

MINNEAPOLIS TEMPERATURES		
Midnight	72	78
5 a.m.	70	10 a.m.
1 a.m.	70	81
6 a.m.	70	11 a.m.
2 a.m.	70	84
7 a.m.	70	*Noon
3 a.m.	69	70
8 a.m.	72	
4 a.m.	70	9 a.m.
		73

TOMORROW: Cooler

Tuesday, August 1, 1967 LXXXIX--No. 213

THE MINNEAPOLIS

Four Sections

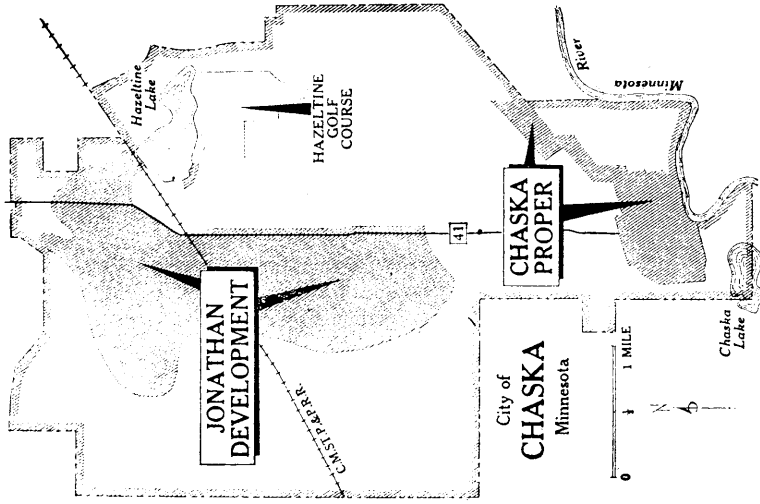
STAR

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'New Town' of 50,000 Planned



By DICK CALDWELL
Minneapolis Star Staff Writer

A bold plan for a New Town in Carver County was revealed today by State Sen. Henry T. McKnight, cattle raiser and real-estate developer.

McKnight and several associates have purchased 2,200 acres of rolling, partially wooded farm land for the development and have already begun work on the first phase.

The site sprawls west and north of Hazeline National Golf Course and is within the city limits of Chaska.

The first phase is a 10-year program which also encompasses the 1,400 acres of Hazeline. There are plans for future expansion west which would give the "new town" an ultimate population

paid at least \$2 million for the 2,200 acres.

The new town will be called Jonathan, after Jonathan Carver, an 18th Century explorer much admired by McKnight.

Recent Venture

McKnights most recent venture has been a rental townhouse project at Hazeline which he named Carver's Green. He said he launched it as an exploratory step to see how the public would accept such housing. He is satisfied with the current 70 percent occupancy ratio of the 16 units.

The new town site now yields little indication of what the McKnight group envisions for the future. But four earth movers have been tearing up an

ter. McKnight calls it a "hatchery." This means that companies will be able to make use of the building until they get their own structures completed in the development.

This industrial construction is under way in the Northeast corner of Jonathan, on a tract south of Hwy. 5 and east of Hwy. 41.

Hwy. 41 cuts north and south through the development, which stretches from Hwy. 5 to Hwy. 212, a planned freeway.

In the Southeast corner is the Hazeline course. Just outside the Northeast corner is the University of Minnesota Arboretum. And cutting from southwest to northeast through Jonathan is the single line of the Chi-

vironmental designer who left J.

Robert Carlton and Associates of Richmond, Va., to join the McKnight group. The Carlton firm did a feasibility study for the New Town.

"Everything looked right," said Cunningham. The land was in the right place and it looked like it could be used properly. There was sufficient access to the core city. The land price was right and there seemed to be a reasonable opportunity to raise the necessary money for the development."

Cunningham said Jonathan will be the first new town in the United States to be built within the frame-

construction after the 10th year.

Ultimately, there will be five villages, with two of them planned for the Hazeline land.

