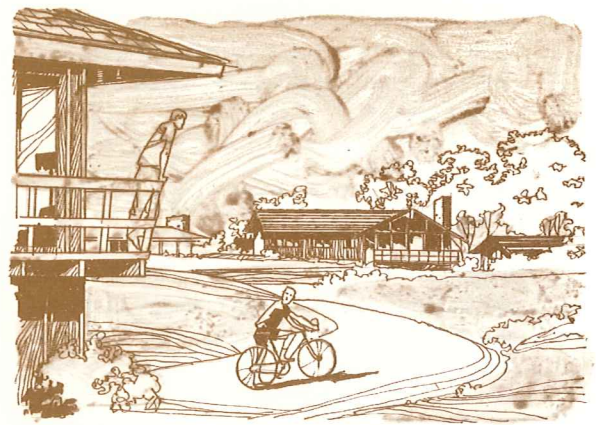


QUESTIONS AND ANSWERS ABOUT JONATHAN

**Questions  
and  
Answers  
about  
Jonathan —  
Minnesota's  
first  
completely  
new town**



**Q. What is a "new town"?**

**A.** A new town is like any other town in that it has all the same parts — schools, churches, homes of different types, businesses, recreational facilities. The major difference is that in a new town, all the parts are **planned** from the start to fit together into the best possible pattern to provide all the benefits of city living without the disadvantages of haphazard or accidental growth.

**Q. Where did the new town idea start?**

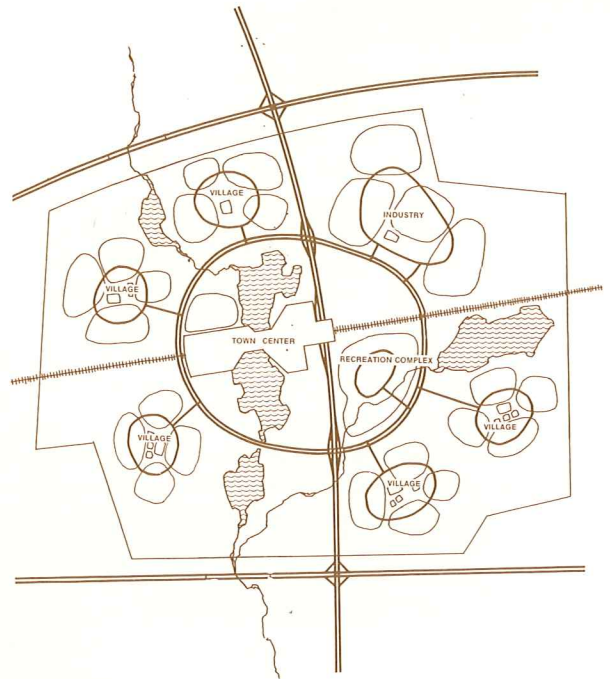
**A.** In one way, the planned city has always been a part of civilization. Records exist of plans for new towns back as far as the ancient Egyptians. Most of the "planned towns" in history, however, were based on providing for military, trade, or harbor needs. The idea of planning a city for the needs of the people who would live there didn't really crystalize until the end of the 19th Century when Sir Ebenezer Howard, an Englishman, first suggested a series of "garden cities" which became the forerunners of today's new towns. It wasn't until the end of World War II, however, that major development of new towns began in Europe, and not until the 1960's did the idea begin to take hold in this country. Among the most notable American new towns are Columbia, Md.; Reston, Va.; Foster City, Calif.; and now, Jonathan. Others are beginning development in New York, Illinois, California, Texas, Florida, and Alaska, and still others are in the planning stages for many other states.

**Q. How is a new town different from a traditional real estate development?**

**A.** One major difference is current and potential job opportunities from self-contained business and industry. Jonathan was planned from the start as a full-scale town for 50,000 people, with a market area that includes another 100,000. A large number of people will both live and work in Jonathan. Everyone will benefit from the services and tax base that Jonathan's own businesses and industries will generate.

**Q. Why build a completely new town? Why not just add on to an existing town?**

**A.** The real problems most existing towns have today come from the fact that people have been "adding on" to them for too long. Without plan or design, they have grown in disorderly fashion wherever there was open space to grow into. In some cases, of course, and Jonathan is one, the physical layout of an existing municipality is such that the new town can be started "from scratch" under the aegis of the existing town. Thus, we did not have to start at the edge of present development of Chaska to build out; we were able to go out to the limits of Chaska's boundaries and plan our new town for space somewhat separated from the existing development. This gave us the opportunity to plan every stage of Jonathan's growth in advance to avoid the problems of haphazard growth in the new area. For example, one-fifth of all the space in Jonathan is permanently reserved for recreational use — woods, parks, lakes, tree-lined walkways — and all of those areas have been included in the master plan.





**Q. How fast will the new town grow?**

**A.** In the first years, Jonathan's population is expected to double annually and grow at an increasingly rapid rate after that. This has been the experience of Columbia and Reston — two new towns started a few years ahead of Jonathan. The town, with five individual villages, will be completely developed over a 20-year period.

**Q. There is still a great deal of open country at Jonathan. Is this all in the plan?**

**A.** Yes, indeed. First, you must remember that one-fifth of Jonathan will always be "open" space and lakes. This is a definite part of the plan. Then, too, much of the progress that has been made is the kind that doesn't show: the installation of all utilities and sewer and water lines underground. Paved streets and parking areas, which we are apt to take for granted, all had to be constructed. Most of this basic preparatory work is now completed for Village One, and it is going according to plan.

**Q. How was the location for Jonathan selected?**

**A.** Many factors figured in the site selection. Here are some of the key ones:

- The opportunity to associate with the healthy, progressive community of Chaska and the municipal services it could provide during the early years of Jonathan's development.
- The site in the primary growth corridor of the metropolitan area.
- The features of the land which provide natural recreational and scenic beauty.
- Amenities of the area provide additional attractions for residents. They include Hazeltine National Golf Club, the University Landscape Arboretum, Carver County Park Reserve, Chanhassen Dinner Theater, Minnesota River, Lake Minnetonka.

**Q. How long does it take to get to downtown Minneapolis?**

**A.** The loop is 35 minutes away by car. With



plans to improve highway 212, the time will be even less.

**Q. What shopping facilities are available?**

**A.** Village One Center provides a variety of stores and shops to accommodate daily needs. In addition, a wide range of shopping facilities are available in both nearby Chaska and Chanhassen.

