

**Report to Congress for Future Water Resources Development (WRRDA 7001) Submission
Package**

Proposal Name: Emergency Priority USACE Safety Net Villages at Chattahoochee

Submission Date: 05/10/2019

Proposal ID Number: 3e526d2b-96b4-4dd3-9462-6ba0a5cf730e

Purpose of Proposal: The purpose of this study is to allow more trailer rustic sites to accommodate DISASTER VICTIMS on the Atlantic Coast ,Florida and Georgia, so they can check in and go direct to .the RV site. There are 3 site sizes: small, medium and large. There are 3 Site fee levels: Upscale, At Cost and Free. This very low cost proposal uses existing USACE campgrounds to include more RV pedestals in rustic lot sites, amenities, buildings and activities for RVers , campers, disaster victims, veterans and some economically displaced. The development at Lake Seminole at Chattahoochee City on over 18,000 acres uses a parkway system with golf cart trails to connect the different themed RV villages. The stops at each RV Village are called TODS or transit oriented developments.

1. Administrative Details

Proposal Name: Emergency Priority USACE Safety Net Villages at Chattahoochee

by Agency: USACE

Locations: CA,FL,GA,TX

POC Name: Gerald Chernick

POC Phone:

POC Email:

Date Submitted: 05/10/2019

Confirmation Number: 3e526d2b-96b4-4dd3-9462-6ba0a5cf730e

Supporting Documents

File Name	Date Uploaded
Booster VillageEE.jpg	05/10/2019
Summary 7001.docx	05/10/2019
TOD 7001.docx	05/10/2019
Congres 7001.docx	05/10/2019

2. Provide the name of the primary sponsor and all non-Federal interests that have contributed or are expected to contribute toward the non-Federal share of the proposed feasibility study or modification.

Sponsor	Letter of Support
Gerald Chernick Primary Sponsor(Primary)	This very low cost proposal uses existing USACE campgrounds to include more RV pedestals in rustic lot sites, amenities, buildings and activities for RVers , campers, disaster victims, veterans and some economically displaced.

3. State if this proposal is for new feasibility study authority, a modification to an existing feasibility study authority, a modification to an existing USACE project authority, or a modification to an existing USACE Environmental Infrastructure Program authority. If it is a proposal for a modification to an existing study, project or program authority, provide the authorized water resources development feasibility study or project name.

New Feasibility Study Authority

4. Clearly articulate the specific project purpose(s) of the proposed study or modification. Demonstrate that the proposal is related to USACE mission and authorities and specifically address why additional or new authorization is needed.

The purpose of this study is to allow more trailer rustic sites to accommodate DISASTER VICTIMS on the Atlantic Coast, Florida and Georgia, so they can check in and go direct to the RV site. There are 3 site sizes: small, medium and large. There are 3 Site fee levels: Upscale, At Cost and Free. This very low cost proposal uses existing USACE campgrounds to include more RV pedestals in rustic lot sites, amenities, buildings and activities for RVers, campers, disaster victims, veterans and some economically displaced. The development at Lake Seminole at Chattahoochee City on over 18,000 acres uses a parkway system with golf cart trails to connect the different themed RV villages. The stops at each RV Village are called TODS or transit oriented developments.

5. To the extent practicable, provide an estimate of the total cost, and the Federal and non-Federal share of those costs, of the proposed study and, separately, an estimate of the cost of construction or modification.

	Federal	Non-Federal	Total
Study	\$3,000	\$3,000	\$6,000
Construction	\$90,000,000	\$90,000,000	\$180,000,000

Explanation (if necessary)

The main costs are for a rustic parkway system, TOD buildings, some Themed Village buildings, Diversified Hostel Buildings, 3 different rustic lot sizes, and some landscaping. The planners, builders and operators Like KOA etc (see list of proposed 20 TOD 7001) each contribute with 1500 sites, their village and funding.

6. To the extent practicable, describe the anticipated monetary and nonmonetary benefits of the proposal including benefits to the protection of human life and property; improvement to transportation; the national economy; the environment; or the national security interests of the United States.

Anticipated incomes from a 10,000 to 25,000 rustic site development that is in 20 TOD Villages using suggested PROVEN and SUCCESSFUL planners, developers and operators such as: See attached list of proposed developers-operators.

