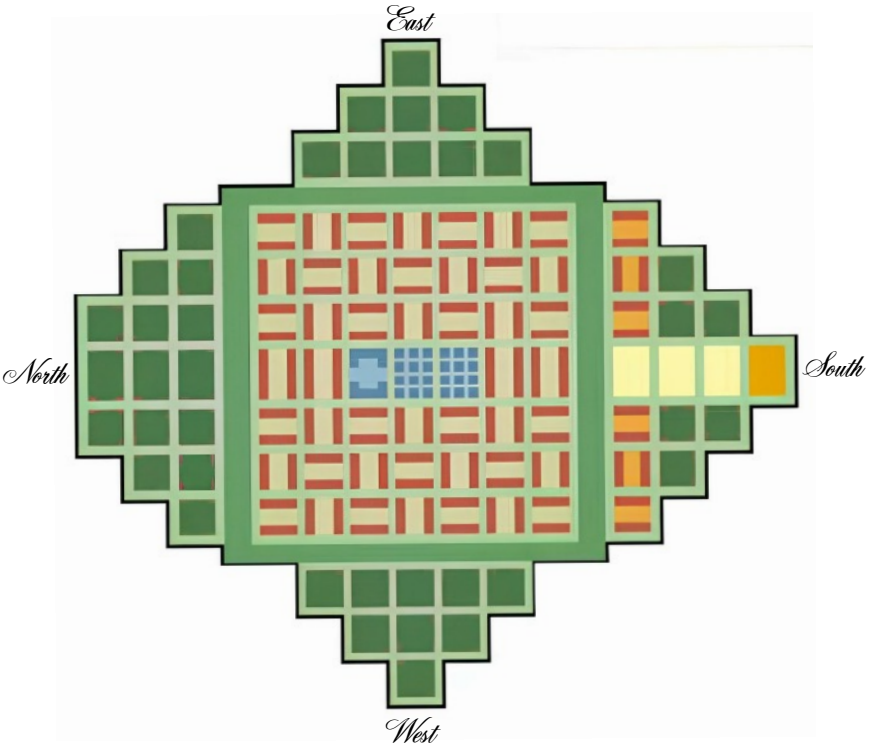
# THE
# LAW, PLOT & HOUSE

A Constitutional Reading for Urban Planners and Economists

*Annotated Edition — Recovered Documents ♦ Modern Translation*




*A full NewVistas community (East–West–North–South): the public-building core, the residential blocks, and the surrounding agricultural and service bands.*

"When this square is thus laid off and supplied, lay off another in the same way, and so fill up the world" — The PLOT.

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# NewVistas:
## ♦ A Working Blueprint Drawn from History and Built for Today ♦

Most of us live in communities with: • scattered housing, • long commutes, • impersonal institutions, and • economic systems where most provide labor for others who own the productive assets and so retain the profits that result from the combination of labor and those assets. NewVistas creates a unique physical and organizational infrastructure that includes an economic system that combines individual labor with custody of community owned assets.

The NewVistas framework is a constitutional system — a precise, legally grounded design for how:

- A private gated community holds title to all assets.
- Participants ("Enterprise Owners") have custody of all the community assets via lease agreements.
- Enterprise Owners operate businesses that provide all services including schooling, dining, clothing, housing, healthcare, etc.
- The community governs processes via 480 presidencies of four and 3,840 captains of ten households.
- It obeys all laws of the state and nation that the gated community is located in.
- It grows organically over time.

NewVistas is a specific plan, drawn from a careful study of early 19th-century American documents that described a community system in remarkable detail.

Those documents have been read closely — for their secular, practical meaning — and translated into a modern community design that uses today's technology to do what was impossible.

*"NewVistas doesn't educate nor feed ... the productive Enterprise Owners who lease community owned assets deliver all services and products."*

NewVistas
NEWVISTAS CONSTITUTIONAL CHARTER

# Reading the Book as a Design Specification

THE large-scale problems of housing cost, infrastructure burden, energy dependence, social fragmentation, and the long-term insolvency of redistributive welfare states are usually addressed one program at a time. This book takes another path. It recovers a single, internally coherent specification for human settlement: an economic operating system, a community land-use pattern, and a building type designed to function together as one organism. We read that specification as a planner reads a zoning code or an engineer reads a load calculation — as binding, quantified constraints that either close or fail to close. The aim is a system persuasive enough, in principle and practice, that people choose it freely and accept its discipline, rather than one imposed by authority.

A clarification is essential. Although the source documents call the settlement a "City" — the period term for any planned settlement — this book reconstructs and recommends neither a municipal city nor a unit of government. It describes a private, master-planned, gated community: a voluntary association that owns its land and buildings, equipment and infrastructure, governs members by agreement and bylaw, and operates under civil law while holding no civil authority of its own. When civil enforcement is needed, it appears as a tenant, not as a sovereign; the community controls its perimeter through property rights rather than police power. Accordingly, throughout this book, "City" means a private, gated community reproduced module by module, never a public city that taxes or polices.

The source material is a small group of documents recorded by clerks between 1829 and 1841, chiefly in Kirtland, Ohio, with the latest from Nauvoo, Illinois. The central economic text was dictated in 1831; the spatial and architectural texts followed in 1833; and a final 1841 command required rooms for the offices in a planned community house. Although these documents arose within a religious movement, we preserve their provenance and citations so readers can verify them in the public archive at *The Joseph Smith Papers* (josephsmithpapers.org). Our reading, however, is secular and operative. We focus on what the documents specify in their measurements, counts, sequences, and dependencies and not on any claim about their source or status. Any devotional language that is used is quoted as source wording and translated only for its operative content.