**Q. Where do children go to school?**

**A.** Jonathan is part of Minnesota Independent School District No. 112. The elementary and high schools for Jonathan children are located in a "school park" one mile south; the junior high is centrally located in Chaska. All are served by buses. Discussions are being held with the School District which may result in each of Jonathan's five villages — as population growth warrants — ultimately having its own elementary school. And, centrally located in a "learning center," there will be an institution for higher education around which an entire village will be built.



**Q. What medical facilities are available?**

**A.** A complete medical clinic and a dentist are located in the Village One Center. The Richfield Hospital, in Waconia, and St. Francis Hospital, Shakopee, both offer modern facilities; Chaska's fire department provides quick emergency ambulance service.

**Q. What kind of people live in Jonathan now?**

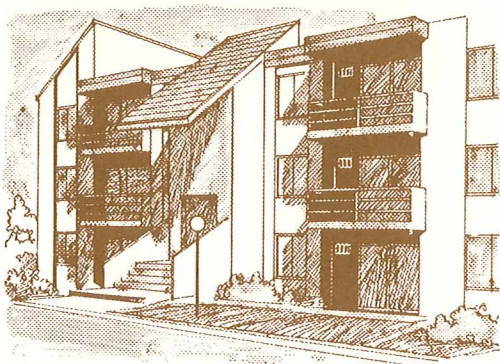
**A.** All kinds. Jonathan is planned to appeal to people with varying interests, jobs, backgrounds and income levels. As the population grows, this diversity will become more apparent. And Jonathan will build bridges, not fences, between all kinds of people, allowing each to choose and live his own style of life.

**Q. What kinds of homes are available?**

**A.** A variety of single family homes is found in Jonathan. Builders active here include Dreyfus Development Corporation, the New Town Builders Group, and the Jonathan Housing Corporation — all of which have models to choose from, ranging in price from \$20,000 to \$48,000 and upward. Additionally, lots may be purchased individually and purchasers may contract with other builders of their choice.

**Q. Can you rent?**

**A.** Yes, subject to available vacancies. Rentals range from \$120 to \$350 a month. There are one and two-bedroom conventional apartments, modular apartment units, and one to three-bedroom rental townhouses as well as luxury townhouses.



**Q. What part are local builders playing in the growth of Jonathan?**

**A.** Every encouragement is given local builders at Jonathan. For example, seven smaller contractor/builders have joined together to form The New Town Builders Group. By joining efforts, they are able to build, advertise, and promote their custom homes on a scale none would be able to do alone. Prospective home buyers are also free to select any other builder or contractor they wish and make their own arrangements for construction.

**Q. Many of the present homes in Jonathan seem extremely modern. Aren't more traditional houses allowed?**

**A.** A basic philosophy at Jonathan is that there must be variety. This includes modern as well as "traditional" architecture. At the same time, good design is also encouraged — simple, honest, and in good taste. Good design can, of course, be found in all styles and types of housing. It just happens that many of the people who are attracted to the idea of living in a new town also like modern design in housing. At the same time, Jonathan is drawing national attention for its pioneering in completely new types of housing. But basically, the types of homes erected in Jonathan will be the styles that the people moving here want to live in.

**Q. Does that mean I am free to hire my own builder and design my own house?**

**A.** Yes, that is encouraged. Site and house plans are subject to very broad design criteria intended to insure harmony in the neighborhood but, at the same time, allow for individuality. There are no strict dollar or square-foot limitations — just general design and municipal set-back requirements.

**Q. Can I buy a lot?**

**A.** Yes. Lots range from one-quarter to three-quarters of an acre, priced from \$4,000 to \$12,000, with paved streets and all utilities in and paid for.

**Q. What are the zoning restrictions?**

**A.** Jonathan's zoning is defined by the comprehensive land use plan that will maintain the proper balance and relationship among residential areas, schools, churches, recreation, industry, open space, and shopping and business facilities.

**Q. What will happen to land values?**

**A.** On the basis of experience in other new towns, land values will increase much more rapidly than the norm because of the enhancing value of a self-sufficient, carefully planned community. At this point, a lot and home in Jonathan is a sound investment with unusual opportunity for future appreciation.

**Q. How are property taxes?**

**A.** The tax base is stable now and will become much broader as industry continues to locate in Jonathan and in Chaska proper.

**Q. What are the prospects of tax increase in the future?**

**A.** Jonathan property is not immune to either increasing evaluations for tax purposes or increasing assessment rates. However, a new house built now will be evaluated on its present worth, and there should not be any major "jumps" in evaluation in the foreseeable future. Then too, all utilities, including streets, sewers, and water are already in and paid for, so there won't be any special assessments.

**Q. What is the place of low-income housing at Jonathan?**

**A.** Jonathan will eventually be a city of 50,000 people. The plan is that it will be a **balanced** community in all respects. The federal government has initiated major programs to assist persons in lower income brackets to rent or buy proper housing for their families. Some of the homes and apartments in Jonathan qualify for the federal purchase or rental assistance programs.

**Q. What churches are in the area?**

**A.** Chaska has two Lutheran, a Catholic, Moravian, and Presbyterian Church. Sites in each Jonathan village are reserved for churches and they will be built as the population grows.

**Q. What is there to do at Jonathan?**

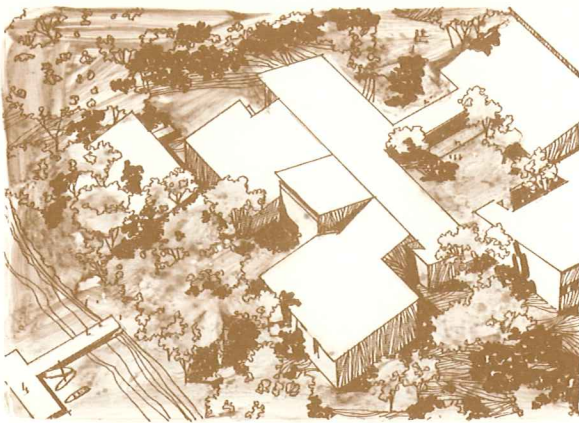
**A.** What do you want to do? Recreation plays a big part in Jonathan's plan. At least one-fifth of the town will be preserved as open space. A major focus of recreational activity is the area which includes Grace Lake and Forever Woods, the community recreational pavilion, tennis courts, ball field, swimming beach, canoeing and sailboating in summer; tobogganing, skating and cross-country skiing in the winter. Add to that the Jonathan Art Center, picnic grounds, and miles of hiking and riding trails (Jonathan Stables offer both indoor and outdoor riding rings), plus easy access to the major cultural and entertainment facilities of the Twin Cities, and you'll see why you never need be bored when you live in Jonathan.

