PLANNER PREDICTS MORE URBAN SPRAWL
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All signs point to more of the urban sprawl, which experience has proved cannot be satisfactorily controlled, Eldridge H. Lovelace, a partner of Harland Bartholomew & Associates, said last night.

In a talk to architecture students at Washington University's Steinberg Hall, the St. Louis city planning firm executive declared that there is no popular alternative to continued sprawling urban development and technological advances will increase it.

Completion of the federal interstate highway system will result in urban sprawl "the likes of which have not been seen before," Lovelace predicted.

Other Developments.
The development of solar energy or other advances in technology may, in the next 25 years, eliminate completely those "pipelines" of power, water and sewer services which now tie residential development to cities, Lovelace said.

Problems of urban diffusion will require the merger of county and city governments and enforcement of stringent land-use controls, he contended. He advocated assessment of taxes on land only and establishment of local capital gains taxes to discourage land speculation, regional and state-wide zoning to protect good farm lands and consideration of compulsory pooling of land where this is found to be desirable.

Lovelace said that despite preparing of the St. Louis county land-use plan by his firm in 1939, the pattern of development has been scattered and wasteful.

He called the controversial present land-use plan "mild and meek" compared with the 1939 plan. Opposition has come chiefly from home builders and those who buy and sell real estate, he said.

"Can't Have Both."

It is impossible, Lovelace asserted, to try to permit "land speculation to make a buck and have a nice city, too," as is sought by some groups.

He said that although sprawling urban development is universally criticized because of wasted land and overextension of municipal services, it is popular with home owners.

Lovelace said that the diffusion made possible by automobiles has made big cities uneconomic and inefficient. Declaring that central cities are being turned into "a kind of welfare ghetto," he said in the future they must have smaller, more balanced populations.