



## **Overview**

Thrive Co-Living Communities are cooperative, inclusive, multi-generational facilities that use abandoned big box stores (Walmart, Kmart, etc.) to house loft condominiums, common kitchen and activity areas, fitness facilities, and retail spaces that support the community and surrounding areas. The communities house a co-learning facility that supports learners and creators of all ages. The communities are ecologically and emotionally friendly and self-sustaining. They are located in highly desirable areas with a moderate climate, close to amenities like oceans, mountains, rivers and hiking. Residents begin building equity immediately and are able to move between communities to experience other parts of the country and the world.

## **Target Audience**

Progressive minded people of all ages, races and sexual orientation. Inclusive and welcoming, young and young at heart. Inquisitive and open, eager to learn. Artists, tech nomads, from millennials to aging baby boomers.

## **The Facility**

### **Residences**

- 1) Surrounding the perimeter of community are approximately 100 loft condominiums.
- 2) Most are one bedroom/one baths at 1000 sf for \$200- \$250k and a limited number of two bedrooms/two baths at 2000 sf at \$450k. There also may be studios and single floor units for younger singles and seniors. All condos are equipped with full kitchens and baths.

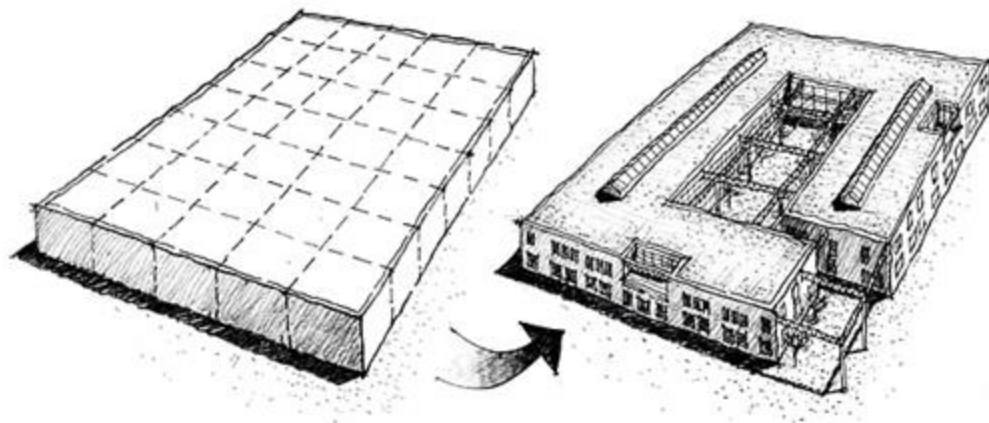
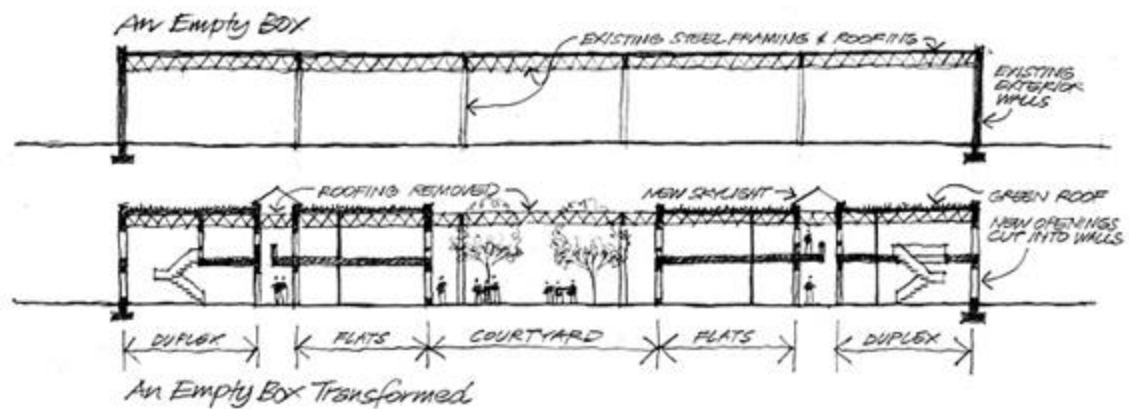
- 3) Each condo has a private exterior entrance around the perimeter with a small private courtyard that will support a grill, picnic table, bike storage and an enclosed garage.
- 4) If we entertain the concept of one level flats, the upper level flats might open to a rooftop patio.
- 5) Each condo opens to the interior space that connects all residences and activity areas.