Each village will have a variety of housing grouped around such service facilities as drug stores, supermarkets, churches and schools.

And each village will have its own unique physical characteristics, based on the topography of its site. One village may be closely tied to a golf course, while another may focus on a lake.

In the northern portion of Jonathan, close to Hwy. 5, will be the Industrial area and an education center. Plans for the latter are indefinite. McKnight has thought in terms of



-BULLETINS-

★ RIO DE JANEIRO, Brazil -- (UPI) -- a Brazilian was injured seriously and two American girls were cut by flying glass when a bomb exploded at the Brazilian headquarters of the U.S. Peace Corp.

★ KHARTOUM, Sudan -- (UPI) -- The Arab bloc is determined to continue to bar Israel ships from the Suez Canal, said Dr. Ahmed Shukairy, head of the Palestine Liberation Organization, as foreign ministers or Arab nationals met.

★ WASHINGTON, D.C. -- (UPI) -- President Johnson's Advisory Commission on Civil Disorders opened an inquiry into urban riots, with FBI Director gentlemen. Edgar Hoover among the first witnesses.

McKnight Plans Safest, Most Secure 'New City'

Henry Turney McKnight comes from an old Minneapolis family long active in the real estate business. He owns a 700-acre purebred Aberdeen Angus ranch in Carver County and is extremely proud of three rare large geese he raises there.

McKnight, 58, has spearheaded a small townhouse development adjacent to Hazeltine National Golf Club, long has championed conversation and recreation and has been a member of the Minnesota Senate since 1963.

So it is not much of a surprise that McKnight is the prime mover behind a new "New Town" development in the Twin Cities -- or "the biggest thing to hit the community since the Twins," as he puts it.

McKnight is a member of a family which has been active in Minneapolis real-estate since the late 1880's. His grandfather founded the S.T. McKnight Co., which built the McKnight Building, 2nd Av. S., and S. 5th St., One of the city's first skyscrapers.

McKnight lives in Woodland but also maintains a farm home near Victoria and three-bedroom Alpine residence in the new skiing community of Vail, Colo.

Like Ranch Life

Although McKnight is at home among the higher social circles, he is equally comfortable working on his ranch in bermuda shorts, a short sleeved shirt, construction boots and a straw hat. He admits that his wife, Grace, thinks I should wear a blue suit all the time.

While touring the site of the New City of Jonathan, the conversation-oriented McKnight relates how the project means more to him than potential profit.

of 50,000 in single-family homes, town houses and apartments of various styles.



SEN. HENRY T. MCKNIGHT
Prime mover behind New Town of Jonathan

He frequently mentions his goal of making Jonathan "the most secure and safe city in this part of the world."

"Everything is laid out so that not even a tree will be disturbed if we can help it," McKnight said.

"The growth of conventional suburban communities," McKnight said, "often is directionless and sprawling."

Stand on a hill at the location of Jonathan's first village complex, McKnight pointed to an area where a lake soon will grow out of a swamp.

"The highest and best use of land is people," he said, "God built this little town."

Earlier Try

Creation of the New City of Jonathan is the culmination of a 15 year

Continued on Page 24

There, on a knoll that slopes southeastward to a swamp-fringed lake, workmen for Kraus-Anderson of Minneapolis, Inc., have been laying the footings for Jonathan's first industry.

It will be the kind of "clean" industry that every community wants. A computer center will be housed in the 6,000 square-foot structure upon completion Nov. 15.

McKnight declined to identify either that firm of a second company which he said is committed to build in the development. He is negotiating with still a third firm.

Also under construction is a 15,000-square-foot building that will be joined to the computer center

And in seven or eight years, the planners expect work to be started on a huge Town Center -- a seven level structure that would straddle both the railroad tracks and a lake.