The system's authority therefore rests on two things only: (1) the internal coherence of the documents when read together with exact wording and numbers, and (2) the workability of the settlement they describe under present-day technology. For more than fifty years, the NewVistas Institute has tested these prescriptions against advances in engineering, energy, economics, organizational design, automation, and digital systems. Reconstructed alongside those advances, the result is a precise framework for delivering a high quality of life with a controlled environmental and capital footprint by recalibrating where economic life occurs, at what scale, and in what proximity.

One design objective, stated on the title page, shapes everything that follows. The PLOT does not appear to describe a single settlement only; it directs the same pattern to be laid off repeatedly — *"and so fill up the world"* — giving the community a global ambition and an invitation wider than any one people or place. In this reconstruction, that objective functions as a controlling constraint, alongside the measurements and counts: a pattern proposed for broad adoption should not depend on one culture, climate, or creed. The design is therefore tested for practical universality at each step. Its built form must be capable of adaptation to desert, mountainside, floodplain, and temperate plain while preserving its constitutional invariants. Its economic and governance system must be plausible across cultural and ethnic traditions. Its community life must be open to people of many religions and to those with none including the atheist, agnostic, and the secular alike. For that reason, the reading throughout remains secular so that the governing words are recovered for their

civil, economic, and structural force, not as the doctrine of any faith, and differing beliefs are all welcomed within the community. Participation is voluntary and depends on a person's willingness to enter into an enterprise by conveying property and building a viable business; it is not intended to be limited to those already wealthy. Nothing in the proposed culture, faith background, or documentary origin is treated here as a barrier to belonging. What spreads, on this reading, is not one expanding state, but a small, capped community — about 92,160 people and roughly forty thousand Enterprise Owners, with no wage employees and no unsheltered residents — repeated many times, so that the result would be thousands of competing communities rather than one system ruling all.



*A NewVistas residential and commercial community — the settlement type the recovered documents specify.*
*Source: NewVistas* (www.newvistas.com)

### Where the Specifications Comes From and Why They had to be Recovered

The specification presented here is recovered rather than invented. The economic text (the LAW) was dictated in 1831 at Kirtland, Ohio, and recorded by a scribe in the presence of twelve participants in the movement. Two years later, the same circle produced the spatial and architectural texts that included the PLOT, a community layout recorded in both words and diagram on a single page by Frederick G. Williams; and, soon after, the HOUSE DOC, a design for a multipurpose building prepared with Williams and Sidney Rigdon. By its own closing words, the PLOT was not intended for one settlement only: it set out a pattern for *"all,"* to be laid off repeatedly until it *"fill*[*ed*] *up the world."*

Reconstruction is required because the central spatial documents were lost almost immediately. In late June 1833, the original PLOT and HOUSE documents were sent from Kirtland to Missouri, where Edward Partridge received them as the community was already facing expulsion amid political and cultural conflict. During that upheaval the documents disappeared, and when the movement later codified its records, neither the PLOT nor the HOUSE DOCS were available because the originals were sent to Missouri in 1833, were lost/scattered, and survived in later found copies. For that reason, the pattern cannot be read from one intact plan; it must be recovered by comparing the surviving witnesses under exact wording and exact number.

The LAW, the PLOT, and the HOUSE DOCS are the central texts, but they are not isolated. Each points to related documents from the same period, and those documents point to still others, so the full pattern appears only when the set is read together. Nearly every document used here is public at The Joseph Smith Papers (josephsmithpapers.org). The one exception is the CHOSEN DOC, the apostolic replacement pattern of Acts 1, which belongs to the New Testament and is shown from the manuscript tradition. This book reproduces each source with its citation and, where useful, a direct link to the original image, so readers can test the reconstruction against the record rather than accept it on the authors' authority.

To keep every conclusion tied to a verifiable source, each major document is introduced through the same frame: its name, date, and location; its recorder; known witnesses; recorded voice; and the question or occasion that produced it. Used consistently, this frame shows readers where each constitutional claim begins in the surviving record.

### Two Timelines: Where the Documents Came From and How Their Words Work

Every interpretive claim in this book depends on separating two timelines:

(1) **The recording timeline**: This is from 1829 to 1841 and establishes the provenance of who wrote it down and where and when it was recorded.

(2) **The linguistic timeline:** This reaches further back. Words carry the meanings of the language world from which they come, not only the meanings when a scribe copied them in their time-frame.

The governing vocabulary of these documents belongs to the Early Modern English of William Tyndale's New Testament (1526) and Pentateuch (1530) translations, when civil, economic, legal, and religious meanings had not yet divided into modern professional categories. A single term could carry all of those forces at once. By 1611 many such words had narrowed and by the 1830s that narrowing was complete. The documents therefore become coherent only when their controlling terms are restored to that earlier time-period register.

The evidence is dimensional, not merely stylistic. The PLOT opens by saying it *"containes one mile square,"* then gives its internal measurements in rods and perches. Using its own modules of measurements of 384 units per side, forty-perch blocks, and eight-perch streets, each side of the PLOT's square closes at 6,336 feet, or exactly 1.2 statute miles. That is the old English "long" mile, already obsolete in ordinary use well before 1611. Because a measurement is a quantity rather than an imitation of style, and because 6,336 feet is built into the PLOT's geometry that gives every lot the same size, understanding those units of measure matters in how one is to interpret those measurements. A document recorded in 1833 whose governing dimension resolves to a pre-1611 unit is strong evidence that the register of its terms predates its recording. The PLOT section develops the dimensional proof of those measurements in full.

