

The Pattern: An Overview of NewVistas

A NewVista is a 144-square-mile, 50-community megalopolis that reclaims urban and rural sprawl, lowers cost of living, improves quality of life, and fosters equal economic opportunity for as many as five million individuals. Designed to be replicated throughout the Earth, the NewVista megalopolis implements community and building plans created by Joseph Smith, Sidney Rigdon, and Frederick G. Williams and recorded by Williams in 1833 in Kirtland, Ohio. Individual NewVistas communities of 75,000–100,000 people start with a household module for 2–4 people. These modules are easy to move, connect, and stack into larger apartment buildings, then grow into villages, districts, full communities, and ultimately into 50-community megalopolises. The NewVistas concept reduces humanity’s ecological footprint while providing sustainable housing and agriculture. The plans also prescribe a nonhierarchical organizational matrix that optimizes each community socially and economically while safeguarding against manipulations that cause inequality.

The Earth is full and abundant, but we humans are not yet doing a good job of utilizing the Earth’s abundance equitably and sustainably. The NewVistas project is developing new community approaches to reclaim suburban and rural sprawl and enable all living creatures of the Earth, regardless of species, to fully enjoy the Earth’s abundance equitably and sustainably.¹

NewVistas is a modern interpretation and extrapolation of the community plot² (see figure 1-1) and building plan³ created in the early 1830s by a religious community in

¹ “[F]or the earth is full, & there is enough & to spare; yea, I have prepared all things, & have given unto the children of men to be agents unto themselves. Therefore if any man shall take of the abundance which I have made, & impart not his portion according to the law of my gospel unto the poor & the needy, he shall [...] lift up his eyes in hell, being in torment” (Revelation. 23 April 1834).

² Plat of the City of Zion, circa Early June–25 June 1833.

³ Plan of the House of the Lord, between 1 and 25 June 1833.

Kirtland, Ohio, whose leaders stated that the pattern was designed for all humanity, regardless of religion.⁴ NewVistas has found that the two documents enable the world's first and only community pattern that is scalable and sustainable for all humans planetwide, with ample unspoiled land remaining for natural wildlife. These 1830s documents are not self-contained plans that will work on their own—they are matrixes designed to be filled in with humanity's most advanced technology and social progress, which have only recently become advanced enough for us to begin comprehending the community pattern and adapting our emerging knowledge into it.

The 1830s documents provide a precise pattern for establishing the highest quality of life possible for all people worldwide without overtaxing natural resources or the environment and at a fraction of the ecological footprint that humanity currently inhabits unsustainably. The pattern accomplishes this by recalibrating all aspects of human living at the most efficient, productive scales and proximities, including a nonhierarchical, corruption-resistant organizational matrix and a dynamic economic system that enables a community to increase its combined capital a hundredfold. While the NewVistas system ultimately results in autonomous communities of 75,000–100,000 individuals, with 50 such communities forming a megalopolis, the pattern allows a community to begin at a micro scale, even as small as one four-person household module. These modules combine to create an apartment building for about 100 individuals, with 10 buildings forming a village, four villages forming a district, and 24 districts forming a community. The pattern's flexible, universal adaptability allows each community to develop organically and incrementally, gradually replacing the obsolete infrastructures of today's human sprawl.

The comprehensive community pattern allows NewVistas to fully integrate all community aspects into one cohesive whole, with the latest blockchain, artificial-intelligence, machine-learning, cloud, and algorithm technologies embedded into energy, transportation, agriculture, education, finance, housing, and all other systems serving a community. The NewVistas community operating system is open source, with every NewVistas community worldwide able to contribute to it. Instead of change through piecemeal, uncoordinated efforts, NewVistas with its

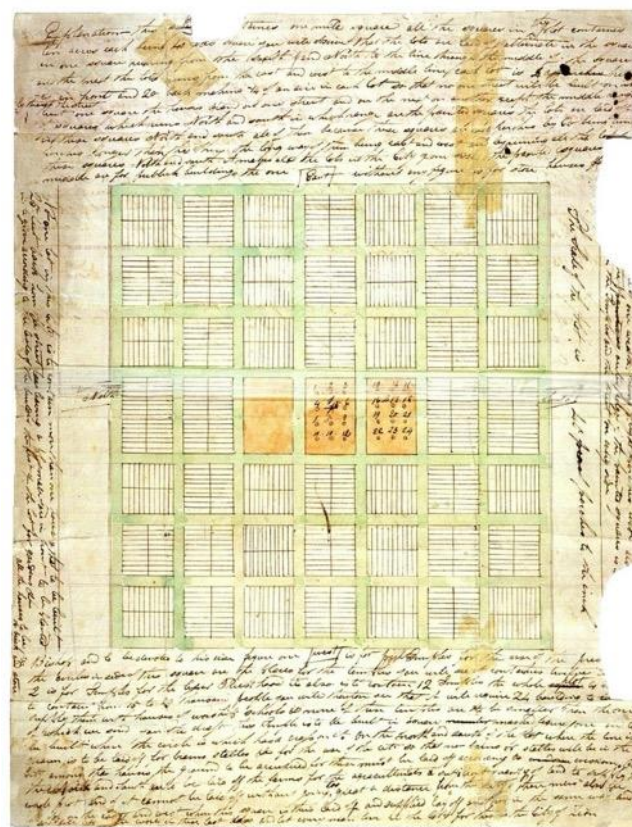


Figure 1-1: The community plot is vital for synergizing today's scalable, sustainable community technologies.

⁴ For example, Brigham Young stated that the community pattern “grows out of the Church of Jesus Christ of Latter-day Saints, but it is not the church; for a man may be a legislator in that body which will issue laws to sustain the inhabitants of the earth in their individual rights and still not belong to the Church of Jesus Christ at all” ([History of the Church 7:351](#)).

DNA-style community pattern enables humanity to reset how it occupies land, consumes resources, handles waste, and applies engineering, technological, economic, organizational, and social advances. The pattern provides an essential matrix for synergizing human science and technology in a manner that undoes humanity's past and current errors of infrastructure, organization, and economics.

What Is NewVistas?

As an independent, privately funded, nonreligious project that began late Saturday afternoon, April 14, 1973,⁵ NewVistas uses science and engineering to apply, with precise discipline, the 1830s community prescriptions, which we've proven and embraced as the Earth's most suitable human community blueprint. We've found remarkable efficacy in strictly following these prescriptions to design the community campus, adapt and create necessary technologies, and organize the community's organizational matrix and economic system. The NewVistas pattern establishes a physical, social, and economic system that applies to all humans and can accommodate any culture willing to function within the basic pattern. Rather than spoil undeveloped land, NewVistas communities begin in areas of urban blight and spread outward to reclaim suburban sprawl, allowing areas of rural sprawl to return to a natural wilderness state. Each full NewVista megalopolis of 50 communities occupies 144 square miles and is surrounded by about 288 square miles of wilderness buffer.

At 2.88 square miles in size, individual NewVistas communities function as what we call "the world's largest mansions," providing 75,000–100,000 individuals with an optimal, sustainable mix of personal and public amenities. With all buildings connected via covered glass breezeways, participants can comfortably walk or ride their own motorized, mechanical "mule" anywhere within the community, regardless of weather conditions. They can easily get not only to work and school but also to a wide variety of sports facilities, cultural events, shops, and restaurants. All residents enjoy equal opportunities to participate in dynamic, supportive social units; take advantage of many labor-saving services; and enjoy more free time and discretionary income. We call the community NewVistas because beautiful, green views are visible from all apartment windows and public community buildings, as well as from other vantage points throughout the campus.

A NewVistas community starts out small and scattered as household modules for 2–4 people, which are RV trailers that can be parked anywhere or set up as accessory dwelling units ([ADU](#)) in the backyards or side yards of single-family homes. Ultimately 42 household modules can be connected and stacked to create an apartment building, and these apartment buildings are eventually moved together into the pattern's optimum physical layout, organizational matrix, and full economic system, as follows:

- The NewVistas organizational matrix brings together 75,000–100,000 individuals to promote cooperation, mutual well-being, and other socially positive relationships, while also ensuring individual privacy. Within a community, each individual belongs

⁵ On April 14, 1973, David Hall was among ten men in South Brunswick, New Jersey, with whom Harold B. Lee met privately before he held a general meeting. Lee urged the small group to study the writings of Joseph Smith in order to better understand the community organizational matrix described in these writings, which Hall immediately started to do.

in a district, a village, and an apartment building. Each community's organizational matrix defines how 5,760 successful participants serve the community in highly specific, part-time, unpaid, nonhierarchical roles, with each public servant averaging four hours a week on community service and with frequent rotation of personnel.

This large number of public servants enables the voice of the people to be heard and all four major adult demographic groups to be represented: . (See chapter 2.)

- The NewVistas economic system synergizes and supports thousands of individually owned businesses within each community, including participant-owned businesses that provide food, education, healthcare, household services, and many other needs and wants. A community's capital fund leverages participants' combined investments up to a hundredfold to provide the capital for the community's physical campus, supply early seed funds for individually owned businesses, and pay participants a premium return on their investments. All participants are independent contractors, with no traditional employee/employer relationships. Community bylaws and investment objectives discourage businesses from growing too large or creating monopolies that threaten the community's economic equality. (See chapter 3.)
- The physical NewVistas campus consists of villages, districts, and public areas. The pattern is designed so that each campus consumes only the amounts of land, energy, building materials, and natural resources that are sustainable for everyone in the world to consume equally. Each green, fully walkable campus produces food in a sustainable manner for 75,000–100,000 individuals, using intensive techniques such as vertical farms. Assembled using mass-produced, high-tech elements, public multipurpose buildings and apartment buildings transform for a wide variety of uses, and the buildings can be disassembled and/or moved into correct alignment as a full community plot takes shape. Inside apartment buildings, 42 household modules for 2–4 people function as bedrooms, bathrooms, kitchens, and workstations and by 2027 will handle their own utilities, including energy, water, and waste. In addition, by 2025 each individual will rent an electric-motored, mechanical “mule” (www.mule.work) that functions not only as a personal mobility platform but also as a chair, desk, locker, and bed. (See chapters 5, 6, and 10.)

