# CHAPTER VIII

## PLANNING THE COMMUNITY

The planning of the village proper should be in the hands of men trained in the planning of towns, as were the housing projects of the Department of Labor and the United States Fleet Corporation, as were the garden suburbs of Great Britain. Natural advantages should be preserved. Water-fronts, forests, points of vantage and lands suitable for parking should be held for common use. This is all very easy when land is not developed for speculation. There should be forests to provide fuel, as is the case with hundreds of small towns and villages all over Europe where the community forests often yield a substantial revenue. A generous amount of space should be set aside for recreation, for school enclosures, for an agricultural experiment station. Roads should be designed as they are in garden cities, with pleasing vistas. There should be a community centre with a public common about which would be the public school, the co-opera-

tive stores, the church, the railway-station. The houses should be designed by good architects, but built at wholesale. In this way great economies not only of material but of labor can be secured.

### Laying out the Land.

Agricultural experts should distribute the estate into farm-holdings according to the needs of different types of settlers. The areas should be of different sizes, according to the best use to which the land can be put. The aim should be to give to the individual man only as much land as he himself can cultivate. For there are to be no tenants, and but few agricultural workers in the colony.

The area within the village proper should be divided into small allotments of possibly one-half acre in extent as homestead sites. This land could be used for truck-gardening, the raising of chickens, etc. The allotments just outside the village should be for intensive, small-scale culture. They should be from two to ten acres in extent. These should be for artisans and selected kinds of farming where intensive methods must be used. The more

distant tracts should be larger. They should be devoted to wheat and corn, potatoes, vegetables, pastures, and large-scale production. Possibly the outlying lands for pasture should be held under community tenure so that they could be cultivated by groups of men or used in common. Large-scale production is the natural way of raising wheat, of dairying and some other types of farming, as is indicated by the great wheat-fields of the West and the private dairy-farms about the large cities.

There should be forest-lands for fuel and domestic use, and pastureland for cattle. These, too, might remain under community ownership, worked by some co-operative method or in common, as they were in England and a great part of Europe up to the end of the seventeenth century.

In the case of some kinds of colonies it is possible that all of the labor, except the intensive work of small holdings, could be done by groups much better than by individuals. There is no reason why the co-operative method should not be applied to agriculture as it has been by the private dairy corporations, which have developed large estates near the eastern

cities, or by gentlemen farmers or by private individuals who maintain estates for pedigreed cattle. The aim is to adjust farming to modern industrial and capitalistic methods, and by so doing to keep down costs and increase production.

### Specialization.

Specialization may be developed in the colony. When a farmer goes in for every kind of farming, from the raising of wheat to the raising of cattle, chickens, hogs, vegetables, and fruit, he must be skilled in every kind of farming, and he must own all kinds of farm-implements. All this involves a minimum of production and a great outlay of capital. It involves an unnecessary investment in different kinds of farm-implements. One reason for the failure of agriculture is its lack of specialization. Under the plan proposed men can be trained, they can work most efficiently. They can own many things in common, which is not possible under the old type of farming.

### Planning the Colonies of Australia.

The land settlements of Australia, as well as the state colony in California, have been

planned in this way not only by experts in town-planning but by farm experts as well. Describing the methods employed in New South Wales, Mr. Frank S. Digby, manager of one of the colonies, said in an address delivered at the State University of California:

"We have built towns. We cannot put men on lands remote from transportation. Now, on this land, which we bought for $15 per acre we have laid out several villages and two large towns. In doing this we secured the services of some of the finest brains we could get. We started in and laid out each town before getting any one to settle. We laid out broad streets, planted trees, supplied electricity, lighting, and everything complete. Then, when everything was ready and all these streets had been opened up and cut into blocks, an assessed value put on them in order to give everybody an equal chance, we put them up at auction. The buyer gets a perpetual lease tenure, that is, instead of buying the freehold title, which would give him the right to sell whenever and to whomever he pleased, he buys the perpetual right to use that land as long as certain conditions are complied with, and this carries with it the right for his descendants to use it by inheritance.

"The land that has not yet been thrown open to settlement is being improved by mak-

ing provision for all sorts of conveniences for farms and dairying facilities. What is being done on the farms now occupied will increase the value of the land to be thrown open later on and by this means the State will be more than rewarded for its outlay. In fact, we found that all the expenditure by the government, as long as it is being done along wise lines, is being justified and everything we can do that tends to the comfort of the settlers, and their success has been money well spent so long as it has been done profitably and well."