

Syracuse University

SURFACE

Architecture Master Theses

School of Architecture Dissertations and
Theses

4-1974

A Guideline for Master Plans in Cities in the Mexican Republic

Carlos Eduardo Inda Hernandez

Follow this and additional works at: https://surface.syr.edu/architecture_mtheses



Part of the [Urban, Community and Regional Planning Commons](#)

Recommended Citation

Inda Hernandez, Carlos Eduardo, "A Guideline for Master Plans in Cities in the Mexican Republic" (1974).
Architecture Master Theses. 22.

https://surface.syr.edu/architecture_mtheses/22

This Thesis is brought to you for free and open access by the School of Architecture Dissertations and Theses at SURFACE. It has been accepted for inclusion in Architecture Master Theses by an authorized administrator of SURFACE. For more information, please contact surface@syr.edu.

A GUIDELINE FOR MASTER PLANS IN CITIES
IN THE MEXICAN REPUBLIC.

by

CARLOS EDUARDO INDA HERNANDEZ

B.A. Universidad Nacional Autónoma de México, 1972

ABSTRACT OF THESIS

Submitted in partial fulfillment of the requirements for
the degree of Master of Architecture in Urban Design
in the Graduate School of Syracuse University
April 1974

Approved _____

Date _____

"A GUIDELINE FOR MASTER PLANS IN MEXICAN CITIES"

The Mexican Republic is divided ^{into} in 31 states and a Federal District. The capital of the country, with eleven million inhabitants, is Mexico City and is located in the Federal District and the surrounding areas in the valley of Mexico.

There is a lack of balance between the metropolitan area and the rest of the entities of the country. In 1960 the ^{Mexico Valley} metropolitan area of the valley of Mexico had a population of five million inhabitants ^{accounting for} and had the 55% of the industrial production of the country ^{compared with} in comparison with the figures of 1940 that reached 1.8 mn inhabitants and 40% of the industrial production ^{in 1940.} If the present tendencies persist, the ^{Mexico Valley metropolitan area} Valley of Mexico will reach in 1980 a population of 15 million inhabitants and ^{account for} more than the 60% of the national production. Mexico City with 15% of the families, takes 25% of the national income and the north-pacific region with 7% of the population 13% in contrast the south-pacific region and several of the central states have very low incomes. ² This lack of balance is increasing. Every year 360,000 persons migrate to Mexico City. Roads and railroads link the city with every part of the country. The President and the headquarters of the National Government are settled here. Industrials prefer to install their factories near the main market (D.F.). The city has skill labour force, well organized social security service, hospitals and medical care and the government is building several housing complex. The city uses 2,160,000 lts. of water every hour and the provision of water is becoming a difficult problem to solve. Every 2 min. 30 sec.

an airplane lands or take off in the airport. (Transportation is a serious problem). The city has the Metropolitan subway which is used by 1,360,000 passengers every day with 48 stations. There are 9,890 buses in 86 routes, 255 street cars, 500 trolley buses and 27,500 taxis. The congestion of traffic is increasing ^{and transportation is by now a serious prob.} There are 5 universities which are always crowded, and students from all the country and Central America come to the city constantly and not always go back to their homes. The migration from the country to the city is creating acute housing and unemployment crises. The rest of the country is not as developed as the capital with the exceptions of Guadalajara and Monterrey.

Mexico has been industrialising for some time now. As far back as 1940 industry contributed more to ^{the} GNP than agriculture. The distribution of the labour force in 1969 was 46.1% in agriculture, forestry and fishing while 54% were working in Manufacturing, construction, petroleum and mining, public services, transport and communications, commerce and finance and services including government. The growth rate of the gross national product in recent years has maintained a remarkably high average; ~~GNP~~ ^{the} at ~~constant~~ 1950 prices ^{the GNP} increased more than doubled between 1950 and 1965. In spite of the high rate of population increase there has been a gradual increase in GNP per head. It is foreseen an extraordinary industrial expansion, considering just the brief period of one generation or less, the increase to the ^{??} GPN will be near of 5 times the actual product. This reveals the magnitude of the growth in perspective. In the attempt of

industrial development and therefore increase the income of the population, the disadvantages of the rest of the country with the metropolis are similar with those of the underdeveloped countries in comparison with the already industrialised countries. Only a ~~s~~ sustained effort from the privileged sectors as from the less provided could engender a major equality.

grammar

does not make sense

The present policy of the Mexican government is a rapid industrialization and the decentralization of this industry. Due that not all regions of Mexico are able to progress at the same ^{pace as} time since some possess a more favorable natural environment for ~~the~~ industrial development. In the immediate future the expansion will be more possible in the cities located in the zones that are already in the process of growth such as border states in the north, central zone and towns where petrochemical industry is located.

grammar

*

?? On the other hand the country as many others in the world is becoming more urbanized than rural. Between 1930-1950 the urban population doubled while that of the countryside rose 34%. The population forecast for the country for 1980 is 72.4 million of whom approximately 70% will live in urban areas.

Town of more than 250,000 population:

	1960	1970
Mexico City Urban Area	5,112	8,541
Federal District	4,870	7,006
Guadalajara Urban Area	851	1,487
Monterrey Urban Area	670	1,177
Puebla	297	522
León	261	454
Ciudad Juarez	277	436

	1960	1970
Mexicali	281	390
Chihuahua	186	364
Culiacán	209	359
Tijuana	166	335
San Luis Potosí	190	274
Torreón	203	257
Mérida	190	254

In order to ^{ensure that} ~~develop~~ these settlements ^{grow} in a functional, beautiful, decent, healthy, interesting and efficient way, we must provide every state and city with an ~~well~~ organized Planning Agency ^{that will coordinate & direct their development.}

The purpose of my thesis is to study a guideline for Planning Agencies, using as their main tool the master plan and always with the idea that the planner and the political official would be working together. It will be useful to study the Planning Tools in the U.S., and the organization of planning in European countries and decide what could be used and what not, to study the variations to suit the Mexican scene and the different Mexican cities.

A GUIDELINE FOR MASTER PLANS IN CITIES
IN THE MEXICAN REPUBLIC.

By

CARLOS EDUARDO INDA HERNANDEZ

B.A. Universidad Nacional Autónoma de México, 1970

THESIS

Submitted in partial fulfillment of the requirements for
the degree of Master of Architecture in Urban Design
in the Graduate School of Syracuse University.

April 1974

Approved _____

Date _____

(PREFACE) *Acknowledgements*

From 1972 to 1973 I worked in the Planning Office of Mexico City, a place that I consider very interesting for a planner due to the fact that it is the capital of the country and has a population of about 11 million inhabitants and it is continuously growing.

In 1973 I came to Syracuse University to study Urban Design. These studies I found were given in a very interesting way. At the end of the first semester we had to choose a subject for the thesis. If most of the cities in the Mexican Republic are growing lacking planning agencies, and as I had some previous experience in planning, why not propose a guideline for master plans in cities in the Mexican Republic? I talked about it with my adviser who approved the theme. With his assistance I designed a working program. This would consist in a study about Mexico; a research about planning tools; example of planning in other countries; and finally, my proposals.

In the magnificent library of the University I found all kind of books referring to my theme. Books in English and Spanish about the U.S.A., Latin American countries and Europe among many others. During my research Mr. Julio San Jose, my adviser and associate dean of the School of Architecture and Urban Design, helped me with his guidance. Fact that I acknowledge and I am grateful for. My father sent me by mail some articles about Mexico, my uncle Mr. Ignacio Parra gave me books about economical problems in Mexico which were useful to me. Professor R. Bartels Director of the Program of Graduate Studies of Urban and Regional Planning, gave me some

advice and suggested the reading of some books. Professors Von Scheven and Karmet Lee, made very useful comments about my work which helped me to understand better the problem of my thesis.

