

GARDEN OF EDEN INVESTMENT GROUP INC

Vertically Integrated Supply Chain For Green-Built Sustainable Homes

Klamath Falls Eco-Village Community Development

120 Affordable Dwellings in a Strategic Partnership with Klamath County Planning Department



4250 Round Lake Rd Klamath Falls, OR 97601, 20.46 Acres

60 Prefabricated Apartments Section	14 Tiny Homes Section	Food Market with Courtyard/Farmers Market Community Center/Pool & Jacuzzi Community Gardens/Fruit & Nut Trees
12 Ocean Container Homes Section	9 Manufactured Homes Section	
9 A-frame Cabins	4 Quadplex Homes Section	

Integrated Community Diversity in Sustainable Affordable Housing

GOEIG has created a Planned Unit Development (PUD) that provides sustainable housing diversity with 120 affordable dwellings that are rented in leasing agreements. The master plan integrates a sustainable community into 6 integrated housing sections with an organic market supplied by mixed fruit & nut trees and full season community gardens, a two story multi-purpose community center with recreation room, commercial kitchen and dining room with a performance stage for live events, workshops, banquets, luncheons, dinners.



Innovative Affordable Housing Eco Village Community Development

The Garden of Eden Investment Group (GOEIG) has created a strategic partnership consortium with multiple agencies, organizations, urban planners, permaculture designers, sustainable building contractors and land use consultant to review the PUD master plan, construction design, county economic interests, incentives, and community needs to develop an affordable community housing development in Klamath Falls OR. GOEIG is conducting focus group studies, research, collaborative input and feedback to create a Community Land Trust called Klamath Falls Eco Village Community Development Land Trust that will be in a partnership with GPEIG.

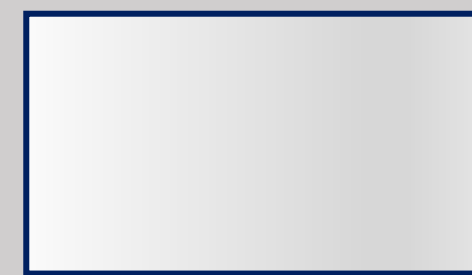
Klamath Falls County Planning Department Klamath Falls Economic Development Klamath Housing Authority Sacred Earth Permaculture Design	Klamath Falls Chamber of Commerce Oregon State University Extension Service Vessel Technologies Ahimsa Gardens	DREC Construction Services Bogatay Construction Inc Container Homes USA The Perfect Block
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Klamath Falls Eco Village Community Development

120 Affordable Dwellings in a Strategic Partnership with Klamath County

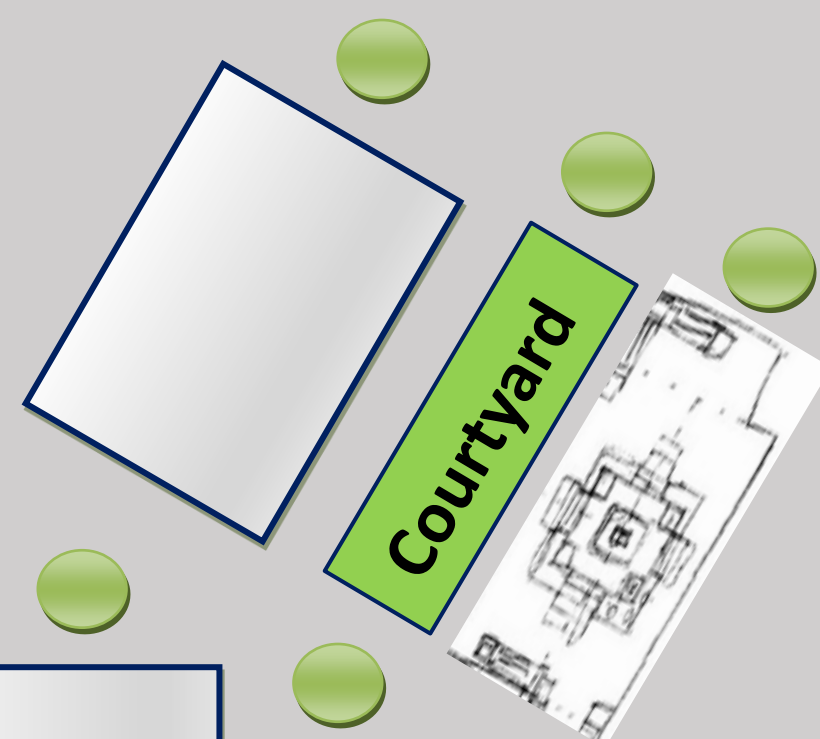
- 60 Prefabricated Apartments Section
- 12 Ocean Container Homes Section
- 9 A-frame Cabins
- 15 Tiny Homes Section
- 9 Manufactured Homes Section
- 4 Quadplex Homes Section
- Food Market with Courtyard/Farmers Market
- Community Center/Pool & Jacuzzi
- Community Park with Gardens Fruit & Nut Trees