Rather than try to build a community from the ground up, NewVistas is adapting many existing and emerging technologies into individual products that can be employed now and later integrated into the community pattern. As people start using these inventions, they can gradually understand how the inventions synergistically amplify each other within a fully optimized NewVistas community campus. Thus, NewVistas functions as an integrator of ideas from all over the world, adapting products and systems that eventually will enable a full-fledged NewVistas community. In the meantime, these products and systems help improve today's existing homes, businesses, and communities.

Where the Pattern Comes From

In the early 1830s, members of a community in Kirtland, Ohio, became interested in the ancient City of Enoch⁶ and wondered how they could build a modern version. In the early 1830s, Joseph Smith, Sidney Rigdon, and Frederick G. Williams received the community plot and multipurpose building plan by vision, with Williams recording the text and diagrams for both documents. For more details about how the pattern came forward, refer to the supplementary NewVistas article titled “A Worldwide Community Vision: The ‘City of Zion’ and ‘New Jerusalem.’”

“Fill Up the World”

According to the plot text, this community pattern is intended for “all” and is to “fill up the world” so all people can live in these communities, regardless of location, ethnicity, or religion. However, early community members didn’t have the capability to fully understand and implement the pattern documents. They did not understand the need to triangulate other revealed community prescriptions with the plot and building plans, and they did not possess the technology or resources needed to fully realize the community pattern, as humanity does today. Some early community members dismissed the original 1830s documents as having been “drawn in haste”⁷ and revised them according to their own understanding. Thus, they failed to recognize the remarkable solutions to human problems that the original documents embody.

For more than a century, the 1830s plot and building plans have been held in the LDS Church History Department in Salt Lake City, Utah, where they have remained with little in-depth analysis until NewVistas began taking them seriously as the worldwide community pattern for humans. In 1996, the plot received the American Planning Association’s National Planning Landmark Award. “You have a Ferrari in the garage, and you have never taken it for a drive—you have never shown what it could really do,” said architect and urban planner Andrés Duany to the Utah League of Cities and Towns. “I am pretty convinced that however beautifully this plat of Zion worked—and remember, it did work—it has lost its way. Many of the things that make your suburban sprawl so easy were not the intention.”⁸

Regardless of their source, these revelations comprise a remarkable world treasure. The plot and building plan together are the key foundational documents, and additional revelations⁹ flesh out the full community pattern. With the Joseph Smith Papers now publicly available online, anyone can examine and attempt to solve this intricate, complex, detailed, and all-encompassing puzzle by putting the pieces together within the plot and building plans to accomplish the full community design. The pattern makes complete sense, but it is impossible to determine without using the plot and building plans. For NewVistas’ line-by-line analysis of the complete text contained in the two original key documents, see [Plot Text Analysis](#) and [Building Plan Analysis](#).

⁶ See “[City of Enoch](#)” search results.

⁷ Revised Plan of the House of the Lord, circa 10 August–circa 4 September 1833.

⁸ Quoted in <https://transformplace.wordpress.com/plot-of-zion-recognized/>.

⁹ In addition to the plot and building plans, two key revelations include Revelation, 2 August 1833–B (the date indicated in the document title is incorrect; the actual date of this revelation is May 6, 1833) and Revelation, 1 June 1833.

Discovering the Pattern's Ancient Language

Most historians have viewed the 1830s community plot as simply another version of the mile-square town grids popular in early America. When analyzing the documents starting in April 1973, however, David Hall found that the dimensions and patterns did not line up with those commonly used in 1830s America.

The plot text states that the community is “one mile square.” The statute mile used in 1830s America—as today—measures 5,280'. However, Hall's early analysis of the plot drawing and text showed that the plot square measures 6,336', which is equivalent to 1.2 statute miles. Before Great Britain's Queen Elizabeth I standardized the mile at 5,280' in 1593, people in the British Isles used many different mile sizes. The 6,336' mile was the average of the pre-modern Scotch and Irish miles. When cartographer Christopher Saxton (1540–1610) published the first atlas of England in 1579,¹⁰ he used the 6,336' mile as the standard throughout his maps.¹¹ Two additional features indicate the plot's connection with antiquity: the plot is oriented with east at the top rather than north,¹² and the plot's grid is based on the perch, an old English unit equal to 16.5 feet.¹³

Recent linguistic studies confirm that the plot text is connected to the time and language of the 16th century, rather than to 1830s America.¹⁴ According to linguist Stanford Carmack, “The language of the plot may indicate its Early Modern English character in a number of ways: by its semantics, morphology, and syntax.”¹⁵ In the 16th century, there was little or no concept of separation of church and state. Therefore, words that have become primarily religious terms, such as *elder* and *temple*, held broader meanings in the 1500s. NewVistas has translated the pattern's 16th-century terms into modern English business terms to facilitate compatible, beneficial relationships that can be scaled worldwide regardless of cultural or religious context. In subsequent chapters of this book, we use only these modern business terms.

For a glossary of how NewVistas has translated key terms from the 1830s documents into present-day meanings, refer to the supplementary NewVistas document titled “16th-Century Early Modern English/21st-Century Business English.”

NewVistas Groupings & Organization

According to the 1830s documents, the community pattern prescribes specific groupings for residents and a nonhierarchical organizational structure through which public servants can help residents to flourish.

¹⁰ See *An Atlas of England and Wales: The Maps of Christopher Saxton, Engraved 1574–1578*. London: Collectors Library of Fine Art, 1979.

¹¹ Ferrar, Michael J. “The Saxton Map, 1579: An Investigation.” 2008.

¹² See, for example, <https://www.geolounge.com/map-orientation/>.

¹³ In 1830s America, the common term for 16.5 feet was rod rather than perch; however, *rod* appears only once in the plot, while *perch* appears six times.

¹⁴ Many early LDS revelations, including the plot explanation, are written in language similar to the Early Modern English used by Bible translator William Tyndale. Tyndale's early-1500s translations comprised more than 80% of the subsequent King James Version, with similar language also used in the Book of Mormon and other LDS scripture. In David Hall's view, this language was inspired for the use of both Tyndale, who brought the Bible to the people, and Joseph Smith, who brought about the Book of Mormon and other revelations. (See, for example, Teems, David, *Tyndale: The Man Who Gave God an English Voice*, Thomas Nelson, 2012.) Hall views the plot's language as being like the original Book of Mormon manuscript. In both cases, a scribe or clerk took down Smith's dictation without punctuation, indicating haste.

¹⁵ Carmack, Stanford. Unpublished paper. October 2014.

Population Groupings

The NewVistas system enables people to participate in several groupings with specific purposes, ranging from worldwide coordination down to individual household modules:

- **NewVistas**¹⁶—Worldwide system for up to 2,400 NewVista megalopolises inhabited by up to 12 billion people¹⁷
- **NewVista**—Megalopolis of 50 adjacent communities inhabited by up to 5 million people
- **Community**—Living and working campus with 24 districts, “the world’s largest mansion”
- **District**—24 in a community, each containing four villages and 1,680 household modules
- **Village**—96 in a community, each containing 10 apartment buildings and 420 household modules
- **Apartment building**—960 in a community with breezeways in front and patios behind, each containing 42 household modules
- **Household module**— Measuring 14' tall by 8'-3" wide by 28'-10.5" long (238 square feet), each household module contains four beds in two bedrooms, an ADA-compliant bath/kitchen/utility room, workstations, storage, and an entrance hallway for 2–4 residents, with an average household size of 2.4 people. Sixteen people can cooperate and combine up to eight household modules to share a larger living area when module walls are raised.

Organizational Structure

Central to NewVistas’ effectiveness is its nonhierarchical organizational structure. At the worldwide level, general advisors help establish NewVistas communities and maintain system integrity. At the megalopolis level, representatives of 50 adjacent communities coordinate on issues that affect the entire megalopolis. Within each NewVistas community, an organizational matrix enables 1,920 public servants to cooperate in strictly defined roles to support the community’s operations and progress. (In addition, another 3,840 individuals serve as apartment coordinators.)

At all levels, NewVistas public-servant positions are unpaid, part-time, and volunteer. Reflecting the four main adult demographic groups—single male, single female, married female, married male—each public-servant position is filled by four individuals who work together in that position. The 1830s pattern breaks down all functions into defined duties that public servants can accomplish while donating only 10% of their time, which is about four hours a week or 200 hours a year.

Worldwide Coordination

While no central NewVistas headquarters will ever exist, public servants help coordinate the NewVistas system at a worldwide level, by setting up or reorganizing local

¹⁶ The term *NewVistas* not only refers collectively to all the megalopolises worldwide but is also the name of the complete operating system and of the overall project.

¹⁷ The United Nations predicts that the world population will reach 11.2 billion in 2100 and stabilize soon thereafter. See [World Population Prospects](#).

community boards of trustees and replacing trustees on an established rotation. In addition, these worldwide advisors maintain the [blockchain](#) database of the NewVistas community bylaws and operating system. As volunteers, worldwide coordinators possess no legal authority beyond that just described, and they don't control or have access to any financial resources. Rather, these volunteers are based in their own homes around the world and provide their own computer equipment for online collaboration.

