

St. Louis Metropolitan Research Exchange (STLMRE)

Newsletter, October 2006

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STLMRE Board

Managing Editor

Todd Swanstrom, Ph.D. (scope and methods, housing policy)
Professor
Department of Public Policy
College of Public Service
Saint Louis University (SLU)
swansttf@slu.edu

Institutional Editors

Mark Abbott, Ph.D. (planning history, neighborhood history)
Professor
Department of Urban Specializations/Center for Neighborhood Affairs
Harris-Stowe State College (HS)
abbottm@hssu.edu

Elizabeth Baker, Ph.D. (social and community factors related to health, community-based participatory action research)
Professor
School of Public Health
Saint Louis University
baker@slu.edu

Jim Brasfield, Ph.D.
Professor
Department of Business and Management
Webster University
brasfjm@webster.edu

Joseph Heathcott, Ph.D. (American urban history, metropolitan studies, architecture and the built environment, urban theory)
Professor
Department of American Studies
College of Arts and Sciences
Saint Louis University (SLU)
heathcje@slu.edu

STLMRE Board (continued)

Terry Jones, Ph.D. (metropolitan politics/policy, public opinion)
Professor
Department of Political Science and Public Policy Administration Program
University of Missouri--St. Louis (UMSL)
terry.jones@umsl.edu

Jacqueline Tatom, Ph.D. (urban design theory, urban theory, metropolitan development and landscape infrastructure)
Professor, School of Architecture
Washington University in St. Louis (WUSTL)
tatom@architecture.wustl.edu

Andrew Theising, Ph.D.
Department of Political Science
Southern Illinois University--Edwardsville (SIUE)
atheisi@siue.edu

Welcome to the St. Louis Metropolitan Research Exchange (STLMRE)!

STLMRE is an effort to put researchers on St. Louis in touch with one another. We have no desire to institutionalize ourselves. Our mission is to exchange information about past, present, and future research on the St. Louis region that is of interest to urban scholars and concerned citizens.

We trust that, like us, you will be impressed with the breadth and depth of the research being conducted on the St. Louis region. We think we have only scratched the surface, however. There is even more research out there that we have not heard about. We need your help. Tell us about your research, reports, and conferences. And give us your reaction to our website. We welcome your criticisms and suggestions for making it better.

Where Are We Going?

By Todd Swanstrom, Managing Editor

The St. Louis Metropolitan Research Exchange continues to sponsor the exchange of information by scholars doing research on St. Louis. On September 28th we had a roundtable at Harris Stowe on “Rethinking Regionalism” with myself and Terry Jones and Don Phares of UMSL. About 35 people showed up to discuss where regionalism is headed in St. Louis and across the country. Don Phares documented the long, and for many of us unfortunate, history of failed attempts at governmental consolidation in St. Louis. The consensus was that regional government was not on the agenda for St. Louis nor for most metropolitan areas in the country. On the other hand, metropolitan areas are experimenting in all sorts of forms of “regional governance” that fall below the radar screens of most scholars. Terry Jones listed some of the incredibly array of regional collaborations in St. Louis. I concluded that scholars need to stop talking in abstract terms about the free market (or public choice) versus regional government and find ways to analyze the rich array of collaborations and governmental arrangements that have arisen in regions.

Our next event features myself and Joseph Heathcott of Saint Louis University's American Studies Department doing a presentation on "The Crisis of Modernist Public Housing: Pruitt Igoe in St. Louis and Bijlmermeer in Amsterdam. It will take place at 4:30 pm on November 2nd in the Cook School of Business (Room 236) on the main campus of SLU (near the corner of Lindell and Spring). The event is co-sponsored by the Department of Public Policy Studies and a reception will follow the talk.

We have added a new feature to our website: a collection of course syllabi that feature substantial readings on St. Louis. To access the syllabi go to our website and click on "Syllabi." If you would like to submit a syllabus for inclusion on our website, please send a copy to me at: swansttf@slu.edu.