Office/Maintenance Building



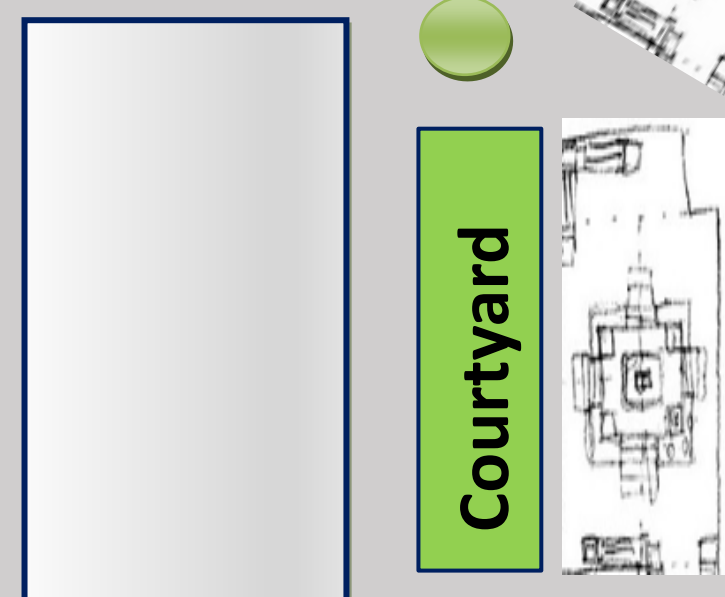
Organic Food Market

Available to Outside Community
 Courtyard Events & Programs include
 Farmers Markets, Vendor Booths
 Entertainment, Community Events



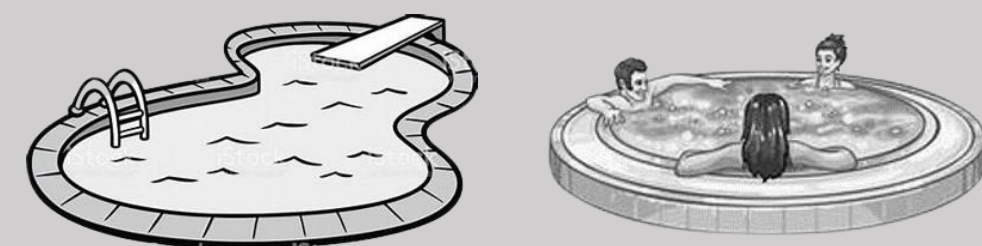
2 Story Community Center

Activities & Programs Available to
 Outside Community, Facility Rentals
 Commercial Kitchen & Dining Room
 Performance Stage, Dance Floor

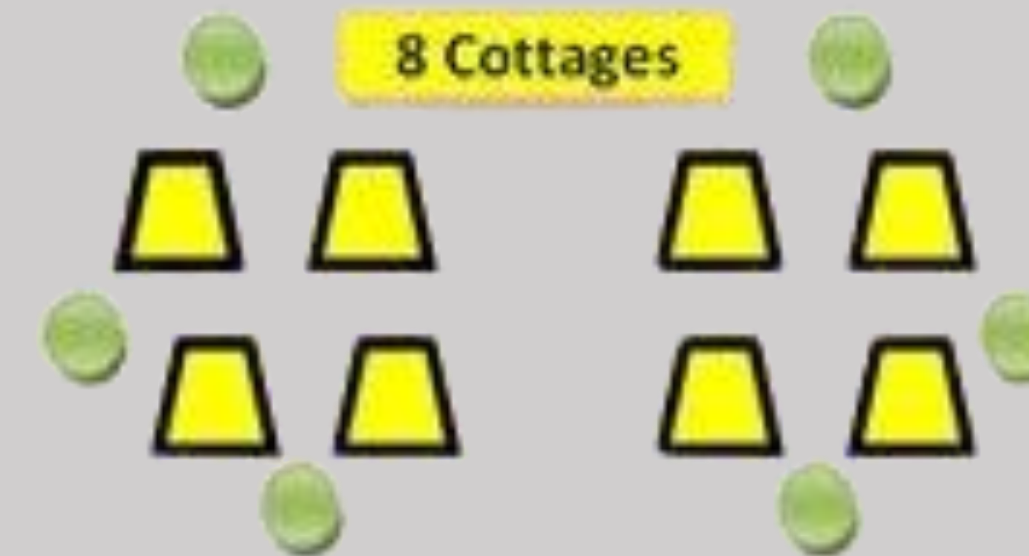


Community Pool/Jacuzzi

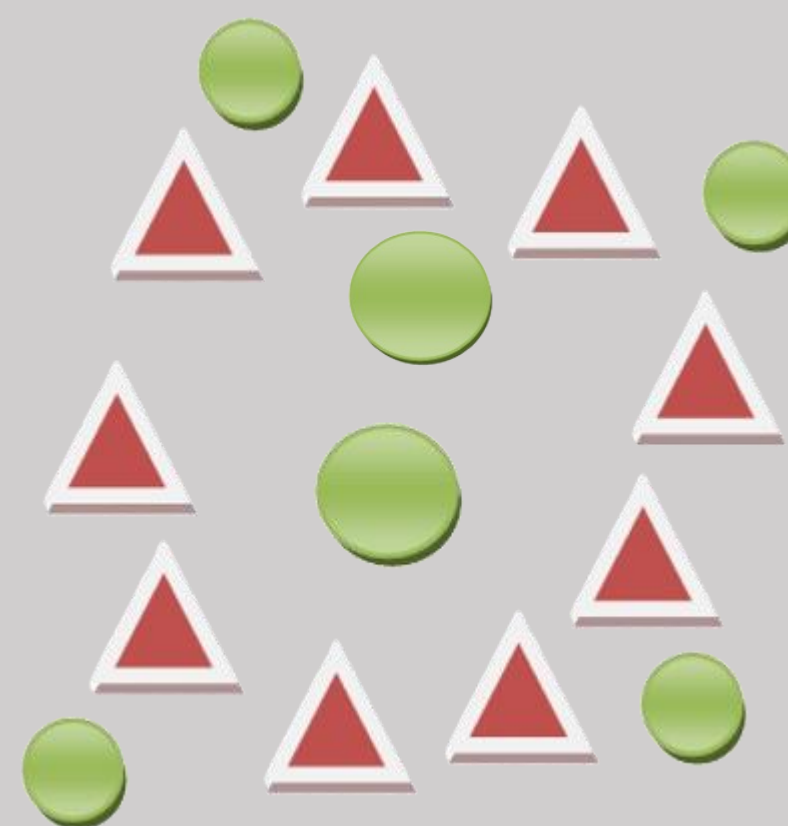
Some Activities and Programs
 Available to Outside Community



