

Table with columns: Subject, Number, Percent. Includes E3. OTHER INCOME MEASURES, E4. POVERTY STATUS OVER THE LAST 12 MONTHS, E5. EMPLOYMENT STATUS.

Table with columns: Subject, Number, Percent. Includes E6. CHILDREN WITH ALL PARENTS WORKING, E7. COMMUTING TO WORK.

Data used in this report is from the American Community Survey 5-year period estimates data for 2012-2016. This metadata report provides some background information on the data items appearing in the report.

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