7. Does local support exist? If 'Yes', describe the local support for the proposal.

Yes

Local Support Description

Yes local support is from the City of Chattahoochee City Manager Robert Presnell 850 663-4475 115 Lincoln Drive, Chattahoochee, Florida 32377

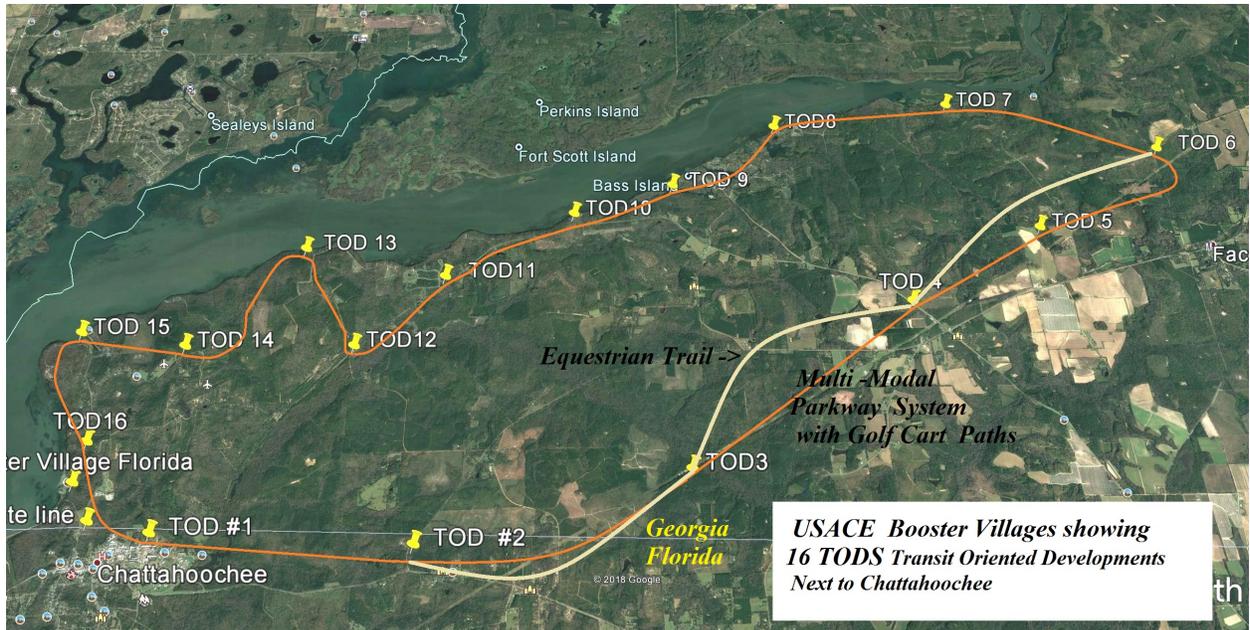
8. Does the primary sponsor named in (2.) above have the financial ability to provide for the required cost share?

Yes

Map Document

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Booster VillageEE.jpg



Additional Proposal Information

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Summary 7001.docx

Executive Summary

- 1. *This is the Executive Summary for Emergency Priority Legislation for: Disaster Relief Villages, Jobs and economic relief and Climate Change Infrastructure at proposed developments on existing USACE Parks.* Seeks to find USACE Parks below the 36th parallel and close to FEMA trailer storage locations. Possibly 60% of Atlantic Coast disaster victims could go to these proposed USACE locations.
Main Mission: To House and have Jobs for disaster victims along the Atlantic seaboard and Florida and Alabama.

Cost \$180 million dollars. Major funding by the Developer-Operators for each of the 10 RV resort-safety net villages at Lake Seminole.

To create greater revenues at specific USACE parks . Asks Congress to approve funding for basic infrastructure of:
a. The Parkway System, b. TOD Building Interface c. 10 various Hostel 40x 60 buildings c. A USACE new technology center. d. Possible excursion rail by the Parkway starting at Chattahoochee. Golf Cart Paths and connector roads, and the initial creation of 6000 RV-MH sites with Pedestals and utilities.

Cost \$180 million dollars. Major funding by the Developer-Operators for each of the 10 RV resort villages at Lake Seminole.

- *There is a vast and growing number of homeless in the USA. Amongst them are many disaster victims, RVers without a home base, economically displaced, unemployed, hundreds of thousands of immigrants, homeless due to inflated rents from new Real Estate speculators.*
-
- *Besides helping Disaster Victims and creating a diversity of RV environments this legislation seeks to assist the homeless and veterans with jobs and RV or Hostel Housing. Efficient low cost railroad service and viable water resources and storage.*
- *1. Create 2 USACE safety-net Villages (Housing & jobs) from existing USACE Parks*

Initially at Lake Seminole Chattahoochee (Booster Village)
Florida and a USACE Village 30 miles north of Atlanta, Georgia
at Lake Allatona (New Victoria)

2. New job holders receive: 1. Trailer Housing with the total
monthly amount does not exceed 20% of their monthly income.
Does not include E-Z amenities
that cost extra.