**Q. Is there bus transportation to and from Minneapolis?**

**A.** The city bus (MTC) does not run to Jonathan. But there is Greyhound bus service to the







Minneapolis Bus Depot from both Chanhassen and Chaska. In addition, there is MTC service from Minneapolis to Excelsior, and it is expected that service will be provided for Jonathan as soon as the population has grown to support it. A rapid transit line between Jonathan and Minneapolis is a possibility for the future.

**Q. Are there any opportunities for jobs at Jonathan?**

**A.** Jonathan is already a source of employment for the Chaska-Carver County area — more than 250 jobs right now — larger than the number of jobs that left the community with closing of the American Crystal Sugar plant. Concerted efforts are underway to attract additional industry to Jonathan to continue the growth of employment opportunities.

**Q. What has been the economic impact of Jonathan on the general area?**

**A.** The number of persons in the farm population directly affected by Jonathan land purchases is estimated to have been about 150. Many of these people still live on the land purchased by Jonathan, and will continue to do so until the growth of the new town reaches their present land. But even more rewarding is the picture of the population expected in Jonathan over the coming years. Here are the projections:

By the end of 1971, about 1,200 people are expected to be living in Village One. By the end of 1975, Jonathan population should be more than 5,000. In short, within the next four and one-half years, there will be more

than 33 times as many people living in Jonathan as before the land purchases started.

**Q. Who owns Jonathan?**

**A.** The land comprising Jonathan was originally purchased and is being developed by Jonathan Development Corporation. JDC is primarily owned by local investors. President and one of the principal stockholders is Henry T. McKnight.

**Q. What kind of government does Jonathan have?**

**A.** Most of Jonathan lies within the boundaries of the city of Chaska and is governed under Chaska's municipal system. Jonathan is served by Chaska street and utility systems and receives police and fire protection from the city. Schools are under the jurisdiction of Minnesota Independent School District No. 112.

**Q. Is there some kind of town association?**

**A.** A town association has been organized to enable residents to take an active part in the affairs of their growing community. The association will be responsible for administering and maintaining recreational areas, greenways, and other public land.

**Q. What is the federal government's share in the development costs of Jonathan?**

**A.** Support and encouragement is being provided by the Department of Housing and Urban Development (H.U.D.) in the form of loan guarantees — somewhat similar to those made by the Veterans Administration and the Federal Housing Administration to individuals. The actual money is raised from private sources — banks, investors — to provide the funds for land purchase and improvements.

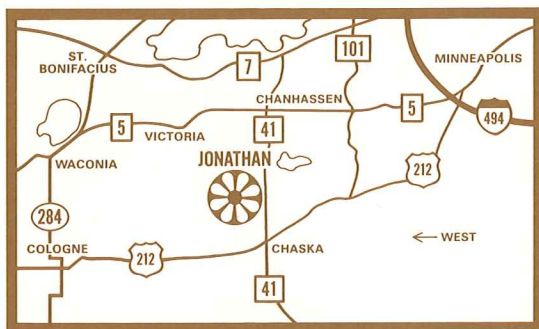
The City of Chaska, like many other municipalities, has received federal funds for installation of sewer and water, and residents of Jonathan will benefit from that.

**Q. Can a person have a boat on the lakes in Jonathan?**

**A.** Yes. Small sailboats and canoes are welcome now on Grace Lake and will be on other lakes as they are developed. No powerboats are permitted, however.

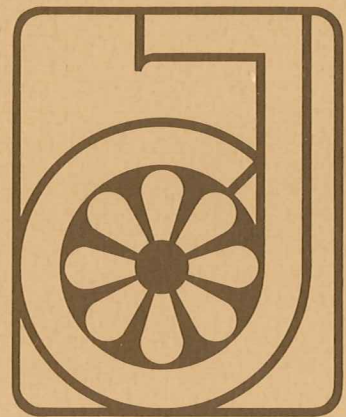
**Q. Is fishing allowed in the lakes?**

**A.** Jonathan is working with the State Fish and Game Department to stock Grace Lake with game fish for just that purpose.





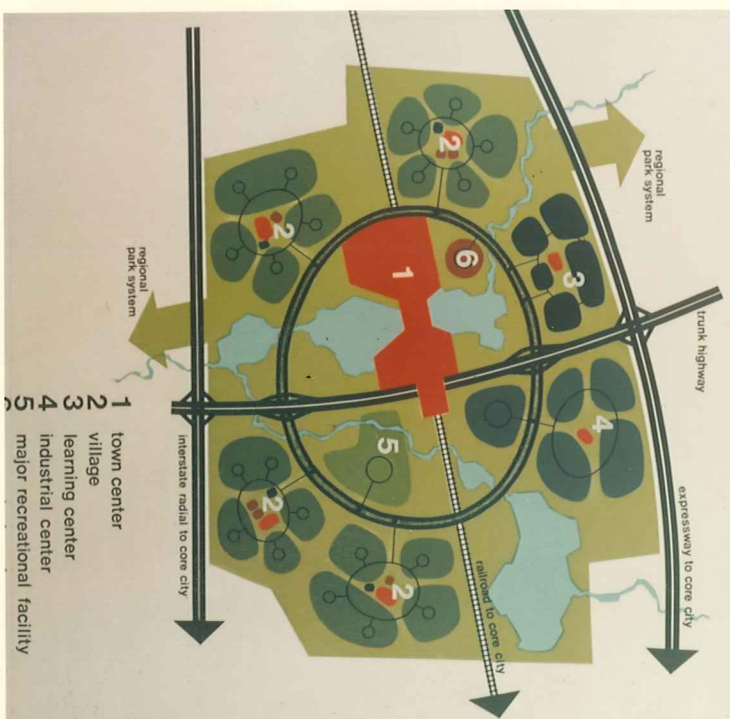
**Jonathan Development Corporation**



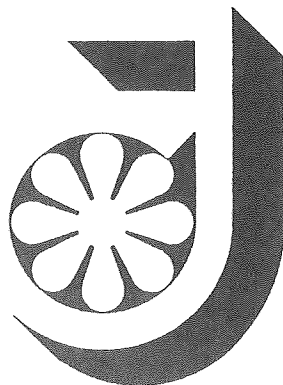
Village One Center, Chaska, Minnesota 55318

# Jonathan Design Concept

- transportation
- multi-use (shops • offices • services)
- residential
- education
- religion
- industry
- recreation
- parks and pedestrian greenways
- lakes and streams







## JONATHAN ASSOCIATION

In Jonathan's initial stages, the development company established a homeowner's association (Jonathan Association) and placed protective covenants on the land in favor of it.