I finished my studies at Syracuse and went back to Mexico City to work in the same planning office ~~in a very interesting job~~ ^{studying the} use of the land ⁱⁿ of the Federal District. There I continued my research. ~~The agency directors,~~ My bosses the architects F. Padres, S. Zubiria and L. Hegewitchs, let me finish my thesis and ~~to~~ make ~~the~~ arrangements for its typing and printing some times during working hours. Finally miss H. Bueno typed it in her characteristic professional way. To all these persons mentioned above I want to thank for their colaboration. I finished my research and I present now this work, but I feel I could spend years in a deeper study. My purpose is to do it in future years. Finally I would like to dedicate this work to my future wife Carole.

CONTENTS

	Page
<i>Acknowledgements</i>	
<u>PREFACE</u>	i
Chapter	
I. MEXICO	1
II. PLANNING TOOLS	2
III. EXAMPLES OF PLANNING IN SOME COUNTRIES	21
IV. PROPOSALS	33
BIBLIOGRAPHY	43

MEXICO

- 1) Land
- 2) People
- 3) History
- 4) Structure of the Government
- 5) Urbanization and Planning

LAND. Mexico is called a land of contrasts. Mountains, jungles, deserts, lakes, rivers, all combine to produce a variety of everything in the physical make up of the country.

To the east and the west the heartland is flanked by the parallel ranges of the Sierra Madre Oriental and Occidental. Within this V-shaped plateau are numerous intermountain basins, mountains and semiarid plateau-toward the north, the plateau is broader, the elevation is lower and the climate is drier. Settlements have developed mainly in the interior basins. South of the southern highland mountains barrier the isthmus of Tehuantepec is a transition zone, separating geologically true Mexico from the Central American mountain highlands of the state of Chiapas and Guatemala. The Gulf coast area begins in Tehuantepec and expands into the entire Yucatan peninsula.

There is, in the country, a diversity of climate, flora and fauna and it has conditioned a diversity of racial and population patterns. One result of Mexico's geography has been a grouping of cities and villages, distantly located from each other, thus making centralized political control difficult.

PEOPLE. The population of Mexico in 1970 was 48.3 million being under fourteen years of age 44% of the total population, about 70% of the population over 6 years old is literate. The population forecast for 1980 is 72.4 million.

→ A recent study ⁽¹⁾ showed that 50% of the population live in the central region, 12% in the Gulf coast and Yucatan, 12% in the

references. 1.- P.L. Yates. El Desarrollo Regional de Mexico (Banco de Mexico, S.A.)

south Pacific region, 19% in the northern part and 7% in the highlands of Chiapas.

People in Mexico can be divided in the following groups: Indians- 29%, Mestizos- 55%, and Whites- 15%.

Major subcultural groups and their role in society were classified by ⁽²⁾ Scott in this way: 1) Unintegrated Indians, 2) The peasant including ejidatarios, small farmers, and proletariat lower class, 3) the small town and urban middle class, and 4) the urban upper class.

HISTORY. Mexico has had a colorful history. It can be divided in: 1) Precolonial era of native civilizations, 2) Three centuries of colonial rule, 3) Century of revolutions, painfully establishing a stable representative government, and 4) the past quarter century of peaceful national progress.

At the present, Luis Echeverria Alvarez, is the president of Mexico. The policy of his administration is, among other important programs, mexicanization, decentralization and a rapid industrialization of the country.

Out of the terrible violence of the revolution's early years, Mexico has managed to build a kind of government that is almost unique in Latin America. With a few exceptions, no other country in the area has been able to devise a political formula by which stable government can be transferred from one national leader to another over a period of years, even decades, without direct interference by the military or the outbreak of civil strife. (4)(3)

(1) ⁽²⁾ P.E. Scott, Mexican Government in transition (University of Illinois Press, Urbana, 1959)

Mexico seems to have faced up to its major problems of land and people and economics and to have worked out at least the beginnings of a stable political process and with it social and economic advances.

Mexico
STRUCTURE OF THE GOVERNMENT. The Mexican government is a representative, democratic, federal republic in which the people participate in the sovereignty through elected officials. ⁽⁴⁾ The Constitution is the supreme law of the land. Its broad outlines are similar to those of the U.S. Constitution. Mexico regards his regime as constitutional because it operates under the detailed Constitution of 1917; as republican, since sovereignty rests ultimately with the people; as representative, because popular control is indirect; as democratic, because of the role of the electorate; as federal, because of the constitutional allocation of powers to central and state governments; as presidential, because of the contrast with the parliamentary form of government and because of the concentration of power in the hands of the chief executive.

State Government. The Mexican federal republic is divided into thirty-one states and the Federal District. The organization of the majority of the states dates from the early years of independence; but the newest states, Baja California Sur, Baja California Norte and Quintana Roo were admitted recently. The larger states are found in the more sparsely settled semiarid northern area. Some of the problems facing state and local governments is the fact that the vast majority of the people live in isolated communities, cut off from neighboring commu-

nities by rugged mountains, lack of roads, and scarcity of other means of communication which would link local communities with the main stream of national life. The states have considerably autonomy but do not have complete sovereignty. It is recognized that the present federal regime is not the result of a compact between previously existing states; rather, the states have been created by the government of the whole country. Every state has ^{its} ~~his~~ own constitution, and ^{its} ~~his~~ own legislatures. The principal concentration of state power and influence is in the hands of the governor, just as the federal power ~~center~~ ^{centered in} is the presidency.

Local government. ~~Urban communities have played an important role in Mexican history, a role greatly out of proportion to their share of the country's population. The current process of rapid industrialization and urbanization underlines the growing importance of the cities. Despite their inherent importance in the country's life cities have been the stepchildren in the governmental scene.~~ ^{the} ~~the~~ ^{?? In the municipio} The population is distributed in various types of communities such as ciudades, villas, pueblos, unidades industriales, congregaciones, ejidos, haciendas, rancherías and ranchos. The municipio is the only true governmental unit for local administrative purposes. There is no uniformity in area or population for these units, but the average municipio is largely rural since the great majority have no urban centers of 2,500 people or more. The municipio is governed by a council of elected members and headed by a municipal president elected for a term of two or three years. The secretary, treasurer, judges, and other officials are

appointed by the council. ⁽⁵⁾~~(4)~~

Indian communities carry out many actual governmental functions outside the framework of the constitutional municipality.

The Federal District. In Mexico most of the roads lead to the capital of the country; for the Federal District is the political and governmental center of the nation. It is the economic, industrial, educational, social, and cultural center of Mexico. Its influence is all pervasive. Other areas are satellites of greater or lesser magnitude, held in their orbits by the capital city. ~~(4)~~

The Constitution provided that in case the federal powers should be removed to another location, it shall be converted into the state of the Valley of Mexico.

The congress legislates for the District as a state, and the top administrative officers are appointed by the president. The residents of the Federal District elect their own deputies and senators to the Congress.

The organic law dealing with the Federal District has eight chapters dealing with the organs of government; functions; territorial basis; organization of the Department (Federal District); districts; the advisory council; the treasury; and the property of the District.

Functions of the Federal District government are of several broad types. Aid to the federal government; functions of local interest; financial; and other.

Since the federal government is deeply interested in the affairs of the Federal District; it is often difficult to make a demarca-

tion of functions between what the District should perform and what the central government should provide directly.

For administrative convenience, the area of the District is divided into sixteen delegaciones, these correspond more or less to the former municipalities and are headed by delegados appointed by the chief of the District.

Planning is one of the most important problems facing the capital city. As one of the fastest growing major cities of the world, all the problems of urban government face the District-many in an acute form. Population growth outruns housing; children exceed school facilities; street construction and maintenance lags behind needs; traffic control is acute; water supply has long been a pressing problem; and physical stabilization of the soil (originally a spongy lake-bed) is even more pressing and extremely costly. Efforts of varying magnitude have been made to cope with these and other pressing metropolitan government problems.