Additional Proposal Information

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TOD 7001.docx

TOD Contacts Welcome to America's Crown Jewell of Resorts " The USACE Booster Village" Take a tour of this Adult Disneyland all 18,000 plus acres with the Budweiser Clydesdales.
(The planned USACE Booster Village (17,000 RV sites) would be 22.5 to 27 times larger than the Marina Del Rey, approved by President Dwight Eisenhower with Public Order 780 in 1953. Known as the Crown Jewell of Los Angeles County)

Each TOD location has 3 classes of RV-MH sites :
Class A: 200 sites that are S,M, & L, Upscale Market Rate,
Class B: 200 sites that are S,M, &L At Cost (for some disaster relief)
Class C 200 sites that are S, M, & L No Cost for Disaster Relief or Temporary Use for Special Events.

Lot quantities are increased in multiples of 600 units.
Available lot sizes with pedestals: Small 25w x 50'deep, Medium 35 w x 70 ft deep, Large 40 ft wide x 85Ft deep some available for subdivision.

Development Sequence with full hook-ups PHASEs: Phase A. 200 sites

Village Access Flowchart:

1. Visitor and camper access to existing USACE and other campgrounds.
2. Jobs entry for Disaster-Economic Victims to 1/3 of new sites *NO COST* (in 200 site phases to 6000 sites)
3. Jobs entry for Disaster-Economic Victims access to 1/3 of new sites At Cost in 200 site phases to 6000 sites
4. TOD Developer-Operator sites with RENT CONTROL (in 200 site segments to 6000 sites)
5. Purchaser of Upscale CGA, RV Garage and Equestrian Homes.

JP Morgan Chase Bank , 1500 N. Vine St. Hollywood, CA 90028
323 466-1121

NY 214 Broadway, New York,NY,10038 212 528-2496

1. USACE Central TOD in city of Chattahoochee Total management by USACE in a 3 to 5 story building within the city of Chattahoochee adjacent the Florida State Hospital. Involves some accommodations primarily planning, management vendor oversight. Civil Engineering, solar panel systems, Architectural scale models, graphics, print, web and media operations. Allows space and planning for all TOD Village

engineering, Drone mapping, Bldg should interface with the parkway system, pathways and future monorail or rail. Public Education Studios. Immigration services, Translation services. Office liaison areas for the TODS. Must allow ground area for 3 times future expansion. Includes 10 to 20 USACE Hostel Buildings for youth, singles, families, migrant workers, Armed Services Barracks. Includes Versatube Buildings 40 x 120 ft for modular home fabrication buildings. (For some Habitat workers). USACE 400 Rustic Sites. USACE East Bank Campground 153 E Bank Road Bainbridge, GA 39819 229 662-2973

2. TOD Peachtree City Trail Makers Golf Cars and Micro E-Cars
12 Rustic Sites.
201 Walt Banks Rd, Peachtree City, Georgia 30269 770 631-3232

3. Home Depot Sheds and Lumber, Includes Versatube Buildings and a 40 x 120 ft modular home fabrication building for Habitat workers. How to workshops. Truck and Big Trailer parking. 100 Rustic Lot sites Investor Relations The Home Depot 2455 Paces Ferry Road Atlanta, GA 30339 770 384-2871 1 800 654-0688

4. Express Employment Professionals International Headquarters Selected Participation Reason AAA
9701 Boardwalk Boulevard ,Oklahoma City, OK 73162 (800) 222-4057
(405) 840-5000
onlineinfo@expresspros.com webmaster@expresspros.com

5..EQ Budweisers Big Clyde Ranch Selected Participation Reason: ACC Brings upscale equestrian activities to this giant USACE park, adds trails, tour and riding income. Adds a country-western dimension with a turn of century 1904 Americana atmosphere to : The Big Clyde Ranch, Dollywood KOA, Old MacDonalds Farm, Victorian Estates. Adds necessary educational and entertaining Audio-Animation with the "4 Clydes". (This is not Bear Country Jamboree)
TOD 350 acres, Beer gardens and entertainment, horse riding. Wagon Rides,
Shetland Pony rides. Budweiser Animation Theatre. Large super pull thru rustic sites for big RVs and Horse Trailers with direct access to Happy Trails Equestrian path. *1500 Rustic*

RV-MH Sites.

6. *Upscale Selected Participation Reason: Upscale Horse estates with assessments for trail and services.*

Two acre Equestrian Estate subdivision lots along the Trail for value added lifestyle..

7. *Upscale Lake Weir Preserves.. Selected Participation Reason: A unique builder creating large homes with giant RV garages and interior hook-ups for the owner who wants to maintain their RV or even build*

one. 1 acre Homes with RV Workshops for value added lifestyle. 3 Bay Track Way, Ocklawaha, FL 32179 855 525-3934 Neil S. Schuster neil@ lakeweirpreserves.com

8. *Upscale Selected Participation Reason: CGA Concierge Lots for Families Dogs and Kids for value added lifestyle.*

9..EQ Selected Participation Reason:AAA Great entertainment, Family fun , and a possible old 3 ft guage steam train. Cabins, rides and a country western atmosphere.