The Jonathan Association is structured as a non-profit corporation in which all residential property owners have membership. The primary role of the Association is to provide for maintenance, preservation and architectural control of Jonathan, as well as to promote a sense of community among the thirteen neighborhoods that make up Jonathan.

Association membership is composed of over 2200 dwelling units with an aggregate population of over 6000 people. It is governed by a nine member Board of Directors elected by residential property owners for three year terms, with one third of the Board being elected each year, at the Annual Meeting of the Association. In addition, the Association employs a full-time Executive Director who is responsible for day-to-day activities. The Association Board and staff stand ready to serve its members' needs; residents are encouraged to become involved in Association activities.

Its real estate holdings include the Karen House, Eitel House, and Lake Grace Pavilion. The Karen House, on Bavaria Road, one of the first farm houses in the area, has been converted to the Association office and has a general meeting room available to residents. The Eitel House, located on Eitel Road, is also a preserved farm house and contains a pre-school. Centerpiece of the Association's summer recreation program is the pavilion on Lake Grace where the Association also maintains the beach and picnic areas, provides a lifeguard staff, and provides canoe rental.

The Association owns and maintains over 75 acres of land—used for open space, totlots and recreational spaces, connected by almost twenty miles of walking paths—throughout the community.

## ASSOCIATION COMMITTEES

### ADMINISTRATIVE SERVICES COMMITTEE

This committee reviews and develops the annual budget, reserve fund, financial reports and office procedures. Working with Building and Grounds, it develops the Capital Improvements Plan.

### ARCHITECTURAL

#### REVIEW COMMITTEE

The ARC was established by the By Laws to review construction plans and major exterior changes to a site or house. It is responsible for ensuring that proposed improvements on a given site are compatible with the covenants and the general tenor of homes within the neighborhood and with the design criteria of Jonathan's initial design concept. Decisions of the ARC may be appealed to the Board of Directors by the requesting homeowner.

### BUILDING AND GROUNDS

Chaired by a Board member, this committee of Board and non-Board members reviews and prioritizes projects and work schedules.

### COVENANTS

#### AND DEVELOPMENT

This committee meets with developers, builders and the City of Chaska regarding proposed new development in Chaska. This committee is also responsible for reviewing violations of the covenants and non-compliance with requirements established by the ARC in plan approval. The committee works with affected homeowners to attempt to resolve issues. If not resolved, issues are referred to the Board for appropriate action.

### NOMINATING COMMITTEE

Chaired by a Board member, the Nominating Committee includes non-Board members. It is responsible for considering and selecting nominees for election to the Board of Directors.

The membership of the committee is appointed each year prior to the Annual Meeting for the succeeding year.

## SPONSORED EVENTS

### CLEAN-UP DAY

The Clean-Up Committee consists of Board members and representatives from each of the neighborhoods and multiple units in Jonathan. It coordinates the Jonathan community clean-up, and improvement activities that are a part of Chaska Community Pride Day. The Association sponsors a picnic for all participants at the Lake Grace Pavilion.

### FOURTH OF JULY

Co-chaired by one Board member and one non-Board member, this committee is responsible for planning and organizing the July 4th holiday activities that are held in Jonathan as part of Chaska's July 4th celebration. Activities include a fun run, kiddie parade, games, picnics and entertainment at Lake Grace, and a spectacular fireworks show.

### STREET DANCE

Each summer, the Association and the Jonathan General Store sponsor a Family Festival, with food, beverages, entertainment, crafts and a street dance. The event is held in the parking lot between the store and the Early Childhood Center.

### MEETING NIGHTS

All meetings are open to Association members. The following meeting times and locations have been established, but could change due to scheduling constraints. Therefore, members should call the Association office, 448-4700, to verify meeting times and dates.

#### Board of Directors

Second Tuesday of each month:

6:30 P.M.-Jonathan Elementary School

#### Architectural Review

First & Third Tuesdays of each month:

7:30 P.M.-Karen House

#### Annual Meeting

Fourth Tuesday of February:

7:00 P.M.-Living Hope Lutheran Church

## JONATHAN 1966 - PRESENT

Jonathan, with a comprehensive design concept, was established in 1966 as a "New Town" planned community. The developers originally envisioned a town of 50,000 people living and working on approximately 8,500 acres. Initial planning addressed such issues as population, industry, housing and recreation. A small commercial center was blended into the residential mix but the industrial park was separated from the community's residential areas. The concept was to create a town that provided employment and housing in a mutually compatible setting, thus avoiding the bedroom community then common to our suburban areas. Jonathan continues to grow as a residential community, with population expected to peak at 6500 residents.

Jonathan in Chaska is a community of over 6000 people nestled among 2200 acres of woods, lakes and rolling farmland. Chaska is an historic Minnesota River community of over 15,000 residents. Named after Jonathan Carver—an 18th century American born explorer who discovered the Minnesota River—the community borders on Hazeltine National Golf Course, Chaska Town Course, Jonathan Elementary School, Chaska Commons and the University of Minnesota's Landscape Arboretum.

From this original concept the present Jonathan has evolved, with the idea of homes and jobs in harmonious relationship with nature remaining today. While the industry portion is no longer a part of Jonathan and the commercial portion has been relocated, Jonathan has acquired all of the community features originally contemplated by its developers.

Jonathan's population consists of people of all ages, races and backgrounds with an equally diverse mix of housing. Types of housing include single family homes, twin homes, apartments, condominiums and townhomes—all different in style and price range. The Jonathan Association has continued to work with the city of Chaska and developers to ensure that new neighborhoods reflect the original concept.

Backyards and neighborhoods are connected to an extensive park and greenway system with winding paths that pass under major streets. Throughout the system are 16 picnic and playground areas (Toilets), all designed to blend into the landscape. Lake Grace, a man-made lake, provides a beach with a summer swimming program.