Urbanization and Planning. The urbanization of the country in this century has had two stages of growth. One slow from 1900 to 1940 and other fast from 1940 to 1970. The first stage can be divided by decades. 1900-1910 was the prerevolutionary decade which had a slow development. During 1910-1921 was the war of the revolution and the biggest growth in population happened in Mexico City. From 1921 to 1930 the urbanization of the country was slightly accelerated. In 1930-1940 facilities were given to the rural areas, as a consequence, the migration from the country to the cities decreased,

The second stage begins with the second war. In that time there was a scarcity of manufactured products from other countries, therefore, Mexico expropriated the oil companies and increased its own industry. Since then the migration to the cities has increased being the most important to Mexico City, Guadalajara and Monterrey.

In the present there are in the country 3 cities with more than 1,000,000 inhabitants; 2 cities with populations between 500,000 to 999,999 inhabitants; 31 from 100,000 to 499,999 inhabitants being this type the cities with the fastest growth; 24 from 50,000 to 99,999 inhabitants; and 68 from 20,000 to 49,999. Giving a total of 128 urban areas where about 50% of the population live.

Mexico: Localities according to their size, 1940, 1960, 1970 (6)
(5)

Groups of cities according their size	Number of localities		
	1940	1960	1970
1,000,000 and more	1	1	3
500,000-999,999	-	2	2
100,000-499,999	5	14	31
50,000-99,999	8	20	24
20,000-49,999	<u>23</u>	<u>51</u>	<u>68</u>
Total	37	88	128

The Federal District has been always the biggest and most important city of the country. The percentage of the population living there with respect to the whole country is increasing. For instance in 1900 the population of the Federal District was 4.0% with respect to the total; in 1970 it was ~~17.4%~~ 14.2%.

Years	Population of the F.D.	Population of the Country	1/2%
1900	541,516	13.607,259	4.0
1910	720,753	15.160,369	4.8
1921	906,063	14.334,780	6.3
1930	1.229,576	16.552,722	7.4
1940	1.757,530	19.653,552	8.9
1950	3.050,442	25.791,017	11.8
1960	4.870,876	34.923,129	13.9
1970	6.874,165	48.313,438	14.2

Between 1960-1970, the population increased from ~~5,112,000~~ ^{4,870,876} to ~~8,541,000~~ ^{6,874,165}. The rate of growth has been 5.6% annual that can be divided in 3.5% natural growth and 2.1% migrations. In these ten years 1.4 million people came from the country to the capital. Since 1950 the rate of growth in the Federal District has diminished because the cities of Guadalajara and Monterrey have grown too and have been in this way a useful balance in the growth of the country. However, the growth of these two cities has absorbed the populations of their surrounding neighbors. For instance the rate of growth of Monterrey has been 5.5% annual containing 72% of the population of the state and the population of several localities in neighbor states have migrated completely to Monterrey. Guadalajara the other main city had 851,000 inhabitants in 1960 having 1.5 million of inhabitants in 1970.

Concentration of people in a city is a benefit because it allows economical growth. There is in big cities a diversity of industries, businesses and services. Economical and cultural interchange happens. In general we can say that the economy of big populations have their origin in the geographical concentration of heterogeneous activities.

7) A. C. Rentería, *La Economía Urbana, Ciudades y Regiones Mexicanas* (Instituto Mexicano de Investigaciones Económicas, Mexico, 1974)

However, there is a limit in the growth of the population of a city. Beyond this limit the city becomes uneconomical. Some of the reasons are: Expansion and therefore long distances from one place to other; attraction and therefore heavy immigration of people not allowing to have enough services; high densities and lack of open land; obsolete structure of the city to new conditions; and traffic congestion.

In the Mexican Republic, Mexico City with a population of ~~10~~¹¹ million inhabitants is already uneconomical for the reasons mentioned above. Guadalajara and Monterrey will have the same problem in the future.

In the present only these 3 cities have planning offices and there are not planning agencies in the rest of the country. The Ministry of Patrimonio Nacional whose headquarters are in Mexico City is elaborating urban plans for the cities of the country. Other ministries are making similar plans too. ^{also}_{or} We can not say that there is an integration between urban, economical and social plans. Each field is being planned divorced from the others and always from the capital of the country.

The forecast of growth of cities for 1980 made by A.C. Renteria is this: ⁽⁸⁾

a) 3 cities with more than one million of inhabitants: The urban area of Mexico City with 14,000,000; the urban area of Guadalajara with more than 2.5 million; and the urban area of Monterrey with more than 2 million of inhabitants.

b) 6 cities between 500,000 and 1 million of inhabitants: Ciudad Juárez,

(8) A.C. Renteria, *La Economía Urbana, Ciudades y Regiones Mexicanas* (Instituto Mexicano de Investigaciones Económicas, México, 1974)

Puebla, León, Tijuana, Mexicali and Chihuahua.

c) About 35 to 37 cities with more than 100,000 and less than 500,000 inhabitants.

d) 31 to 36 cities with more than 50,000 and less than 100,000 inhabitants.

e) And about 185 to 192 cities from 15,000 to 50,000 inhabitants.

That means that Mexico in 1980 will be predominantly an urban country, integrated by a net of cities of different sizes distributed over the whole country. The urban area of Mexico City will keep its predominance over the urban system of the country. However, there will be several cities with a higher average of growth than the capital of the Republic.

It will be necessary to have planning agencies at national, regional^a, state, municipal and city levels to plan the growth of the urban area^s and develop in the best way the country.

PLANNING TOOLS

- a) Master Plan
- b) The Official Map
- c) Zoning
- d) Subdivision of Land and Plotting

PLANNING TOOLS

Master Plan. The Master, general or comprehensive plan attempts to formulate in a single document a set of social and economic policies expressed largely but not solely in terms of physical development. Its purpose is to give recommendations to the executive and legislative authorities ^{and} to guide them in deciding upon alternative courses of public action. The comprehensive plan provides the pattern and guideline for community development as represented by the best judgement of the planning agency as of a given time.

(1)
 Professor Haar points out that the master plan has six broad types of uses: 1) a source of information; 2) a program of correction; 3) an estimate of the future; 4) an indication of goals; 5) a technique for coordination; and 6) a device for stimulating public interest and responsibility.

The master plan must provide the basis for zoning, subdivision control, the circulation pattern, public improvement projects and other means of plan implementation.

The master plan must deal with questions and problems such as these: How many people will the city have? What will their needs be? Will they be old, young, rich, poor? How strong will the economy be? How many and what type of jobs will be available? What important social changes are occurring? Changes in leisure time, buying habits, car ownership? What are ^{the} building needs, [?] How much housing, commerce, ^{and} industry? What will land requirements be? What land may be available for development? ^{and} ~~For~~ ^{for} what use are they most suited? What standards

14

of development should be achieved; what densities; what locational requirements? What and where will the needs for transportation be? What are the best practical ways of meeting them? Transit? Automobile? Freeways? Surface street? How should the transport system and land uses be related to each other? What standards should be used in developing streets and other facilities? What schedule should be followed in improving the transportation system? What will the demand for utilities be? What capabilities do we have for supplying water? For sewage treatment and disposal? For refuse disposal? What are the chief drainage problems of the area? How can they best be handled? Should utilities be provided to all areas? If not, which will be served? How should utility improvements be programmed? What are the needs for schools, parks, and other public facilities? What standards of service should be sought? What resources are available for meeting these needs? What standards should be followed in selecting sites and designing facilities? How should public facilities be coordinated? In locations? In constructions? In financing? How can zoning, subdivision, and other public powers be best used to achieve plan objectives?