Working on the plan for a year and a half has been Ben H. Cunningham, an architect and en-

Each of these elements is vital to the over-all plan. The tracks, for example, could eventually serve as a commuter corridor to Minneapolis. Even if trains do not prove to be the mode of future commuter travel, the developers may be able to use the right-of-way for automobiles or some other means of surface travel not now in general use.

Town Center

There are 1/2 villages planned for the first 10-year program. This means a second village will be under

Second Village

One of our basic criteria is to save and preserve absolutely everything we can," he said. We must

work of an existing municipality -- Chaska -- and that sewer and water facilities will be provided by Chaska. The focal point of the development will be the Town Center. It will be a "mega structure," or "non-building," whose market area would extend far beyond the limits of Jonathan or Chaska.

It would house not only shops and restaurants, but theaters and apartments and transportation terminals.

Ring the Town Center will be the residential areas, called "villages," each with a population of 7,000.

There are 1/2 villages planned for the first 10-year program. This means a second village will be under

Second Village

One of our basic criteria is to save and preserve absolutely everything we can," he said. We must

vocational school or a junior college.

Hiking Trails

There will be hiking trails and bicycle paths linking the villages to one another and to the farm and woods settings in the area.

"We're not assuming that because we provide the residents with a footpath or biketrails that everyone will use them," said McKnight. "But we're giving them a choice."

It is a basic theme of McKnight's plan that the New Town residents get a wide variety of choices -- of different forms of housing, recreation, transportation.

One of our basic criteria is to save and preserve absolutely everything we can," he said. We must

Continued on Page 34

New Sales Tax Brings Chaos

By Jim Klobuchar, Minneapolis Star Staff Writer



The showers of pennies began flowing as predicting, however, the first return from a 3 percent retail sales tax that is expected to produce some \$160 million annually for the state.

The initial output was a form of resigned bafflement.

At the Broiler Cafe on Hennepin Av. in Minneapolis a waitress opened the day by changing customers a penny tax on a 15-cent cup of coffee. This was not only inconvenient but somewhat illegal.

"I didn't catch up with it until 9 a.m., That the penny didn't go on until you got to 17 cents," she confided. The confusion, while regrettable, at least was unanimous. The customers paid the penny without objection.

A checkout clerk at the Great Northern supermarket on Hennepin explained her taxing rule of thumb.

"Basically," said she, "we go by the rule that if you can't eat it, we tax it," which admittedly left some room for negotiation.

old McKnight dream which failed during an earlier try.

In the fall of 1964, a similar 2,700-acre tract had been assembled in Carver County by the Crosby Co., successor to the McKnight real-estate firm.

"I wanted that property to be the New City," McKnight said. "But the members of the corporation were not patient and I was just a minority stockholder."

The land was sold to the Hennepin County Park Reserve District for \$2.6 million in a controversial action protested by local village school and county officials. McKnight said that he, as a member of the Minnesota Senate, has been chief author of a bill which enabled the park district to purchase the land.

"I had objected to the sale of the land in the first place," McKnight said. "It's the funniest position I've ever been in. I couldn't answer any of the charges."

McKnight said he still gets letters from persons who think he engineered a bill to allow a park district to buy his own land.

Trip to Europe

During a trip to Europe in the winter of 1964, the McKnight family visited several New Towns, including

higher standard of living."

Late in 1963, McKnight and a couple of backer's decided to hire the Richmond, Va., firm of G. Robert Carlton and Associates. It was felt that the out-of-town firm could better keep the project confidential and, at the same time, provide local background gained through work on a Golden Valley development for Honeywell Inc.

A lanky architect planner originally from Georgia, Ben H. Cunningham, was placed in charge of the project.

McKnight also reached to Washington D.C., and hired Robert Gladstone and Associates to conduct a market and economic study similar to ones they did for Columbia and Reston.

As these studies were going on, McKnight in the fall of 1965 announced construction of "Carver's Green," a collection of 16 townhouses clustered around a replica of an early Minnesota hotel.