NewVista Megalopolises

Up to 50 NewVistas communities are built adjacent to each other with their easements lining up as straight thruway corridors. Fifty adjacent communities comprise a complete NewVista megalopolis of up to five million individuals. Worldwide, up to 2,400 such megalopolises could accommodate 12 billion residents within a total human-developed area of 345,600 square miles, much smaller than what today's sprawl has consumed.

While each individual community remains independent and autonomous, a megalopolis's 50 communities coordinate through a limited legislature called a Council of Fifty. This council can't dictate what an individual community does within its own borders, but the council's decisions are binding for the megalopolis's shared transportation easements and surrounding wilderness area.

Ultimately, humans will no longer use energy-consuming, polluting cars, trucks, ships, and airplanes. Transport of people and cargo between megalopolises could ultimately be via high-speed vacuum tubes.¹⁸



Figure 1-2: On the left, a plot close-up shows 24 multipurpose buildings arrayed in two blocks at the center of the plot. On the right, a multipurpose building close-up shows 24 podiums in the same layout as the multipurpose buildings. The 24 buildings and podiums correspond to a community's 24 agencies, which cooperate in two divisions, represented by the two blocks; eight departments, represented by the eight rows of three; and three verticals, represented by the three columns of eight.

¹⁸ See, for example, ["A Real Tube Carrying Dreams of 600-M.P.H. Transit,"](#) New York Times, Feb. 18, 2019.

Community Organizational Matrix

At the community level, the 1830s layouts of multipurpose buildings and assembly-hall podiums physically illustrate a community's organizational matrix, with two blocks, three columns, eight rows, and 24 units of buildings and podiums, as shown in figure 1-2.

Extrapolating positions and duties from text written on back of the 1833 plot and elsewhere,¹⁹ NewVistas has found that a community of 75,000–100,000 individuals needs an organizational matrix of 480 part-time public-servant positions to coordinate necessary community functions. A board of 12 trustee positions oversees a NewVistas community, and the other 468 public-servant positions all function within two communitywide “divisions, or grand heads”²⁰ that complement and counterbalance each other. The following table shows the organizational matrix's two divisions, each with four departments and 12 agencies; and three verticals, each with eight agencies:

	Participant Support Vertical	Business Support Vertical	Commercial Support Vertical
CAPITAL DIVISION			
Village Department	1. Human Relations Agency	2. Stewardships Agency	3. Leasing Agency
District Department	4. Life Planning Agency	5. Nutrition Agency	6. Health Agency
Community Economic Department	7. Capital Fund Agency	8. Investment Bank Agency	9. Commercial Bank Agency
Public Administration Department	10. Communication Agency	11. Bylaws Agency	12. Public Relations Agency
PROPERTY DIVISION			
Regulatory Department	13. Legal Services Agency	14. Intellectual Property Agency	15. Audit Agency
Data Department	16. Data Management Agency	17. Accounting Agency	18. QHSE Agency
Business Development Department	19. Marketing Agency	20. Business Planning Agency	21. Underwriting Agency
Urban Planning Department	22. Public Facilities Agency	23. Land Management Agency	24. Asset Management Agency

Reflecting the four main adult demographic groups—single male, single female, married female, married male—each of the 480 positions is filled by four individuals who work together, making a total of 1,920 public servants in a community's organizational

¹⁹ Page 2, Plat of the City of Zion, circa Early June–25 June 1833.

²⁰ Instruction on Priesthood, between circa 1 March and circa 4 May 1835.

matrix. Each multipurpose building has two identical assembly halls, so two buildings are required to seat all 1,920 public servants in the 480 positions,²¹ as shown in figure 1-3, with each assembly hall seating one of the four adult demographics. (In addition, another 3,840 individuals serve in 960 apartment coordinator positions, which have offices in the apartment buildings where they live and serve, not in multipurpose buildings.)

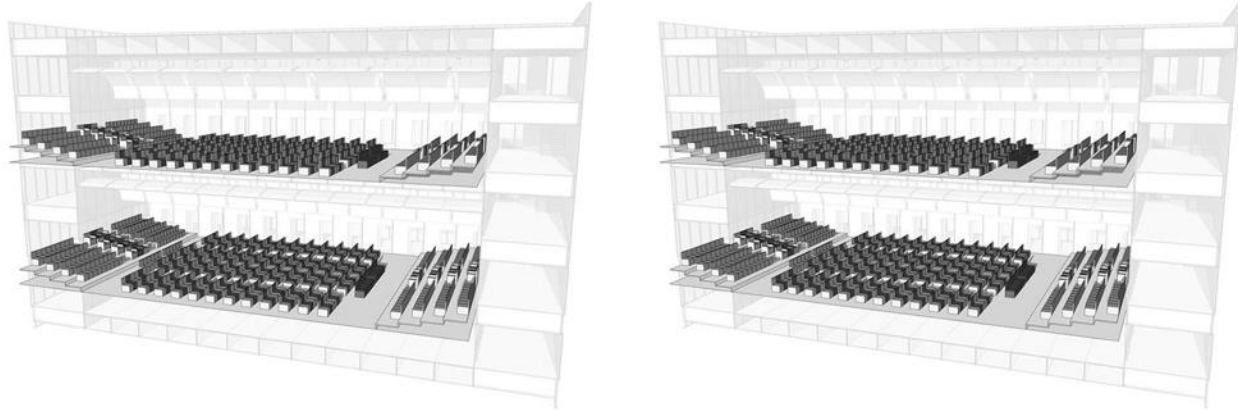


Figure 1-3: Each multipurpose building has two identical assembly halls. Two buildings are required to seat 1,920 public servants in 480 identical positions. Each of the four assembly halls seats public servants representing one of the four adult demographics: single female, single male, married male, and married female.

Each multipurpose building contains offices for the agency that corresponds to the building, as well as for additional public servants, with 1,920 offices of the same size fitting perfectly into all 24 buildings. In a multipurpose building's assembly hall, the 24 podiums provide seats for the 24 agency presidents, with the podiums tiered not to signify hierarchy but simply so each president can be seen and heard.

This organizational matrix eliminates the inefficiencies and corruptions inherent in hierarchical structures, in which officials tend to strive for ever-increasing position, power, and money. In a NewVistas community, each public-servant role is narrowly predefined, and public servants have term and tenure limits, so no full-time, long-term public careers are possible. The focus stays on each defined position rather than on the individual serving in that position, so every community participant always knows exactly which position to consult for a particular need, even when the individual serving in that position has changed.

For more details on the NewVistas population groupings and organizational structure, see [chapter 2](#).

NewVistas Economic System

For individuals, families, and communities, following a worldwide pattern will provide many benefits attainable in no other way. By prescribing how to organize communities at the optimal scale and configuration "according to wisdom," the plat enables people to coordinate their enterprises and use space, energy, and resources far more

²¹ The early community in Kirtland, Ohio, was instructed to build two identical multipurpose buildings, which are required to contain a community's full organizational matrix (see [Revelation, 2 August 1833–B](#); note that August 2 is an incorrect date; this revelation was actually received in June 1833). On the plat, these two buildings are marked "1" (building 5 of 24) and "2" (building 17 of 24), and one is located in each block, reflecting the equal organizational status of the two blocks. The position of the two buildings in the middle of blocks, rather than at the top, helps indicate the plot's nonhierarchical structure.

efficiently, resulting in fewer business failures, lower cost of living, and more capital available to grow individually owned businesses. Participants are freer to pursue a variety of work and activities they truly desire, rather than trap themselves in a single career to support a lifestyle in today's expensive, wasteful, polluting urban sprawl.

Based on the 1830s documents,²² the NewVistas economic system functions more as community capitalism than as individual capitalism. The system promotes market-driven competition while also preventing rich-get-richer and winner-take-all abuses. A community economic system's objective is to make opportunity and abundance equally available to all community participants. Participants can invest all or part of their net worth into the community's common capital fund, which pays each investor a high rate of return on their investment. While all 24 community agencies are involved in the community's economic system, three agencies work together as the Community Economic Department to comprise the system's core financial foundation, including capital management, commercial banking, and investing.²³

Rather than today's typical employee/employer relationships, community participants age 12 and up have their own "stewardships"²⁴ and are independent contractors or own small businesses that hire independent contractors. Stewardships provide for community needs and wants, including general labor, agriculture, restaurants, education, healthcare, engineering, research and development, and a wide variety of personal services, goods, recreations, and conveniences. The community coordinates stewardships "according to wisdom," as the plot states, and stewardships compete for customers and clients. One communitywide administrative platform handles everyone's accounting, management of physical and intellectual property, and IT support. This platform enables stewards to easily collaborate with fellow stewards, move from business to business, or work part time for several businesses with no disruptions to weekly revenue. While individuals own personal items,²⁵ the community collectively owns all land, buildings, commercial equipment, and intellectual property, which individuals lease or license from the community.

Ecosystem Highlights

- Capital primarily held and administered at community level
- Three community bank agencies: Capital Fund, Investment Bank, Commercial Bank
- To fulfill community needs and wants, all participants age 12 and up own a business
- Community owns all infrastructure, equipment, major fixtures, and intellectual property; participants lease or license assets from the community
- A community administrative umbrella handles all participants' accounting, contracts, insurance, etc.
- All inventories and commodities stored and managed in central storehouse block
- Participants can invest net worth for 12% return
- To obtain business funding from the community, participants must first invest a percentage of their net worth, as determined by the risk of their business plan

²² See especially [Revelation, 9 February 1831](#).

²³ "Nos. 7-8-9 The Sacred Apostolical repository for the use of the Bishops," [Plat of the City of Zion, circa Early June–25 June 1833](#), p. 2.

²⁴ [Revelation, 9 February 1831](#).

