



# COMMUNITY PLATFORM

A GUIDE TO CIRCULAR LIVING

27 April 2023



## SCG - *a platform that...*

- Believes in a Circular Economy
- Cares for the Environment
- Is Socially Responsible
- Promotes Self Governance



# SCG - a platform that...

Supports Anti-Littering

Uses Eco-friendly Cleaning Products

Participates in Meat Free Mondays

Walks, Bikes, & Carpools

Unclogs Storm Drains

Donates Unused Goods & Products

Mitigates Noise Pollution

Buys Locally & Responsibly Sources Products

Respects Others' Property

Gives back to the Community

Treats Everyone Equally

Is Proud of Community Diversity

Is Eager to Learn how to be More Sustainable

Wants to Help Their Neighbor

Protects Constitutional Freedoms

Says "No" to Single-Use Plastics

Prioritizes Reusable Products

Unplugs Electronics & Lights When Not in Use

Participates in Effective Recycling

Saves Left-overs & Composts

Practices Water Conservation

Maximizes Use of a Product

Efficiently Manages Personal & Pet Waste

Sees Something & Says Something

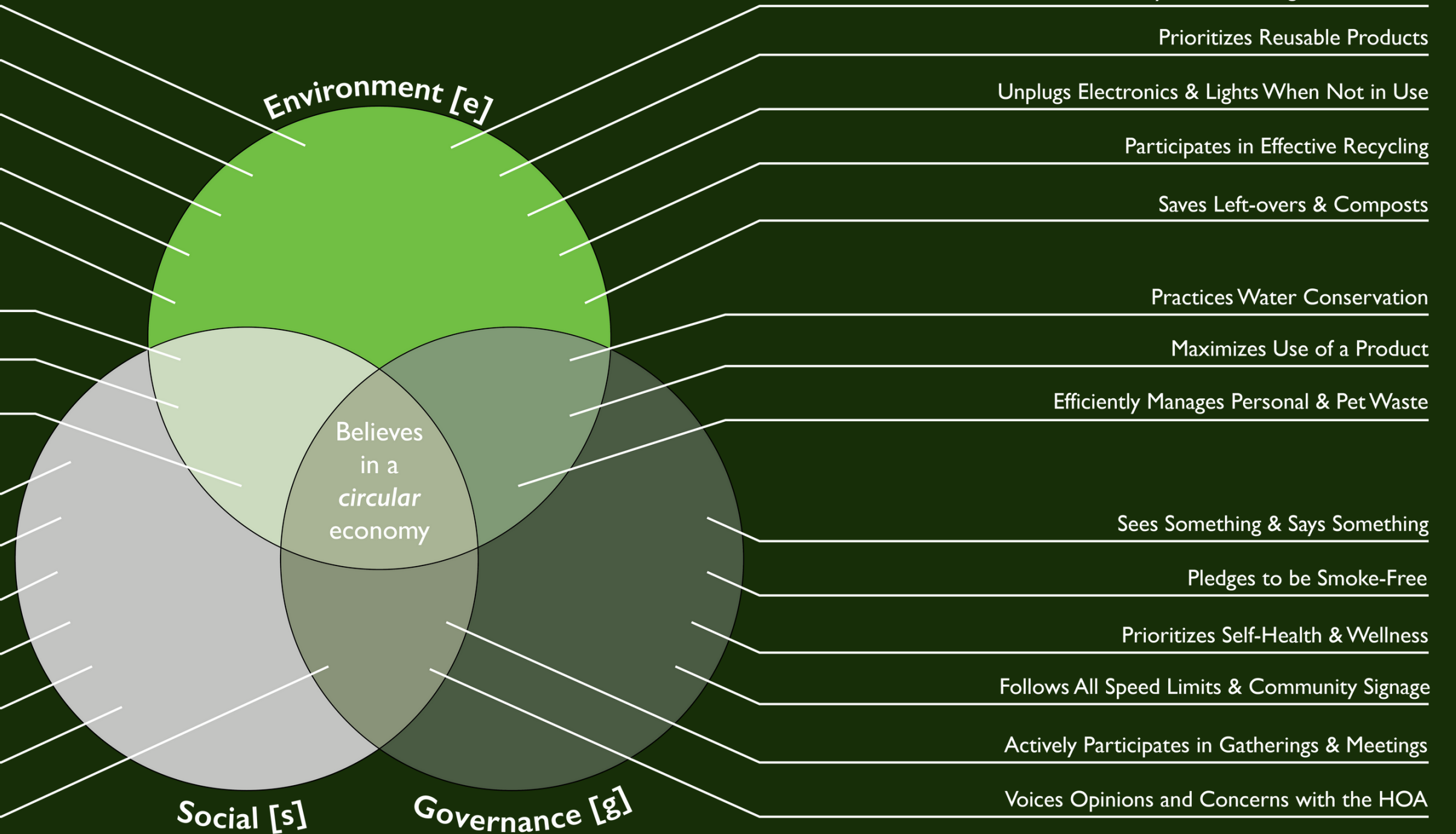
Pledges to be Smoke-Free

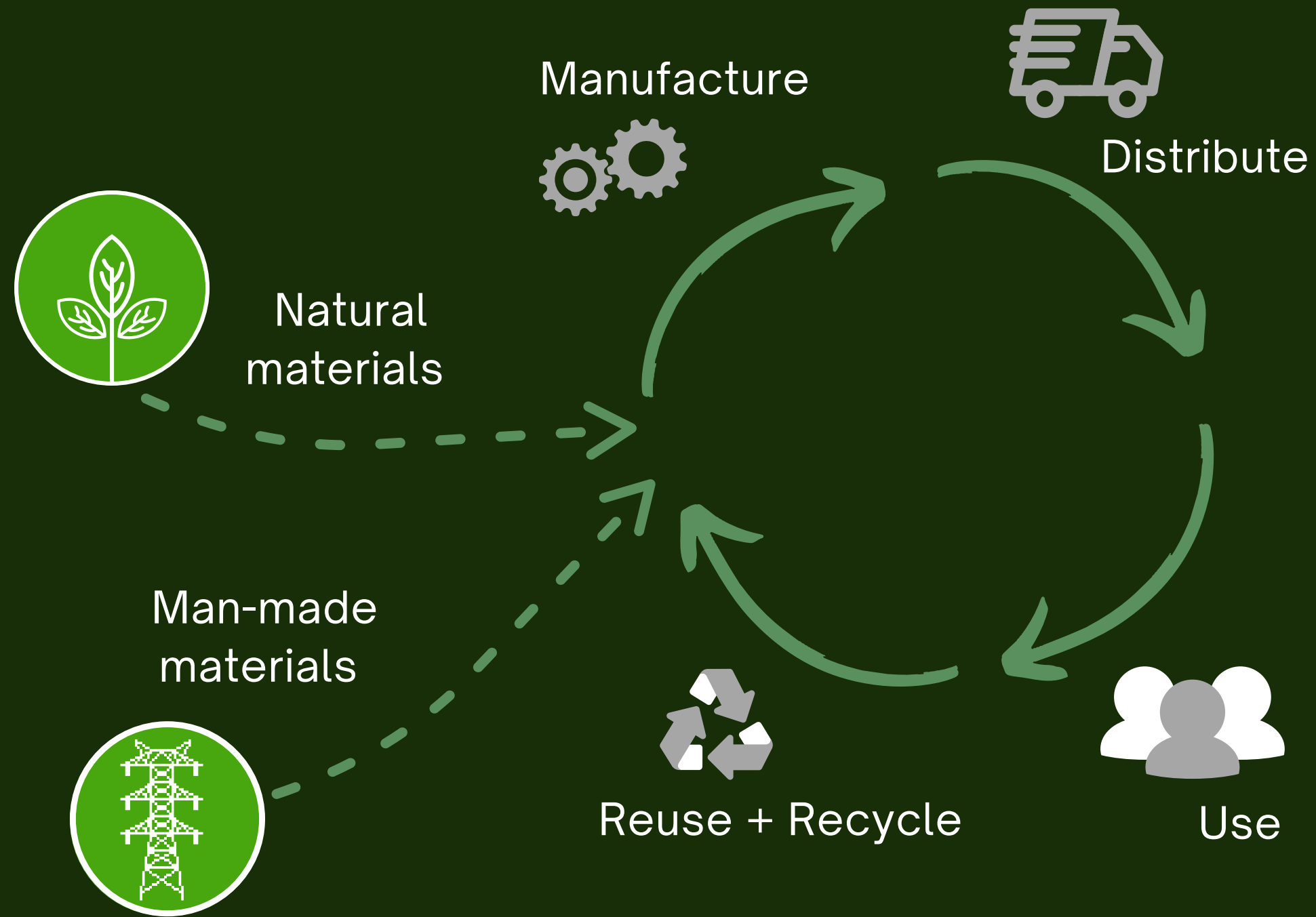
Prioritizes Self-Health & Wellness

Follows All Speed Limits & Community Signage

Actively Participates in Gatherings & Meetings

Voices Opinions and Concerns with the HOA





CIRCULARITY

# WHAT IS A *CIRCULAR* ECONOMY?

- Using waste in a productive way
  - Renewables vs. finite materials
- Economically sustainable
  - Materials that will last longer and ultimately save money