The master or general plan shall consist of a map and a statement covering objectives, principles and standards used to develop it; and shall include all of the following elements: a) History, population and physical site conditions. b) A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, re-

creation, education, public buildings and grounds, and other categories of public and private uses of land. c) A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other public utility and facilities, all correlated with the land use element of the plan. d) A statement of the standards of population density and building intensity recommended for the various districts and other territorial units, and estimates of future population growth in the territory covered by the plan, all correlated with the land use element of the plan. e) Supporting maps, diagrams, charts, descriptive material and reports. f) A conservation element of the plan for the conservation, development, and utilization of natural resources, including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wild life, minerals, and other natural resources. The conservation element of the plan may also cover: 1) The reclamation of land and waters; 2) flood control; 3) prevention and control of the pollution of streams and other waters; 4) regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan; 5) prevention, control and correction of the erosion of soils, beaches, and shores; 6) protection of watersheds. g) A recreation element of the plan, showing a comprehensive system of areas and public sites for recreation, including the following and, when practicable, their locations and proposed development: 1) natural reservations; 2) parks; 3) parkways; 4) beaches; 5) playgrounds; 6) other recreation areas. h) The circulation element of the master or

general plan as set forth in subdivision c) may also include studies and recommendations concerning parking facilities and building setback lines and the delineations of such systems on the land; a system of street naming, house and building numbering; and such other matters as may be related to the improvement of circulation of traffic. i) A transportation element of the plan, showing a comprehensive transportation system, including locations of rights of way, terminals, viaducts and grade separations. This element of the plan may also include port, harbor, aviation and related facilities. j) A transit element showing a proposed system of transit lines including rapid transit, streetcar, motor coach and trolley coach lines and related facilities. k) A public service and facilities element of the plan, showing general plans for sewerage, refuse disposal, drainage and local utilities and rights of ways, easements, and facilities for them. l) A public building element of the plan showing locations and arrangements of civic and community centers, public schools, libraries, police and fire stations and all other public buildings, including their architecture and the landscape treatment of their grounds. m) A community design element of the plan, consisting of standards and principles governing the subdivision of land within the scope of the subdivision map act of the businesses and professions code, and showing recommended designs for community and neighborhood development and redevelopment, including sites for schools, parks, playgrounds and other uses. n) A housing element of the plan consisting of a survey and reports upon housing condition and needs, standards and plans for the elimination of substandard dwelling condi-

tions, the improvement of housing and for provision of adequate sites for housing. o) A redevelopment element of the plan comprising surveys, plans, procedure and reports for the elimination of slums and blighted areas and for community redevelopment, including housing sites, business and industrial sites, public building sites, and for other purposes authorized by law. p) A long range development program of public works projects, based on the recommended plans of the commission, for the purpose of eliminating unplanned, unsightly, untimely and extravagant projects and with a view to stabilizing industry and employment and the keeping of such program up to date by yearly revisions. q) A long range financial program of governmental expenditures in order that such development program may be carried out, and the keeping of such program up to date, for all separate taxing units within the city or county, respectively, for the purpose of assuring efficient and economic use of public funds. r) As a part of the master or general plan the commission may prepare, receive and adopt additional elements and studies dealing with other subjects which in its judgement relate to the physical development of the city, county, area or region.

Many methods are used for presenting the comprehensive plan. Map presentation is perhaps the most important of all methods; however, other matters are presented in the form of reports, ~~by~~ charts, graphs, or tabulations. All presentation should be accurate and convincing.

Although the comprehensive plan is primarily the tool of the planning agency, it also serves to provide both city officials and

citizens with an understandable picture of the proposals and recommendations for urban development and, therefore, should be worded in language familiar to the lay citizen rather than in the technical vocabulary of the professional planner. *(2)

Planning will not be accomplished by distributing the plan to interested citizens, groups, and organizations, or by transmitting it to the mayor and city council. The continuing task of the planning staff in helping to formulate public policy remains.

The devices by which the comprehensive plan is carried out are to be found in ordinances enacted by the local legislative body and the administrative rules and regulations adopted in conformity therewith. The most common methods of control are through the official map, the zoning ordinance, land subdivision regulations, and acts providing for capital improvements. Somewhat less closely related to the day-to-day work of planning, but often as important to the accomplishment of the objectives of the comprehensive plan are the legislative acts pertaining to such matters as public housing, urban renewal off street parking, the establishment of setback lines, and the control of traffic hazards. According with the master plan there can be other plans such as: plan for land use, plan for fire protection, plan for sewers and drainage, plan and program for school construction, plan for parks and playgrounds, annexation policies. Not usually regarded as planning legislation but often of importance to the planner are the provisions of building and construction codes, sanitary codes, the regulation of billboards and other forms of outdoor

15

advertising, health and sanitation codes, licensing of commercial activities, city beautification programs, architectural controls, nuisance abatement, fire prevention acts and other safety measures.

The Official Map. The official map is intended to reflect some aspects of the master plan in a precise, accurate and legally binding manner. A clear distinction should be made between the adoption of the comprehensive plan by the planning agency and the adoption of the official map by the legislative body. The adoption of the comprehensive plan should not carry any legal binding effect. The adoption of the official map, on the other hand, is a legislative act which gives legal sanction to specific elements of the plan by establishing certain controls over land use.

Zoning. Of the many tools of plan implementation, zoning is perhaps the most extensively used. Zoning is the division of a community into zones or districts according to present and potential use of properties for the purpose of controlling and directing the use and development of those ^{*(4)} properties. It is concerned primarily with the use of land and buildings, the height and bulk of buildings, the proportion of a lot which buildings may cover, and the density of population of a given area. It is not concerned particularly with land ownership. As an instrument of plan implementation, zoning deals principally with the use and development of privately owned land and buildings rather than with public land, buildings and facilities. Zoning seeks to preserve the planned character of the neighborhood by excluding uses and structures which are prejudicial to the restricted

purposes of the area and to achieve the gradual elimination of existing nonconforming uses. The objective of zoning legislation is to establish regulations which provide locations for all essential uses of land and buildings and to insure that each use is located in the most appropriate place.

Subdivision of land and platting. Subdivision regulations are concerned with the dedication of land for streets, alleys, parks, playgrounds, public buildings and planting strips. There are concerned also with setting standards for public improvements, including water supply, sewage disposal, and essential utilities; with establishing requirements for building lines; and with providing adequate protection in matter of block design, lot sizes, and street layout. Subdivision control is very closely related to zoning in that both types of regulations are designed to avert community blight and deterioration by requiring physical developments according to legally prescribed standards. Area zoning relates to the type of building and use that may take place on the land. Subdivision control is concerned with the manner in which the land is divided and made ready for building.

23

EXAMPLES OF PLANNING IN SOME COUNTRIES

- a) Sweden
- b) Finland
- c) Israel
- d) The Netherlands
- e) France

EXAMPLES OF PLANNING IN SOME COUNTRIES

Sweden. In Sweden planning is compulsory since 1874. ^{Since the} ~~Cities~~

^{Cities} are making ~~since then~~ town plans. The present laws for planning at the local and regional levels are the Building Act of 1947 and the Building Statutes of 1959 (^{refer} ~~and are referred~~) only to low or high density. Various national boards work together in the development of standards and national plans. ^{There} Exists the possibility of the creation of a national land-use plan emphasizing open spaces, coastal land for summer houses and space for industry, and protection of the environment. There is already national planning for schools, hospitals and transportation. There is a proposal of decentralization from the Stockholm area in order to stop the growth of this region and retain the population in smaller towns. The national, provincial and local governments have control of most of the use of the land being mainly applied to aesthetic purposes.

Provincila Government. The provinces have enough control over the urban development. Special attention is put to the conservation and protection of nature. If a new building is detrimental to the enjoyment of the landscape they have the power to prohibit its erection.

Local Government. Sweden has a tradition of strong local govern-
ment. The State gives financial assistance if local programs fail to satisfy state standards. Among the responsibilities of the municipality are: planning the production of housing for all the inhabitants of the municipality; assuring that there is enough land available for housing; acquiring land for ^{the} ~~and~~ construction of utilities, schools, and transportation systems; and administering housing loan and subsidy applications.