McKnight calls the development, located adjacent to Hazeltine, "the beginning expression" of the New City idea. One of the townhouses now serves as an office for the New City project.

In June 1966, both

phen Krogness as environmental design consultant to Ace. His more important function, however, now is as preliminary planner and chief architect for the entire project on a consultant basis. The fourth member of the active

group working on Jonathans is Clyde Rybert, 57, 3332 Holmes, former executive secretary of the Minnesota River Development Association and one-time Dakota County planner. Rybert's formal

title is "administrative assistant" although McKnight said his real job is "to make sure things get done."

Meetings Held

As the New City project neared final stages, meetings were held with real-

estate brokers from the Minneapolis area, contractors, Metropolitan Planning Commission officials, representatives of the highway department and community leaders.

The city of Chaska annexed land which will

include Jonathans and arrangements for water, sewer and utilities were made.

Much of McKnight's enthusiasm for conservation will be reflected in the development. He was chairman of the Natural Resources

Continued on Page 3A

8/1/67

FRESHLY PICKED, HOME GROWN, TENDER, GOLDEN YELLOW

SWEET CORN

LARGE EARS

12 59¢



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CALIFORNIA PEACHES 3 Lb. Basket 59¢

FRESH GREEN BEANS Lb. 15¢

SLICING TOMATOES Lb. 29¢

HEAD LETTUCE Large 24 Size Head 19¢

FRESH, PLUMP, DELICIOUS MICHIGAN BLUEBERRIES 3 FULL PINTS 99¢

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BUTTER-NUT COFFEE REGULAR OR DRIP 3 \$1.69 L.B.

LIBBY CRUSHED, CHUNK OR TIDBITS DINEADDE 54

Crawley, near London, and Kilbride, in Scotland.

"The people there laughed at me because I said a New City could be done by private enterprise," McKnight said. "They thought this is the type of thing that only government can do."

With renewed enthusiasm, McKnight returned to Minnesota and launched a series of "brainstorming" sessions with planners and real estate brokers. In the meantime, he also had enlarged his farm near Victoria from 300 acres to its present 700.

Visits and discussions were held with developers of the New Cities of Columbia, Md., near Baltimore; Sterling Forest, N.Y., near New York City, and Reston, Va., near Washington D.C.

The New City concept came into being in about 20 places at the same time McKnight said, mainly by persons whose basic interest in downtown real estate and spread to suburban areas.

Concern Shared

"All of these developers share a concern for the safety of the people in urban America," McKnight said. "They see the yearning for people to get back onto the land -- especially with added leisure time and a

consultants agreed that the Carver County site had all the requirements necessary for the New City -- good land location, land use potential, realistic pricing, financing and "solvable" municipal-political problems.

A corporation with the deliberately innocuous name of Ace Development Company was set up and assembling of the 20 parcels of land into a unit was started.

"Every piece was a crisis," said McKnight. There hasn't been an easy one yet."

Two Firms

Behind Jonathan now are two firms. The Jonathan Development company consists of McKnight and his board and will coordinate growth of the New City. The land-holding firm, Carver Corp., is a partnership between McKnight and Jonathan Development company.

Both are named for Jonathan Carver, an English explorer who sailed



down the Mississippi in the 1700's thinking it was the Northwest Passage.

As land purchase continued to move forward, the firm last November hired Ste-

- LIBBY QUEEN OLIVES 7 1/2 oz. Jar 69¢
- LIBBY MANZANILLA OLIVES... 7 1/2 oz. Jar 59¢
- CUCUMBER PICKLE CHIPS .. 2 15-oz. Jar 15¢
- FRENCH DRESSING..... 2 8-oz. Jar 29¢
- KETCHUP 5 14 oz. Bottles \$1
- TOMATO SAUCE..... 5 300 Cans \$1
- FRENCH DRESSING..... 2 8-oz. Jars 49¢
- JENO PIZZA..... 3 Pkgs. \$1
- MUSHROOMS..... 5 2 1/2-oz. Jars \$1
- FRESCA 5 16 oz. Bottles 49¢
- CORN OIL Quart Bottle 59¢
- SWIFTNING SHORTENING 3 Lb. Can 59¢
- MARSHMALLOWES 1 Lb. Bag 19¢
- LEMON JUICE 24-oz. bottle 39¢
- PRESERVES 2 Lb. Jar 49¢
- INSTANT COFFEE 10-oz. Jar 99¢
- INSTANT TEA 3-oz. Jar 89¢
- BONDWARE PAPER PLATES . 100 Ct. Pkg. 19¢
- GALA PAPER TOWELS Large Rolls 39¢