Community Park

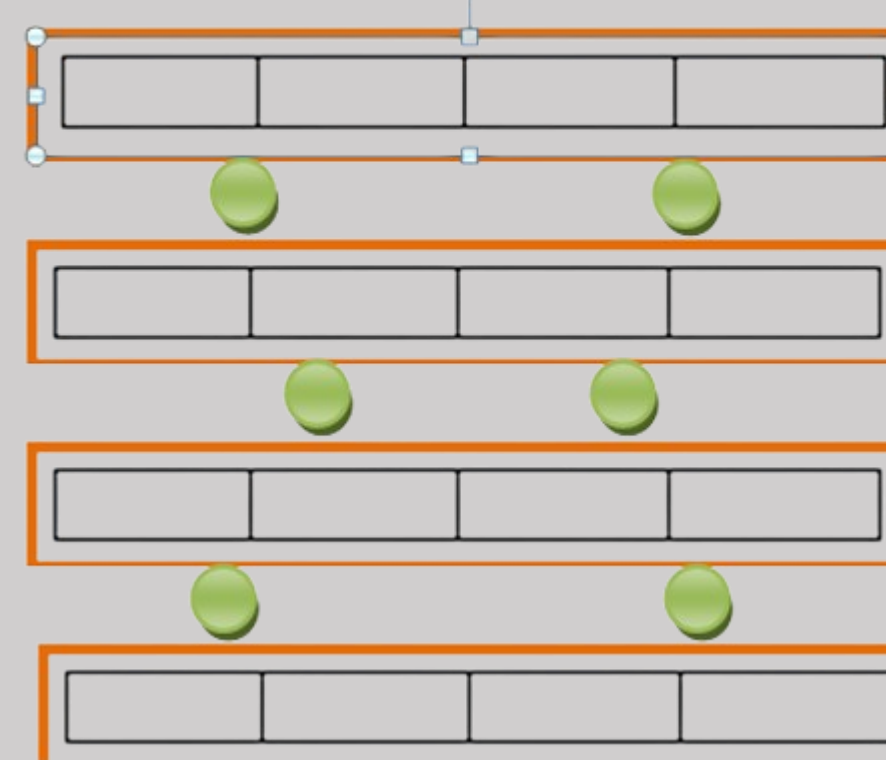


9 A-Frame Cabins



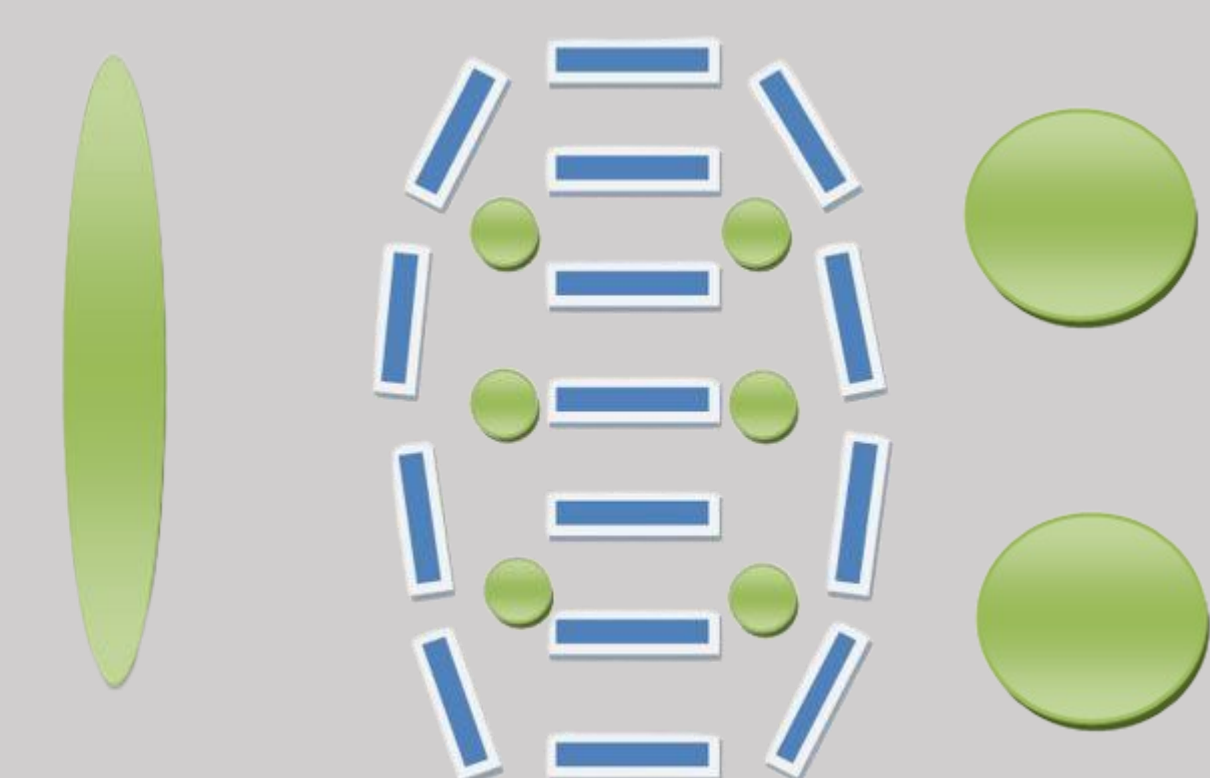
Community Garden

4 Quadplexes

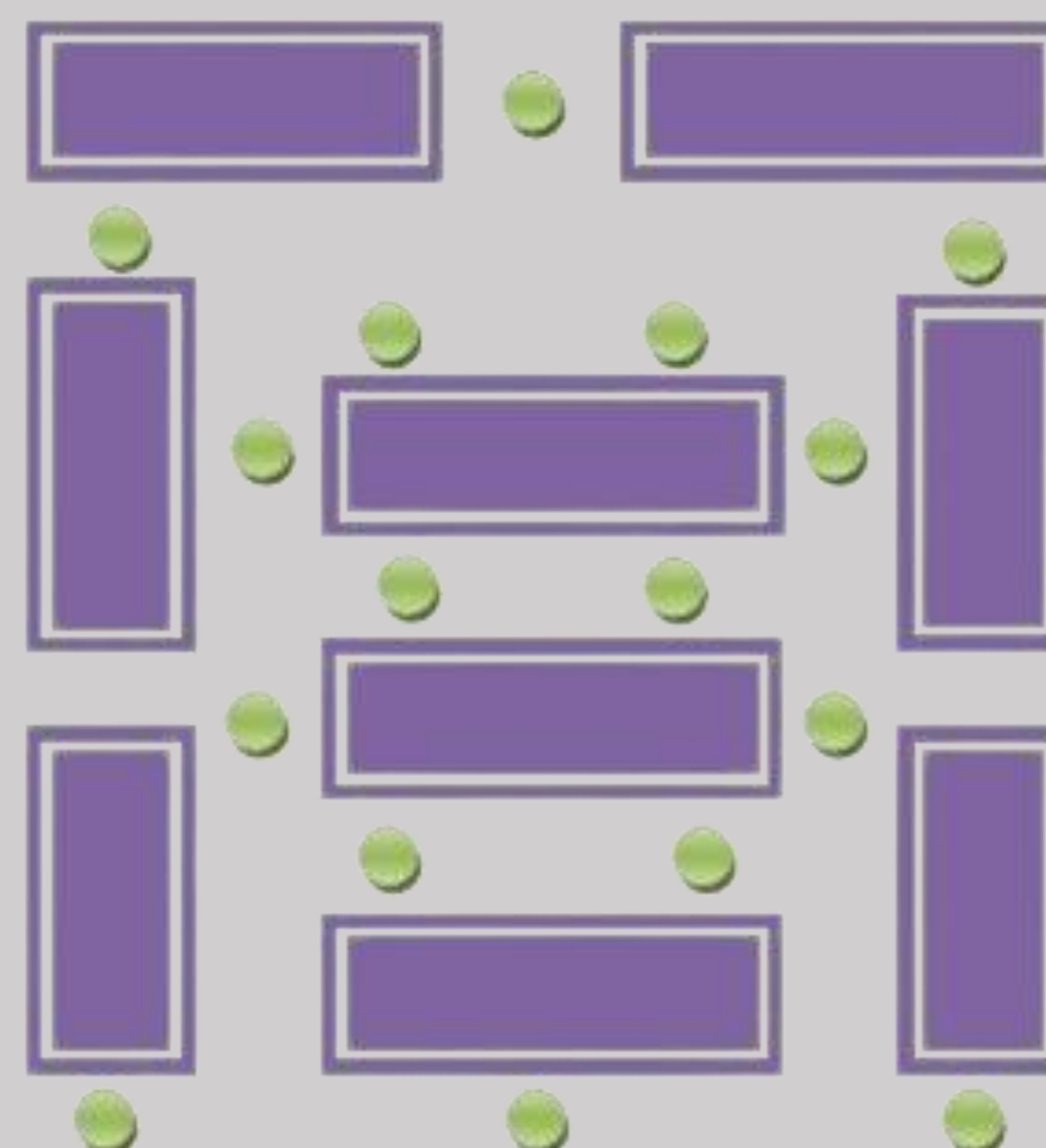


Community Garden

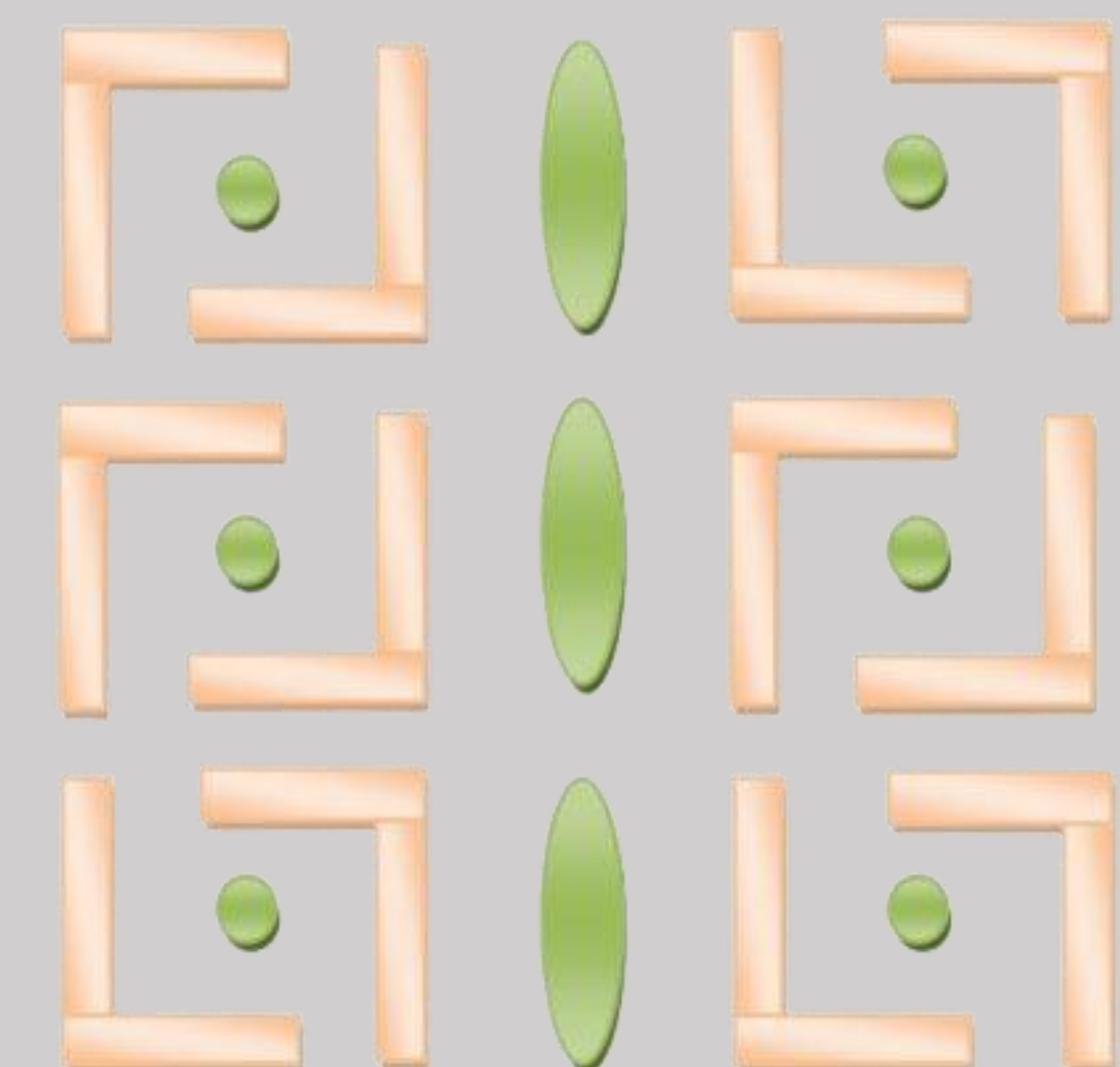
15 Tiny Homes



9 Manufactured Homes



12 Ocean Freight Container Homes



60 All-Electric Prefab Apartments



Vessel Technologies All-Electric Prefab Apartment Design Integrates State-Of-The-Art Automotive, Aircraft, and Nautical Engineering Technologies

Sustainable fire-resistant green building materials

100% electric solar panels affixed to rooftop delivers all power

Replaces traditional construction practices with industrial manufacturing processes

Prefabricated wall, flooring and ceiling components reduce costs and time

Limits the construction waste, overflowing dumpsters, snarled traffic