The planning committee is formed by a professional staff that includes architects, planners, engineers and building inspectors. Their duties are to prepare a master plan and a detailed plan. Sometimes with the participation of other municipalities a regional plan is developed. The purpose of the regional plan is to make general location decisions for industry, residences and commerce, for major highways, water and sewerage systems and for protection of the shoreline. Once ratified the regional plan is supposed to serve as a framework for municipal planning, however, the plan is advisory only. All municipalities are required to have a master plan. The function of the master plan is to look ahead fifteen or twenty years and indicate future locations of roads, water and sewerage lines, greenbelts, and urban development. When the plan is finished it is filed with the government and used by the municipality as a general guide for detailed planning.

Master Plan for Stockholm. The master plan for the city of Stockholm was published in 1952 and has been revised every five years. It always looks ahead thirty years. The revision that looks for year 2,000 and to a population of 2.2 million was published in 1966. Stockholm is primarily an administrative, not an industrial city. The plans for the region inside and outside of the city limits are based on the desire to reduce residential and office overcrowding of the city, to provide a convenient and efficient transportation network, and to improve living conditions. Industrial growth is expected to occur primarily on the fringes of the satellite centers.

As the crowded portion of Stockholm thins out and the housing shortage eases, it is anticipated that more families will be able to satisfy their desire for single family houses. Surrounding the built-up areas of the central part of the region and of the radial ribbons along the main arteries of communications are continuous green areas that are intended for agricultural and recreational purposes.

Finland. The Ministry of the Interior is the national agency charged with the responsibility for planning and building decision at the national, regional and local levels. The National Planning Office recommends and advises and the Ministry makes the policy decisions. National planning began in 1951 and has emphasized the improvement of agriculture and forestry, expanding wood processing industries and developing other industries. There is a national policy of decentralization from Helsinki. Parliament recently passed legislation providing for state loans and tax exemption to industries and other enterprises which would agree to locate in development areas. Since 1959 the Ministry of the Interior has been empowered to require regional planning. The state through the ministry provides financial aid to regional planning agencies with the local governments in the region contributing the remainder. All regional plans must be submitted to the ministry for approval. The approval of municipal plans, including town plans and master plans, and of municipal building regulations also is the responsibility of the Ministry of the Interior.

Provincial Government. The twelve provinces of Finland are subdivided into counties consisting of one or more municipalities. For

regional planning, the provincial administration acts in a supervisory role subordinated to the Ministry of the Interior and subject to advice and coordination from the National Planning Office. Until a regional master plan has been approved, all large scale development proposals must be submitted to the regional planning office, first for comments and then for approval.

Local Government. Planning at the municipal level takes three forms: the building plan, the town plan, and the master plan. The building plan is for rural areas only and is prepared by the rural municipality and approved by the provincial governments. Town plans are detailed plans for densely populated areas—cities, towns and the built up portions of rural municipalities. These plans must be approved by the Ministry of the Interior. Master plans are outline schemes looking to the future development of cities and towns. Shown thereon are the proposed locations of streets and of water and sewerage systems. Public open space may be shown. Master plans may include restrictions on building for periods not to exceed five years. Master plans are not mandatory but they must be approved by the Ministry of the Interior to be legally effective.

City Planning. The current general plan for Helsinki dated 1960 and designed for a population of 700,000 stresses proposals for the newly annexed areas. This plan may be modified to reduce the target population for the city to 600,000. Under the general plan, approximately 41 per cent of the city would be used for residential, commercial and public structures, 41 per cent for open space, 9 per

cent for industry and the harbor and 9 per cent for all other uses. ^{is} ~~is~~ the general agreement that the future growth should be concentrated in large urban settlements, but still to be decided are the number, location, and size of these communities and whether they should be new towns ~~or expansions~~ or expansions of existing towns. It is likely that these questions will be resolved and that the national government will provide more help to private enterprise than it has in the past in order to create these large urban areas.

Israel. There are national, district and local planning agencies in this country. National planning is the charge of the National Planning Agency whose main duties are to prepare a national master plan, to amend and update this plan, to coordinate and approve district plans, to hear appeals from district commissions concerning local planning, and to advise the government on all questions of planning and building. Within the national master plan there are other plans such as : plan for population distribution; plan for the national communication network; plan for the economic and social functions of towns; plan for location of industry; and ~~the~~ plan for parks and nature reserves. One role of the national plan is to provide for the location of different types of land use where special emphasis has been given to the preservation of agricultural land.

District Planning. In 1971, the district commissions completed district master plans and submitted them to the National Planning Council for approval. The primary function of each district master plan is to be implemented in that district. Specifically the plan may establish

boundaries between urban and rural areas, locations for industry by type of industry, an intermediate level road network, sites for afforestation, rules for the preservation of seacosts, antiquities or other unique areas and rules for exceptions to the plan requirements. The district commissions also are responsible for reviewing and approving local master plans and local detailed plans.

Local Planning. There are two administrative structures for local planning. The local commissions in the town areas and the special commissions in the new towns. Each is responsible for the preparation of two types of plan. The master plan and the detailed plan. The master plan takes precedence over the detailed plan, unless the master plan provides otherwise. Many communities already have completed master plans and face only the task of revising and updating them. Others must start from scratch. The national government has provided grant funds which will enable the local governments to hire planning staffs.

The Netherlands. In this country planning is made by different ministries. National physical planning is vested in the Ministry of Housing and Physical Planning. Economic planning is directed by the Ministry of Economic Affairs. Social Planning is the charge of the Ministry of Cultural Affairs, Recreation and Social Work. It is accepted that the government-state, provincial and local-should implement planning policies through direct expenditures such as land seaport development, drainage, roads and urban infrastructure. Indirect state programs, such as those offering tax incentives are accepted. Direct state controls on

private development, either negative or positive, are abhorrent to the Dutch, but nonetheless are relied on to a limited extent. This reluctance to coerce private enterprise to follow national policies is not applicable to the relationship of the national government to the provinces and municipalities.

Provincial Planning. The planning organization at the provincial level closely parallels that at the national level. However, it is autonomous and is not hierarchically related to the national planning administration. The provincial government's roles in planning ^{is} ~~are~~ to oversee municipal planning and to undertake regional planning. In the first, its major responsibility is to oversee the development of municipal plans and to review and approve them. Development plans are mandatory by law and must be approved by the provincial executive. Once a municipal development plan has been adopted, it is submitted to the provincial government, which must receive objections filed with the municipality, review the plan, and within one year, approve the plan, in whole or in part, or reject it. In its capacity as overseer, the provincial government transmits national planning directives to the municipalities and checks on their enforcement. The second planning role of the provinces is regional planning. Regional plans, like national plans, are advisory only. Nevertheless, regional plans also can serve as the basis for provincial directives to the municipalities with respect to municipal development plans. A regional plan can be developed for an area coterminous with provincial boundaries, but generally areas delineated as regions are smaller than the provinces. Regional plans are developed in

consultation with the affected municipalities and are adopted by the provincial council. The affected municipalities and private citizens have an opportunity to file objections to proposed regional plans, which must be available for public inspection for a period of two months. The provincial Physical Planning Service must answer these objections before the provincial council acts on a proposed plan.

Municipal Planning. Today under the 1962 act, it is the municipalities which are given the responsibility of assuring that development proceeds in accordance with the municipal plans and with regional and national policies made explicit by provincial and national directives. Municipal plans consist of the voluntary, non-binding master plan and the mandatory development plan, which covers all undeveloped areas and may cover built-up areas planned for redevelopment. Building permits are not granted unless the proposed development accords with the mandatory development plan.