Residential property within Jonathan has protective covenants designed to preserve the original goals for the community. By making all Jonathan residential property subject to certain restrictions, a high quality community, both in appearance and lifestyle, has been achieved. Jonathan's protective covenants govern a wide range of items affecting the external appearance and use of homesites within the community. Exterior building appearance, home-site maintenance, fences, landscaping, storage buildings, decks, satellite dishes, and dog runs are a few of the examples of issues governed by Jonathan covenants.

## ASSOCIATION FINANCES

The Jonathan Association is entirely self-sufficient, deriving the majority of its annual revenues from Association dues assessed against each residential property. Since its inception in 1971, when the annual assessment for all property owners was \$50, the Association has stayed within the five percent annual assessment increase allowed by the covenants. The assessment level passed \$180 in 2000. A recent year's performance shows an approximate annual breakdown of revenue and expenses:

### Revenues

Dues ..... 92%

Other Income ..... 8%

### Expenses

Personnel ..... 29%

Events ..... 4%

Capital Expenses ..... 24%

Newsletter ..... 2%

Taxes Insurance ..... 3%

Maintenance ..... 31%

Office ..... 7%



## MISSION STATEMENT

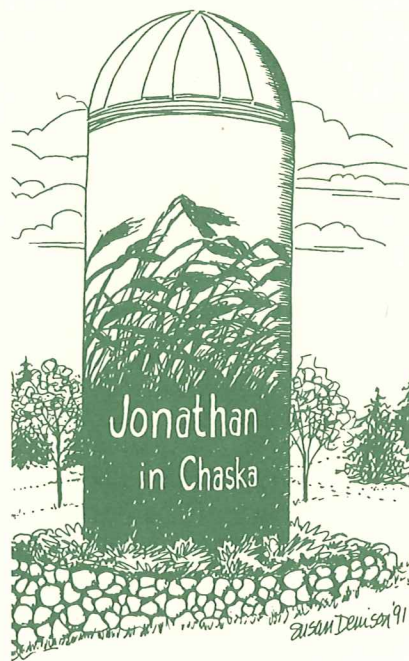
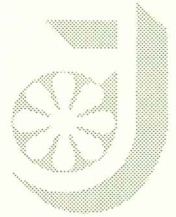
*To provide its members with a quality community environment; comprised of public safety, recreation, economic growth and financial stability.*

- By maintaining a quality environment and improving Jonathan's facilities and grounds in an aesthetically pleasing condition for all residents' use and enjoyment.
- By assuring new developments and improvements are consistent with the existing community architecture and maintaining existing standards and safety in a consistent and reasonable manner as set forth in our Jonathan Association covenants.
- By communicating, educating and promoting community pride and

providing services, benefits and recreation for all members.

- By guaranteeing the community's future through sound resource management and fiscal responsibility.

We shall endeavor to carry out this, the **Mission** of the Jonathan Association to the best of our ability.



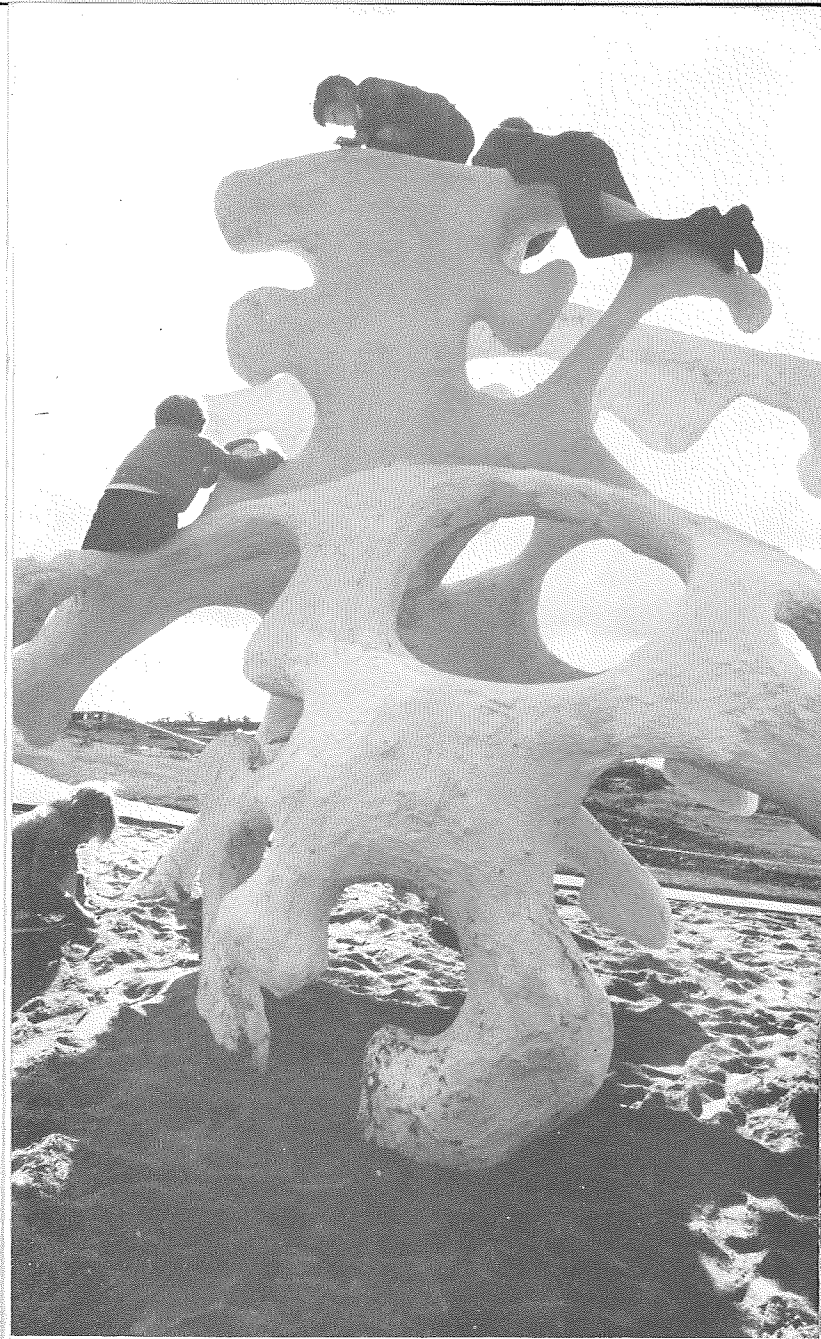
## PLANNING AND DEVELOPMENT

This growing residential community continues to lead the way in quality of life standards. Advance planning was a key element in developing Jonathan's residential neighborhoods. Through existing protective covenants on residential property, The Jonathan Association helps ensure that future residential development is aesthetically compatible with the existing community. Furthermore, it provides assurance that affinity with nature, so much a part of the original development, is maintained and fostered.