²⁵ At various times in history, people have misinterpreted scriptural descriptions of communities in which participants have "all things common" ([Acts 2:44](#); [Acts 4:32](#); Book of Mormon, 1830, pp. [506](#), [513](#)). NewVistas is not a utopian communist society in which participants share personal clothes, meals, and implements.

Each NewVistas community attracts self-interested participants using normal marketing principles, including competing with other communities to offer participants a better situation. Unlike communalist, utopian economic systems that emphasize altruistic sacrifices by participants, a NewVistas economic system draws participants because they receive better returns on their investments and many advantages in business, housing, cost of living, and other economic areas. Stewards are not required to invest their personal capital in the community, but many voluntarily do so because they desire the high 12% return rate and relative financial security, or because they want a business loan from the community bank, which requires the applicant to first invest a percentage of their own net worth into their business and also into the community capital fund before the community will invest in their business.

Because a NewVistas community follows a defined pattern for size, infrastructure, and business practices, it's much easier to administer capital and investments, with much less speculative risk. With a community's inventories and commodities stored and managed in a central location, efficiency can be maximized, with fewer surpluses and shortages. With a community's infrastructure leased out to its own participants, the community can maximally leverage these assets to finance the community, including creating and growing thousands of individually owned businesses. The 24 community agencies work together to reduce the risk of any commercial loan or investment made by the community, which means less capital must be held in reserve against failure.

While the NewVistas economic system works without a physical campus, the system achieves its greatest results within the physical campus pattern, which maximizes efficiency, proximity, market relationships, and other key factors. In chapter 3, the NewVistas economic system is discussed in more detail.

NewVistas Physical Campus

Owning a freestanding house on as large a lot as possible has unfortunately become the dream for many. However, the costs and debts of owning a house—including cars to travel across suburban and rural sprawl—force people to work long hours for income, rather than focusing on personal fulfillment. In addition to requiring constant use of expensive, polluting vehicles,²⁶ single-family houses consume land, energy, water, and resources at too high a rate to be sustainable and scalable worldwide. Additionally, many suburbanites feel increasingly isolated and time-poor, facing constant demands of commuting to work, driving children around, and maintaining large homes and ornamental yards.²⁷

The 1830s documents show how humans can live abundantly and sustainably in closer proximity with more efficient use of technology, transportation, and agriculture and with better social and economic relationships. By drastically reducing the role of the

²⁶ "Considering the constant fatalities, rampant pollution, and exorbitant costs of ownership, there is no better word to characterize the car's dominance than insane. . . . As an investment, the car is a massive waste of opportunity—the world's most underutilized asset," the investment firm Morgan Stanley calls it. That's because the average car sits idle 92 percent of the time. Accounting for all costs, from fuel to insurance to depreciation, the average car owner in the U.S. pays \$12,544 a year for a car that puts in a mere 14-hour workweek." Edward Humes, "The Absurd Primacy of the Automobile in American Life," *The Atlantic*, 12 April 2016.

²⁷ See, for example, Amy Morin, "Want to Be Happier? Change Your Commute or Change Your Attitude," *Forbes*, 7 Dec. 2014, www.forbes.com/sites/amymorin/2014/12/07/want-to-be-happier-change-your-commute-or-change-your-attitude/#dd31fd95a731.

automobile and eliminating counter-productive sprawl in its many forms,²⁸ the pattern shows us how to live in green, socially dynamic communities with attractive high-yield gardening instead of unproductive, unsustainable decorative landscaping. While a NewVistas community is as densely populated as the world's tenth-densest city, it's also extremely green because buildings occupy only 10% of land within the community boundaries, with building rooftops containing gardens and/or greenhouses.

The community's high density of approximately .02 acres (800 square feet) per individual is key to the pattern's worldwide scalability and sustainability, as well as its social and organizational effectiveness. With the right building technology, spaces transform to fulfill multiple functions, which is more efficient than today's sprawling, single-use rooms and buildings, which often sit idle. The community's prescribed density decreases the cost of living, places more opportunities and amenities within easier reach of more people, and replaces modern society's social fragmentation with a better balance of privacy and public interaction.

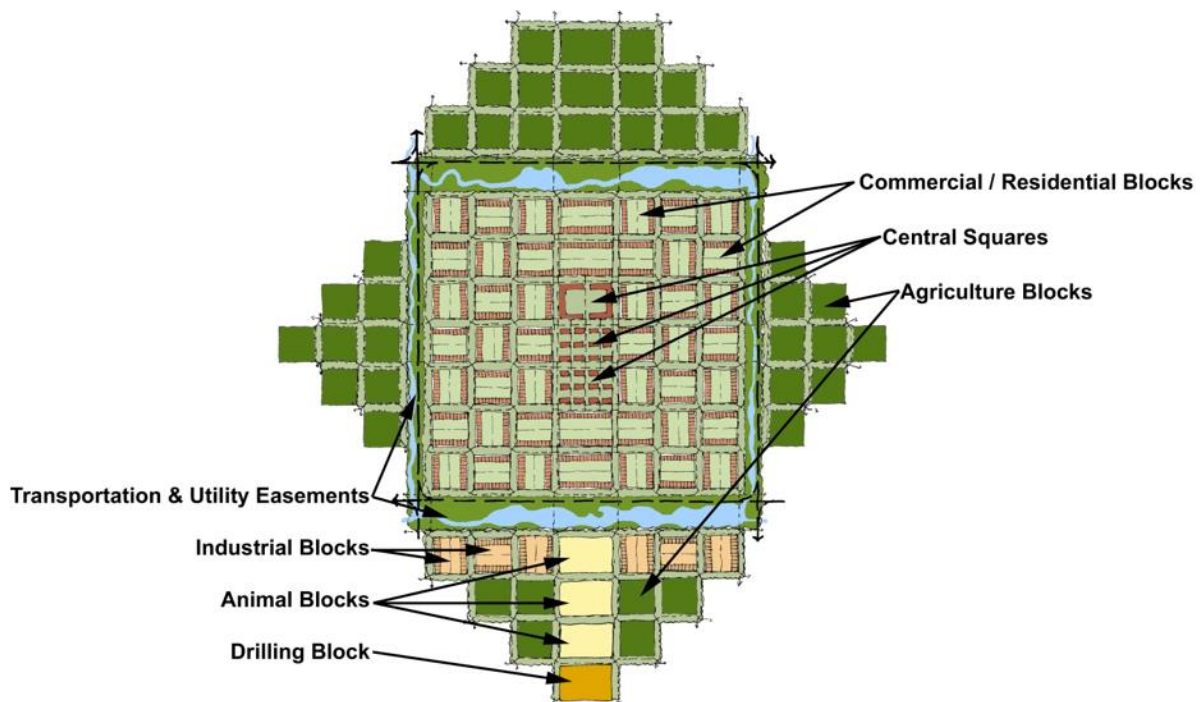


Figure 1-4: With all the prescribed components in place, each community takes a diamond shape.

The 1830s documents state that the community should be built “not after the manner of the world” but “after the manner which I shall show.”²⁹ The plot and other 1830s documents provide detailed, exact prescriptions that must be precisely followed to realize the complete community pattern, which is scalable and sustainable for all humanity. Just as each human body follows the same skeletal structure but is unique, each human community is unique in look, feel, and culture while following the same basic pattern.

²⁸ “Sprawl costs the U.S. economy roughly \$1 trillion a year: \$600 billion in direct costs related to inefficient land usage and car dependency, and another \$400 billion in indirect costs from traffic congestion, pollution, etc.” Richard Florida, “[The New Suburban Crisis](#),” CityLab. See also, for example, James Howard Kunstler, “[The Ghastly Tragedy of the Suburbs](#),” TED, and Alex Balashov, “[Why Even Driving Through Suburbia Is Soul Crushing](#),” Quartz.

²⁹ [Revelation, 1 June 1833](#).

As shown in figure 1-4, a single NewVistas community takes a diamond shape. A full NewVista megalopolis is composed of 50 of these interconnected diamond-shaped communities, housing and feeding from 3.5 million to 5 million individuals.

Motorized, Transforming M²ULE

Before looking at how buildings and land function in a NewVistas community, it's first necessary to understand the community's most personal, ubiquitous unit, called a M²ULE. Each community resident age eight and up has their own mobile, mechanical M²ULE that moves and transforms for numerous purposes throughout a community campus and beyond.

In today's world, we rely on many modes of transportation, from bicycles to cars, but no single vehicle meets all our needs sustainably. In addition, one person uses numerous pieces of furniture, which requires considerable space, materials, energy, and duplication. For example, a person needs multiple chairs: at the dining table, at work or school, at church, on the patio, in the bedroom, and at a movie theater. Some furniture is used by different people at different times, but nearly all is wastefully left unused much of the time. And most furniture is not customized for individual comfort.

In times past, a person could use a live mule to simultaneously ride and carry supplies and equipment, as depicted in figure 1-5. In a NewVistas community, conventional vehicles and furniture are replaced by motorized, mechanical M²ULEs that function as a personal vehicle, chair, table, bed, and desk. With compartments for personal storage, including refrigeration for food and water, and cooling and heating for personal comfort, the M²ULE functions as a convenient backpack and locker, so everything needed is always with the user. The M²ULE's discreet hub motors enable transportation at up to 20 miles an hour with a 25-mile battery range, enabling users to easily travel not only throughout their own community but also across an entire 50-community megalopolis, which is 12 by 12 miles. Carried low in the M²ULE's frame for better stability, the large battery provides auxiliary power for a phone, laptop, and other devices. By joining their M²ULEs, residents can form a conference table, sofa, banquet table, or larger bed.