The master plan covers an entire municipality, or, if two or more municipalities cooperate, may be intermunicipal. It establishes general policies and a timetable for future development. The development plan for undeveloped areas covers land and water and specifies future road locations, sites for future public facilities, and types of future use in some detail. More specificity customarily is provided for areas soon to be developed ^{rather} than for those where development appears more remote. For areas where development is imminent, the type of use and the boundaries for each use must be indicated. Where housing is to be built, plans must state the density, building type, and number

of stories. Further detail is provided in building regulations.

France. The General Planning Commission was created in 1946, the Responsibility for national economic planning was lodged there. At this time it was recognized that environmental planning would be an essential companion to economic planning. By 1950 the Ministry of Reconstruction and Housing spokesman redefined the task of environmental planning as: the geographic expression of the country's economic and social policy, and it can be defined as the voluntary redistribution of agriculture, industry and services for a better use of the nation's space, people and reserves. The search for a better distribution of the population on the basis of resources and activities - a search made not only for economic purposes, but even more for the well being and full development of all. Environmental planning was to regulate the physical manifestation of economic objectives. As economic policies stimulated growth of some areas at the expense of others, new construction of infrastructure, buildings, and transportation would be needed. Communications and services would require reorganization. The scale of this planning was necessarily national although implementation might be regional or local. Despite problems of coordination, in 1950 the ministry proceeded to prepare a national environmental plan for the next twenty years. The plan proposed government initiatives to restrict the influx to Paris and some other rapidly growing areas and to stimulate the growth of underdeveloped areas. This has been a constant theme of economic and environmental plans. At about the same time, regionalization of economic planning was

initiated. In 1954 committees were given official recognition by the government, and they have served in an advisory capacity ever since. Their role assumed greater importance when in 1955 the General Planning Commission approached the task of translating national economic plans into regional goals and allocations. The current planning structure dates from 1958. The Interministerial Committee for Regional Planning was created in 1960. It is chaired by the prime minister and includes all ministers responsible for some aspect of regional planning and development including the Ministers of Finance, Public Works and Housing, Interior and Agriculture.

Local Planning. Local planning is rather a recent phenomenon for most French municipalities. Under the planning law of 1967 all municipalities of more than 10,000 people had to draw up comprehensive plans and district plans for 1972. Planning may be carried out by urban communities created for some of the larger metropolitan areas. Only a few of the larger cities have their own planning staffs. After being available for inspection for three months, the plan is subjected to a public hearing. If then is either approved or disapproved by the municipal council. If the council rejects the plan and the prefect wishes it approved or if 25 percent of the population disapproves it, the plan is submitted to the Council of State for its decision. The district plan, a detailed land-use plan specifying zoning districts and densities, undergoes similar procedures except that an appeal may not be taken to the council of State unless the municipality has a population of 50,000. Once approved, the district plan is binding. Its provisions such as

those fixing permitted uses of building density, are applicable without payment of any compensation. Building permits may be issued only for proposals that accord with the plan.

PROPOSALS

- a) Planning Agencies
- b) Master Plans
- c) An Overall Item List of What Master Plans Do and Do Not Do AT THE VARIOUS Government Levels
- d) A Diagrammatic Outline of the Fiscal Flow From Local to State to Federal Level and the Sources of Revenue at Each Level
- e) A Diagrammatic Outline of How Master Plans Would Get Approved.
- f) ~~Add~~ a Brief Statement Indicating Suggestions for Future Research.

Proposals.

There are and will be many studies about Mexico such as those of Scott, Tucker, Mangin, Yates, Shafer, Vernon, Fernandez, Chellet, Bassols, ^{and many} (among) others. ~~In all of them~~ after the explanation of the social, economical, political and physical problems ^{one} some proposals are given ^{in all of the studies,} ↓

The situation of Mexico is well known and ^{due this} ~~thanks to these~~ kind of studies the country can be developed in a more efficient way. As an example of this I will mention some conclusive points from Bassol's and Shafer's studies. In Mexico it is necessary: 1) Thorough studies of the structure of the country; 2) Knowledge of natural resources with complete inventories; 3) Adequate methods for the exploitation of the natural resources; 4) Internal balance of population by continuity of coloniza- tion in desoccupied areas; 5) Attack housing, food, dress, and health problems; 6) Provide employment to raise income levels; 7) Adequate size of land, no latifundios nor minifundios; 8) Spread and improvement of transportation systems in the whole country; 9) Improvement of govern- ment statistics; 10) Government intervention in the economy of the country but ⁺ with a close relationship with private enterprise; 11) Better training of the bureaucracy; 12) Decision-making should be made in the Ministry of the Presidency aided by Patrimonio Nacional, the Bank of Mexico, and Nacional Financiera could help in an advisory level; 13) ^{labor force training} Creation of ~~centers of labor force training~~ in the interior of the country; 14) The hinterland must be better developed in relation to the Federal District and try to develop a political federalism as against centralism;

15) Administration of permits and registration for industries in the states; 16) More credit facilities in the country; 17) Modify national tax structure giving more funds to state and municipal governments to allow modernization of programs. ^{However,} ~~But~~ it is not enough to know the problems of Mexico and make proposals. In order to coordinate actions of this nature there should be planning agencies at all levels in the whole country. I would add to the proposals mentioned above the following: 1) Economic and social planning must be increased; 2) Mexico should have a comprehensive national planning agency and at the same time ~~encouraging~~ ^{encourage} regional, state and municipal planning; 3) Coordination in manufacturing, agriculture, public investment, economic planning, social development, and urban planning; 4) Develop competent staffs to perform national planning functions and better facilities must be provided; 5) Professional studies, theoretical literature, and scientific works about urban and regional planning should be encouraged and published; 6) Creation of agencies for research and advice for agriculture, cattle raising, forestry, fishing, mining, commerce, tourism, industry, etc.; 7) Regional plans to create local conditions that would promote decentralization of industry and establish modern industries making use of agricultural and pastoral products; 8) Improvement of interregional connections for the betterment of national economic integration; and 9) Establishment of planning agencies in geo-economic regions.

In the present there is some planning at the national and state levels. In my concept where planning is scarce is in the municipalities. Local planning should be emphasized. Webster in his book "Urban

30

Planning and Municipal Public Policy" gives some guidelines for planning agencies in the municipalities. He says that the functions of local governments are performed by many separate offices, departments, and agencies, and that in order to achieve efficient and harmonious government, it is necessary to establish a system of organization which places each department in its appropriate relationship to all others and which provides for a proper distribution of powers and duties among them.

Planning, like other functions of local government, must be exercised within the legal framework of constitutions, statutes, charters, ordinances, resolutions, rules and regulations. Since, in legal theory, units of local government are creatures of the state, all authority to engage in local planning activities is derived from state statutes or grants of home rule powers by the state constitution.

Once planning becomes accepted as a function of local government, the agency created to carry it out must be fitted into the structural organization. The operation of government is concerned with two basic functions, politics and administration. Politics relates to the matter of formulating public policies and administration relates to those activities concerned with the effectuation or fulfillment of public policies.

The role of the planning agency in the administrative process must not be confused with that of the politician or the administrator. This does not mean that the planning function must be insulated from them. In fact, the value of planning depends largely on how closely the planning agency works with those agencies of government concerned

with policy making and administration. To the extent that the planning agency performs a staff function, ^{and doesn't have the} it has ^{for} neither power ^{of} policy decision nor policy execution, except as to matters which fall within the operations of the planning agency itself. As a staff agency its function is to observe and study ^{problems} of government and administration ^{problems} which relate to the physical development of the community, to develop plans and proposals for their solution, and to make recommendations, but not to act.

For the best success in planning it must enjoy the complete confidence of the executive and the legislative body and work in harmony with both.

The function of the planning agency is to take an overall view of the plans of the various departments and to attempt to integrate them into a master plan.