### The Rules for Translation

Because the source vocabulary is merged-force Early Modern English, we translate every governing term by three disciplined rules, applied throughout:

1. **Recover the early sense.** We state the term's meaning in its Tyndale-era register, where it carried civil, economic, legal, and governance force together. We quote the document exactly where the term controls the argument.

2. **Mark the later narrowing**. We identify how the word had already specialized by 1611 and by the 1830s, so today's reader does not mistake a later, thinner sense for the original.

3. **Translate into modern working terms**. Only then do we state the term's present-day functions in the language of trusts, leases, title, working capital, governance bodies, and land use. We then identify the technology that makes these functions workable at the community scale.

The same applies to measurement words. A term such as "mile" cannot be assumed to mean the statute mile now in use if the document's own geometry points to an older measure. Likewise, words such as *court*, *street*, or *steward* must first be read in their older civil and economic setting before being translated into today's current institutional language. One rule protects the whole method:

4. **No governing word may be modernized too soon**. The clearest example is bishop. In sixteenth-century England, a bishop could hold title to property, lease it to others, and serve as both a property-and-finance trustee and a religious officer. The LAW DOC uses the word in this broader sense: properties are *"laid before the Bishop,"* who appoints each participant as an Enterprise Owner and keeps the remainder *"in my store house."* The reverse side of the PLOT DOC confirms this reading by naming the central repository squares *"for the use of the Bishop."* As a modern church title, the office makes little sense in an economic text. As a title-and-repository trustee, it fits as the bishop receives property, assigns business enterprises, holds the remainder, and administers the storehouse. In modern terms, the role combines the functions of trustee, land-title holder, records custodian, and capital repository. Each word that defines a held office must, therefore, be recovered first as one undivided function before it can be mapped to any modern department or bureau function.

### The Community Offices: From Tyndale-Era Words to Modern Departments and Bureaus

The translation rule matters most for the office words. The canon names governing roles in the merged-force vocabulary of the 1520-1530s — bishop, elder, high priest, teacher, deacon — terms that in Tyndale's England carried civil, economic, legal, and religious force together, before modern professions divided those functions. This book quotes the source terms exactly but applies them in present-day form. Each office word is first recovered as one undivided function and then translated into a modern governing body. In this reconstruction, the eight long names on the reverse-side of the PLOT become eight departments (I-VIII), and the offices that staff them become twenty-four independent Bureaus (1-24).

**THE PLOT — REVERSE-SIDE NAMES OF THE PUBLIC BUILDINGS (BACK)**

*The eight long names differentiate the 24 buildings into 8 mission streams in numerical sequence (key words **bolded**)*

**[I] 1-3:** The house of the Lord for the **Elders** of Zion, an **ensign** to the nations.

**[II] 4-6:** The holy **Evangelical** house for the **high priesthood** of the holy order of God.

**[III] 7-9:** The Sacred Apostolical **repository** for the use of the **Bishops**.

**[IV] 10-12:** The house of the Lord for the presidency of the high and most holy priesthood after the order of **Melchisedeck** … upon **Mount Zion**, City of the New Jerusalem.

**[V] 13-15:** House of the Lord for the **Deacons** in Zion, **helps in goverment**.

**[VI] 16-18:** House of the Lord for the **teachers** in Zion, **Messenger** to the church (i.e. community).

**[VII] 19-21:** House of the Lord … the law of the Kingdom of heaven and **Messenger to the people** … for the **high priesthood** after the order of Aron.

**[VIII] 22-24:** House of the Lord for the presidency of the **high priesthood** after the order of Aron, **a standard for the people**.

(*These eight names are translated on the next page into the eight departments and twenty-four bureaus and also in the section on the organizational architecture.*)

Source: Plat of the City of Zion (verso), circa early June – 25 June 1833, p. 1, *The Joseph Smith Papers*, accessed June 16, 2026. Handwriting: John Whitmer.

(Note: **Red text** are terms that carried religious force in the source's own linguistic register; each is recovered and then translated to a secular civic/economic function in this book.)

The table on the next page serves as the bridge and reading key for the rest of the book. Wherever the source uses terms such as "deacon" or "teacher," the operative meaning is the modern department function shown in the right-hand column. Two cautions guide how the table should be used.

First, translation moves in one direction only: from the recovered early meaning to the modern function. It never moves backward, because doing so would read a later, narrower meaning into the canon.

Second, the modern terms are documentary translations, not new inventions. Once the original long name is quoted, the department and bureau names simply state, in present-day language, what the older office did. A later section applies the same method to the QUORUMS DOC: its numbers — 12 deacons, 24 teachers, 48 priests, and 96 elders — fill a 480-seat governance court. In that case, the text supplies both the office words and their counts, while the reconstruction seats them as the regulatory, data, origination, and village department officers of a working modern community

| Source office<br>Key words | Recovered Tyndale-era sense | Modern Department<br>Three Bureaus in each |
|---|---|---|
| **Bishops**<br>Repository | Held title to property and leased it to others; a merged trustee office. | **Department III – Title:**<br>7- Clearing,<br>8- Property,<br>9- Capital.<br>} Bureaus<br>Title intake and conveyance routing; trustee for the community. |
| **Elder**<br>Ensign | Presiding figure of a local body or organized system; civil-economic overseer. | **Department I – Village:**<br>1- Inventory,<br>2- Facilities,<br>3- Equipment.<br>Note: The Two Elders who are to assist the Bishop in the LAW are the unit captain of 10 and one or more village presidents |
| **High Priest**<br>Evangelical | Office of future foresight, counsel and oversight | **Department II – District:**<br>4- Food/Health,<br>5- Life Plan,<br>6- Leisure. |
| **Melchizedek**<br>Mount Zion | Community-center office | **Department IV – Platforms:**<br>10- Communications,<br>11- Proof,<br>12- Media. |
| **Deacon**<br>Helps in government | Keeper or server office | **Department V – Regulatory:**<br>13- Innovation,<br>14- Legal,<br>15- Audit. |
| **Teacher**<br>Messenger in the community | Inward instruction and information office | **Department VI – Data:**<br>16- Accounting,<br>17- Publication,<br>18- Metrics. |
| **Priest**<br>Messenger to the people | Carries law and message outward to the community | **Department VII – Origination:**<br>19- Schema,<br>20- Markets,<br>21- Underwriting. |
| **Aaronic**<br>Standard for the people | Supplies a fixed benchmark or standard | **Department VIII – Infrastructure:**<br>22- Materials,<br>23- Utilities,<br>24- Transportation. |