A M²ULE can navigate autonomously throughout a community, so its user can send it anywhere to drop something off or pick something up, meet the user at a certain place and time, recharge its own battery while the user is otherwise occupied, and perform other functions. Whenever a resident wants to walk, their M²ULE automatically follows them, standing by for use whenever needed, like a personal butler available 24/7 in the "world's largest mansion." For larger loads and the transport of young children, a M²ULE can tow a small trailer. M²ULE is for indoor/outdoor use, including off-pavement; community buildings provide wheel-cleaning devices so M²ULEs don't track dirt inside.



Figure 1-5: NewVistas provides each resident with a high-tech, motorized version of the mules people once used for traveling and carrying goods.

As shown in figure 1-6, today's premium motorized wheelchairs already include much of the functionality required for M²ULE, including full articulation to enable sitting, standing, and lying down at any angle. M²ULEs will include many amenities of today's luxury cars, such as seat heating and cooling, air purification, and massage. A visor will protect against sun, and a zippered cover will protect against rain and snow. The seat will expand into a 48"-wide foam bed, not unlike the Purple Mattress. Communities own M²ULEs as assets in common, and users lease their M²ULEs from the community. M²ULE offsets its cost by replacing many other expensive items, including cars. As more M²ULEs are required, the cost-per-vehicle decreases. The M²ULE is currently being developed as a project within Hall Labs; it is expected to be commercially available by 2025.



Figure 1-6: Today's premium motorized wheelchairs already include much of the functionality required for M²ULE, including full articulation to enable sitting, standing, and lying down at any angle.

NewVistas Building Basics

To understand the two kinds of NewVistas community buildings—the 24 multipurpose buildings located in the plot's two central blocks, and the 960 apartment buildings located in 46 blocks—it's important to know several basic NewVistas building concepts. These overall communitywide concepts include mass-produced buildings, durable buildings, movable buildings, transforming spaces, noncentral air systems, and the perch-based grid.

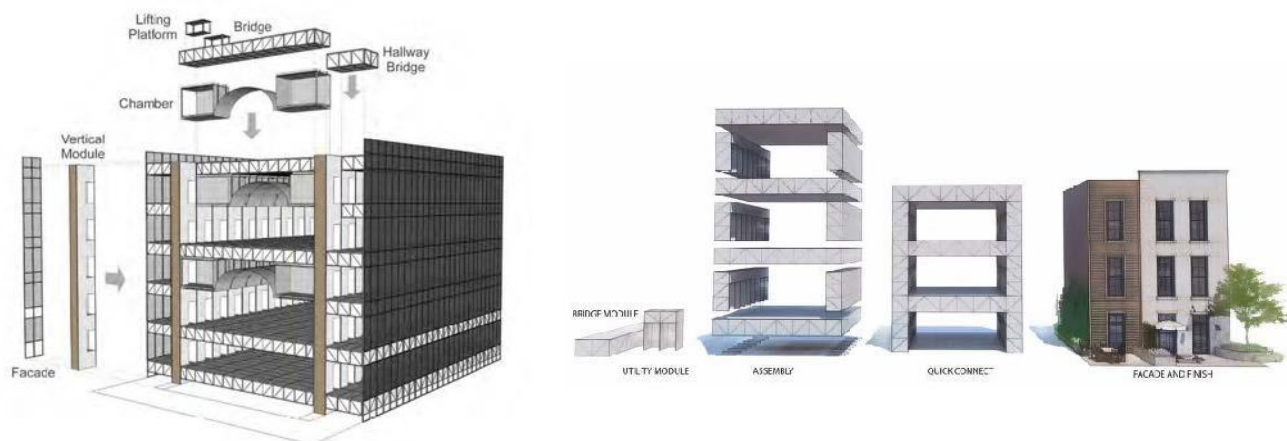


Figure 1-7: NewVistas buildings are made of modular, stackable, mass-produced elements, as shown above for the multipurpose building (*left*) and the apartment building (*right*).

Mass-Produced Buildings

To enable advanced engineering and worldwide scalability, all NewVistas community buildings are assembled using modular, stackable, mass-produced elements. Figure 1-7 shows the elements necessary to assemble the two NewVistas building types, a multipurpose building and an apartment building. Each floor is 14' tall, allowing 8' for room height and another 5' for the bridge element, in which supplies and equipment can be stored and automatically let down as needed. Vertical elements are about 4' square so they can contain private bathrooms, multifunctional workstations, or connecting hallways.

Durable Buildings

The plot and building plans prescribe using “brick and stone” in construction, which NewVistas interprets as materials that will last longer and withstand damage. In each NewVistas community, all buildings are constructed to resist earthquake, fire, pests, mold, hurricanes, tornados, and other threats. The community pattern must be scalable to the entire planet, meaning that the pattern works in all climates without being prohibitively costly or ecologically disruptive. NewVistas has found that the best construction materials to meet these requirements are stainless steel and glass.

Capped at five stories, NewVistas buildings are lightweight enough that they don't need a deep, extensive foundation like most buildings today. Rather than fastening buildings to stiff foundations that allow no play, NewVistas constructs buildings using a rail system that allows them to move with the earth during a quake. The buildings are strong and heavy enough to withstand natural disasters, but when needed they can behave not unlike a floating boat, which minimizes damage. In addition, these features of lightness and unconnected elements enable buildings to be moveable, as discussed below.

Movable Buildings

Building an entire NewVistas community all at once would be impractical, so the pattern enables a community to initially disburse NewVistas buildings in an already-developed area and later realign the buildings into the correct plot pattern. For example, a future NewVistas community could start with just one RV household unit placed in the backyard or side yard of a single-family home and rented out as an auxiliary apartment. A single unit can expand to two units side by side, then three or four units, and eventually into a 42-unit apartment building housing about 100 people. Additional apartment buildings could be added in the general area, and when appropriate a public multipurpose building could be assembled nearby. Eventually, all the buildings would be moved to adjoin each other in plot-prescribed formation as a village, and other villages would form nearby until a district was created. NewVistas buildings will hook into existing public utilities to start with, and eventually advanced appliances will be added so buildings can function independently off the grid.

Transforming Spaces

Rather than inefficient, single-purpose buildings and rooms, NewVistas buildings feature technology that allows one space to be used for numerous purposes, including subdividing the space as needed. The original 1833 building plan prescribes the transformational function of community buildings with statements such as, “A curtain is to

drop at right angles, and divide the house into four parts” and “You will be careful to have hooks and rings to suspend your [curtains] on so they can be let down or raised up at any time, at pleasure.”³⁰

In community buildings, NewVistas transforming technology includes two main components: 1) soundproof, motorized walls that automatically lower or raise to form many sizes of rooms, from assembly halls to personal bedrooms, and 2) automated storage built into the pattern’s 14'-tall ceilings for easy access to supplies and equipment, so rooms can be used for a wide variety of purposes, such as an office by day and a bedroom by night.

Noncentral Air Systems

Rather than using central-air systems that are less efficient and can spread contamination, NewVistas buildings purify and condition air in a decentralized manner. Numerous small heat pumps draw fresh air into ducts built into the floors, where the air is filtered, sanitized with UV light, and heated or cooled.³¹ Thus, every household module has its own mini air system. In public hallways and breezeways, air is separately processed every eight feet, with air flowing from floor to ceiling and back to the floor.

Perch-Based Grid

As mentioned earlier, the plot’s grid for all campus land and buildings is based on the perch, an old English unit equal to 16.5 feet. Key measurements include the eighth-perch, quarter-perch, half-perch, two perches, four perches (also called a chain), eight perches, and 40 perches (also called a furlong).

Easements play a major role in the NewVistas grid. Along with the perch, the plot uses the foot, and the perch and foot dimensions rationalize with each other. For example, a living module is based on the half-perch, which allows for an ergonomically correct living width of eight feet. A half-perch measures 8.25', which leaves .25' easements for walls.

Expanding or reducing any prescribed dimensions even just a little would throw off the entire community grid. Strictly following the prescribed grid has prompted NewVistas to develop, for example, thin, unbreakable, liftable glass walls that help keep building elements lighter in weight and less expensive. Thus, the pattern provides the right amount of space for each person, which allows it to be scalable and sustainable for the entire human population. For more details about the NewVistas grid, refer to [this white paper](#).

Three Central Blocks

In the center of the community plot,³² three orange-shaded, 15-acre blocks are visible. Two of the blocks contain numbers from 1 to 24, representing the 24 public multipurpose buildings that fill these two blocks. The empty orange block represents the community’s storehouse facilities.

³⁰ [Plan of the House of the Lord, between 1 and 25 June 1833.](#)

³¹ Heat pumps can be used either in heating mode or cooling mode, as required by the user. When a heat pump is used for heating, it employs the same basic refrigeration-type cycle used by an air conditioner or a refrigerator but in the opposite direction, releasing heat into the conditioned space rather than the surrounding environment ([Wikipedia](#)).