Proprietary recyclable wall panel system that uses no paint

Paint-free, hypoallergenic and antimicrobial surfaces

5' x 9', triple-glazed windows

Structural system designed to withstand massive wind and seismic loads\

Rooftop Sunnova™ solar arrays

Stairs & OTIS™ elevator system

Hot water/ heat pump water heater



Proprietary Smart Tech VOS Software System Monitors the Entire Building

100's of sensors, electro-mechanical devices manage temperature, air quality, security, lighting, entertainment systems. Residents are informed of electricity & water consumption

Smart Appliances-- Oven, Dishwasher, Washer/Dryer,

Smart Self-Cleaning rain shower

Smart TV with In Wall Speaker System

Smart HVAC system-- independent heating/cooling, coupled with Lunos HRV system

Smart Intercom System prevents unwanted access

Smart Audio-- Streams into wall speaker system

Smart Lighting--Customize colors through light therapy scenes, adjust brightness mood

Smart Climate control--Set sleep and wake schedule or enable Eco-Mode,

Smart Sanitization-- Pathogen-prone surfaces sterilized when residents are out

Smart Air Quality Monitor system-- air purification, ventilation system monitor/cleansed

Smart Water Sensor System tracks water consumption; provide feedback for savings

Smart Electricity Sensor System tracks Electrical usage provides feedback for savings

Smart In Home Security System-- Monitors the front door, windows, and interior motion

Panelized interior replaces painted walls, eliminates painting

Tiny Home Section-- 15 Tiny Home Units, 1 bed/1bath



Manufactured Homes Section--12 Homes 6 Triple Wides 6 Double Wides



Ocean Container Homes-- 12 Homes 8-- Three bedrooms/2 bath 4-- Two bedroom/2 Bath



Ocean Container Homes-- 12 Homes 8-- Three bedrooms/2 bath 4-- Two bedroom/2 Bath