The initial planning for the community, the protective covenants of the Jonathan Association, the ongoing careful and open planning by Chaska and the Jonathan Association Board of Directors and the people who live here make this the special community it is.

Welcome to Jonathan in Chaska!

Join the  
adventure  
of living in  
a completely  
new town...



----- Clip and mail for further information -----

Jonathan Development Corporation  
Village One Center  
Chaska, Minn. 55318

Please send me more information on the items checked:

- |   |   |
|---|---|
| <input type="checkbox"/> Farmhill Rental Townhouses         | <input type="checkbox"/> Grace Manor Apartments         |
| <input type="checkbox"/> Carver's Green Luxury Townhouses   | <input type="checkbox"/> New Town Builders Custom Homes |
| <input type="checkbox"/> Tree Loft One Apartments           | <input type="checkbox"/> Dreyfus Homes                  |
| <input type="checkbox"/> General information about Jonathan |   |

Name \_\_\_\_\_

Present Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

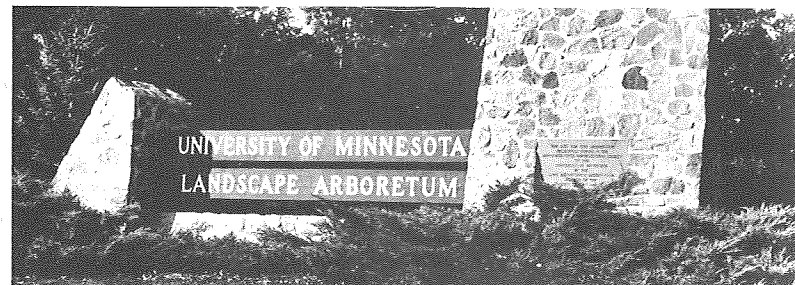
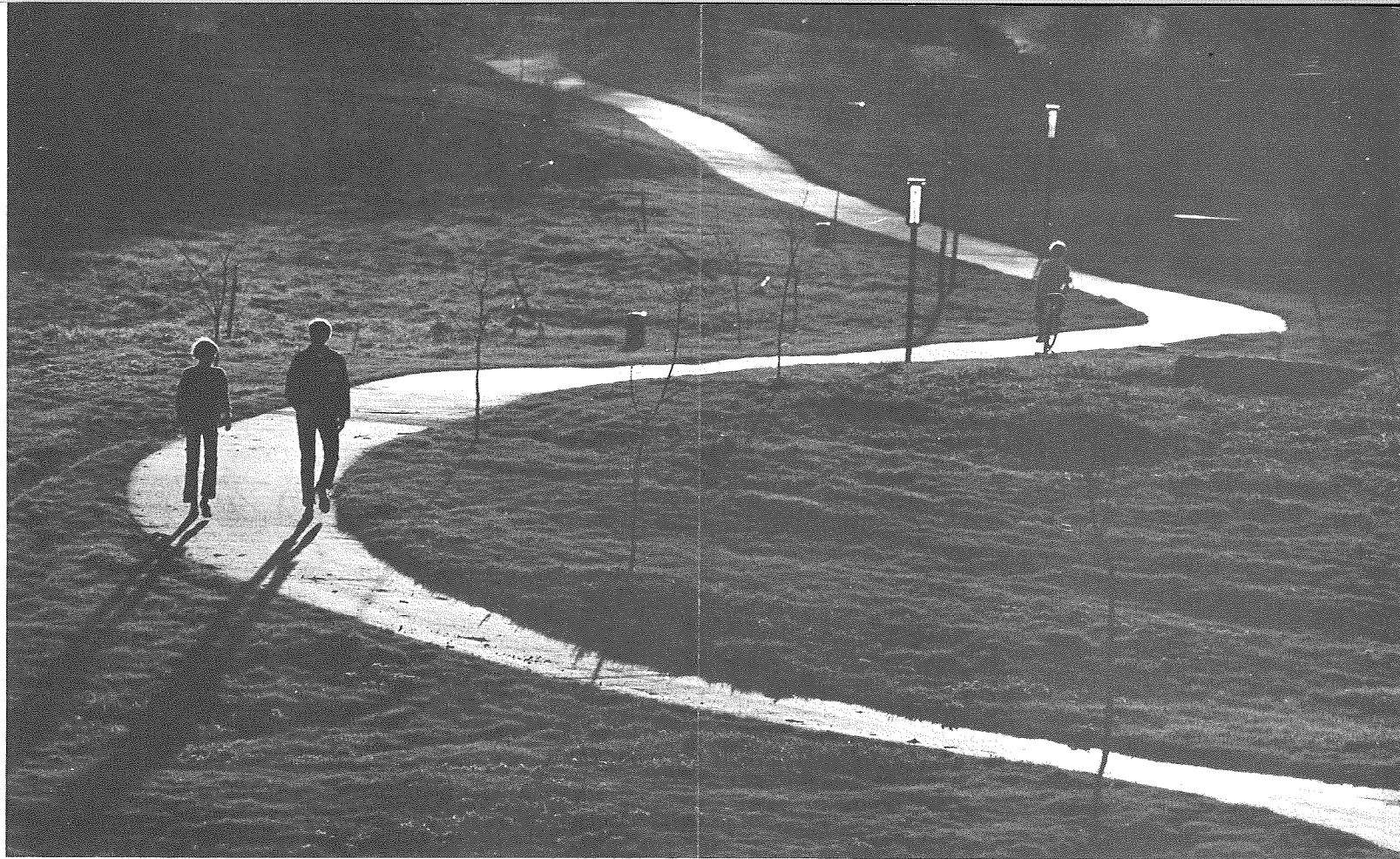
Telephone \_\_\_\_\_