Finally, if you know someone who would like to subscribe to STLMRE's biannual newsletter and announcements of talks, send an email to our webmaster, Chris Luebbert: luebbeca@slu.edu.

Conferences, Meetings, Talks, and Exhibits

November 2: "The Crisis of Modernist Public Housing: Pruitt-Igoe in St. Louis and Bijlmermeer in Amsterdam:" A presentation by Joseph Heathcott, American Studies and Todd Swanstrom, Public Policy Studies, Saint Louis University at the Cook School of Business, Room 236 at 4:30 pm. Sponsored by the St. Louis Metropolitan Research Exchange (STLMRE) and the Department of Public Policy Studies. Free and open to the public. A reception will follow the talk. The Cook School of Business is located on the main campus of Saint Louis University near the corner of Lindell Boulevard and Spring Street.

November 15: America Recycles Day Expo at City Hall Rotunda, City of St. Louis - Free of charge and open to the public, the City of St. Louis City of St. Louis Refuse Division - Recycling Program will host America Recycles Day Expo. Perhaps you've always been curious about recycling, but were never really sure where to start or how to do it. Or, maybe you're quite the recycling veteran, who's constantly looking for ways to push the envelope, possibly even step up to reusing and reducing. Or, you might be dreaming of opening your own business, but are wondering what kind of market opportunities currently exist. Wherever you're at on the reduce-reuse-recycle spectrum, here's an Expo for you. From service providers to manufacturers to retailers, this Expo will display a variety of services and products to help you close the loop on recycling, whether you're a resident or a business. Please join us – to browse or to ask questions. The expo will be from 10 AM - 2 PM. For additional details and a list of the organizations and companies that will be participating, go to <http://stlouis.missouri.org/citygov/recycle>, e-mail recycle@stlouis.missouri.org or call (314) 353-7176.

November 15: Looking into the Crystal Ball: LEAM and the Blueprint Model as a Tool for Integrated Planning for St. Louis Region. Visualize future changes in your community associated with planning decisions. Retrieve and manipulate maps showing simulations, economic forecasts, environmental and social data, decision consequences. A presentation by David Wilson, East-West Gateway Coordinating Council of

Governments and a LEAD team member from the University of Illinois. Registration is \$10 and payable online at web.extension.uiuc.edu/madisonstclair. Location: Collinsville Area Recreation District, 10 Gateway Drive, Collinsville, IL 62234. For more information call (618) 650-7050.

November 15 & 16: Transportation Improvement Program (TIP) Project

Development Workshops for Missouri and Illinois Governments: For municipalities and agencies interested in applying for federal funds for local transportation projects, staff from East-West Gateway Council of Governments and the respective DOT local roads groups will provide information on: funding programs; amounts of funding available under each program; and completing and submitting applications for funding. Advance registration is required. A registration form is available on the East-West Gateway Web site, www.ewgateway.org. The Missouri workshop will be held November 15, 9 AM - noon, at MoDOT District 6 Transportation Management Center (TMC), Room 209, 14301 South Outer 40 Road, Town and Country, MO 63017. The Illinois workshop will be held November 16, 9 AM - noon, at IDOT District 8 Headquarters, Regional Conference Room, 1102 Eastport Plaza Drive, Collinsville, IL 62234. For more information, contact Terry Freeland at terryf@ewgateway.org or call Terry at (314) 421-4220 or (618) 274-2750.

November 16: Zoning - Module 6 of Chancellor's Certificate Program in Planning and Zoning at UM-St. Louis.

Review the basics of zoning structure, format, and process. Learn about updating your codes, drafting effective and unified zoning codes, the plan/code relationship, and administering exceptions. Address topics including code regulation of commercial and residential development, 8 protecting the environment, and governmental roles in zoning. The trainer will be Ada Hood, AICP, director of planning and community development for the City of Ellisville. The training will be from 6 - 9 PM on the campus of UM-St. Louis. Go to http://www.umsl.edu/~conted/noncredit/planningandzoning/pz_desc.htm#13. Click on "MOD 6" to register online.

