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Jonathan's Progress

A Chronicle of Minnesota's First New Town

HUD SECRETARY ROMNEY VISITS JONATHAN



WALKING TOUR — Ernest Hutton, senior urban designer, escorts Secretary Romney on tour of residential neighborhood.

Officials of the Housing and Urban Development Department went on tour in May to inspect progress of HUD's New Communities Program. First stop for Secretary George Romney and members of the Board of the Community Development Corporation, included Minnesota's twin new towns — Jonathan and Cedar/Riverside.

In 1970, Jonathan was designated to receive the first bond guarantee, for \$21 million, issued under the New Communities Program.

The group toured Jonathan residential and shopping areas and inspected the Community Information Systems (CIS) demonstration center, which operates under a HUD-financed research and development program. CIS will eventually provide a wide range of communications services, such as health, education, employment and housing information, through a community-wide coaxial cable network.

Residential areas on the tour included Burlington Park, a 20-acre Jonathan neighborhood where five companies are experimenting in industrialized building. Sponsors of the five-company consortium, called Jonathan Housing Corporation, are Burlington Industries, Jonathan Development Corporation, Northern Natural Gas Company, Stanford Research Institute, and Olin Corporation.

Mr. Romney's journey to Jonathan was delayed by official business in Washington. Earlier in the day Henry T. McKnight, Jonathan's president, welcomed the other members of Romney's party to Minnesota's first new town. They included Community Development Corporation directors Samuel C. Jackson, General Manager, Assistant Secretary for Community Planning and Management, Department of Housing and Urban Development; Floyd H. Hyde, Assistant Secretary for Community Development, Department of Housing and Urban Development; John G. Helmann, Senior Vice-President, E. M. Warburg, Pincus & Co.; and William J. Nicoson, Director, Office of New Communities Development.

Upon completion of his visit to Jonathan, Secretary Romney traveled by helicopter to participate in a dedication ceremony at Cedar/Riverside. Mr. McKnight is Chairman of the Board of Cedar-Riverside Associates, developers of Cedar/Riverside.



TREE PLANTING — A Jonathan apple tree was planted to commemorate the visit. Behind Mr. McKnight, left to right: Chaska Mayor Edgar Ziegler, Mayor Al Klingelhutz of Chanhassen, and HUD Assistant Secretary Samuel Jackson.



TREE LOFT — The Secretary inspects Tree Loft apartments.

BUILDING A NEW COMMUNITY

The Directors of the Community Development Corporation — the men who oversee HUD's New Communities Program — came to Jonathan to look.

What they saw was new buildings, new greenways and lakes old and new. They saw industry, stores and play areas; single family homes and apartments and townhouses. They seemed well pleased by our physical progress. Jonathan was the first American new town to secure the coveted HUD guarantee and so they looked at us carefully and hopefully. They saw that the New Communities Program is well underway, and that the building of a new town is a new and thriving American enterprise.

Actually, Jonathan is one of 10 new towns in six states chosen by the Department of Housing and Urban Development to receive federal encouragement. That backing comes in the form of a government guarantee of privately placed bonds, proceeds of which must be specifically used for roads, sewers and other "front end" expense. Every penny of these loans must be paid back.

In Jonathan's case, that guarantee totals \$21 million. The program all over the United States has thus far received a HUD commitment of \$226.5 million.

It's also big in terms of land and people. The 10 towns encompass a total of 68,280 acres, and they are planned to provide homes for 683,600 people. They range in size from Minneapolis' 100-acre Cedar/Riverside to giant Woodlands, nearly 17,000 acres situated outside Houston.

More than 50 other new town proposals are at some stage in the federal application process. Together, the guarantees applied for would total well over \$1 billion, which has prompted some economists to call new town building the great new growth industry of the '70's.

But the new town movement is much more important, far more significant, in another way. New towns are new kinds of communities for today's kind of people.

What the New Community directors from Washington, D. C., really came here for was to find out how well the new town of Jonathan is meeting the needs of people.

While he was here, HUD Assistant Secretary Jackson, head of the New Community Board, asked the same question over and over again of our residents: "Why did you come to Jonathan?" and "What do you like about it?"