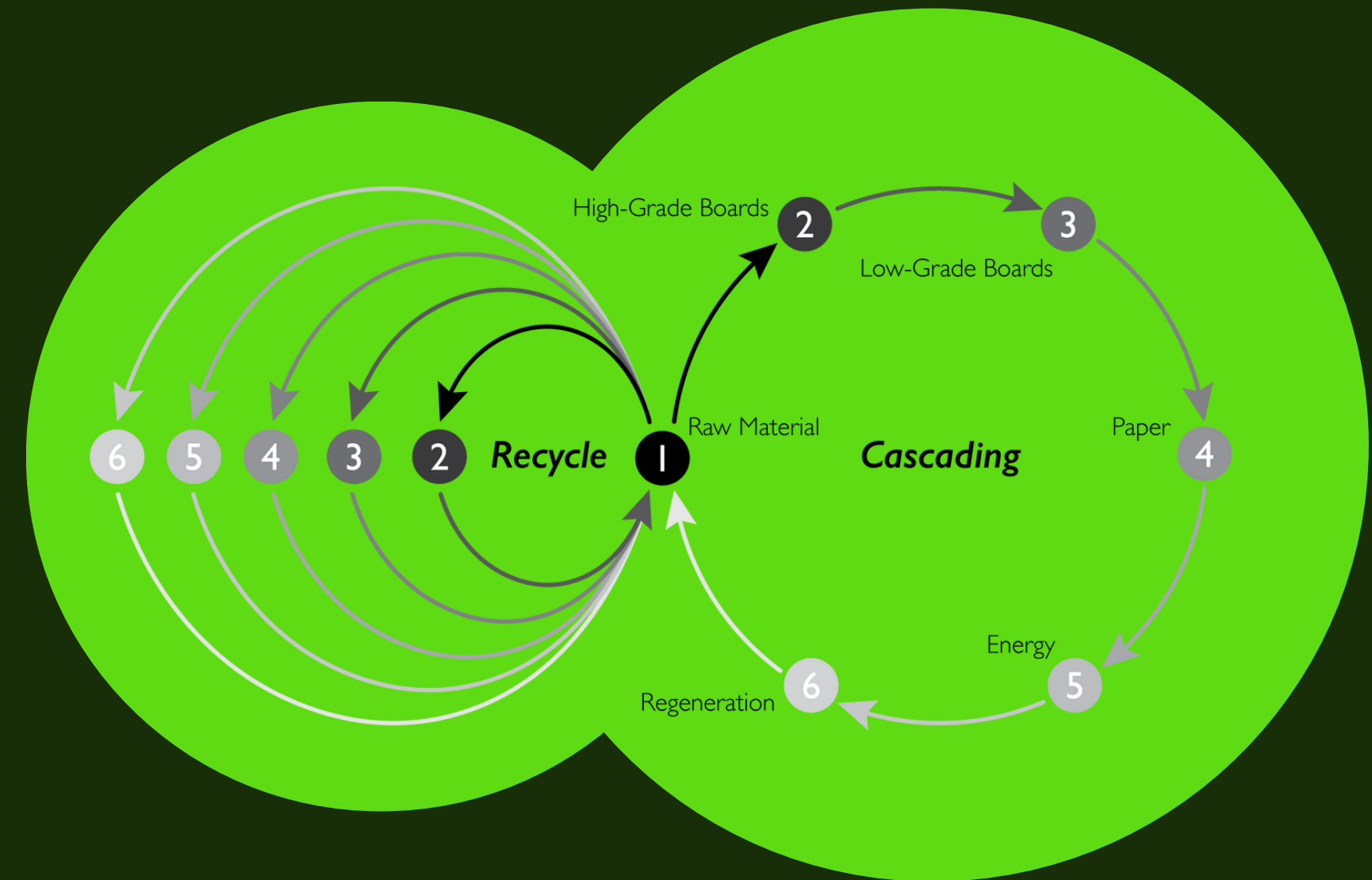


CASCADING AND REGENERATION

# NATURAL CYCLE

## Recycling vs. Cascading Process of Wood

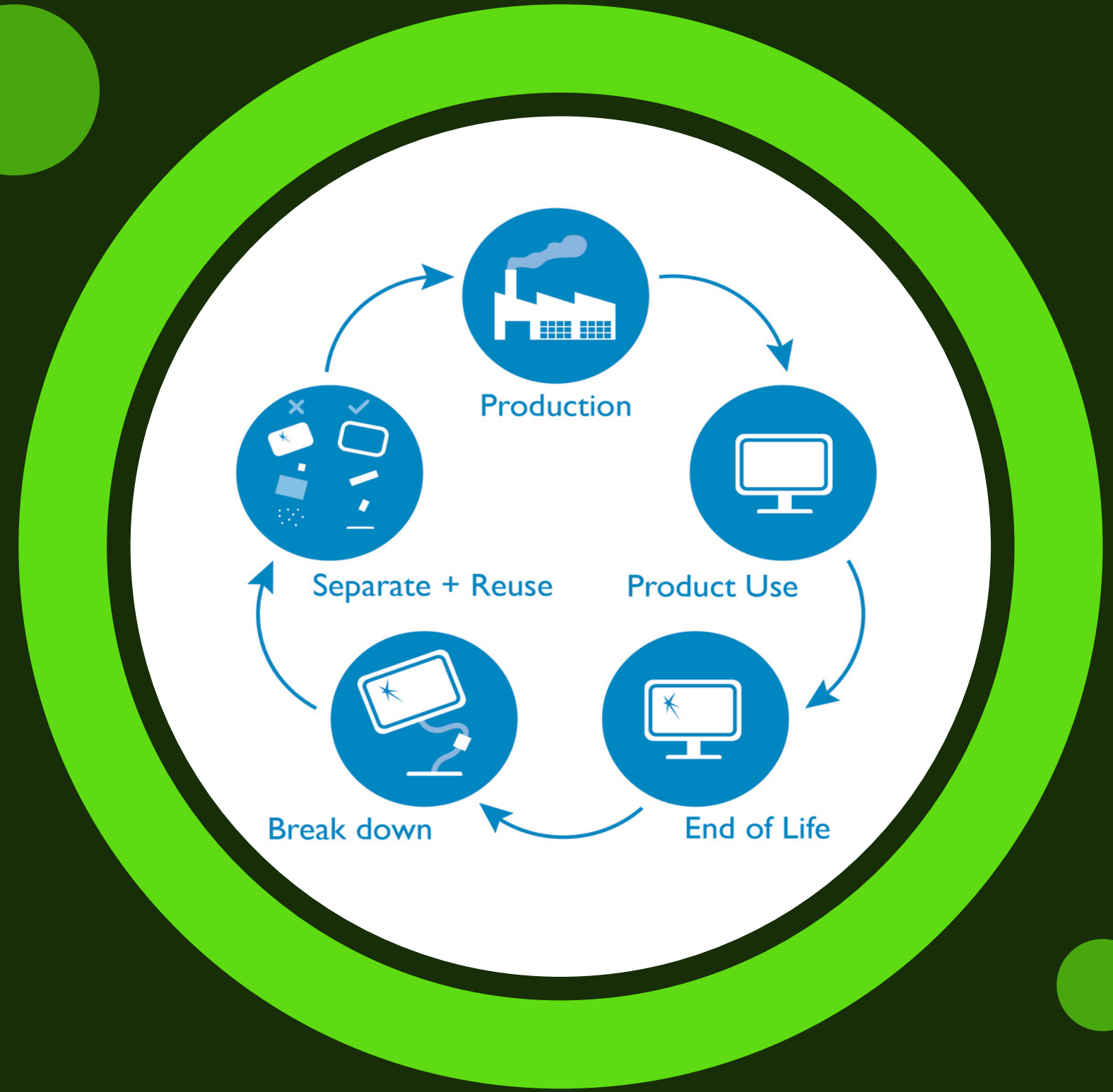
- Maximizing use of Material
  - A regenerative lifecycle
  - Produces lower quality products from higher ones
- Economically sustainable
  - Less raw material will be used in production of goods



NON-BIODEGRADABLE

# MAN-MADE CYCLE

- Reusing finite resources
  - If not reused, value is entirely lost
- Up-cycling products + materials
  - Only discards broken pieces and reincorporates those that are still able to produce work