Number in Family \_\_\_\_\_ Date new housing needed \_\_\_\_\_

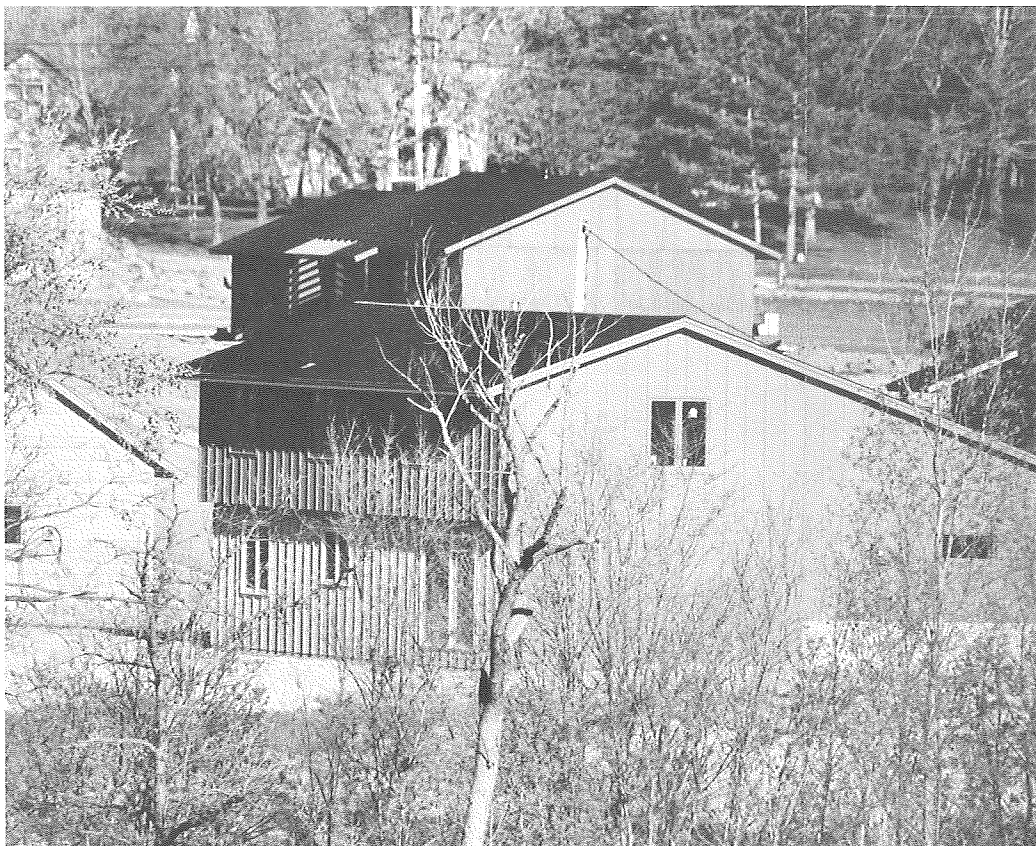
*We are an equal housing builder and developer.*

 **Jonathan**





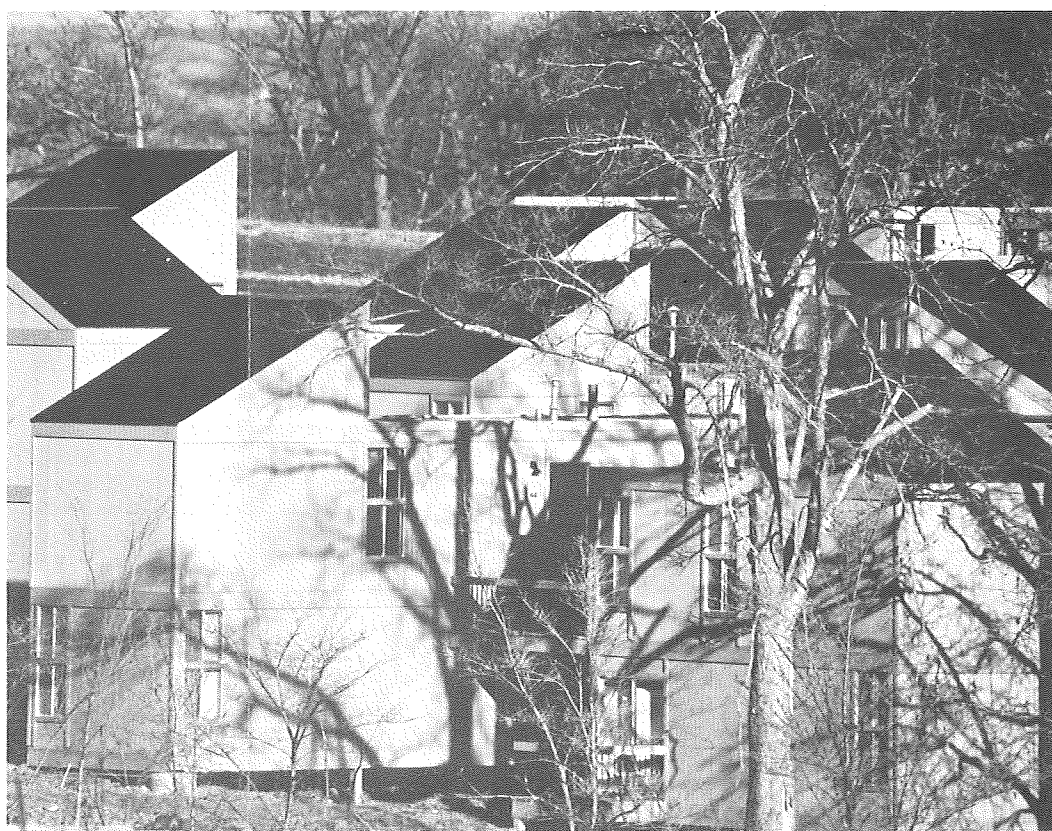




## New Town Builders Custom-built homes from \$21,000 to \$45,000

The New Town Builders Group includes the most respected custom-home craftsmen from the Carver County area. In keeping with the quality standards of Jonathan Development, they are all builders who have earned their reputations through the kind of personalized construction services that discriminating buyers insist on. These builders offer six model homes for your inspection at Jonathan.

Whatever you want, our New Town Builders Group can provide you with the home you need. Visit the Village Information Center for directions to models.



## Tree Loft Apartments...

for the young at heart! A new dimension in design that puts individuality into apartment living. Unlike anything you've ever seen before, these modular-built apartment homes are designed for fun living. Completely *non*-traditional, some with three-story living rooms . . . balcony sleeping rooms . . . walkouts from the ground floor. All include furnished kitchens—range, refrigerator-freezer, sink in Formica top, plenty of cabinets; luxury carpeting wall to wall. These are spacious apartments to live in . . . swing in . . . get a new lease on life in! One and two bedroom units; rentals from \$145 to \$200 a month. Get directions to TREE LOFT ONE at the Village Information Center.