To Gerald Marx, Jonathan means "freedom in living which cannot be found in other areas of this population center."

Roberto and Marguerita Hidalgo are renters at Farmhill. They first learned about Jonathan from the newspaper ads. They came out and found what they were looking for . . . "privacy . . . but mainly it's good for the kids . . . so we plan to buy a house here."

Judy and Dick Berland thoroughly enjoy the walkways. In using the walkways, they "meet residents from all over Jonathan, giving us a real community feeling."

"We were living in a basement apartment in Minneapolis," commented Mr. and Mrs. William Lydell. "The difference between the view from that basement apartment window and the view we now have of greenways, trees and pastures is really something else."

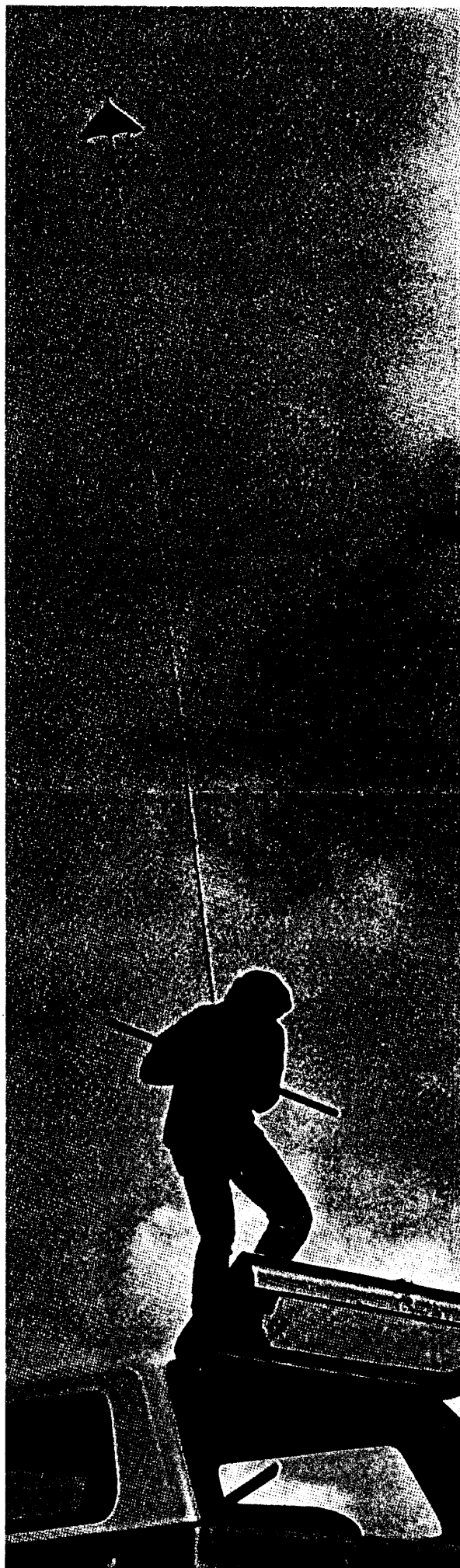
Mr. and Mrs. Harvey Clark heard Ben Cunningham speak and were so intrigued by the idea of a new town that they moved to Jonathan and they love it.

Bill and JoAnn Terriquez live in Jonathan's Treeloft apartments. "We really enjoy coming back here after a hard day of teaching," says JoAnn. "I would rather have this kind of atmosphere than a regular apartment where you have people above you, below you and all around you . . . Here we have the freedom to just get out and go." Bill Terriquez added a fringe benefit: "We have a tree at both windows, and a bird wakes us up every morning."

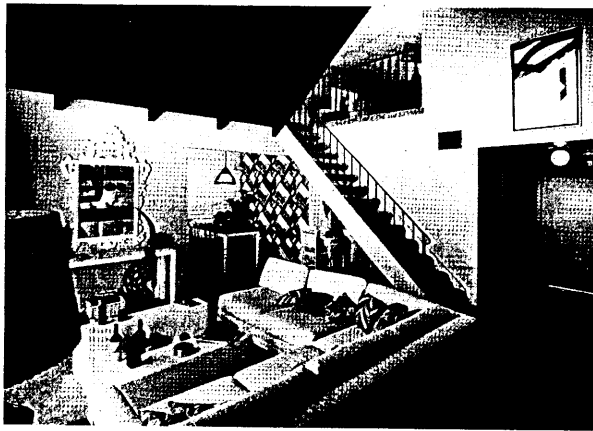
Thanks to all of these residents of Jonathan, we think we're on the right course.