A-Frame Cabins-- 9 Units 5-- Two bedroom/1 ½ bath 4-- One bedroom/1 bath



4 Quadplex Homes Section-- 16 Homes 10-- Two bedroom/1 ½ bath 36-- One bedroom/1 bath



8-- Cottages 5--Two Bedroom, 1 ½ Bath 3--One Bedroom, 1 Bath



Multi-Purpose Community Center



Solar Powered Community Center

Klamath Falls Eco Village Community Center is a multi-purpose community center providing many amenities and services including different tiers of membership to serve the diverse needs of community residents and visitors. The Community Center is designed for flexibility, sustainability and community engagement creating a welcoming and adaptable space for various activities and services that include:

Commercial Kitchen	Retreat Activities
Dining Room with Performance Stage	Community Resource Center
Banquets, Luncheons, Dinners	Lectures, Education Programs
Dance floor, Weddings/Parties	Exhibitions
Mind/Body/Wellness Workshops	Therapy Programs
Live Events, Concerts, DJ's, Choirs	Workshops
Comedy Shows, Children Performances	Festivals/Expos



Versatile Rental Spaces

The commercial kitchen, dining room, performance stage, meeting rooms can be rented for events, musical performance, parties, weddings, business meetings, celebrations, cooking workshop and community activities serving as the central hub for community events, and gatherings.

The design features a spacious, open-concept area with high ceilings, large windows to maximize natural light. Architectural features include sustainable materials, energy-efficient lighting, and acoustic designs to enhance the space for various activities.

Architectural features include energy-efficient appliances, communal dining tables, and a welcoming atmosphere for a multifunctional space promoting community and social interaction while offering a versatile venue for a wide range of events and activities.

Multi-Purpose Community Center



Green design integrates sustainability & environmental consciousness contributing to green lifestyle with functionality of the mixed use space.



The cozy lounge area has plush seating, ambient lighting, tasteful decor contributing to a laid-back atmosphere for community socialization



Communal dining tables promotes a sense of community harmony and encourages shared meals and fostering community sharing



Open-concept kitchen design includes a café-style seating area that serves as a communal dining space, cooking classes, and a hub for socializing

Multi-Purpose Performance Stage



The versatile multi-performance stage in the Community Center can be used for a variety of in-house or rental events including but not limited to the following:

Barber Shop Quartets	Comedy Shows	Hypnotist Shows	Musical Concerts	Speeches
Chamber Orchestra Music	Dance Performances	Lecture Series	Open Mic Night	Spoken Word Events
Community Meetings	Demonstrations	Live Performances	Poetry Readings	Town Halls
Childrens Performances	Fundraisers	Movies	Puppet Shows	Youth & Adult Choirs

The Community Center Programs and Activities

The 2-story community center provides a wide range of Community programs and activities to serve the diverse needs and interests of the community residents and also provide programs for outside community members. Some of the activities and programs that are created for outside community members will receive funding from sponsors, grants, fund raising programs, donations and benefactors.

<p>Fitness Classes Aerobics Yoga Pilates Zumba Tai Chi Dance Classes Boot Camp</p> <p>Youth Programs After School Programs Homework Help Youth Leadership Programs Arts & Crafts</p> <p>Health & Wellness Health Screenings Fitness Challenges Wellness Workshops Meditation Mindfulness Sessions Yoga, Tai Chi, Qigong</p> <p>Art Studios, Galleries Open Studio Sessions Art Classes Art Exhibitions</p>	<p>Volunteer Service Volunteer Fairs Community Projects Charity Drives</p> <p>Parenting Classes Parenting Workshops Support Groups for Parents Childhood Development</p> <p>Technology Computer Labs Coding Classes Tech Workshops Community Internet Access</p> <p>Environmental Recycling Programs Sustainability Workshops Clean-up Campaigns</p> <p>Senior Programs Senior Fitness Classes Social Clubs Educational Lectures Senior Citizen Tax Services Day Trips and Outings</p>	<p>Cultural Events Art Exhibitions Cultural Festivals Music Concerts Dance Performances Drama, Theater productions</p> <p>Children's Activities Playgroups Story Time Sessions Puppet Shows Kids' Fitness Classes Children's Performances</p> <p>Sports & Recreation Basketball Volleyball Indoor Soccer Table Tennis Badminton Indoor Climbing Wall</p> <p>Community Gardens Gardening Workshops Garden Rentals/Memberships Farmers Markets Permaculture Projects</p>	<p>Community Meetings Neighborhood Meetings Town Hall Meetings Community Forums Support Groups</p> <p>Educational Programs Workshops & Seminars Cooking, Art, Photography Videography Language Classes Computer Literacy Courses Health & Wellness Music Lessons</p> <p>Emergency Preparedness First Aid Training Disaster Preparedness Seminars CPR Classes</p> <p>Career Development Job Fairs Resume Workshops Networking Events Volunteer Programs Interviewing Workshops Social Media Content Creation</p>	<p>Multi Media Room Card Games Board & Dice Games Media & Book Library</p> <p>Environmental Recycling Programs Sustainability Workshops Clean-up Campaigns</p> <p>Holiday & Seasonal Community-Wide Celebrations Holiday Seasons Parties Festive Events & decorations</p> <p>Entrepreneurship Small Business Workshops Startup Incubators Business Networking Events</p> <p>Social Events Community Potlucks Coffee Mornings Game Nights Book Clubs Movie Nights, Music Nights Bingo</p>	<p>Recreation Room Billiards Table Ping Pong Dart Board Foosball</p> <p>Pool Services Swim Lessons Water Aerobics Pool Yoga Water Safety Classes Poolside Barbecues Private Rentals Senior Water Activities Catering Services</p> <p>Jacuzzi Services Aquatic Fitness Hot Tub Yoga Hydrotherapy Workshops Wellness Workshops Relaxation Sessions</p> <p>Shower/Bathrooms Dressing Rooms Lockers Showers</p>
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Community Pool & Jacuzzi