## Rental Townhouses... Farmhill and Carver's Green

Jonathan's townhouse communities are designed and built to afford the pleasures of living in Jonathan to those who prefer to rent.

Each Farmhill Townhouse offers two full floors of living space plus a full private basement. Available in one, two, and three bedroom floor plans, these new homes meet requirements of the Federal housing rental program. Rents start at \$120 a month.

Carver's Green, shown in photo, offers a limited number of luxury townhouses adjacent to Hazeltine National Golf Club, overlooking Lake Hazeltine. Townhouses are clustered around a quaint village inn, the Carver House, available for your overnight guests, parties, company meetings. Two and three bedrooms; rentals from \$270 to \$350 a month.

Get directions to either Farmhill Townhouses or Carver's Green Townhouses at the Village Information Center.

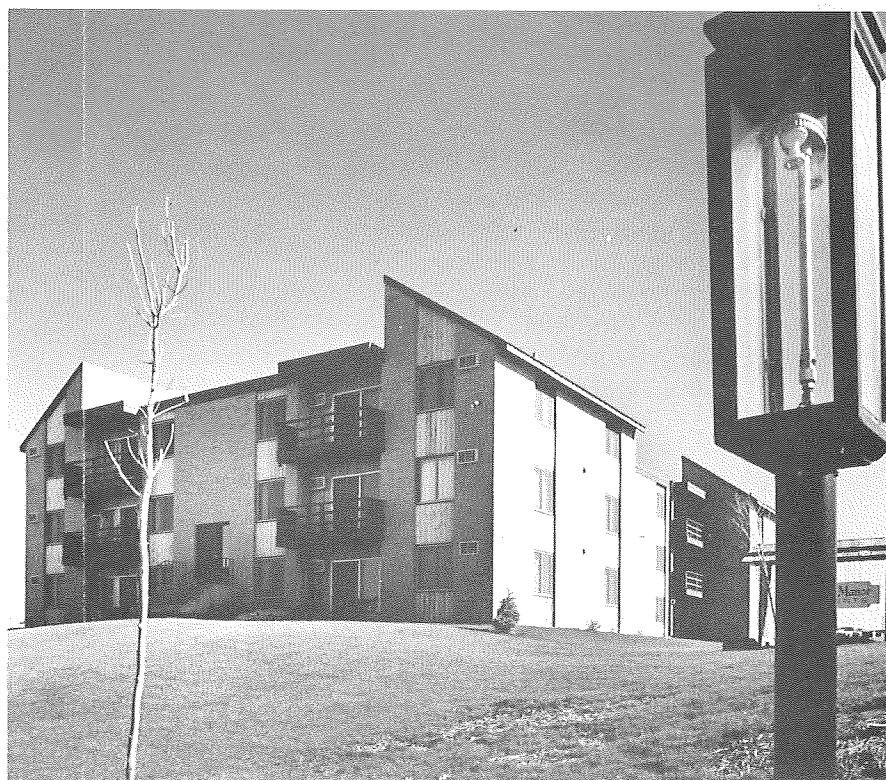


## Dreyfus Homes at Jonathan

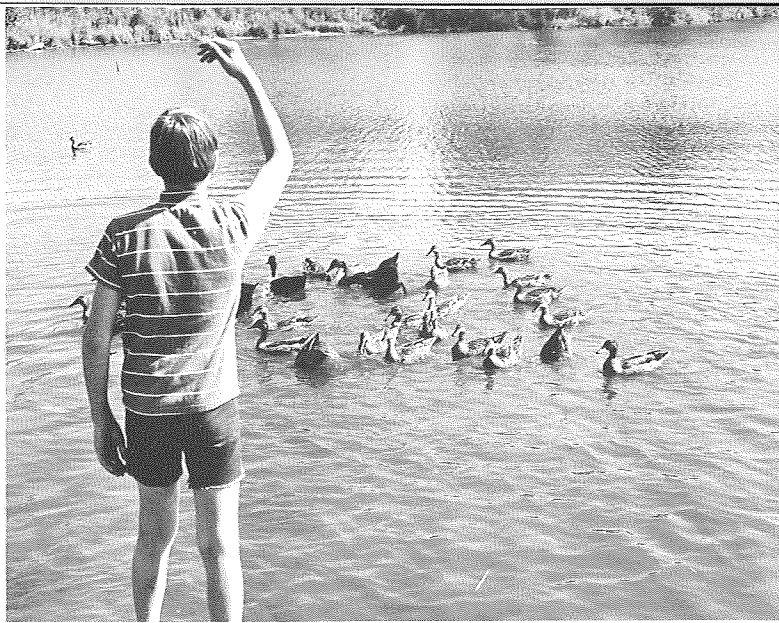
More than 20,000 families in 60 cities and communities across the United States live in homes built by Dreyfus Development Corporation, one of the nation's largest home builders. Members of the Council of Housing Producers, Dreyfus specializes in all areas of home planning and purchasing: land use, housing research, architecture, mortgage financing, sales counseling, insurance. And every Dreyfus home is planned for lasting value . . . to increase in worth and bring maximum resale price. See the furnished Dreyfus Model Homes. Prices range from \$20,800 to \$37,000. Get directions to the Dreyfus models at the Village Information Center.

## Lake Grace Manor

offers one and two bedroom apartments overlooking Grace Lake and the Village Center. A new 48-unit addition is renting now for mid-summer occupancy. All apartments are draped and carpeted; storage and laundry facilities available on each floor; outdoor patios with picnic tables, gas grills; garage included with each apartment. Rentals: one bedroom, \$177.50 per month; two bedrooms, \$207.50. Rentals by Kraus-Anderson Inc.; phone 332-8464, or inquire at the Jonathan Information Center.







The real difference between ordinary towns and the new town of Jonathan is this: Our new town is for *people*. And it will grow with people. It is *planned* that way.

Planned for all kinds of people, with all kinds of needs and all kinds of ideas about how they want to live. With a *choice* of homes. With single family houses, multiple dwellings, modular designs, apartments.

Planned not for how many structures can be crammed into it . . . but for the quality of life its people can enjoy.

Planned for quiet hours of strolling on forest paths . . . for times of laughter at sparkling lakesides . . . for family times.

Planned for clean air, clean streets . . . to be a clean place to live . . . always.

Planned for shopping and schools . . . for restaurants . . . for traffic . . . for all the dynamics of a thriving town . . . and for high-speed access to the city.