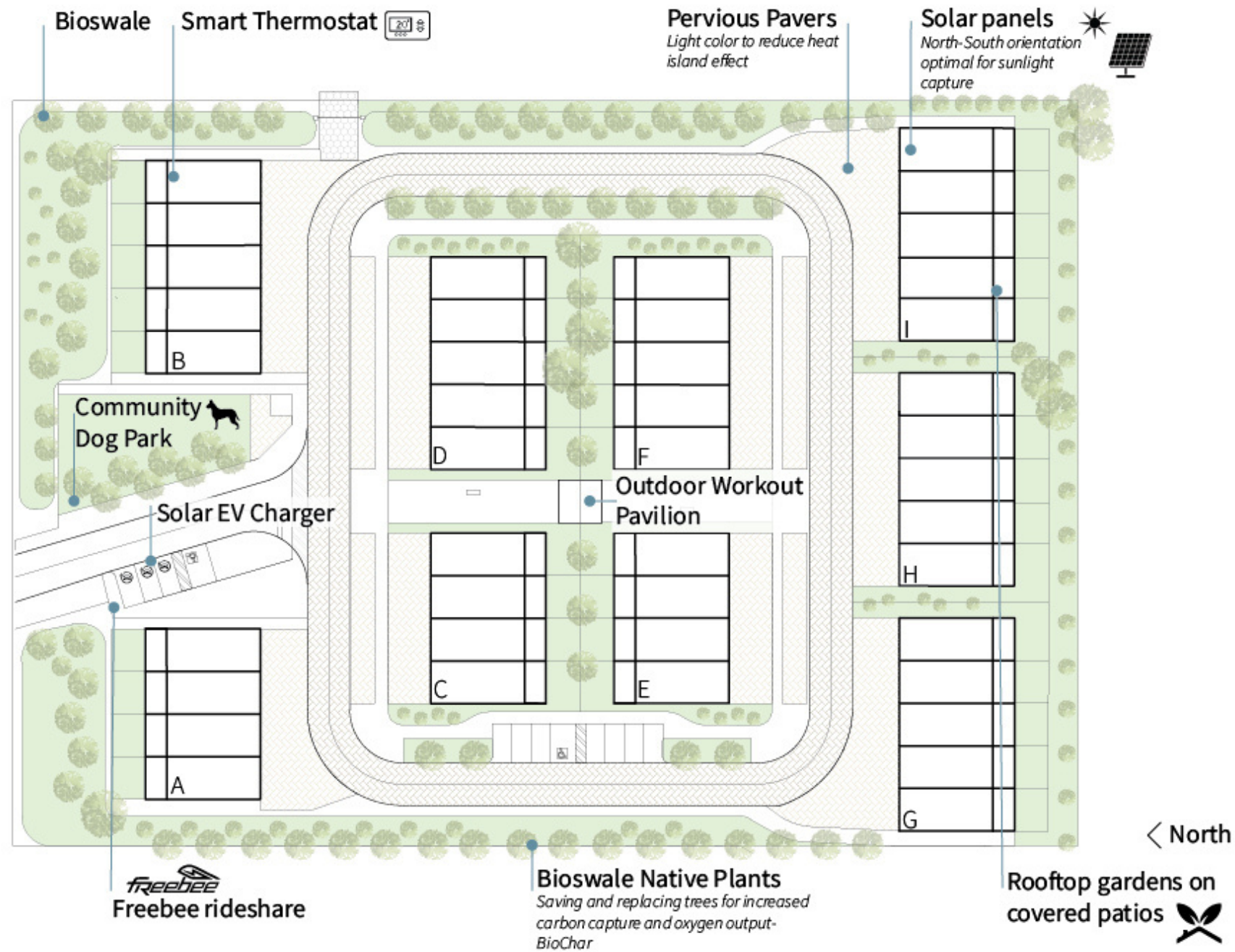


LAKE WORTH BEACH - PILOT PROJECT

# COMMUNITY INCLUSION

- Suburban Sprawl
- Accessibility
- Community Amenities
  - Plan to introduce public amenities into community
    - Not only for Sunset Drive residents, but for the entire Lake Worth community





AN SCG COMMUNITY