## A Lexicon for the Modern Reader

The table below is the working "translation key" for the rest of the book. The left column gives the source term, the middle column its recovered early sense, and the right column the operative modern function this book assigns to it. Urban planners and economists may find it most useful to read the right column first and treat the source terms as labels for the functions.

| Source Term | Recovered Early Sense | Operative Modern Function |
|---|---|---|
| Mile | Old English 1.2-statute-mile measure, not the 5,280-foot Kirtland mile | 6,336 feet = 384 rods per side; plot area = 1.44 sq. statute miles |
| Rod / Perch / Pole | Equivalent land measurement of 16.5 feet | PLOT: 40-perch blocks; 8-perch streets (16th century parks) |
| Plot / Plat | Surveyed ground plan and a pattern of marked-off land | The Master, replicable gated community pattern |
| House | A large institutional or public building ("temple" is derived from Frederick G. Williams) | A multi-resident or public bureau building, not a single-family home |
| Court | A governing body or a chamber where authority sits and acts | A formal governance chamber that closes at 480 president-seats |
| Higher / lower courts | Position of one above and one below, not a rank | Two of four co-ordinate segmented ABCD governance courts |
| Bishop / Bishops | Held title and lease property; merged trustee office | Storehouse: title intake, conveyance routing, and financial rails |
| Elder | Presiding figure of a local body; civil-economic overseer, standard bearer | Local entry captain of 10 and has village presidency functions |
| Steward / Stewardship | One trusted with property for productive use | An Enterprise Owner's Business Enterprise that holds custody of community assets via lease agreement |
| Residue / kept | Surplus, held and preserved rather than spent down | Residual above Owner's Draw, preserved as capital that increases |
| Administer | To serve those in need | Productive action by successful Enterprise Owners creating, restoring or preserving businesses |
| Sufficient | Enough to support self and dependants | The Owner's Draw: the plan-defined basket of service draws that supports Enterprise Owners and their dependents |
| Deed / Covenant | Binding agreement to a business owner plus a formal conveyance of title | Transfer of title of properties to Community Asset Trust; Agreement to create business enterprises; Agreement to abide by community bylaws |

*Working lexicon. Source terms are recovered in their Tyndale-era register, then translated into operative modern function.*

## Levels of Claim and Sequence of Argument

To help readers evaluate each conclusion, the book identifies three levels of claim: (1) direct statements from the documents; (2) structural consequences that necessarily follow from those statements; and (3) constrained reconstructions, where some details are unstated, but the documents provide enough numerical, verbal, or relational control to complete the arrangement. Closure is claimed only when that control is present. These levels guide the whole book. This first part relies mainly on direct statements and structural consequences; later chapters, which show the system in operation, use more constrained reconstruction and present-day engineering. Each use is identified so readers can see what kind of authority supports the claim.

The ten convergent documents together are referred to as the DOCS in this sequence:

1. the LAW,
2. the PLOT,
3. the BUILD,
4. the SCHOOL,
5. the HOUSE,
6. the QUORUMS,
7. STAND,
8. ROTATE,
9. CHOSEN,
10. ROOMS FOR OFFICES.

The first six anchor this part, along with the tenth, ROOMS FOR OFFICES, the 1841 command to provide rooms for every office which closes the building's office count. The remaining three, STAND, ROTATE, and CHOSEN, govern office-holding and timekeeping and are developed in the office and temporal constitution, so all ten documents are used before the argument closes. The method reads them together, with a few additional sources cited separately, under exact wording, exact numbers, and exact dependencies until they converge on one solution. Repetition is treated as a sign of design intent: when a word, dimension, or count recurs at decisive points in a sequence — *"kept," "fifty-five by sixty-five," "presidents"* — the recurrence marks a governing control rather than incidental wording. The argument is cumulative: the LAW DOC supplies the economic system, the PLOT supplies the spatial pattern and arithmetic, and the HOUSE resolves the architecture and organizational structure. The three layers, however, are not merely parallel.

The same numbers that close the buildings also generate an organizational structure of four ABCD segmented courts, governing presidencies of four, segmented presidencies of three, harmonizing Councils of 12, and twenty-four independent governing bureaus, with Enterprise Owners alone operating and holding property by lease. Treated in its own section, this structure is the system's most distinctive feature: each layer constrains the next.

## The Plan of this Book and How to Use it with newvistas.com*

This first part recovers the specification; the rest of the book shows it in operation. After the LAW, the PLOT, and the HOUSE establish the economic, spatial, and governing core, later parts follow the economy in motion including growth without spending principal, the life of a person within the system, the daily systems of food, clothing, learning, and care, the community charter, the eight departments and twenty-four bureaus that govern while owners operate, and finally, the process by which the pattern is started, replicated and renewed until it fills the world.