The Pool and Jacuzzi contributes to a strong sense of community and environmental sustainability with community gardens around the pool area showcasing sustainable gardening practices that foster teamwork, communication, and community spirit by:

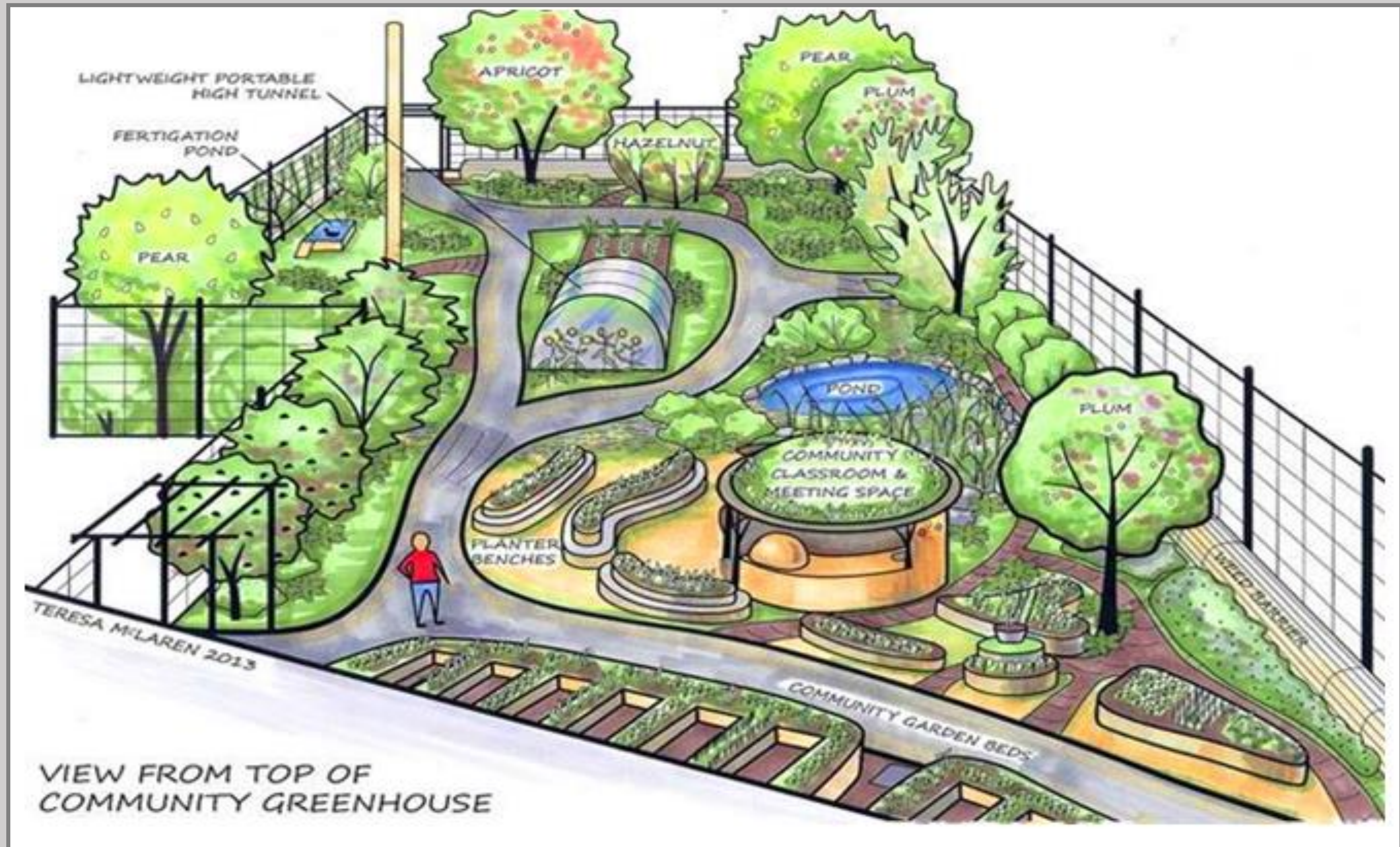
- Conserving Natural Resources**
- Protecting Global Ecosystems**
- Solar Power, Solar Heating/Pumps**
- Supporting Health & Wellbeing**
- Eco-Friendly Architecture**
- Sustainable Materials**
- Sustainable Construction**
- Native Landscaping**
- Local Biodiversity**
- Reduce Carbon Footprint**
- Water Conservation**



Pool and Jacuzzi are integrated with the Community Center with different tiers of membership, each offering varying levels of access, benefits and activities--

- Water Volleyball/Polo/Basketball**
- Pool Yoga and Aquatic Fitness**
- Swim Lessons**
- Water Aerobics**
- Aquatic Dance Party**
- Jacuzzi Yoga**
- Poolside Barbecues**
- Private Rentals**
- Senior Water Activities**
- Catering Services**
- Pool Party Floating Card Games**
- Jacuzzi Board Night Games**

Community Permaculture Designed Gardens



Community Supported Agriculture Program

Community organic gardens with mixed fruit and nut trees, herb gardens, vine gardens, edible landscapes create a year-round harvest that provides a **Community Supported Agriculture (CSA)** program where residents pay a monthly fee to receive organic food. Community Membership programs offers discounted prices at the on-site market or priority access to special produce. Residents participate in unique dining experiences using organic food from the community gardens for dinners with garden-to-table community events.