Henry T. McKnight

Henry T. McKnight
President



GENTRY INTRODUCES NEW CONCEPT TO THE MIDWEST AT JONATHAN



Gentry Development Company, a California builder, has entered the Minnesota market with construction of "Innerspace" patio homes and townhouses at Jonathan. Prices range from \$32,950 to \$42,950.

Gentry will build 135 homes — 75 townhouses and 60 patio homes, the latter featuring a unique patented design in which

the indoor living areas are oriented around a private garden court.

"From a resident's point of view, one of the most unusual aspects of the 'Innerspace' design is that the court becomes an extension of the indoor area," says President Tom Gentry. Sliding glass doors serve to integrate the individual rooms of the house with the privately enclosed garden court. One of Gentry's model courts at Jonathan features an electrically-operated retractable roof.

Apart from increased living space, the developers cite as attributes of the "Innerspace" plan security, privacy and low maintenance. Gentry has built homes of this design on the West Coast but Jonathan is the first location for them east of the Rockies.

Under a unique consumer protection feature, called E.S.P. — Economic Security Program — Gentry guarantees up to six months mortgage payments should the head of the household become involuntarily unemployed. There is no additional cost for the program and Gentry homeowners are not obligated or required to repay the credited payments.

Dean B. Wise, vice president and general manager of Gentry Development, says that the company was attracted to Jonathan because of the new town's planning and its commitment to new housing designs and life styles.

JONATHAN DEVELOPMENT ANNOUNCES APPOINTMENTS, PROMOTIONS

As Jonathan grows, the Jonathan executive staff is being expanded to keep abreast of increased development and service activity. Recent appointments and promotions include:

David Schulz, former Waconia High School athletic director, and James Nygaard, real estate representative for Northwestern Mutual Life Insurance Company of Milwaukee, are now Jonathan managers of development operations.

Leon Johnson, with the Corporation since March of 1971 as budgeting and accounting officer, has been advanced to assistant controller.

Reynold M. Roberts, former head of the architectural department of an Ohio architectural-engineering-planning firm, has joined JDC as senior architect.

William Weidenbacher, who was Jonathan's chief engineer, has been promoted to land development manager.

Pete Stancuk, with Jonathan since July of 1970, has been named property manager for Jonathan Services, Inc.

A Minneapolis native, Senior Architect Roberts received Bachelor of Arts and Bachelor of Architecture degrees from the University of Minnesota. He practiced in the Twin Cities for 15 years prior to joining the Cleveland firm of Dalton-Dalton-Little-Newport in 1968. A member of the American Institute of Architects, Roberts has won a number of awards for his work. He and his wife have five children.



Leon Johnson



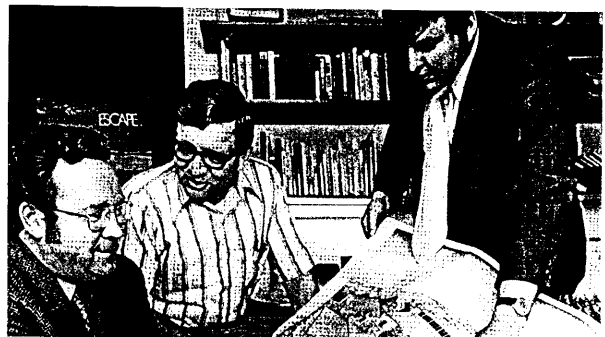
David Schulz

In teaching for 12 years, Schulz served as football coach and athletic director at Waconia for the past four years. He previously coached at Watertown, Minn. A graduate of Augsburg College, Schulz did graduate work at Mankato State. During the summer months he developed a second career in

the construction business and couples this knowledge with administrative experience in his new position at Jonathan. He and his wife have four children.