# LAKE WORTH

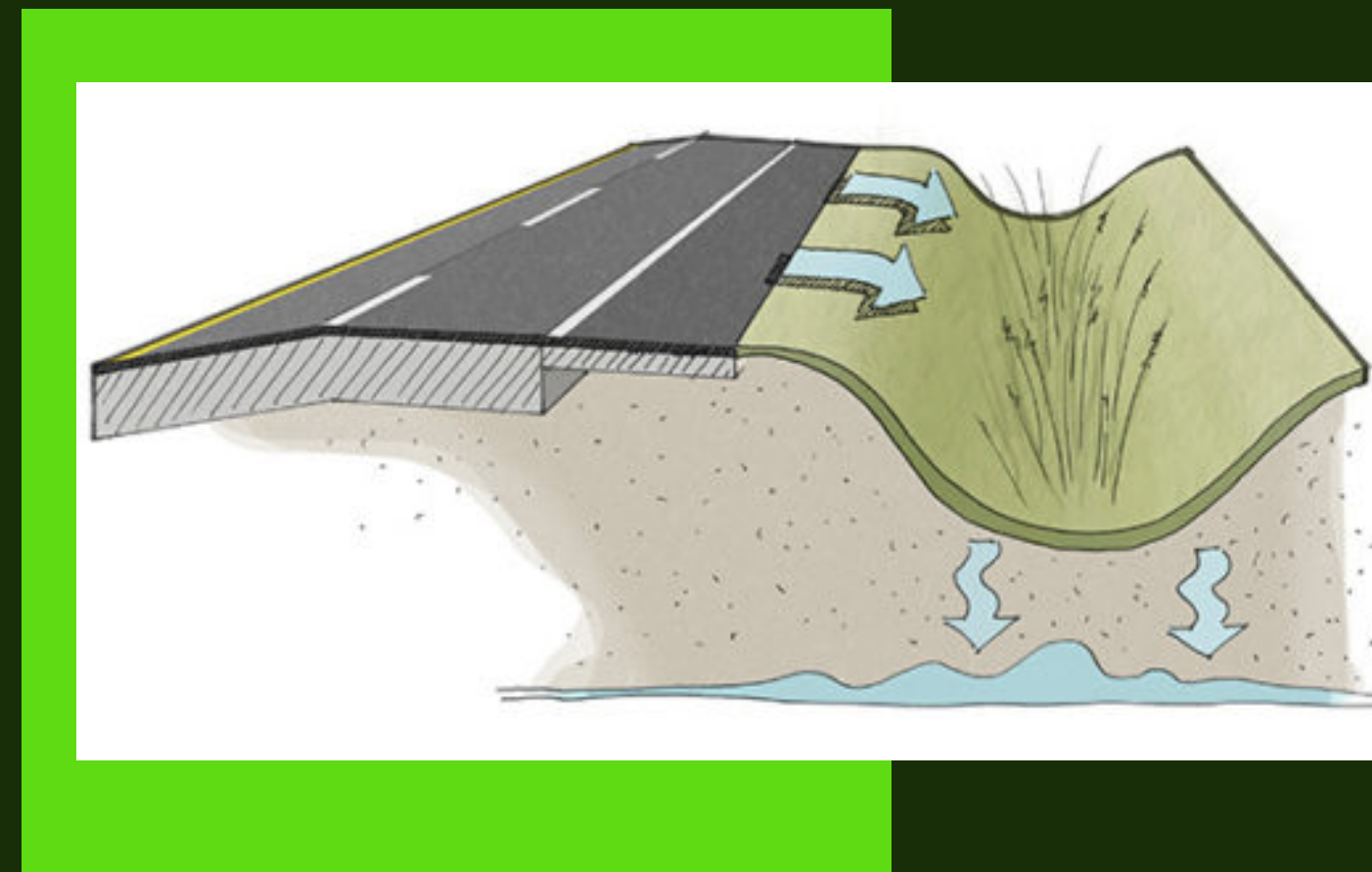
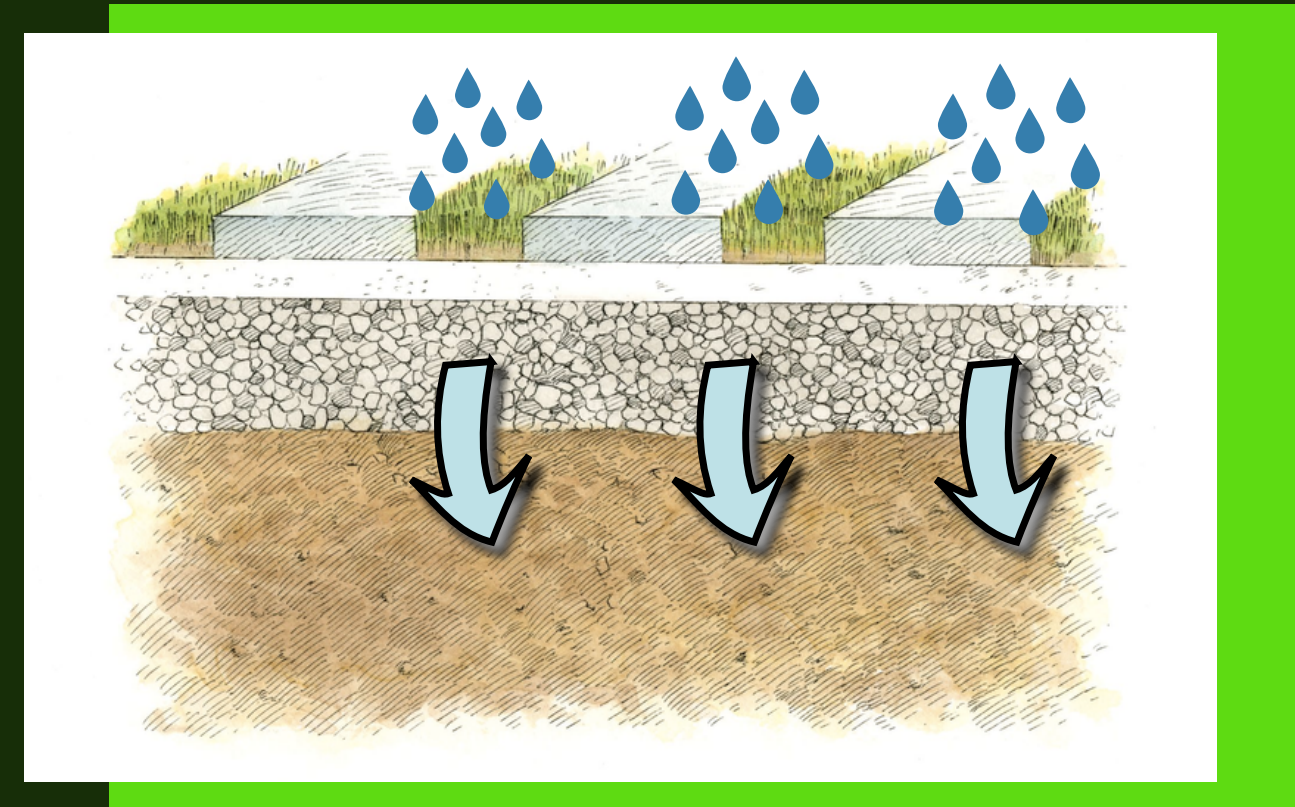
- Net-zero Community
  - Solar powered electric vehicles
- Building Typology
  - 3 Bed / 2 Bath Townhomes
    - 42 units across 9 buildings
- Amenities
  - Promotes outdoor activities
  - Open to the entire Lake Worth neighborhood



