

# what they are doing

premature and ill-considered schemes, and leave a multitude of evils in their wake.

There are two great problems involved in town planning that do not fall within the province of the engineer, the architect, or other constructive agents, but which must be more clearly solved before we can expect really effective accomplishment in the practical and economic planning and replanning of towns and cities. These are the problems of legislation and finance, and are truly fundamental as all accomplishment is predicated upon them. More failures to produce practical results in modern economic town planning are occasioned by restrictive laws and limited financial resources than by any other influences. There are, perhaps, a hundred towns and cities that have prepared well-considered and workable plans based upon careful investigation of existing conditions and as intelligent a forecast of future needs as it is possible to make, and covering every class of improvement that contributes to communal welfare, but with the completion of the plans the work has stopped or is being carried on fitfully and precariously because the legislator and the financier are unable or unwilling to provide the legal and financial means necessary to the full fruition of the projects of the planners. And here again new commonwealths and new municipalities should so frame their legislative acts that the larger and more vital interests of the people shall be paramount to the rights and privileges of the individual so far as this may be accomplished without injustice or oppression.

The cities of Germany have progressed further than any others in the solution of these problems, having been driven to the necessity of taking greater care of the health of their working people in order to build up the industries and develop the resources of the Fatherland. They not only buy and sell land as a part of their municipal activities, thereby obtaining the benefit of increased values, but they take a percentage of the natural and legitimate increase of the value of private property, as represented by actual sales, for public use, while, at the same time, they take measures to protect and maintain the stability of values.

In the first small beginning of a town its citizens do not usually look far into the future; they are too deeply immersed in their own individual affairs and in the building up of industry and trade to give much attention to the manner of growth of the town itself; the country is all about them and so close that they do not feel the need of taking and keeping a part of it for the public use against the time when the gradual widening of their city boundaries shall push the fields and forests further and further away from them; the need of parks and open spaces is not felt until the problems of obtaining them becomes a difficult and costly one. No call is stronger to-day in many of our large cities than that for parks and open public places for the health and enjoyment of the people; indeed, it has been the insistent demand for such places that has given what we call modern city planning its greatest impetus. The park has become almost as fixed and necessary as the street, and money spent upon a well conceived system not only gives large returns in health and pleasure but adds to the stability and value of property.

To be continued



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