November 28: Community Concerns Forum - Fuel for Thought - Perspectives on alternative energy sources for powering automobiles...the pros and cons. This free event, offered in partnership with Metropolis St. Louis and League of Women Voters St. Louis, will be held from 5 - 6:30 PM at the Schlafly Branch Library, 225 N Euclid. Park for \$1 an hour in the adjacent garage. RSVP to Debra White at (314) 622-1250, ext. 101 or debraw@focus-stl.org.

Research Projects (in alphabetical order by principal investigator)

HOPE VI Evaluation

Mark Abbott, Harris Stowe State University

Students and faculty at Harris continue to participate in the evaluation of the Blumeyer HOPE VI Redevelopment Project. Harris is responsible for measuring the impact of the Community Social Service (CSS) component of the project. The evaluation team is assessing the program's effect on the original residents, the surrounding community, and the actual site. The evaluation team has recently been invited to collaborate with a

number of other HOPE VI evaluators in the Midwest to prepare a comparative analysis of the HOPE VI program.

Contact Mark Abbott at: abbottm@hssu.edu.

Service Learning at Harris

Mark Abbott, Harris Stowe State University

This semester several courses being offered by the Department of Urban Specializations are incorporating service learning projects into their curriculum. The basic premise of service learning is that students are better to apply classroom concepts if they are given the responsibility of implementing a “real” project in the community. The two largest projects this semester involve an urban policy class and an urban problems course. In the urban policy class, students are collaborating with stakeholders in Lucas Heights (Midtown) to craft a neighborhood plan which will hopefully be adopted by the St. Louis Planning Commission. For the urban problems class, students are working with residents in the Vandeventer neighborhood to generate data for a neighborhood conditions report. Contact Mark Abbott at: abbottm@hssu.edu.

History of Planning in St. Louis

Mark Abbott, Harris Stowe State University

Mark Abbott, Director of the Center for Neighborhood Affairs, is doing research on two important plans put forward in St. Louis. The first is on the 1907 plan, the first comprehensive plan in the United States. The second chapter deals with the 1947 plan, prepared by Harland Bartholomew, one of the most noteworthy planners of the twentieth century. These articles will be published in the Public Policy Research Center (PPRC) third volume for its *Metromorphosis* series on urban planning in St. Louis, which is intended to be published in 2007 to commemorate the hundredth anniversary of the 2007 plan.

Contact Mark Abbott at: abbottm@hssu.edu

Planning a Greener, More Sustainable Future for Affordable Housing: An Examination of the Role that Land Trusts Can Play in Securing the Benefits of Brownfield and Housing Subsidies

Sarah L. Coffin, Public Policy Studies, Saint Louis University

Joseph Heathcott, Department of American Studies, SLU

Ashley Cruce, Center for Social Justice, SLU

The traditional model of building affordable housing for purchase is based on a system of transfer payments and other subsidies that target individual properties for individual homebuyers. Developers accumulate subsidies to write down land acquisition and construction and build the units for low to moderate-income buyers. Unfortunately, this process results in the production of subsidy for what is essentially market rate housing,; there is no net gain in new units of affordable housing. Often housing agencies find that the only available sites in rapidly gentrifying neighborhoods are the sites that have environmental complications. Brownfield developers are growing increasingly savvy in capitalizing on the public subsidies that have been made available, realizing considerable profits. Later, upon resale of the subsidized unit, the first buyer realizes the equity while the housing agency may or may not recapture some of their housing subsidy. As a result,

they lose a unit of affordable housing. In this paper we argue that there is more to be gained through this system of public subsidy if we can couple brownfield funds to a Community Land Trust. The CLT model secures and preserves public investments in land in perpetuity. The subsidy is never granted over to the individual; instead it remains locked into the land itself. To provide details of this method of securing brownfield subsidies, our paper reports on the findings from a case study in St. Louis, Missouri, that examines the creative use of a series of housing assistance and brownfield programs to develop below-market rate housing for first-time, income-qualified home buyers in a rapidly gentrifying neighborhood. The paper examines the use of community land trusts as a means to extend the benefits of scarce public subsidies and program resources by locking the benefits into the land rather than assigning them to the homebuyer. We conclude with some policy recommendations for the development of place-based intergenerational equity as it relates to brownfield and other housing subsidies.