# SUSTAINABLE LANDSCAPING

**Bioswales** with native plants are a **cost-effective** and **natural** way to control flooding, reduce pollution, and recharge the Biscayne Aquifer.

Driveways are paved with **permeable pavers**, another **cost-effective** way to **reduce** flooding and **recharge** the Biscayne Aquifer.





# CARBON REDUCTION

Biochar is made from organic scraps and increases carbon retention in soil by **50%**.



Through **carbon sequestration**, trees can help intake and store carbon. Helping the trees grow and stay healthy can allow us to have a **net positive carbon footprint**.

# GREEN SPACE

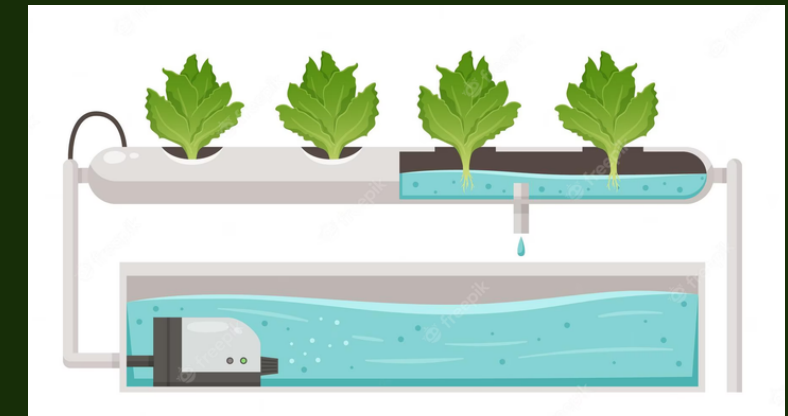


## Compost Garden

- **Expands** nutritional awareness
- Studies show a relationship with the environment can **improve** mental health
- Reduces grocery store visits
- Promotes community inclusion Lifestyle

## Lifestyle

- Gardening
  - Embedded roots **strengthens** soil
  - **Prevents** erosion
  - Uses **compost** as a fertilizer
  - **Reduces** weeds
- Opportunity for residents to connect with nature



## Hydroponic Garden

- Planted in PVC pipes
  - **Zero** soil use
  - Can be placed vertically
  - Requires **less** water than traditional gardening
  - **Prevents** soil erosion and chance of weeds