FRESH, TENDER, GREEN
CABBAGE Per Lb.
HOME GROWN, CRISP, RED, ROSEBUD
RADISHES Bunch
LONG GREEN SLICING
CUCUMBERS Each

YOUR CHOICE **7¢**

CAN

DEL MONTE CHUNK STYLE

TUNA FISH 2 49¢

6 1/2-oz. Cans

LOW CALORIE SLICED OR DIET DELIGHT HALVES PEACHES.....	5	2 1/2 Cans	\$1
LOW CALORIE DIET DELIGHT FRUIT COCKTAIL.....	3	2 1/2 Cans	89¢
GERBER STRAINED BABY FOOD.....	10	Jar	10¢
SUGAR FREE TAB POP.....	6	16-oz. Bottles	49¢
CANADA DRY CANNED POP.....	10	12-oz. Cans	79¢
REYNOLDS ALUMINIUM FOIL.....	5	25-Ft. Rolls	\$1
HANDI-WRAP FOOD WRAP.....	4	100-ft. Rolls	\$1
DOW BATHROOM CLEANER.....	4	12-oz.	59¢
KITCHEN MAID SPRAY STARCH.....	1	21-oz. Can	39¢

350 Cong Killed in Mekong Assault

By George Esper

SAIGON, South Vietnam -- (UP) -- U.S. and South Vietnamese forces have killed 350 Viet Cong in the largest allied assault of the war in the Mekong Delta, field commanders claimed today.

The U.S. Command in Saigon announced that the massive-ground and river operation by an estimated 10,000 troops was launched last Friday to clear out Viet Cong whose mining of the main highway from the delta has raised food prices in Saigon. The announcement of the operation was with held for five days for security reasons.



Post-Riot

The U.S. Command in Saigon announced that the massive-ground and river operation by an estimated 10,000 troops was launched last Friday to clear out Viet Cong whose mining of the main highway from the delta has raised food prices in Saigon. The announcement of the operation was with held for five days for security reasons.

to save the land rather than redo the land to serve us.

"If we can get a little boy into a ravine on his way to school -- if we can get him to find a snail or a rabbit and never have to cross a road on his way to school -- if we can do this 20 years from now, we'll have accomplished one of the things we're trying to do."

Unusual Idea

McKnight also has an idea about how to get a man properly sent off on a business trip. He steps into a canoe from the landing at his back door and his wife paddles him to a quayside restaurant in the Town Center. They have lunch, he rides an elevator to the roof top heliport, and he's off to the super-sonic transport at the airport.

But that is in the more distant future. The development timetable for Jonathan calls for 90 acres of parks, roads and lakes to be developed in 1967-68 which is designated "Year One." Also in that period,

Nor will the community be only for the wealthy. There will be apartments that today rent for \$135 or \$140 a month and houses that today sell for \$20,000. McKnight said there was no way

in 1961-62 and was a main sponsor of the Natural Resources Bill during his first senate term.

Wherever possible, the natural beauty of the rolling countryside will be preserved, McKnight said.

Does McKnight see any possibility of the Jonathan project failing?

"If you think that way, you wouldn't be in this business," he replied.

"It never was sold to investors as something which could double their money in a couple years," he added. "I never knew of anyone who got hurt on land and you can't go wrong with a beautiful piece of land like this connected to a metropolitan area."