Contact: Sarah L. Coffin at: coffinsl@slu.edu

Healthy Marriage/Healthy Families St. Louis

Mary Domahidy and Barb Holmes, Saint Louis University

The purpose of the project, *Healthy Marriage/Healthy Families St. Louis*, is to strengthen marriages and families by providing skill-based training in communication, conflict resolution, parenting, and financial management to low/moderate income people in St. Louis City and County. Annually, about 4,000 marriages end in divorce and 900 teens become pregnant. Middle/upper income families have access to marriage enrichment for fees that are beyond the means of low/moderate income families. This project provides an affordable system of services that is responsive to the relationship stresses of low/moderate income people. The primary service area includes 115 census tracts in St. Louis City and County. In these tracts at least 30% of the people have incomes that are at or below 185% of poverty. Within this service area there are: 416,000 people; 43,305 married couples; 55,590 separated or divorced persons; and 31,200 single parent families. The population is 65% Black, 30% White, 2% Hispanic, and 3% recent immigrants. Sixteen organizations are collaborating to deliver the training. The training is supported by two public awareness processes: a multimedia campaign and a personal recruitment/referral process. A team from Saint Louis University received funding for a formative and summative evaluation, as well as an innovative knowledge exchange process that provides opportunity for service providers and academics to benefit from growth in knowledge as the project unfolds.

Contact Mary Domahidy at: domahimr@slu.edu

Dialogue for Gateway Futures: The Gateway Blueprint/LEAM Modeling Project

Steve Nagle, East-West Gateway

The East-West Gateway Council of Governments has made a significant investment in developing and employing the St. Louis Blueprint Model, and that investment is paying off. In its development, the Blueprint model has sparked an informed regional conversation about the region's future. The run of scenarios, simulations and regional workshops using the Blueprint model has enhanced understanding of what makes the region work, and is providing a platform for regional dialogue about future scenarios and public investment in the St. Louis Metropolitan Region. Today the Blueprint model can

be run to project land use change on a wide variety of scenario planning. The Blueprint model better connects land-use planning and transportation demand modeling through the interface of LEAM and EWG's TRansEval models. East-West Gateway has utilized the Blueprint model to facilitate planning by local governments around Scott Air force Base as a part of a Department of Defense economic diversification study. In addition, preliminary work by the SW Illinois Resource Conservation & Development organization in Mascoutah has shown how the model can also be used to project potential impacts from development on natural resources. This work has helped lay the groundwork for looking at transportation related impacts in developing Long Range Transportation Plans. LEAM stands for Land Use Evolution and Impact Assessment Model that uses computer simulations to test future consequences of different land use policies and public investments. East-West Gateway in partnership with the University of Illinois Urbana-Champaign has been developing the model to use as a fully integrated planning tool for use at the local and regional level for years to come.

