

THREE RIVERS TOWN CENTER CONCEPT



A small, accessible cluster of walkable shops, housing, and a community center

Why and What (Potentially)

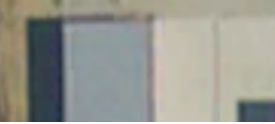
- Add Local resources (laundromat, printshop, more food?)
 - Tourist handling (parking, shuttle, bathroom, shops)
 - Build wealth and community capital
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- **Gazebo, Parking, Bathroom, and Bazaars (2019 - 2021)**
 - **Building a town square (2021 - 2027)**
 - **Upgrade, Improve, and Beautify (2027 onward)**

Possible Site

- 2.2 acres, majority <5% grade
- Near existing commerce
- Groceries, Pharmacy, Fire Dept, Storage, Hardware, etc. close by
- 198 and South Fork Access
- Electricity and water on-site

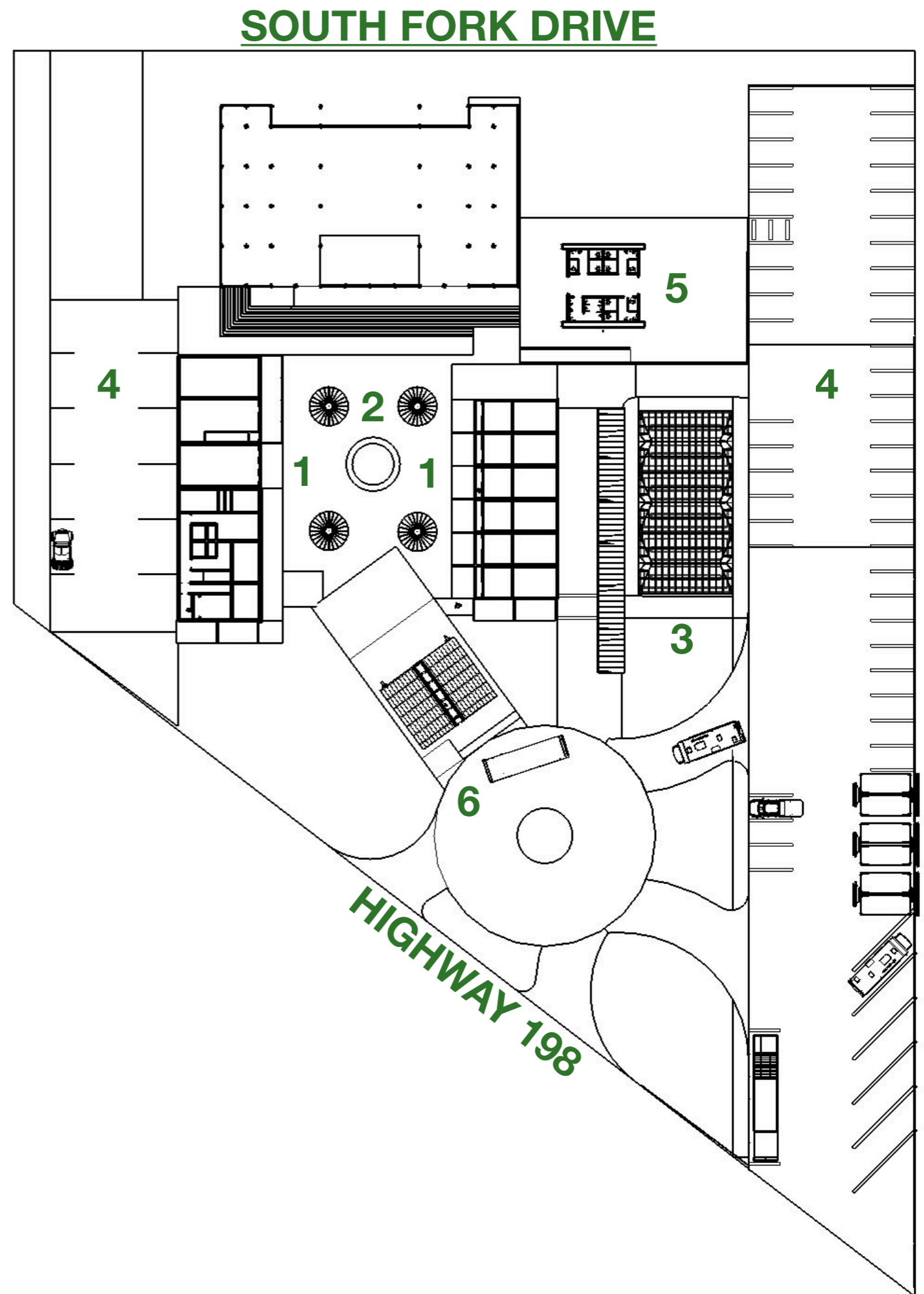
Elementary School
Commerce Strip
Cal Fire Dept.
Golf Course
3R Mercantile
Village Market Complex
Highway 198