### **Shared Spaces**

- 1) In each of the four corners of the community are large commercial kitchens, dining, and activity areas that support group meal preparation, dining, social activities and co-working for the residents in each quadrant. The commercial kitchens may be rented out when not in use to provide additional revenue for the community.
- 2) There is a common fitness facility that serves the community and can be accessed by the surrounding neighborhoods on a subscription or pay per use basis. The space has moveable walls to allow for easy expansion and contraction due to changing requirements.
- 3) A co-learning/co-creating/co-working facility is available free to residents and the larger community on a subscription basis. This facility is operated by the loosest of guidelines to foster lifelong learning by participants of all ages and backgrounds, creating in a supportive, nurturing environment to spark maximum creativity and growth. It is staffed by educators, volunteers, entrepreneurs and facilitates a natural flow of ideas and creativity. The space has moveable walls to allow for easy expansion and contraction due to changing requirements.
- 4) A presentation space is available free for residents and the larger community on a subscription or per event basis. This space houses lectures, demonstrations, entertainment, expositions and trade shows and any other approved group activity. The space has moveable walls to allow for easy expansion and contraction due to changing requirements.
- 5) An in-house mediation program to resolve disputes is offered free to the community and surrounding neighborhood areas either on a subscription or pay per use basis. Volunteer and paid mediators from the community are trained to resolve these disputes.
- 6) Other amenities will be added such as a swimming pool, tennis courts, volleyball court, putting green, greenspaces, picnic area, dog walking area, kayak and bicycle

lending/rentals, as desirable and financially feasible. We would like to explore turning the rooftop into a green roof, with seating and activity spaces throughout.

- 7) We would like to explore having an enclosed interior green space filling the center of the building, with condos, retail and activity spaces opening to it. General conceptual sketches are included below but are merely for general illustration purposes:



- 8) The facility incorporates state of the art technologies, including:
- a) Security and monitoring
  - b) Rainwater recovery system
  - c) Energy efficiency with LED lighting, optimized insulation levels, solar hot water preheat for point of use water heaters, mini-split HVAC for each condo.
  - d) Home automation in each unit.

### Retail Space

- 9) Retail spaces are available for rent by residents and other independent businesses. These include products and services that are desirable to the members of the community and surrounding neighborhoods such as hair and nail salons, massage,

barber shop, coffee and sandwich shops, therapists, dry cleaning, etc. The retail space is accessible from the main public entrance and the residences. The space has moveable walls to allow for easy expansion and contraction due to changing requirements.

## **Legal Structure**

Each facility will be independent, [limited equity](#), [housing cooperatives](#) with their own board of directors. Overarching all of the facilities is a not-for-profit corporation, Thrive Co-Living Communities, Inc., which supports the creation and development of Co-Living Communities in the US and beyond, with an emphasis on retrofitting unused big box stores.

## **The Overall Facility**

The community is to be self-sustaining. We have built in numerous revenue sources including commercial kitchens (4) fitness facility, co-learning/co-creating/co-working facility, entertainment venue, mediation services, retail spaces, short- and long-term condo rentals, etc. There will also be an HOA fee, and all efforts will be made to keep it modest.

## **Operations**

### **Staffing**

Initial staff includes an executive director, comptroller, administrative assistant and facilities manager.

### **Governance**

The community is guided by a board of directors and will be as democratic as possible in its rules and regulations to facilitate buy in and foster a spirit of cooperation.

### **Other Considerations**

There are numerous considerations such as internal communications, website functionality, unit rentals, etc., that are being discussed and more will be unearthed and considered.

**Questions or Feedback is welcome! Address comments to Mark Stein, [steinm@me.com](mailto:steinm@me.com), (502) 333-4718.**