It is not the function of the central planning agency to supplant the activities of the various departments, but rather to supplement their work and to promote closer coordination among the plans which they prepare. It does not mean that the planning agency should ^{not} undertake no plans on its own initiative. It merely emphasizes the importance of the role of the planning agency in coordinating administrative activities.

The planning agency may be very influential in directing departmental operations through recommending policies and procedures. However, no matter how well the planning agency is organized or how competent the technical staff ^{is} ~~be~~, the planning program cannot be completely successful unless satisfactory relationships are established and maintained

with the operating departments, other units of government, and with the public. Successful planning depends to a considerable extent upon teamwork. *upon extensive*

It is obvious that the realization of the aims and objectives of urban planning depend to a high degree upon the caliber and competence of the personnel of the planning agency, the size of the technical staff, and the amount of the budget allotted for planning operations. Intelligent and well trained professional employees working under able leadership are basic to good planning. Since the concept of planning has come to embrace such subjects as housing, slum clearance, land use, urban redevelopment and renewal, financial planning, public works programming, and related matters, the participation and collaboration of persons trained in the disciplines of Architecture, Engineering, Sociology, Economics, Geography, Political Science and law are essential. Planning requires the services of both generalists and specialists. It will be necessary to create schools of planning in the universities of the whole country where a broad education in the fields mentioned above should be given. However, qualified personnel can achieve their best results only if the planning agency is well organized and properly financed.

In my opinion there should be a national planning agency coordinating, aiding, and advising planning agencies in the states, regions and municipalities of the whole country, using as the main planning tool the "Master of Comprehensive Plan". The main purpose would be to try to develop the country and create magnets of attraction others than Mexico City, Guadalajara and Monterrey. In this way people would

stop migrating to these cities and instead would be able to develop their own regions. Other purpose would be, ^{of} by these planning agencies ~~always using master plans,~~ ^{would be to} control the growth of the cities in the Republic, ^{by the use of master plans.} Maybe it was not necessary to have planning agencies in the past, but now the complexity of the country, the amount of inhabitants, and level of development among other factors, make necessary to have organisms of this nature.

Planning in the Federal District could be directed to discourage migration and centralization by higher taxes. Especial emphasis could be given to the restructuration of the use of the land and urban renewal projects. Without stoping its development, try to develop other cities.

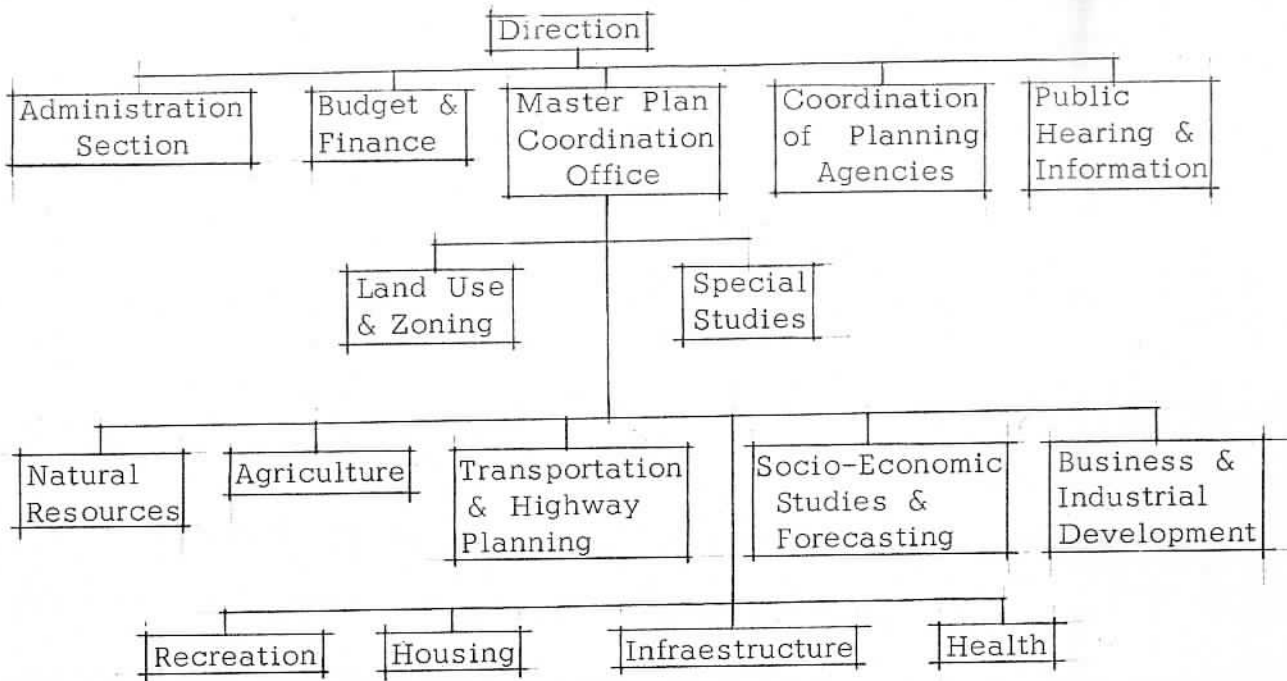
Planning agencies in the states could make plans for all their territories to develop their economic regions according to their potential use. The new states could encourage colonization of their land.

Municipalities could train people for planning, receive more taxes from the state government, have the power of decision making and make their own urban plans.

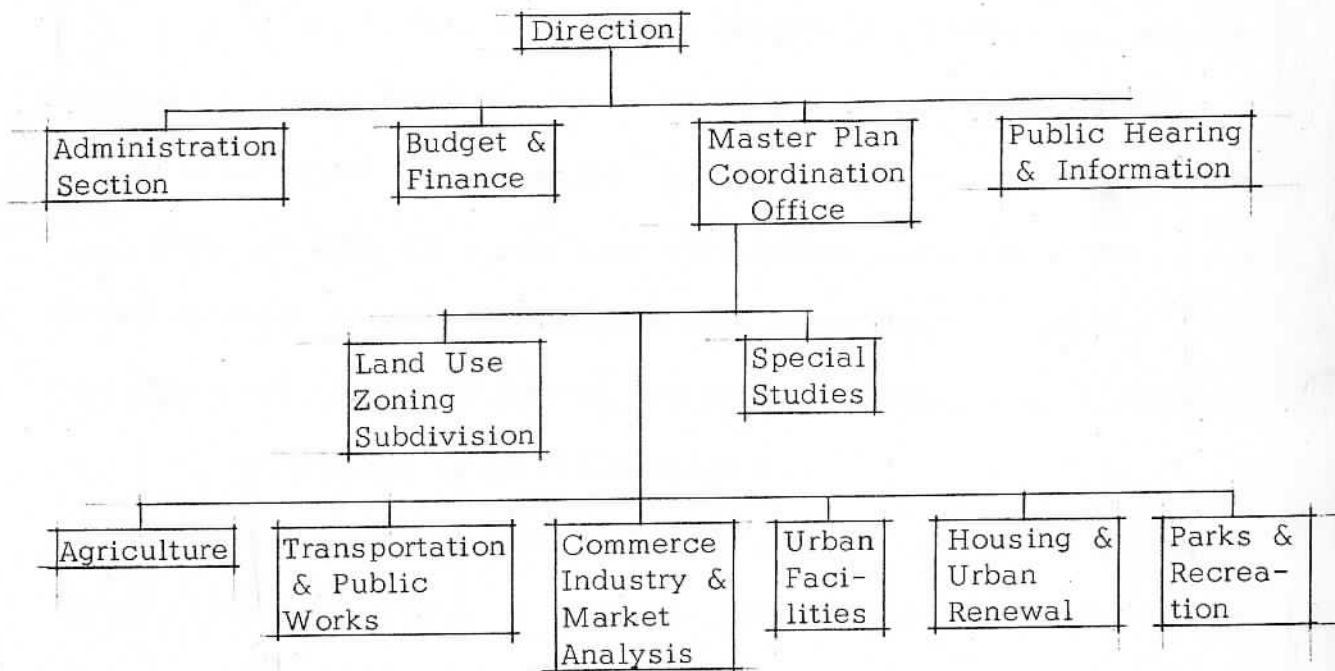
There could be ^{also} ~~besides~~ a system of planning agencies in the geo-economic regions.