³² [Plat of the City of Zion, circa Early June–25 June 1833.](#)

24 Multipurpose Buildings

Like the community plot, the plan for the community's 24 central multipurpose buildings was drawn up on both sides of a large sheet of paper.³³ Early on, people wondered why so many identical public buildings would be needed in a community. After establishing that each independent community houses a minimum of 75,000 individuals and a maximum of 100,000,³⁴ the plot text states that 24 buildings in two central squares are required to supply adequate space for community functions such as education; public-servant offices and conferences; social and cultural events, including theater, dance, and banquets; offices, workshops, and labs; indoor sports and swimming; worship facilities for any faith; hotel and hospital rooms; and many other

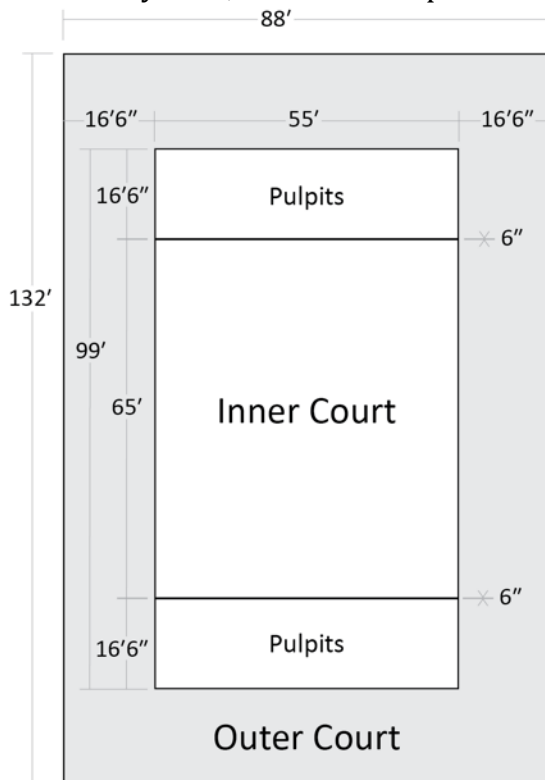


Figure 1-9: An 88' x 132' building contains two 55' x 65' inner courts. Prescriptions also require a 16.5' podium section and 6" movable-wall easements at each end of each inner court. This yields a total inner area of 55' x 99', which also leaves room for a surrounding 16.5' outer court.

uses. Transforming technology allows a building's interior space to be quickly, automatically reconfigured for numerous community uses around the clock. A

community's 24 districts each take responsibility for one of the 24 multipurpose buildings.

The plot's dimensions enable us to triangulate multiple prescriptions to determine the correct size and layout of a multipurpose building. As shown in figure 1-8, a 660' x 990' block contains 12 multipurpose buildings. Following the plot's perch-based grid, this block has an 8-perch (132') setback from the street and 4 perches (66') between each building; thus, the building footprint measures 88' x 132'. Further, as shown in figure 1-9, a multipurpose-building "inner court" is prescribed to measure 55' x 65'.³⁵ Prescriptions also call for two 16.5' podium courts, one at each end of the inner court, and a 6" easement for removable walls. This yields a total inner area of 55' x 99', which also leaves room for a 16.5' outer court that surrounds the building.

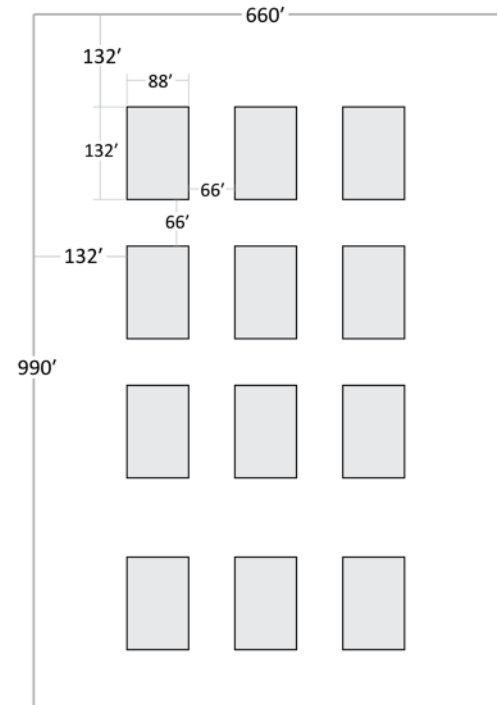


Figure 1-8: A 660' x 990' block contains 12 multipurpose buildings. With a 132' setback from the street and 66' between each building, the building footprint measures 88' x 132'.

³³ Plan of the House of the Lord, between 1 and 25 June 1833.

³⁴ The plot states "15 to 20 thousand people." In the 16th-century Early Modern English in which the plot text was written, only male heads of households were counted as "people." The actual number residing in a household at that time was 5–7 individuals, counting women, children, and servants.

³⁵ Revelation, 2 August 1833-B (the date indicated in the document title is incorrect; the actual date of this revelation is May 6, 1833).

Per the 1833 building plan,³⁶ each multipurpose building has five 14' levels, as shown in figure 1-10. The top four levels comprise two identical 28'-tall courts, one above the other, and each court includes a two-level inner court and outer court. Each inner court has a "higher part" and a "lower part."³⁷ The lower part is an open assembly hall, and the higher part includes chambers and an elliptical arch, which promotes effective ventilation and leaves storage room for the adjoining chambers. These chambers hang from the structural elements and can be used for many purposes, such as classrooms, boardrooms, or hotel rooms. Each of the two identical inner courts has twelve chambers, as does the basement level, which also features two half-size Olympic pools that can be divided into smaller sections.

In addition, a multipurpose building's vertical elements allow room for 120 one-person shower/toilet/changing rooms and 12 elevators. The elevators help people move privately and efficiently throughout the building among a variety of functions, without having to step out into the public outer court. The bathrooms allow large numbers of people to quickly change their clothes as needed for sports, theater, worship, or other activities. The private bathrooms reduce people's exposure to germs, violation of privacy, and other negative aspects of public restrooms.

A multipurpose building's assembly halls can transform within five minutes from, for example, an NBA-size basketball court into a dining hall, with the mobile M²ULE chairs of attendees providing tables that can join together. With lift-up walls, each assembly hall can divide into 12 rooms, including four smaller assembly rooms and eight chamber rooms (see figure 1-11). Individual floor sections can rise to four feet above floor level, allowing for theatrical platforms and stadium seating. Above the assembly hall, the higher part of an inner court has 12 chambers, each of which can be split into two rooms (see figure 1-12).

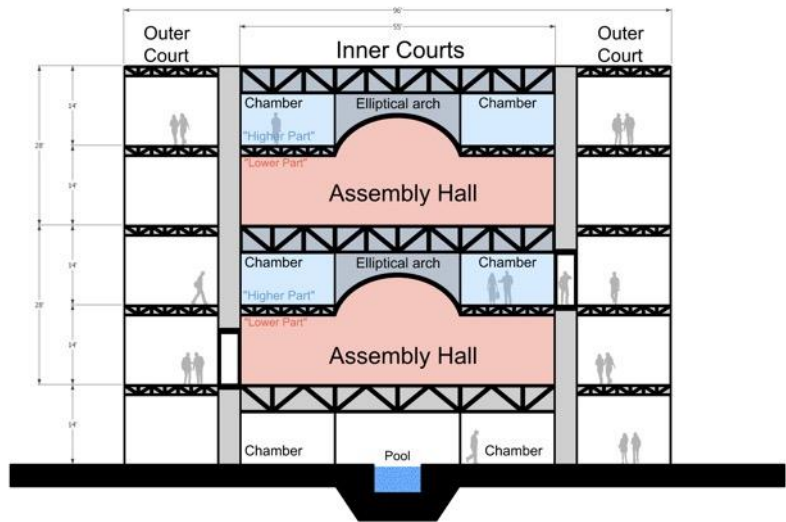


Figure 1-10: A multipurpose building has five 14' levels. The bottom level contains chambers and a pool, and the top four levels comprise two identical 28'-tall courts. Each court includes a two-level inner court and outer court. As described in Revelation, 1 June 1833, each inner court has a "higher part" (chambers and elliptical arch) and a "lower part" (assembly hall). The outer courts include a hallway and vertical elements that contain doorways, elevators, restrooms, and utilities.

³⁶ Plan of the House of the Lord, between 1 and 25 June 1833.

³⁷ Revelation, 1 June 1833.

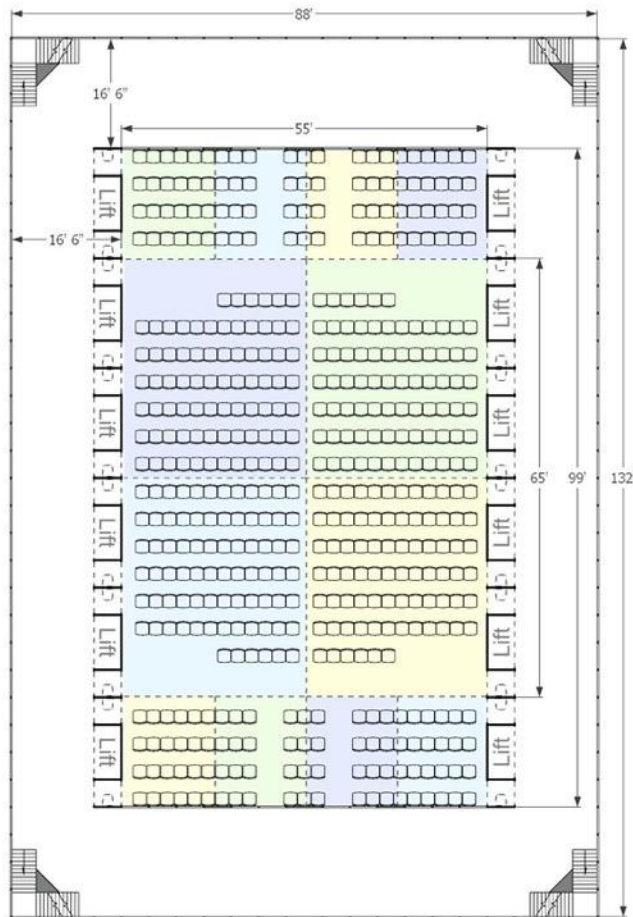


Figure 1-11: This bird's-eye view of an inner court's lower part depicts seats arranged in the full assembly hall and also shows 12 color-coded smaller rooms that can be subdivided from the assembly hall. Along the sides, the 12 lifts all have hallways on either side that can also be used as private bathrooms, with walls dropping into place, a toilet rising from the floor, and a sink dropping down from the ceiling.