The book is a foundation, not an encyclopedia. It gives interested readers the full pattern with its logic, numbers, and internal coherence, clearly enough to understand and judge without further consulting. Every argument is made on the page and no paragraph depends on an inaccessible source. Readers who want deeper detail can find it at newvistas.com: the full constitutional papers, ready-made Business Enterprise Plans, specifications for the multifunctional building and its fuel-cell and modular-container systems, the vendor network, and the founder's path from first council to first apartment building. The book is meant to invite that further study, not require it.

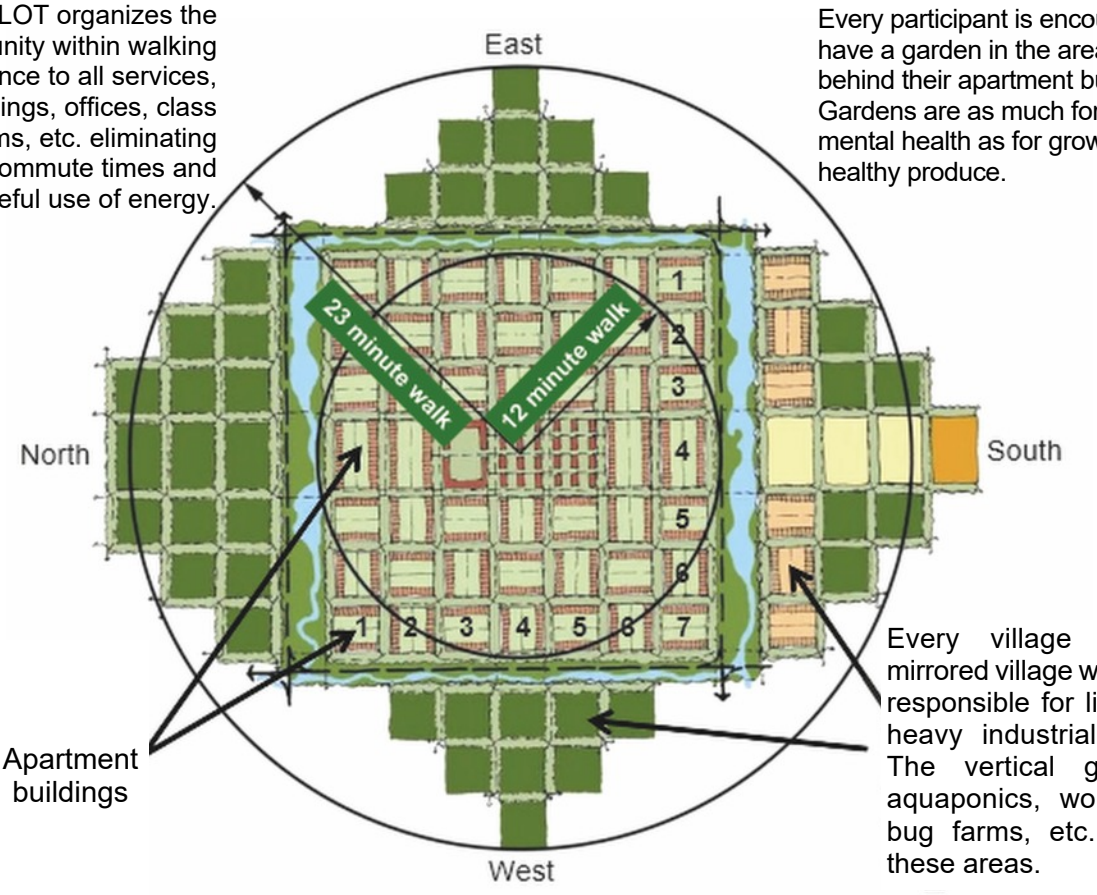
Readers who want the argument before the apparatus may read straight through. Planners and economists may prefer to compare each part with the corresponding material at newvistas.com, where the physical campus, organizational structure, economic system, and implementation path are developed in greater detail. The book points to the site by topic rather than by web address because the site is a living companion that expands as the system is refined.

*Website references describe material available at newvistas.com as of publication; the site is updated over time.

# A NewVistas Community in One View

The PLOT organizes the community within walking distance to all services, buildings, offices, class rooms, etc. eliminating long commute times and wasteful use of energy.

Every participant is encouraged to have a garden in the area directly behind their apartment building. Gardens are as much for one's mental health as for growing healthy produce.




The pattern begins in a 10-mile square (100 sq. mi.) at current food-system productivity and tightens to a 5-mile square per community (25 sq. mi. supplying as farmland, permaculture, vertical farms, etc. and apartment gardens to raise yields).

## NewVistas and the "15-minute City" Plan

*A "15-minute City" is an urban planning concept in which most daily necessities and services, such as work, shopping, education, healthcare, and leisure can be easily reached by a 15-minute walk, bike ride, or public transit ride from any point in the city.*

(Source: https://en.wikipedia.org/wiki/15-minute_city.)

### Not a utopia but a working blueprint drawn from history and built for today

Most people live in places they did not design: scattered housing, long commutes, and economies that reward owning assets more than doing the work. NewVistas is built around working people who own their own businesses. The community holds title to all of its assets — land, buildings, equipment, and infrastructure alike — while each resident owns one individual business and competes with the others.