All these agencies would have an advisory character, should encourage public participation and should be connected with the centers of decision-making of the country such as administrations of the municipalities, governments in the states, Ministry of the Presidency, political parties, the Congress, and the President.

PROPOSED ORGANIZATION FOR PLANNING AGENCIES



PLANNING AGENCIES IN THE STATES



PLANNING AGENCIES IN THE MUNICIPALITIES

Master Plans. ~~A master plan for Mexico depends of the especial characteristics of every community.~~ Each locality ^{Should} ~~must~~ develop its own plan ^{taking in consideration} ~~because each one of them varies in~~ its history, physical site conditions, population, economy, level of urbanization, and importance within the general context of the country, ^{A national plan could also} ~~but a program can~~ be elaborated ~~and be applied to Mexico~~ taking into consideration the common characteristics. ~~of the country as a whole.~~

History is an important factor because before the conquest, although the dominant group were the aztecs, there were different native groups with their own languages and traditions. These differences can still be distinguished in the present especially in the southern part of the country and should be taken into consideration.

Population. In Mexico the young population predominates, making necessary to create every day more and more schools, hospitals and all kind of facilities for this sector. Plans for birth control are desirable.

Physical site. As it has been said before, there are in the country different climates and topographical configurations, hence, communities are located in deserts, mountains, coasts, jungles, valleys, etc., with all their particular characteristics.

A land use element is necessary in order to control the growth and construction of developing localities. Plans to eliminate hazardous locations for industry, commerce, housing and recreational areas should be implemented.

An architectural element must take into consideration the type of housing, business, industry and public buildings.

It is common to find in localities of the country that the type of architecture has the characteristics of their regions. It would be a mistake to try to impose a modern or international style as in the big cities. People of those localities know, sometimes, better than the urban designer what they need or want. Some towns only need services. For better plans the planner should belong to the region and take into consideration the opinion of the people. ◦ ↘

Circulation element. Although many roads and streets have been built, ^{in the last decades} many others have to be created. ^{and the existing ones could be improved} ~~Roads from town to town and within the localities new streets and maintenance to the existing ones.~~

~~It is necessary a plan for conservation development and utilization of natural resources which still are abundant.~~ ^{the vast} ~~is necessary.~~ *is necessary.*

Pollution with the exception of the big cities is not a serious problem yet. We are still on time to prevent it with adequate measures. On the other hand, an urgent measure would be the prevention, control and correction of the erosion of soils, beaches and shores.

Recreational areas although in abundance in the country, should be watched over jealously for the well being of the present and future generations. Parking facilities for tourists could be increased.

In the country and cities, transportation units such as buses, trains, airplanes, ships, etc., could be administered ^{and} by a few companies, instead of as in the present by so many, and in this way give a better service. Ports, harbors, airports, terminals and related facilities could be improved.

Mass transportation in cities with high densities could be

installed trying to replace the use of the car, leaving this for travelling in the country.

Plans for more sewerage, refuse disposal, treatment plants, drainage and local utilities are necessary.

Adequate housing for everybody is a need. Programs of self-construction by the people would be useful.

Elimination of slums and blighted areas could be eradicated if employment for their inhabitants is provided.

Long range financial programs of governmental expenditures could be improved with the creation of master plans.

Finally, once the master plans are elaborated, ordinances of the national, state and municipal governments, and taking into consideration public opinion, should be enacted.

If ~~it is necessary~~ ^{the creation of} new towns ^{is necessary} after conscious studies, they should be created in order to develop some regions. If the attraction of Mexico City ^{continues to be} is too strong ~~and~~ in spite of new developments in the rest of the country, ~~it continues having too much preponderance,~~ the possibility to create a new capital of the Mexican Republic could be studied.

There is ^{still} much to do ~~still~~ in Mexico. The present generation could start and the future ^{would} ~~could~~ ^{ones} continue and ^{contribute} ~~contributing~~ with new solutions that help to develop in a better way the country and give more comforts to the Mexican inhabitants.

I sincerely believe that with the ~~creation~~ of planning agencies using master plans as the main planning tool we could make a better Mexico.

BIBLIOGRAPHY

- 1. P.L. Yates , El Desarrollo Regional de Mexico (Banco de México,S.A.)
- 2. Quarterly Economic Review Service, Economist Intelligence Unit
- 3. W. Mangin, Peasants in Cities.
- 3. D.S. Butterworth, "Peasants in Cities", A Study of the Urbanization Process among Mixtec Migrants from Tilantongo in Mexico City ed. by William Mangin (Houghton Mifflin Company, Boston).
- 4. PRI Memoria
- 5. Luis Echeverría: Todos con Mexico
- 6. Distribution of the Industrial Population, Royal Commission, Jan. 1940 (London, His Majesty Stationary Office)
- 8. 1. R.E. Scott, Mexican Government in Transition (University of Illinois Press, Urbana, 1959)
- 9. 2. Tucker, The Mexican Government Today (University of Minnesota, U. Press, Minneapolis)
- 10. 3. R. Ch. Osante, Organizacion Administrativa y Politica de la Republica Mexicana (Ediciones de la Sria. de Hacienda y Crédito Publico, Mexico 1955)
- 11. 4. J.A. Fernandez, Political Administration in Mexico (University of Colorado, Boulder Bureau of Governmental Research and Service).
- 12. 5. A.C. Renteria, La Economia Urbana, Ciudades y Regiones Mexicanas (Instituto Mexicano de Investigaciones Economicas, Mexico, 1974).
- 13. 1. F.S. Chapin, Urban Land Use Planning (Urbana: University of Illinois, 2nd ed. 1965):
- 14. 2. j.h. Beusher, Land Use Controls
- 15. 3. J.C. Bollens, The Metropolis (Harper & Row, Publishers, N.Y.)
- 16. 4. R.L. Lineberry, Urban Politics and Public Policy (Harper & Row publishers).

5. The Zoning Game

17 5. R. F. Babcock, The Zoning Game (The University of Wisconsin Press)

18 1. A.L. Strong, Planned Urban Environments.

19 E.M. Margain, Introducción al Estudio del Derecho Tributario Mexicano (Universidad Autónoma de S.L.P.; Mexico, 1973.)

20. - Ingresos totales de la Federación Segun su Origen y Aplicación Presupuestal de los Mismos Segun su Destino (Secretaría de Hacienda y Crédito Público, Mexico, 1974.)

21 - Ley del Desarrollo Urbano del Distrito Federal (Tercer Periodo Ordinario de Sesiones del H. Congreso de la Unión, Mexico, 1975.)

22. - Ley General de Asentamientos Humanos (Tercer Periodo Ordinario de Sesiones del H. Congreso de la Unión, Mexico, 1975)

23. - M. Scott, American City Planning (University of California Press, Berkeley and Los Angeles, California, 1971.)

24. - Damas and Smith, Urban and Civic Design (Brochure, Canada, 1977.)

BIOGRAPHICAL DATA

Name: Carlos Eduardo Inda Hernández

Date and Place of Birth: December 11, 1944
San Antonio, Texas

Elementary School: Manuel Jose Othon
Mexico City, Mexico
Graduated 1957

Secondary: Colegio Latino Mexicano
Mexico City, Mexico
Graduated 1960

High School: Centro Universitario Mexico
Mexico City, Mexico
Graduated 1962

College: Universidad Nacional Autónoma de México
Mexico City, Mexico
B.A. 1972

Graduate Work: Syracuse University
Syracuse, New York