Concept Plan

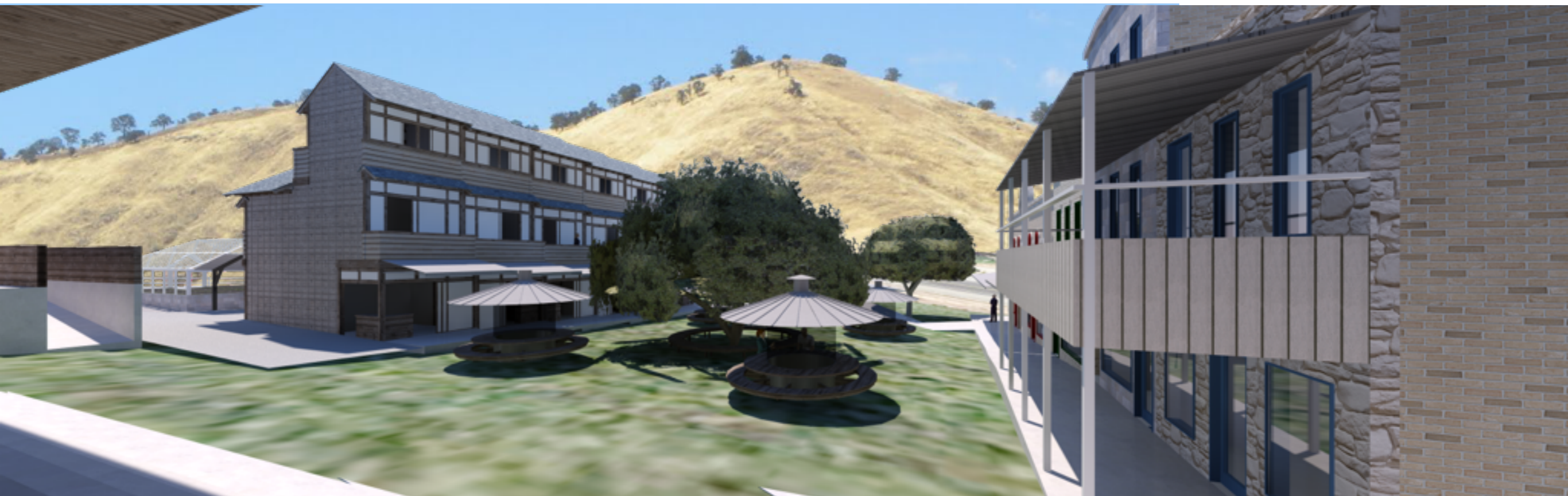
- 1) Apartments & Storefronts
- 2) Outdoor seating & park space
- 3) Community Greenhouses
- 4) 60+ parking spots
- 5) Public Restrooms
- 6) Shuttle Stop / drop-off area
- *ADA accessibility



Street View Concept Rendering



Concept Renderings



Bonus Slide

- Desire Paths / Slow Growth
- Cradle to Cradle vs Cradle to Grave
- Rent Mutualization Co-Op
- Contributionism
- "Estonia Cleaned in a Day"
- Crowdfunding



"In vain we build the world unless the builder also grows"
- Edwin Markham

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Financing Ideas

- Sell "coins" (pressed pennies) for \$1, worth \$2 in 5 years
- Sell construction bonds to locals (blockchain/hashgraph)
- Offer "local discounts" to shareholders
- Avoid large outside developers and bank loans
- Focus on building 3R goodwill and capital