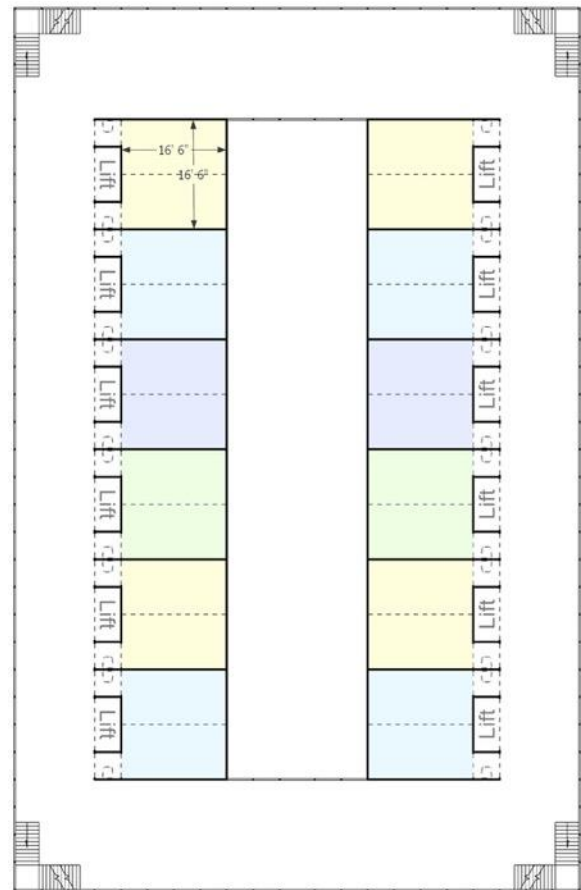


Figure 1-12: This bird's-eye view of an inner court's higher part shows 12 chambers, each of which can be split into two rooms. The white space in the center is where the elliptical arch goes.

As depicted below in figure 1-13, decorative features and facades can be added to meet local preferences. For more details about multipurpose buildings, see chapter 6.

Storehouse Block

Around the storehouse block's perimeter, community stewardships use buildings for storing and distributing imports and exports, including food and many other products and commodities. Centrally coordinated storage enables community businesses to manage inventories "according to wisdom," as the plot states, including avoiding overproduction or underproduction. Based on long-term historical data, a community's storehouse maintains enough food and other supplies to sustain the community in an emergency, as opposed to individuals storing emergency supplies at home in an uncoordinated, inefficient, inconsistent manner.

In addition, the center of the storehouse block provides a flat, open area for larger outdoor events such as football and baseball games, rodeos, farmers markets, and concerts.

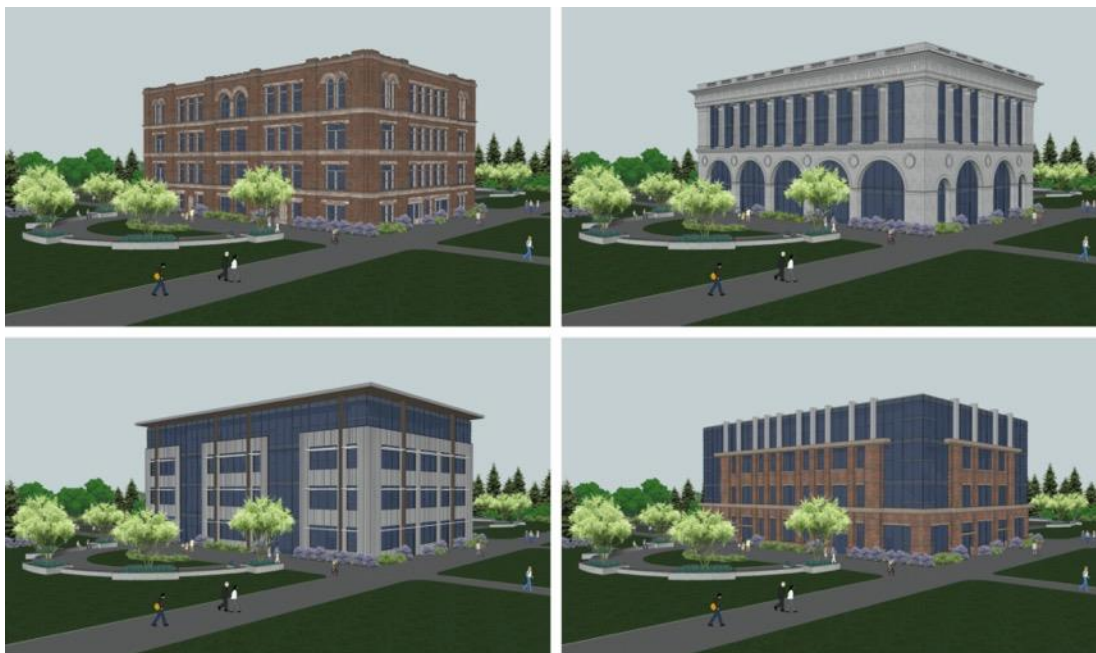


Figure 1-13: While the multipurpose building takes a simple rectangular form, decorative features and facades can be added as desired.

This open area can host a significant percentage of the entire community at once or accommodate smaller groups. If a community desires, this area can include stadium seating for spectators and a retractable roof.

46 Apartment Blocks

For hundreds of years in Europe and elsewhere, three-story row houses have accommodated multiple households living densely in apartments, with walkable access to nearby shops, public squares, and other facilities. A NewVistas campus incorporates this time-tested approach, profoundly modernized with the latest technology. In place of freestanding, grass-surrounded houses in residential-only suburbs, NewVistas features denser, mixed-use communities with apartment buildings that integrate living, work, commerce, and agriculture. The unique configuration, modern technology, interconnected buildings, and enclosed breezeways make living in NewVistas feel like living in “the world’s largest mansion.” Personal living space transforms to meet many uses, from private bedrooms to workspaces to larger common areas for use by the entire household. This living approach is optimally scaled for humans ergonomically, socially, economically, and otherwise, enabling NewVistas housing to be sustainable for the entire human race.

With a NewVistas community’s walkable scale, no cars are needed within the community. Food, jobs, shopping, services, education, and recreation are located within walking or M²ULE distance of apartments. When a resident desires to travel beyond the community, he or she uses mass transit or rents a vehicle to fit specific needs. Thus, individuals no longer bear the costs of owning and maintaining vehicles. And the community is free of traffic, pollution, parking lots, asphalt roads, car accidents, gas stations, exaggerated signage, and other car-related undesirables. In today’s cities, cars can

monopolize 50 percent or more of the surface area.³⁸ NewVistas reclaims this space for gardens, orchards, public squares, and other desirable features.

According to the plot, 46 apartment blocks surround a community's three central squares. Forty-two of these blocks contain 20 half-acre lots and four blocks contain 30 half-acre lots, with one apartment building on each lot, for a total of 960 lots that divide into 96 villages. The plot prescribes directionally staggered blocks so unobstructed green vistas can be seen from most windows and patios.³⁹

Household Modules

The basic building block of a NewVistas apartment building is a household module for 2–4 people, which can initially serve as an RV trailer or [ADU](#). Each household module includes bedroom space, a bathroom, a kitchen and workstation, and several built-in devices and amenities, as shown in figure 1-14. Each apartment building is essentially comprised of several household modules joined into apartments.

Each module's bedroom space can join with other bedroom spaces to form a large daytime common living area, while still keeping each module's bathroom, workstation, and ceiling storage accessible only by those who live in the module. Furniture is not an issue in apartments because NewVistas replaces conventional furniture—including beds, tables, chairs, and sofas—with each person's transformable M²ULE, described above.

Like a motorhome, each household module is equipped to handle its own utilities, including energy, water, and waste, such that each household module can function as part of a local grid or as an independent unit.



Figure 1-14: The NewVistas living module provides an individual with about 60 square feet of personal space, including a bedroom, bathroom, workstation, and other amenities. Two of these modules comprise a unit that can initially serve as an RV trailer or [ADU](#) and ultimately be connected into an apartment building.

³⁸ See Martin V. Melosi, "The Automobile Shapes the City: The 'Footprint' of the Automobile on the American City," *Automobile in American Life and Society*, 2004-2010, www.autolife.umd.umich.edu/Environment/E_Casestudy/E_casestudy2.htm.

³⁹ The original plot drawing contains a few errors that don't match the plot text, with some blocks not containing the right number of lots or not facing in the right direction.

Apartment Buildings



Figure 1-15: This view shows one entire apartment lot, 960 of which fill a community. Each apartment building (one such building is labeled “Apartments” in the image above) is attached to its own street area, patios in front and back, gardens, and swamp area.

A community’s 960 apartment buildings adjoin in rows of 10 or 15 buildings along two sides of each block, with blocks staggered so buildings don’t face each other across the street. As shown in figure 1-15, each apartment building is attached to its own street area, patios in front and back, gardens, and swamp area. An apartment building is four perches (66') wide and deep and has three stories, with access to upper floors by lift, not stairs. Soundproof, adaptive walls and automated ceiling storage allow all three levels of an apartment building to alternate between residential and commercial use as follows:

- *Residential*—Housing a total of up to 100 people, each building configures into household apartments leased by singles, roommates, couples, and/or families with children. Transforming technology allows an apartment to function as a large common living space by day, as household bedrooms at night, or as any combination of large and small rooms at any time.
- *Commercial*—On all three levels, space can transform for daytime leasing as offices, labs, or workshops, most often for use by those who lease space in the same building at night for residential purposes. In addition, each apartment building’s roof holds year-round greenhouses managed by professional farmers as part of the community’s food system.