Contact Steve Nagle at: steve.nagle@ewgateway.org

Ten Toes Express

Laura Brennan Ramirez, Transtria

Citizens for Modern Transit (CMT), in collaboration with Transtria LLC have begun work on a new project, Ten Toes Express, which aims to increase physical activity and healthy eating in the St. Louis community located in close proximity to the MetroLink public transit system. The Ten Toes Express program will take a two pronged approach, targeting older adults 65 years and older and the employee population across the cross county corridor. The project will entail the development of an educational campaign that will include the creation of a walking kit and local walking groups. Walking kit materials will highlight both physical activity and nutrition messages. Research has shown that interventions influencing multiple dimensions of behavior simultaneously can lead to greater and longer lasting changes and maintenance of positive health behaviors. As a result, the Ten Toe Express program will use an ecological framework to guide the development, implementation and evaluation of intervention activities. At the individual level, the campaign will work to address knowledge, self-efficacy, and perceived safety through walking kit materials. At the interpersonal level, campaign activities will increase social support for participating in physical activity through walking groups. On a community level, campaign materials will increase perceived access to local destinations (e.g., restaurants serving healthy options) in the community environment through walking kit materials. Lastly, at the policy level, the findings from these efforts will be used to inform and disseminate policy recommendations to improve opportunities for physical activity and healthy eating among residents of St. Louis. The project has been granted funding from the Missouri Foundation for Health as part of their Healthy and Active Communities program and East-West Gateway as part of their Congestion Mitigation and Air Quality (CMAQ) funding.

Contact: [Laura Brennan Ramirez at: laura@transtria.com](mailto:laura@transtria.com)

Building Resilient Regions Network Formed

Todd Swanstrom, Saint Louis University

Todd Swanstrom is part of a group of scholars and practitioners who recently won a Phase II grant from the MacArthur Foundation to further their research on best practices

in regionalism. The basic approach of the network is that regions cannot be compared across-the-board but must be compared relative to the challenges they face. The group will look at the different challenges that regions confront, such as rapid growth, large-scale immigration, economic stagnation, and the suburbanization. All regions possess a distinct mode of regional governance that is more or less resilient, i.e., able to adapt to new conditions. The network will create new data-bases to compare regions and will conduct detailed comparative case studies to determine the roots of resilient regions. St. Louis will be one of the regions studied.

Contact Todd Swanstrom at: swansttf@slu.edu

The Metropolitan Sewer District

Andy Theising, SIUE Department of Political Science

Andy Theising has launched a study of the Metropolitan St. Louis Sewer District and how its organizational behavior affects corruption, service delivery, and ability to reform. He plans to publish a book out of this research.

Contact Dr. Theising at: atheisi@suie.edu.

Bibliography - Recent Publications with a St. Louis Connection

St. Louis Plans, edited by Mark Tranel, PPRC, UMSL (forthcoming)

There are many factors that shape the metropolitan St. Louis area. Among those factors are the plans made by numerous public, nonprofit, and other civic agencies. St. Louis has a rich history of planning that heretofore has not been documented. *St. Louis Plans* will record what planning has occurred at the regional, subregional, and neighborhood levels, as well as within specific sectors such as education, healthcare, and workforce development. The authors will not only review the history of various aspects of planning but also provide insight into planning successes and challenges that can provide lessons for future development.

Chapter authors include Mark Abbott, Professor in the Department of Urban Specializations at Harris Stowe State University; Jerry Blair, Director of Transportation at East-West Gateway Council of Governments; Robert Freund, Jr., Chief Executive Officer of the St. Louis Regional Health Commission; Joseph Heathcott, Assistant Professor in the Department of American Studies at St. Louis University; Terry Jones, Professor of Political Science and Public Policy Administration at the University of Missouri-St. Louis; Charles P. Kindleberger, former Director of Research at the Planning and Urban Design Agency of the City of St. Louis; David Laslo, Director of MIDAS (Metropolitan Information and Data Analysis Services) at the Public Policy Research Center at the University of Missouri - St. Louis; Robert M. Lewis, Principal and President of Development Strategies, Inc.; Carole A. Murphy Associate Professor in the College of Education at the University of Missouri - St. Louis; Richard Patton, Executive Director of Vision for Children at Risk; Don Phares, Professor Emeritus of Economics and Public Policy at the University of Missouri-St. Louis; William Winter, Research Analyst in the Public Policy Research Center at the University of Missouri - St. Louis. The editor for this 3rd Volume in the St. Louis Metromorphosis Series is Mark Tranel, Director of the UM-St. Louis Public Policy Research Center.