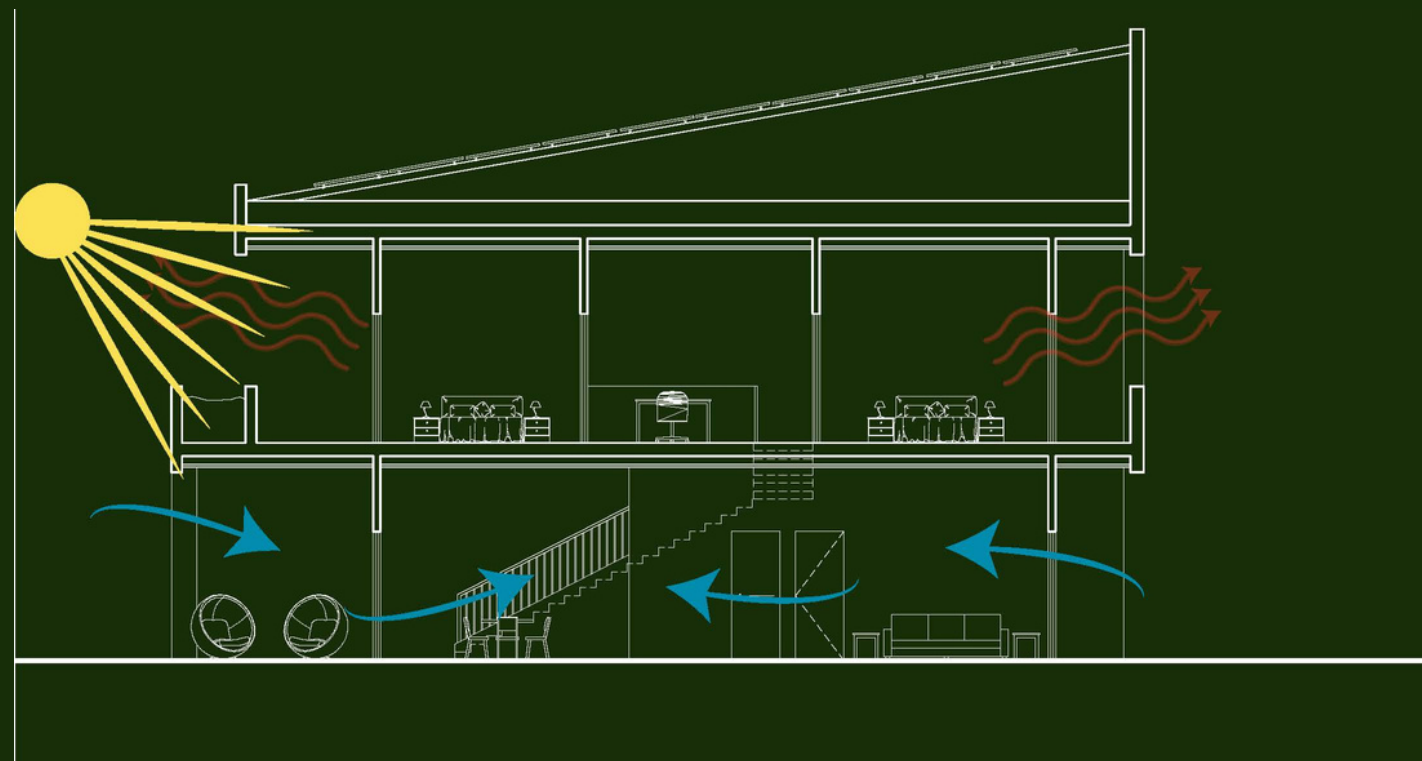
# TRANSPORTATION

- **Partnering with Freebee**
  - Eco-friendly ride sharing company
- **All Electric Vehicles**
  - Reduces carbon footprint of entire community
- **Personal Freedom**
  - Allows residents to travel as required without the need of personal vehicles



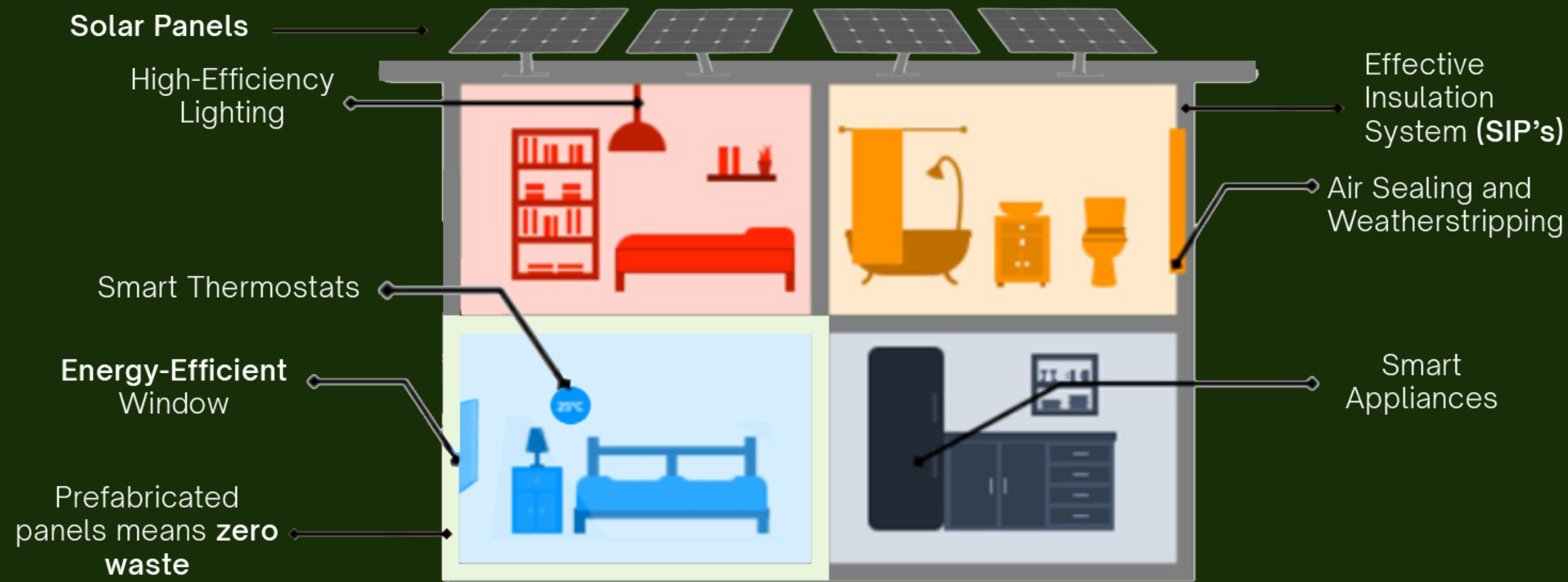


# TYPICAL RESIDENCE



- **Site Orientation**
  - Optimal solar panel orientation & N/S glazing for shade
- **Building Typology**
  - Townhomes share internal walls = **less building material**
- **Unit Design**
  - Private green space + terraces
    - promotes well-being
  - Passive ventilation
    - reduction in necessary HVAC use
  - Smart technology
    - reduces use of electricity





# ENERGY EFFICIENT DESIGN

The result of using all of these approaches is a design system that is extremely **strong, energy-efficient** and **cost-effective**.



# COLD FORMED STEEL

is climate resilient and recyclable.

Resistant to deterioration, decreases reparation, and maintenance costs.

Compared to...