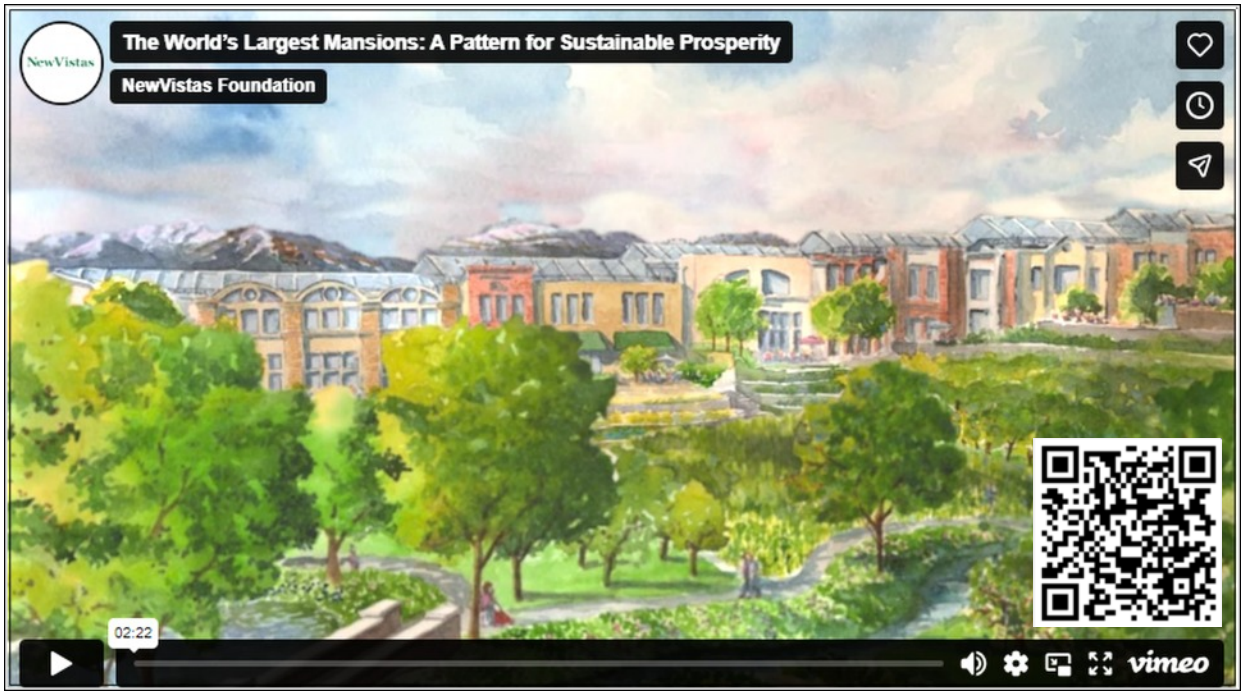
NewVistas grows from a close reading of preserved early nineteenth-century American documents that have been interpreted for their secular and practical meaning and then brought into a unique modern community design. By using today's technology and engineering tools, it enables tens of thousands of independent business owners to coordinate without a having large bureaucracy, rent-extracting landlords, or the institutional capture that often overtakes complex systems.

# NewVistas:

## An Overview of NewVistas ♦ A Pattern for Sustainable Prosperity




(https://vimeo.com/204207798?&login=true#_=_)




(https://vimeo.com/204192740?fl=pl&fe=vl)

| NewVistas is a community where: |
|---|
| • Market competition is among Enterprise Owners operating on community-owned assets |
| • Individual participants run their own businesses; bureaus set standards, not operations |
| • Each adult holds one individually owned Business Enterprise |
| • A secular constitutional framework operates via bylaws |
| • Entry is based on demonstrated skill and a credible Life Plan |
| • A private constitutional gated community that operates within the law of the land in which it resides |

## Own your business. Lease what it needs.

*The community holds title to all of its assets — land, buildings, equipment, and infrastructure — permanently. Each resident owns one individual enterprise outright and holds custody of the assets it uses through a lease.*
*Participants compete with one another, and market value sets every lease and price.*

### • Community Holds Title •

Land, buildings, equipment, and infrastructure are held permanently by the Community Asset Trust and are never sold to private owners or developers. What each participant owns outright is the enterprise itself, not the assets under it.

### • Owner's Draw First •

An Owner's Draw is defined by a participant's Life Plan that is prepared by consultants which is enough for them and their dependents to live with dignity. It is set by the participant and validated through a transparent process.

### • Credit Without Deposits •

Enterprise Owners access working capital through a community-backed credit system, not through personal savings or a bank mortgage. Liquidity is access, not a stored balance — so no one needs wealth to participate.

### • Custody of Assets •

Every adult operates an individually owned business — their enterprise. They lease the space and equipment they need from the community and keep the profits their work generates.

### • Residual Stays and Grows •

Residual is always "kept" — it is never spent — not on purchases, not on overhead. Kept does not mean saved; residual pays down the community credit line yet is preserved and grows in value.

### • No Hidden Accumulation •

No bureau, president, or insider can build a private financial empire within the system. Every economic action produces a verifiable digital record, and audits are triggered by published rules — not by whoever holds power.

# 1,920 Presidents. No Single Person in Charge.

*NewVistas is designed so that no single person, faction, or office can capture control of the community. Power is distributed across a large, rotating mesh of elected presidents.*

Every mature NewVistas has 1,920 president seats distributed across four governance courts comprised of Segments: (A) partnered males, (B) partnered females, (C) single females and (D) single males. Leaders are chosen by a process designed to avoid popularity contests, and they serve fixed four-year terms, released on their birthday regardless of what happens politically. No term is extended. No emergency overrides the rotation.

The twenty-four governing bureaus — organized under eight departments — each have a specific, bounded domain. A bureau that governs health standards cannot also control finances. A bureau that audits the books cannot also set accounting rules. Each rail is separate, and no emergency claim can collapse them into one hand.

Governance is unpaid public service. Leaders draw funds from their own business enterprises, not from a government salary. This removes the financial incentive to hold onto a seat — and the community has no patience for those who treat leadership as a career.

Meetings follow a fixed weekly pattern. Fridays are protected from governance meetings entirely. Week thirteen of each quarter is reserved for restoration and community-wide gatherings — not more committee work. Time itself is structured to prevent schedule capture.