Whitney Jr., Wayzata. Chief executive officer and president of the board of Dain, Kaselman and Co., Minneapolis Investment Brokers, Mayor of Wayzata and candidate for U.S. Senate in 1964. Member of board of directors of Minnesota Twins and Minnesota North Stars.

J.F. Deckenbach, Edina. Secretary of American

Wide Range of Interests on Board

A wide range of financial interests are represented in the directors behind the "new city" of Jona-

Editorials

Jonathan Carver's New Town

For these large-scale projects, carried out by a central private authority, tend to raise, dramatically the whole level of quality in the architecture and the planning for our urban development. (Consider, for a moment, what shopping centers had looked like before Southdale.)

Even the rather slow cautious start that is envisioned for Jonathan can be important in introducing the notion of "clustering" the homes and townhouses, using the open space as a buffer between areas, and facing the residential areas -- at last -- away from the automobiles. Good design will become an essential ingredient -- not an afterthought.

Not least, the town should tend to make Carver County (still this area's most rural county) fully a part of the metropolitan world.

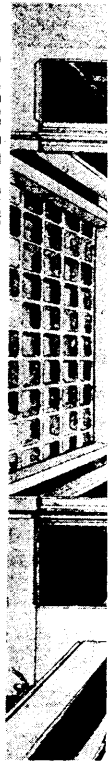
The first reaction to Henry McKnight's "new town" in Chaska probably ought to be, "It'll be great to have!" Just a few cautions, however, are in order.

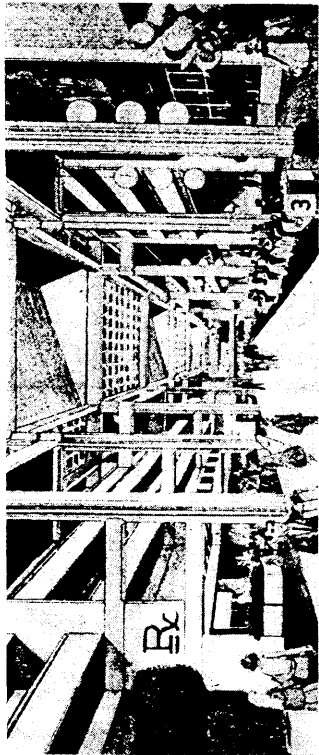
In essence, we are simply seeing in our metropolitan area rather dramatic evidence of the steady national trend toward ever-larger and ever-more-complete subdivisions.

The "new town" of Jonathan -- like, for example, Reston near Washington, D.C. -- will contain housing (mainly for middle and upper income people), supermarkets and other commercial facilities, and some employment. We suspect it will not develop as a really self-contained town. Most of its residents (like most of Reston's) are likely to be commuters. Jonathan will then be not an urb, but a sub-urb. Yet with a difference.

And what an important difference.

Business Center Over Railroad Tracks





Chaska Kept Secret, Planned Quietly

By Kristin Serum, Minneapolis Star Staff Writer

The proposal for a New Town southwest of Minneapolis, which was made public today, has been the best kept secret in Chaska for the last year and a half. The official announcement was to be made at a press conference in Chaska today.

"We're a small town and people out here gossip," Mayor Frank J. Hensel said Monday night. "We waited until we were sure they had something to talk about."

While city officials waited, Senator Henry T. McKnight and several associates quietly purchased 2,200 acres in an area recently annexed by Chaska, laid plans for a controlled experiment in neighborhood living, constructed a new town house demonstration project and broke new ground at an industrial site.

"Everyone knew something was going to happen, but they didn't know what it was," Hensel said.

During the public discussion, the New Town never was mentioned specifically, but many of the policies outlined in the plan reflected principles of the New Town Concept. For example:

A ZONING policy that would control the density of developments rather than separating houses from apartments and stores is proposed.