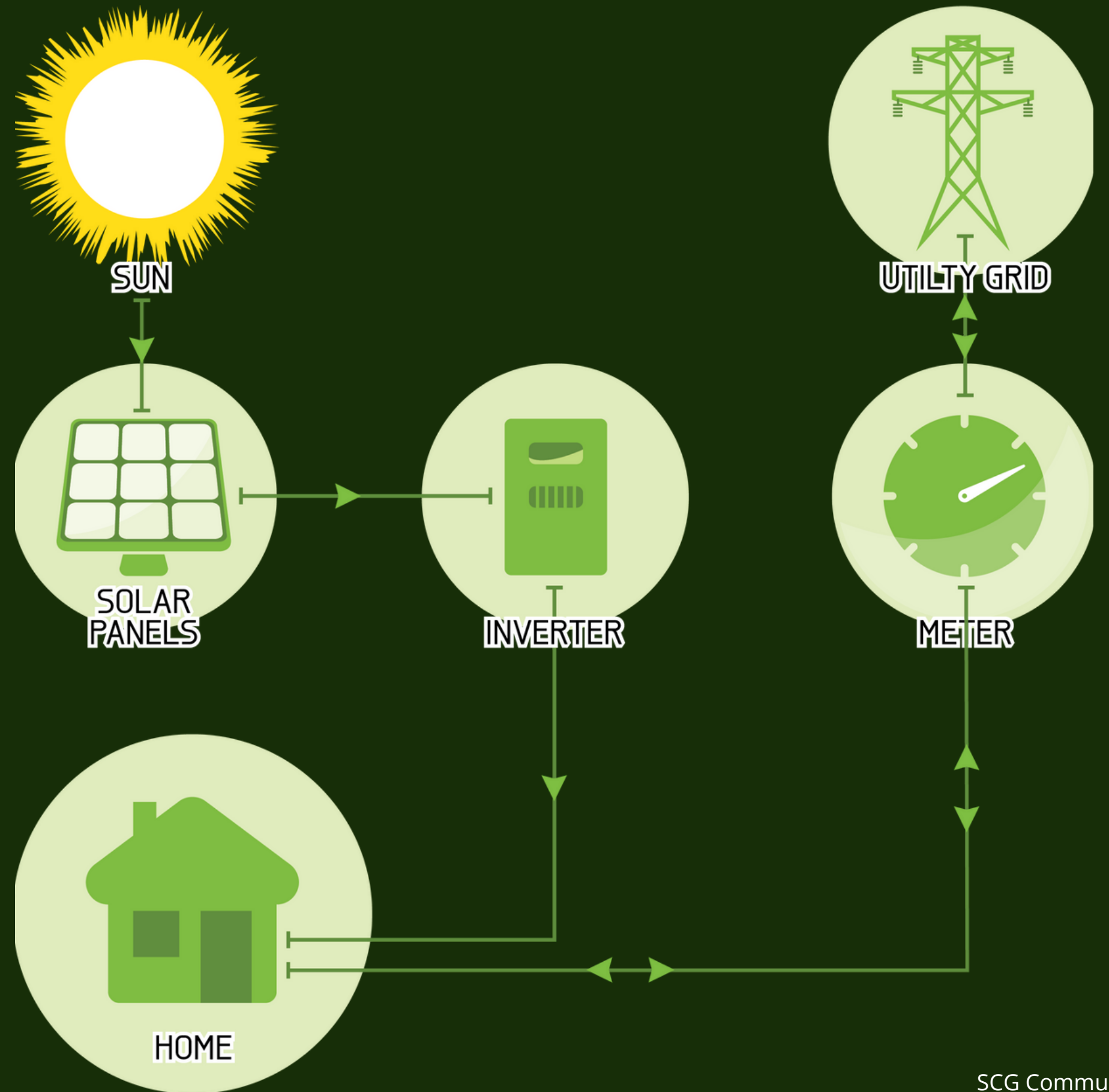




# NET ZERO ENERGY

A **grid-connected system** allows you to power your home with **renewable energy**, and any excess electricity produced **is fed back into the grid**.

When renewable resources are unavailable, electricity from the grid supplies your needs.