## DEPARTMENTS I-VIII and BUREAUS 1-24 in NewVistas

### DEPARTMENT I — VILLAGE

1-Inventory, 2-Facilities, 3-Equipment

Governs the day-to-day flow of supplies, building maintenance, and equipment leasing within each neighborhood.

### DEPARTMENT II — DISTRICT

4-Food/Health, 5-Life Plan, 6-Leisure

Oversees nutritional standards, healthcare frameworks, personalized Life Plans, and the recreational, cultural and arts infrastructure that makes a community worth living in.

### DEPARTMENT III — TITLE

7-Clearing, 8-Property, 9-Capital

Holds community title to land and buildings, equipment and infrastructure, manages the internal credit system, and settles financial transactions between Enterprise Owners.

### DEPARTMENT IV — PLATFORMS

10-Communications, 11-Proof, 12-Media

Governs the digital infrastructure, proof systems, and community media that keep governance transparent and communication open.

### DEPARTMENT V — REGULATORY

13-Innovation, 14-Legal, 15-Audit

Governs research enterprises, legal templates, and trigger-based auditing — ensuring accountability without surveillance.

### DEPARTMENT VI — DATA

16- Accounting, 17- Publication, 18- Metrics

Maintains continuous accounting truth, publishes guides and standards digitally, and measures community health through aggregated — not individual — data.

### DEPARTMENT VII — ORIGINATION

19-Schema, 20-Markets, 21-Underwriting

Reviews every new business plan before capital is committed, verifies real market demand, and confirms financial viability — so no enterprise starts on shaky ground.

### DEPARTMENT VIII — INFRASTRUCTURE

22-Materials, 23-Utilities, 24-Transportation

Sets standards for raw materials, building-scale energy systems, and the transportation network that moves people and goods without dependence on cars.

# What it actually feels like to live in a NewVistas community

*The design choices that seem most unusual are the ones most connected to health, social connection, and freedom from financial anxiety.*



## Walkable by Design

The inner community is a 2.88-square-mile pattern surrounded by about 25 square miles of farmland; your home, business, school, doctor, dining, and parks are all within an easy walk.



## Meals from Enterprise Owner's Restaurants. Made to Your Plan.

Meals come from resident-owned restaurants you subscribe to, individualized to your Life Plan and your dependents, following evidence-based guidance if you choose. Every private suite keeps its own kitchenette. These are competing private businesses serving you directly.



## The Life Plan

Before anything else — before your business plan, your lease, your budget — you write a Life Plan. What kind of life do you want to build? The economics follow your life and your dependents, not the other way around.



## Food from Close by

NewVistas communities are designed around farms, greenhouses, gardens, and orchards within walking distance. The diet is part of your Life Plan, and if desired, follows evidence based guidance. The food system follows regenerative land use./



## Leisure as a Necessity

Leisure is a structural luxury. The framework treats parks, culture, sport, hospitality, and social gathering as infrastructure, run by competing Enterprise Owner businesses.



## Privacy is Protected

A NewVistas community holds aggregate data only. Your records belong to you; no bureau can drill into individual records, and the community keeps no central dossier.

# The technology needed to make this work is arriving — NOW.

*For two centuries, the idea of a community this integrated was real but could not be built. The coordination required too many clerks, too much paper, too many miles of wire. That's changing.*




## Artificial Intelligence (AI) Agents

Two or three experts using AI can now do what once required large teams. Legal support, accounting, and planning for small businesses become affordable for everyone.



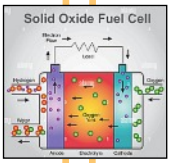
## Total Digital Transactions

Real-time conveyance, lease issuance, residual accounting, and credit routing — the economic engine of the community — can run at near-zero friction.



## Robotics

Construction, housekeeping, logistics, and manufacturing at community scale become viable without exploiting labor, freeing Enterprise Owners for more skilled and creative work.



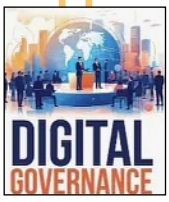

## Building-Scale Energy

Solid-oxide fuel cells and distributed energy systems let each building generate its own power, heat, and water — ending dependence on fragile central grids.



## Modular Construction

Standardized, site-independent building systems let the same community pattern be replicated anywhere, at lower cost with each successive community.




## Digital Governance

Privacy-preserving voting, verifiable audit trails, and transparent publication of rules mean governance can be accountable without surveillance.

# A Community that Grows — One Building at a Time

*NewVistas doesn't require building a complete city from day one.*
*It starts small, proves itself, and grows through visible success — not by coercion.*

## A Founder Initiates a NewVistas

NewVistas 1

Every NewVistas community starts the same way: one founder, one Council of 12, one apartment building. The founder qualifies through NewVistas Institute testing, then fills the first governing seats one at a time — identifying candidates, narrowing the field through the process of witnessed random draw — until a cross-Segment Council of 12 is seated, three presidencies of four (ABCD, ABCD, ABCD) working alongside four presidencies of three (AAA, BBB, etc.).

## The First Act: Install a Property Manager

NewVistas 2

The council's first act is to install a property manager: the NewVistas first participant, and the only paid role in this whole sequence. The property manager qualifies with a Life Plan and a business plan, contributes all their "properties" or personal net worth to the community, and is funded from day one by a small non-refundable fee on every lease signed — residential, commercial, greenhouse, and utility alike. No one works unpaid waiting for revenue that doesn't yet exist, and no renter, council member, or property manager ever pays a down payment.