Nygaard is a 1968 graduate of the University of Minnesota. Following graduation, he joined the Fingerhut Manufacturing Company as personnel manager. A year later he went with the Minneapolis Regional Real Estate Office of Northwestern Mutual Life Insurance Company of Milwaukee. The Nygaards have one child.

Johnson was previously with the national certified public accounting firms of Touche Ross & Co., and also Lybrand, Ross Brothers, and Montgomery. A C.P.A., he holds a degree from the University of Minnesota. Johnson is a member of the American Institute of Certified Public Accountants and the Minnesota Society of Certified Public Accountants. He and his wife have one child.



Reynold Roberts, William Weidenbacher, James Nygaard

Weidenbacher, a civil engineer, holds a Bachelor of Science degree from Iowa State University. Prior to joining Jonathan Development, he served as production manager of Pentom, Inc., and before that was street and drainage engineer for the City of Bloomington. Married and the father of three children, Weidenbacher is a member of the American Public Works Association and associate member of the City and Village Engineers Association of Minnesota.

Stancuk, a native of the Twin Cities, attended the University of Minnesota and the Minnesota School of Business. His new position entails the management of all rental properties handled by Jonathan Services. These include Farmhill Townhouses and approximately 30 farms and buildings.



NEW COMMUNITIES MEETING

Developers of 10 new towns from throughout the United States met in Minneapolis in December to share ideas and combine strength for an accelerated new community movement.

Together they are currently building complete communities to house more than a half-million people, and at the same time provide commercial, industrial and cultural services and facilities for several times that number.

The group is headed by Robert E. Simon, founder of the first and most famous of America's new towns — Reston, Va. He is now developing another new community, Riverton, at Rochester, N. Y.

Henry T. McKnight, president of JDC is shown at a press conference with Mr. Simon.

FRIENDLY ANDY KEEPS US CLEAN

Andy Grassmann, in charge of building maintenance for Jonathan Services, Inc. is proud to relate that he was one of the first staffers to come to Jonathan in September of 1970. Andy and his crew of three full-time and three part-time employees keep the Village Center, lake-side Pavilion and other buildings looking just great! A former area merchant, he holds a Second Class Engineering rating from the State of Minnesota for steam boiler operation. Andy was Chairman of the Chaska City Council for four of the ten years he served as a member of that body. He was also a Chaska volunteer fireman for 22 years and was Assistant Chief during much of that period.



MERCHANTS OFFER VARIETY

The merchants of Jonathan's Village Center can accommodate many of a family's day-to-day needs. Drawing youngsters attention to Bart's Apothecary is the king-sized stuffed animal. Other merchants on the mall are Monty's Barber 'n Beauty Shop; Olson's Food and Luncheonette; Spyglass Gift Shop; Val's Sew Knit and Stretch; and the Village Bottle Shop.

Residents' medical needs can be filled by the Lakeview Clinic and a Dental Office; other professional services are also available.



SARA MARKS JONATHAN'S PROGRESS

Little Sara Marx doesn't realize the milestone she established in the history of Jonathan. Last December, when she moved to Minnesota's first modern-day new town, she became our 1,000th resident. Her parents, Gerald and Marlene Marx, are numbers 1 and 2 of Jonathan's second thousand. And, as of this spring, we've reached the 1200 mark!

The Marx family which came from California, is shown moving into the Grace Manor apartments, pending completion of their Jonathan home this summer. Sara's father is a programmer for Control Data Corporation.

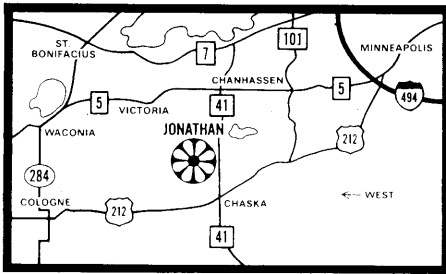
MARV MAKES LUNCHTIME SPECIAL

One of the most popular spots in Jonathan is the deli counter at Olson's Foods in Village One Center. Tempting the PROGRESS photograph with one of his creations is Marvin Steinman, meat and "Ole's Deli" manager. The delicatessen/luncheonette also offers take-home food.



JONATHAN'S PROGRESS

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