DEVELOPED areas would be arranged in clusters with parks and green spaces between them, a change from the usual suburban mass of medium-sized lots. The city could control this kind of land use by allowing more sewage capacity in some areas than others and varying the sizes of residential lots allowed.

ROADS and highways would surround neighborhoods rather than penetrating them.

AN ELEMENTARY school, a Junior High school, a new fire station and two additional water-storage areas also are proposed for the New Town area.

Donald Wenz, Vice-Chairman of the

council, conceded after the meeting that the New Town proposal was a principal reason for stepping up municipal planning.

"When we were told about the New Town comprehensive plan," he said.

Local officials also knew of the New Town plan during the annexation proceedings. Wenz said. The latest annexation, which encompasses most of the New Town area, was completed last December.

If another proposed annexation is successful, the city limits of Chaska will be the boundaries of a natural drainage area, which will result in reduced sanitary and storm sewer costs.

The New Town would be the first experimental community in the United States to be incorporated into an already-existing municipality. If it becomes a reality, Chaska will change more in the next five years than it has in the last 100 years.

Chaska was one of the first Minnesota River towns to be incorporated, and it celebrated its centennial in 1958. Before the Annexation, its population had remained relatively stable at around 2,000 for about 25 years.

New Town planners expect to nearly double the present population of about 4,000 in the next five years.

About 50 percent of Chaska's residents currently work there. About 15 percent of the New Town residents would be employed in Chaska, Cunningham estimated.

Asked how the New Town will change the character of the city and its people, Wenz said, "It will probably be a great improvement."

Hensel wasn't sure how neighborhoods with peaceful pedestrian walkways and no cars will work. "I think I'll start a bicycle business," He said.

than in Chaska.

There are two corporations linked to the project. The first, Jonathan Development Corp., has a five-man board headed by State Sen. Henry T. McKnight which will control development of the new city.

The land now is held by Carver Corp., a partnership between Jonathan Development Company and McKnight. Both are named for Jonathan Carver, an English explorer.

The directors are:

Linen Supply Co., Minneapolis. He has been with the firm for 18 years and moved to the Twin Cities from Chicago in 1959 when American Linen Corporate headquarters were changed to Minneapolis. Member of Franklin National Bank board, certified public accountant before joining American Linen.

Lewis Krohn, New York City. Officer of Wertheim and Company, New York City investment brokers.

there will be 12 acres of research and industrial area, 17 acres of residential area, five acres of recreational and four acres of commercial area.

The first church will be built in Year Two and the first elementary school in Year Three.

By the fourth year, more than 205 additional residential units are to be finished, with 2,800 persons living in the first village.

By Year 10, the Town Center is to be completed, nearly 4,000

of estimating the total investment in the development, even for the first 10 years.

By the 20th year, the original 2,200 acres will be doubled, extending the village west to the McKnight Angus Farm.

The Hazeltine owners are actually in the Jonathan Development Corp. (The organization that has succeeded Ace Development Corp.). But they are coordinating the development of the Hazeltine land with the McKnight group.

\$10,000 a Year Seen as Average by 1980

--Chicago Daily News Service

That \$10,000-a-year income once so eagerly sought will be just average someday for most American families.

It won't happen next year, but it is expected by around 1980--that's the forecast from the National Industrial Conference Board (NICB)

An estimated 13 million families, or roughly 25 percent of households, now have annual incomes exceeding \$10,000 and they account for about 50 percent of the country's consumer buying power.

This income standard was enjoyed by 8 million families, or 18 percent, in 1960, who represented 38 percent of

spending power. By 1975, the projection is that 24 million to 25 million families, or 42 percent of the total, will have incomes of \$10,000 or more and account for 67 percent of buying power.

And some time, around 1980, it's figured that at least half of the nation's 62 million households will earn \$10,000. They should account for about 75 percent of consumer spending.

The NICB study, sponsored by Life magazine, reveals that 45 percent of those families now earning \$10,000 a year include working wives.

BOB PEACH