## Building One is Leased Out

NewVistas 3

The property manager leases all of Building One from NewVistas and then subleases it to residential tenants, commercial tenants, and short-term guests, each of whom must be sponsored and vetted rather than simply admitted. Before any bank is approached, every lease is secured, and the site, design license, and priced construction cost are already in place. Because the Institute's certified design and vendor system can build the project for substantially less than the completed building is worth, that margin—verified by an independent appraisal and the signed leases—allows a bank to finance the entire building on evidence alone.

## A Village Forms

NewVistas 4

Once complete, all twelve council members and the property manager live in that first building as renters, on the same terms as everyone else. A year of successful operation proves the pattern before the next building begins, funded and staffed the very same way. Building by building, floors organize into captains and Branch Presidencies — unpaid, hands— on public servants distinct from the governing council — until, all at once at the tenth building, a village forms; at the fortieth—a district of four villages.

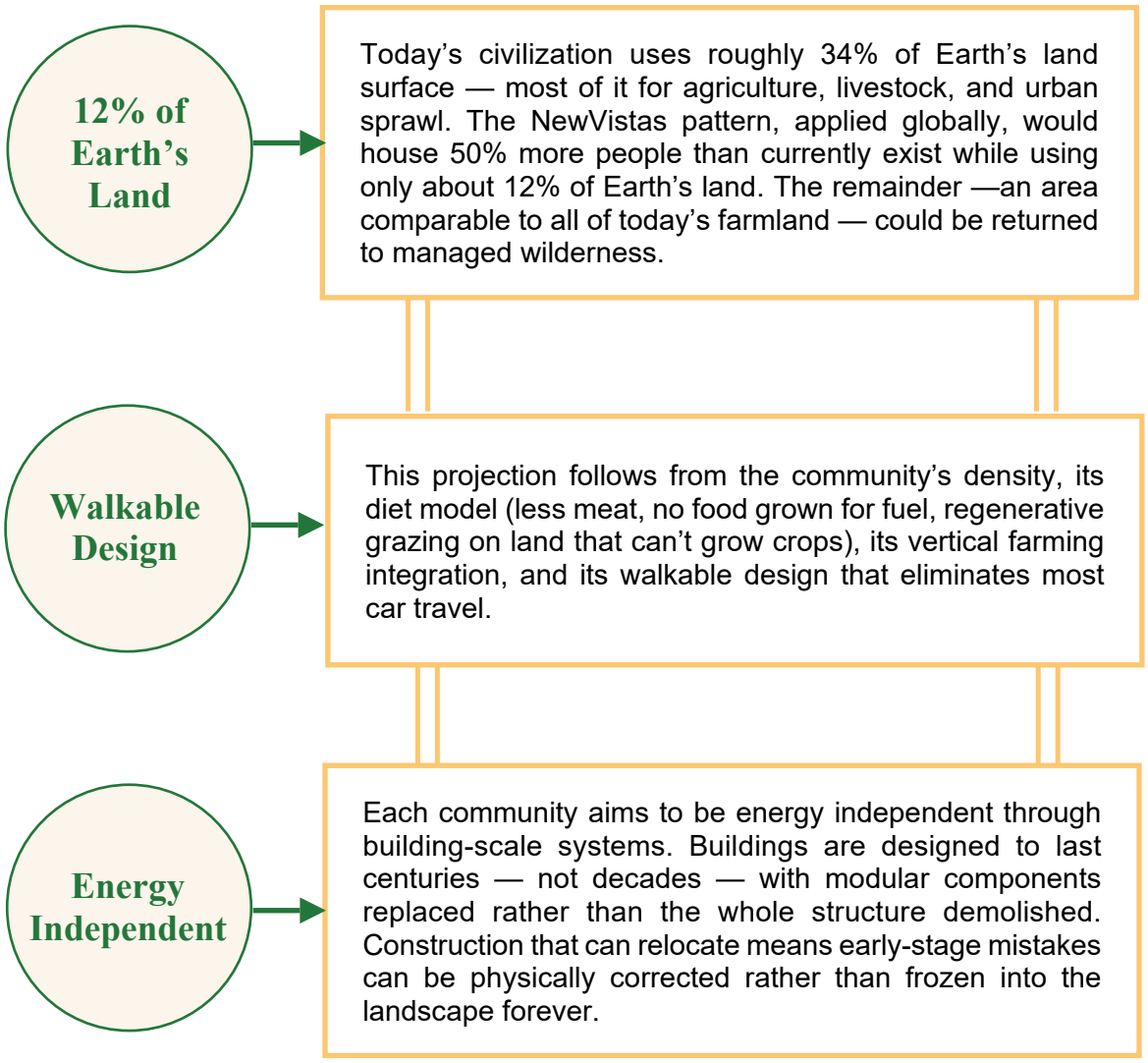
## Twenty-four Districts make up a complete NewVistas

NewVistas 5

No community depends on another. Founders start this same process in many places at once, certified by the NewVistas Institute to avoid crowding one another's markets, and a founder may just as easily be a participant who has already served another community well. Some councils never reach twelve. Some first buildings fail and are wound down without touching any other community's credit line because none crosses into another's. Others grow past their district toward the full constitutional pattern — 92,160 residents, twenty-four districts — a process that ordinarily takes years and is the expected path, not a delay.

## A Larger Vision: Better for People. Better for the Planet.

*The NewVistas land model is among the most ambitious environmental proposals ever attached to a community design — grounded in arithmetic, not aspiration.*




*The vision is not nature without people, or people without nature. It's a civilization that leaves more room for both.*

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## A NewVistas Apartment Suite



Living in a NewVistas Residential/Commercial Neighborhood

(https://vimeo.com/204070553?&login=true#_=_)