Each apartment building has four coordinators to help fellow residents solve problems and interface with the community system. Most people’s first point of contact is

the local community website, where they can find forms, instructions, training videos, and other tools and materials. If further assistance is needed, a person contacts their apartment coordinator, who lives in the same building and holds regular office hours. If needed, the coordinator helps the person interface with their village, their district, or other community agencies.

For more details about NewVistas apartment buildings, see chapter 5.

Backyard Gardens

The area behind apartment buildings is managed by farmers as vegetable gardens, fishponds, rabbit and chicken coops, and so forth, with easy access to residents so they can immerse themselves in gardening and greenery if desired.

Each half-acre garden behind an apartment building is fenced by hedges up to four feet wide that produce abundant fruit and help prevent pests from spreading. These hedges are formed using poles and wires upon which fruit trees and vines can be trimmed and connected. As illustrated in figure 1-16, the 960 gardens behind the 960 apartment buildings are terraced down to the middle of each block, where the ponds help naturally purify garden drainage. Worm farms consume garden waste and provide nutrients for the gardens.



Figure 1-16: The gardens behind apartment buildings are terraced down to the middle of each block.

Patios and Breezeways

Each of an apartment building's three floors has its own outdoor patio for use by residents living on that floor. The first floor's patio is out back at ground level. The second floor's patio is out front on the roof of the breezeway (described below). The third floor's patio is on the building's roof, which also contains greenhouses. Patios can be enhanced with potted shrubs and trees.

Directly in front of a community's rows of apartment buildings, enclosed 24'-9"-wide covered breezeways facilitate foot and small-vehicle traffic, including M²ULEs. Breezeways are accented with potted bushes and trees, and their street-facing sides have openable glass windows and doors. Breezeways allow all residents to get anywhere in a community with no stairs or other obstacles and with full protection from uncomfortable weather. All the one-way breezeways connect at street intersections, allowing community travelers to change their directions at hubs.

Streets and Hubs

Beyond the front breezeways lie "streets," which are eight perches wide (132'). With most traffic flowing through breezeways, street areas function more like parklike public squares where people can relax, interact, use outdoor playgrounds and sport courts, or simply meander on pathways among food-producing trees and greenery. On a limited

basis, kiosks might offer food and other items in street areas. Some villages allow pets, while other villages designate their streets, gardens, and apartments as pet-free.

With streets 132' wide but only relatively narrow breezeways needed to facilitate transportation, intersections also function as hubs for local neighborhood amenities such as cafés, laundry services, daycare centers, gyms, hair and nail salons, and entertainment arcades. Hubs provide commercial space for local villages but do not replace a community's three central blocks, which function as the entire community's downtown area, including the location of community service agencies. Unlike offices located inside apartment buildings, businesses located in hubs can stay open in the evenings.

In general, each village of 10 apartment buildings connects to a hub at each end. One of these hubs is designated as "active" and the other as "passive," referring to noise and activity levels. The half of the street connected to the active hub is also designated as active, and the same for the passive side. Families with children would usually live on a village's active side and make use of the active half of the street and the active hub, while older or single people might usually prefer the passive side.

A NewVistas community has 36 full interior hubs, each for use by four connecting villages; thus, with each village housing about 1,000 people, a full hub could function as a bustling community center for nearly 4,000 people. Around the edges of the community grid, 24 half-hubs each serve two villages. At the grid corners, 4 quarter-hubs each serve one village. With fewer villages attached, the community's half-hubs and quarter-hubs will have lower use, so some community residents may prefer to live in these villages.

Elements Beyond the Inner Grid

The 1830s community plot pictures a grid of 49 inner blocks, as well as open easement spaces on the left and right of the grid. However, the plot text describes additional community elements that are not illustrated on the plot, including easements on the top and bottom and 49 additional blocks outside the pictured grid, used for agriculture and industry. Figure 1-17 shows all community elements, including the 49 inner blocks, the easements on all four sides, and the 49 outer blocks.

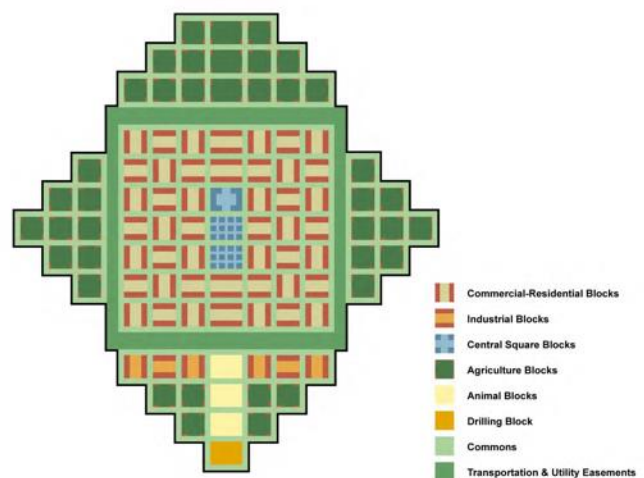


Figure 1-17: Beyond a community's inner blocks and thruway easements lie additional blocks for agriculture, industry, animals, and drilling.

Connecting Easements

A community's inner apartment blocks are surrounded on all four sides by easements that, when lined up in a 50-community NewVista, become corridors for transportation, utilities, waterways, and other functions. With east at the top, the plot drawing shows only the east-to-west easements, which are 660 feet wide, but the plot text also describes north-to-south easements, which are 330 feet wide.

Outer Agricultural and Industrial Blocks

Beyond a community's inner blocks and thruway easements are located 49 additional blocks for agriculture; livestock, poultry, and large pets; industry; and drilling for oil, gas, water, and minerals.⁴⁰ While the outer blocks provide room for larger-scale activities needed to sustain the community, the overall scale is still small and controlled enough to avoid the inefficiencies, pollutions, and other hazards of oversized, sprawling agriculture and industry. A community's 24 districts are responsible for specific agricultural and industrial blocks.



Figure 1-18: Outer agricultural blocks are chiefly used for vertical LED farming, enabling more efficient, intensive food production.

In addition to the inner-block terraced gardens, street groves, and building-top greenhouses, a NewVistas community needs the outer agricultural blocks to provide healthy nutrition for all 75,000–100,000 inhabitants, which presents a considerable challenge. Shown as dark-green squares in figure 1-17 above, the agricultural blocks are chiefly used for vertical farming (see figure 1-18) rather than as traditional flat fields, enabling more efficient, intensive food production. For protein, a community raises fish, poultry,⁴¹ and rabbits, with limited red meat harvested from natural bison, bovine, and ovine herds out in wilderness areas. While a NewVistas community produces enough food to “supply” itself, communities trade food with each other for greater variety.

The NewVistas Vision

To solve human problems sustainably on a worldwide scale, humanity must combine efforts in more efficient, productive ways. The pattern defined by the 1830s documents acts as an amplifying matrix for numerous initiatives of human progress. In the view of NewVistas, solving problems requires a standardized, comprehensive pattern so attractive that participants voluntarily seek it out and commit to follow it. Otherwise, progress is erratic and inconsistent, with innovations building on obsolete legacies, scattering in many different directions, and ultimately failing to become scalable and sustainable.

⁴⁰ The plot states: “On the north and south of the plot where the line is drawn is to be laid off for barns stables &c for the use of the city so that no barns or stables will be in the City among the houses the ground to be occupied for these must be laid off according to wisdom. On the North and South are to be laid off the farms for the agraculturists a sufficient quanty of land to supply the whole plot.”

⁴¹ Vertical, high-efficiency, more humane animal farming technologies are beginning to emerge. For example, see [Food Project Proposes Matrix-Style Vertical Chicken Farms](#), *Wired* magazine.

As stated earlier, the NewVistas system is designed to accommodate all future expected human population growth. The only other alternatives are to let ecosystems collapse or to limit population growth by requiring abortion and extermination. With communities co-owning major assets, living sustainably, and practicing capitalism at the optimal scale, all humans can access what they need in life, as opposed to enabling aggressive or privileged individuals to overconsume. NewVistas fosters real community, as opposed to today's growing isolationism driven by selfishness and individualism. Communities that promote social satisfaction and happiness naturally foster families that practice sustainable procreation.

We compare the NewVistas community pattern to the human body pattern. The body's structure and function are determined by DNA that's nearly 100% uniform across our species. We all share the same basic system of bones, organs, and tissues, yet we are all unique in appearance and personality. The 1830s pattern teaches us that a similarly basic, universal system exists for human communities. As in a human body, this fundamental community pattern places all essential resources and functions in the most efficient proportions and proximities. After all, a human community functions much like a human organism, taking in raw materials, metabolizing them into structures, tissues, and energy, and processing wastes.

NewVistas is not a commune or utopia for small, exclusive groups. It is a practical, large-scale pattern that combines Joseph Smith's community revelations with the latest, most applicable human technology to create scalable, sustainable communities that work better than any other community pattern in human history. The Reverend Dr. Martin Luther King famously told us, "I have a dream." Many have accepted and worked hard to fulfill Dr. King's dream of equality without necessarily approving other parts of his life or teachings, including his religion. Similarly, we invite all to examine with us the recorded community "vision" of Joseph Smith and his partners.⁴²

⁴² According to George Q. Cannon, Joseph Smith taught that the community pattern "will not be for the protection of the Church of Jesus Christ of Latter-day Saints alone, but for the protection of all men, whatever their religious views or opinions may be. Under its rule, no one will be permitted to overstep the proper bounds or to interfere with the rights of others" ([History of the Church 7:382](#)).