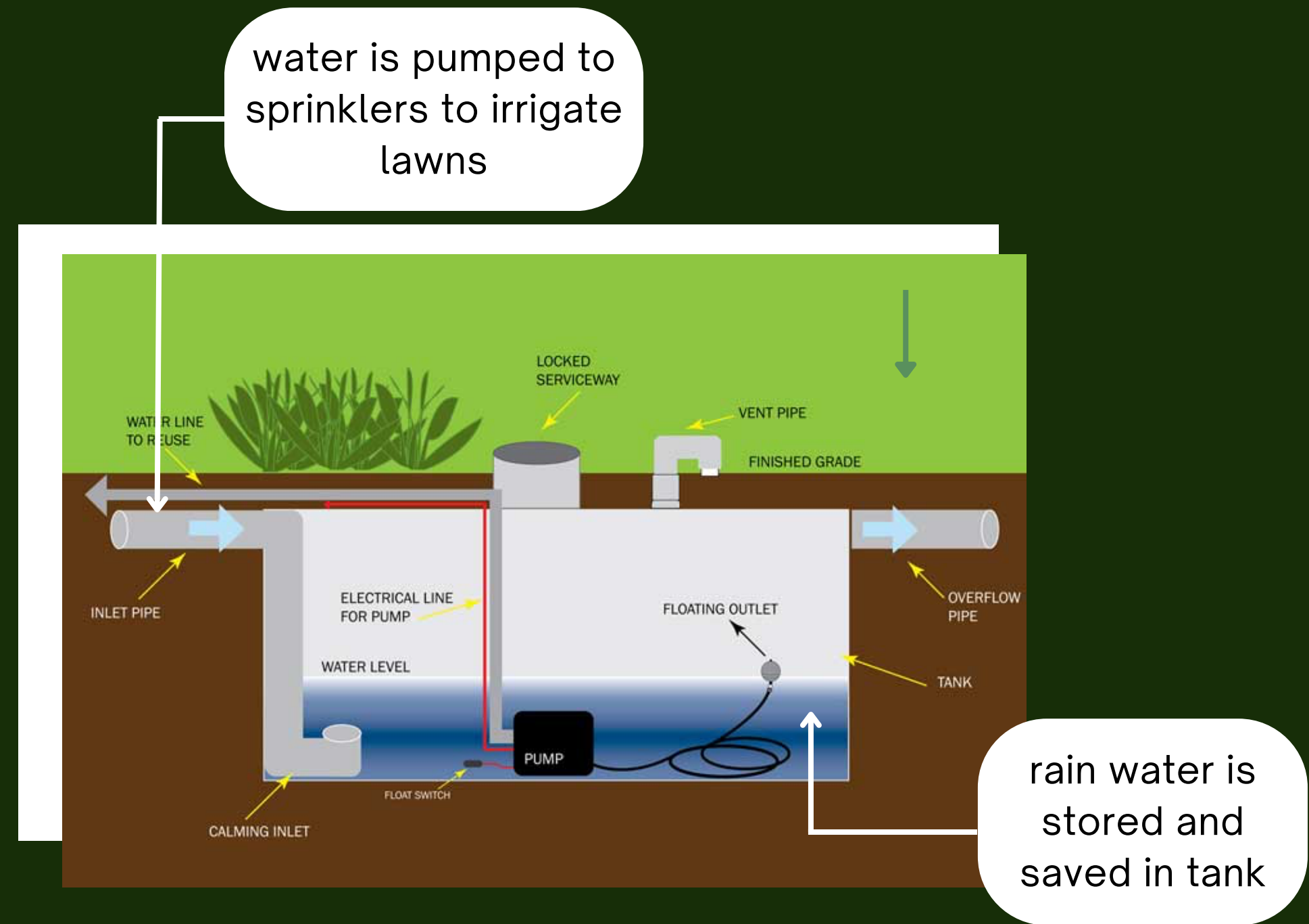
# WATER CONSERVATION

Replacing inefficient toilets with **WATERSENSE MODELS** can save **13,000 GALLONS** per year. Saving more than **\$140 PER YEAR** in water costs.

look for WaterSense MADE WITH EPA CARE

Toilet Flushing accounts for about 30% of water use in homes

National Standard= 1.6 gpf  
Water sense toilets= 1.28 gpf



Inefficient irrigation can waste up to **25,000 gallons** per year! Using a **natural resource** like **stormwater** relieves stress faced by water treatment plants and **saves** money and clean water for drinking.



# WORKFORCE HOUSING

SCG strives to create affordable **workforce** housing *and* bring significant **environmental** and **social** progress to SCG communities



SCG developments are meant to bring **positive change-makers** and **essential workers** to the community: teachers, government employees, law enforcement, emergency responders, doctors, and more.



# PATHWAY TO HOMEOWNERSHIP

Rent will remain **steady** and won't increase based on market demand. Instead, they will be based off of a local average income.

In the **3rd year** of living in an SCG Community, your rent payment becomes your monthly mortgage payment. (With no down payment required!)



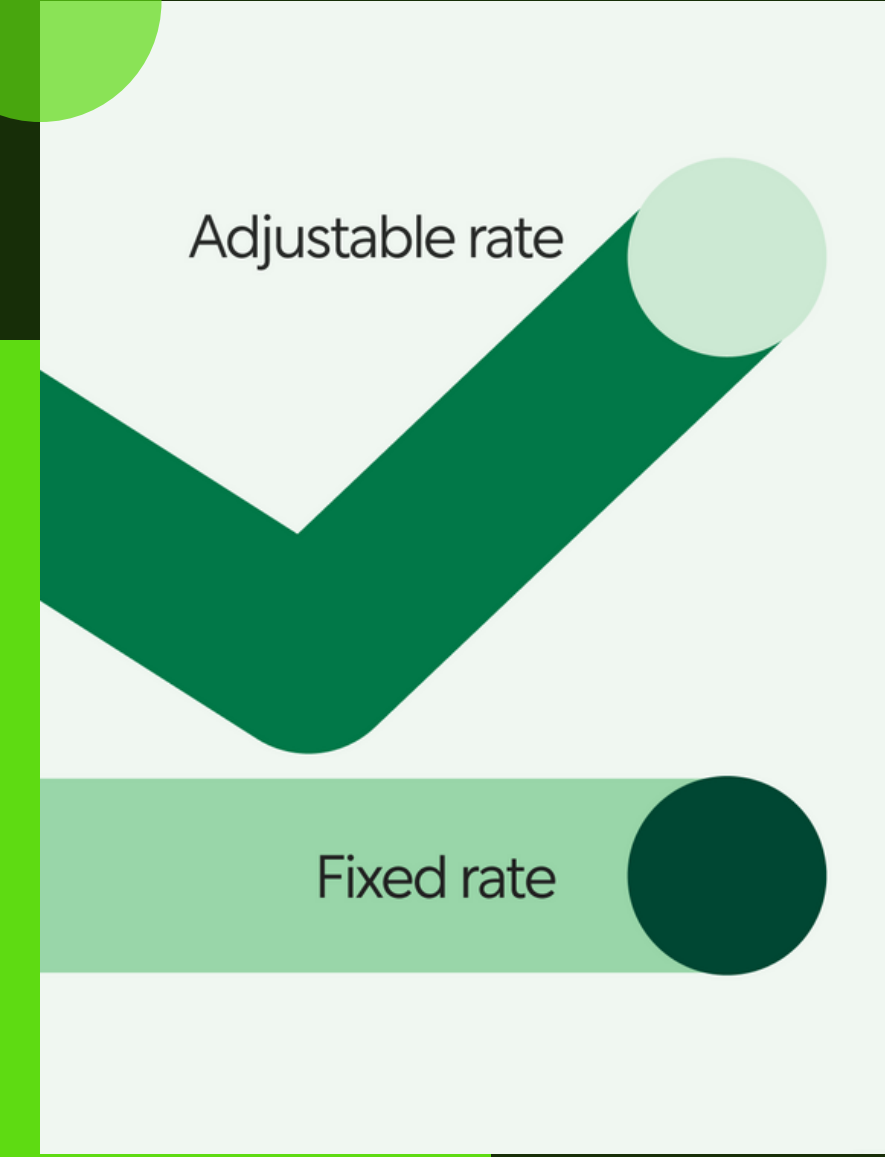


# GREEN LOANS

Residents can obtain **green loan** mortgages with **low, fixed** interest rates.

Sustainable development, paired with eco-friendly resident practices, allow for green loan eligibility.

This feature will attract and incentivize residents that will contribute to the **sustainable mission** of SCG, all while making homeownership possible for a broader audience.







# HOA COMMUNITY

Residents will be automatically serviced from management within 24 hours to promote **efficiency**, **livability**, and **comfort** in the community.

Utility usage will be shown to residents through **easily accessible technology**. HOA will have **low fees** because the townhouses will be available for purchase.



# HOA- RESIDENT EDUCATION

## Things That Can Be Upcycled In Your Home:



**Glass**



**Metal**



**Wood**



**Boxes**



**Fabric**



**Cans**

*UPCYCLING: FROM SCG'S SUSTAINABLE LIVING GUIDE*

- **Sustainable Living Guide**

- Provided by SCG for residents
- Highlights:
  - sustainable features of homes
  - how residents can be more environmentally friendly

- **Circular Living Guide**

- **application process** to admit sustainable individuals
- **continuously educating** residents
- **voting** on different rules within the community