Community Gardens & Mixed Fruit Trees



Green Architectural Landscape Permaculture Designs

Community Organic Gardens with Mixed Fruit & Nut Trees implement permaculture principles into landscape design with year-round harvest gardens using companion planting, native plantings, water conservation, raised beds, biodiversity, water features, fountains, recycled water, lighted walkways. Diverse Food Production includes a variety of organic vegetables, fruits, herbs with mixed fruit trees, apple, pear, peach, orange, lemon, lime, avocado, walnut, almond, pistachio, edible landscapes, vine gardens, herb gardens. The community gardens supports the community's food needs and promotes a sustainable, beautiful, and socially connected green living community lifestyle experience.

Biodiversity in Full-Season Gardens and Mixed Fruit/Nut Trees



By intertwining permaculture design principles with green sustainable architecture, the ecovillage achieves a holistic & regenerative approach to community living. The integration of biodiversity, sustainable agriculture, and eco-friendly architecture creates a harmonious and resilient environment that not only meets the needs of the community but also contributes positively to the surrounding ecosystems.

Green Sustainable Architectural Landscape Permaculture Design Principles create a resilient environment meeting the needs of community and contributing positively to the surrounding ecosystems with some key principles that include the following:

Polyculture Planting	Rain Gardens
Companion Planting	Water Features
Native Plants and Pollinators	Perennial Vegetables and Fruits
Natural pest Control	Zone & Sector Planning
Seasonal Succession Planting	Swales and Contour Planting
Herb Gardens	Keyhole Gardens
Medicinal Plants	Living Roofs and Walls
Passive Solar Design	Greywater Recycling
Rainwater Harvesting System	Integrated Community Spaces
Natural Building Materials	Symbiotic Structures
Energy-Efficient Lighting	Community Art Projects
Water Conservation, Recycling	Regenerative Agriculture

Community Organic Food Market



Membership Programs

CSA Community Supported Agriculture memberships sold in store
Barter Credits provided for resident work trades
Provide discounts, promotions at the market
Home delivery services provided to residents and outside community

Farmers Market Weekend Extravaganza

Local farmers and vendors charged a fee for setting up booths
Local artists, musicians, bands create diverse entertainment lineup
Entrance fees for special events, concerts, live performances

Farmers Market Weekend Extravaganza

Charge local farmers and vendors a fee for setting up booths



Farmers Market Courtyard



Farmers Market Weekend Extravaganza

Local farmers and vendors charged a fee for setting up booths
Local artists, musicians, bands create diverse entertainment lineup
Entrance fees for special events, concerts, live performances
Themed Events are coordinated with entertainment themes

Farmers Market Layout and Design

Market layout incorporates organic food market with farmers market vendors and live entertainment strategically placed within the courtyard to attract visitors to both the organic market, community amenities, vendor booths, Community Center events

Market-Driven Events

Tasting Events, Recipe Demos, Cooking Contests feature organic products
Farm-to-table meals, workshops, and sponsorship opportunities

Farmers Market Weekend Extravaganza



Harvest Fest and Pumpkin Carving Contest

Fall season Harvest Fest with pumpkin carving contest where visitors vote for their favorites. Winners receive prizes sponsored by local businesses

Green Living Expo

Event promoting sustainable living, eco-friendly practices; booths, eco-workshops, sustainable product demonstrations, guided tours

Fiesta Market

Taste of Mexico with a Fiesta theme; live mariachi bands, salsa dancing, chili cook-off. Local business sponsorships the event

Artisan Craft Fair

Local artisans and crafters fair; artisan vendor booths; craft workshops
Unique handmade items, sponsors contribute prizes for "Best in Show"



Community Park



Integrating activities, events, and programs in the Community Park with children's playground enhances the overall experience of the Farmers Market Weekend Extravaganza. The Community Park diverse range of activity programs creates a vibrant and atmosphere for people of all ages where winners can receive prizes and gift certificates sponsored by local businesses, community foundations

1. **Picnics in the Park:** Picnic areas, families purchase picnic baskets filled with goodies from farmers market; live acoustic music and storytelling
2. **Yoga & Wellness Workshops:** Yoga or meditation workshops under the trees to involve parents and children; Local businesses sponsorship
3. **Outdoor Movie Nights:** Outdoor cinema movie nights with large screen under the stars to showcase family-friendly movies
4. **Nature Walks & Guided Tours:** nature walks with guided tours sharing flora, organic garden, home and solar design systems, green living
5. **Art in the Park:** outdoor art gallery within the park with local artists display their work; art workshops for children in the playground area
6. **Storytime Sessions for Kids:** storytelling sessions with local authors, storytellers engage children with interactive and entertaining stories
7. **Tree Planting & Gardening Workshops:** Local experts provide tips on sustainable gardening; aligns with organic & sustainable theme of market
8. **Sports & Games Zone:** Families participate in competitions-- sack races, tug-of-war, frisbee, soccer darts; sponsored by sports/fitness businesses

OPEN-SIDED PAVILLION EVENT STAGE



Integrating a diverse range of activities, live events, performances, workshops and retreat programs, the Open Sided Pavilion offers multi-purpose events.

Yoga
Tai Chi
Quigong
Martial Arts
Songwriting
Poetry
Art

Meditation
Dowsing
Nature
Breath Work
Diet & Nutrition
Weight Loss
Book writing

Defense
Energy Healing
Chakra
Astrology
Greenhouses
Sculpting
Photography

Remote Viewing
Spiritual
Gardens
Cleansing & Detox
Life Coach
Transformation
Permaculture