. TOD Dollywood and KOA , *1500 Rustic Sites* Dollywood Theme Park 2700 Dollywood Parks Blvd. Pigeon Forge, TN 37863 Dollywood's DreamMore Resort 2525 Dream More Way Pigeon Forge, TN 37863

Reservations: 1-800-365-5996 Resort Front Desk: 865-365-1900

10. EQ TOD Victorian Estates Catholic Charities Selected Participation Reason: AAA After Hurricane Michael , more than 81,000 individuals were served with the support of more than 4,100 volunteers who provided over 25,000 hours of service which included 150,000 hot meals. Catholic Charities distributed more than \$25,000 in gift cards to families to help support their immediate needs. Also Catholic Charities has Adoption Services, Pregnancy services, Food Assistance, Emergency Assistance, and Immigration and Refugee Services. Gardens and farms and Farmers Markets *1500 Rustic RV-MH Sites* Catholic Charities Tallahassee Office 1380 Blountstown Hwy Tallahassee, FL 32304 (850)222-2180

11. KOA: 800 548-7239 or 888 562-0000

Representative Al Lawson Congressman Al Lawson 1406 Longworth House Office Building Washington, DC 20515 Phone: 202-225-0123

Fax: 202-225-2256
435 North Macomb Street Tallahassee, FL 32301 Ph 850-558-9450
Fax: 850-577-0633
1010 N. Davis ST Suite 206 Jacksonville, FL 32209 Phone: (904)
354-1652 Fax: (904) 379-0309

12. TOD Good Sam Club and Camping World Selected Participation Reason: ABB Nationally known RV organization with Camping World their RV Sales and Service. RV site Rentals...RV Store, How to workshops RV Service Center and sales. *1500 Rustic RV-MH Sites* Good Sam Club Phone 877-202-2342 FAX 805.667.4301 EMAIL parks@goodsam.com

Good Sam Park Network Attn: Mary Ellen Foster 2750 Park View Court, Suite 240 Oxnard, CA 93036

13. Adelaide Shores RV Park Selected Participation Reason: *BBB Established success in RV Resort operations and hobbies and activities* . Campground Avon Park, Florida 33825 863 453-2226

14... 4 EQ Selected Participation Reason: CCC For those who like hamburgers, family fun and a petting farm and Barnyard next to the kids play area. Old MacDonalds Farm. Country Food. Audio Animation Theatre *1500 Rustic RV-MH Lot sites* McDonald's Corporation 110 North Carpenter Street Chicago, IL 60607 1 800 244-6227

15. EQ TOD Victorian Estates Catholic Charities Selected Participation Reason: AAA After Hurricane Michael , more than 81,000 individuals were served with the support of more than 4,100 volunteers who provided over 25,000 hours of service which included 150,000 hot meals. Catholic Charities distributed more than \$25,000 in gift cards to families to help support their immediate needs. Also Catholic Charities has Adoption Services, Pregnancy services, Food Assistance, Emergency Assistance, and Immigration and Refugee Services. Gardens and farms and Farmers Markets *1500 Rustic RV-MH Sites* Catholic Charities Tallahassee Office 1380 Blountstown Hwy Tallahassee, FL 32304 (850)222-2180 Representative Al Lawson Congressman Al Lawson 1406 Longworth House Office Building Washington, DC 20515 Phone: 202-225-0123 Fax: 202-225-2256
435 North Macomb Street Tallahassee, FL 32301 Ph 850-558-9450
Fax: 850-577-0633
1010 N. Davis ST Suite 206 Jacksonville, FL 32209 Phone: (904) 354-1652

Fax: (904) 379-0309

16 .TOD. Escapees HOME BASE With Escapees Recreation Center.
Selected Participation Reason: AAA

The great Home Base RV Club from Texas uses every conceivable mode of communication to

its members out there in Caravans or away from the Home Base. Let's thousands of RVers have

a very, very affordable lifestyle and come back to the comforts of their home base.

Great home base for your RV , full mail service with a choice of *1500 Rustic RV-MH* lot sizes, easy options to rent out your site and your RV. Metro RV. 100 Rainbow Dr. Livingston, TX 77351 Phone: 936-327-8873 Email:

clubbusiness@escapees.com Fax: 936-327-4388

17... TOD Sun N Fun Lake Seminole Family RV Resort Selected Participation Reason: *BBB Established success*

in RV Resort operations and hobbies and activities . 1500 Rustic RV-MH Lot sites Sun Communities, Inc. (248) 208-2500 27777 Franklin Road, Suite 200, Southfield, MI 48034

18... TOD Jellystone Yogi Bears Family RV Resort Selected Participation Reason: ABB Family friendly, largest RV Campground franchise in the United States can handle high liability water sports activities.

Uses the Yogi Bear (licensed from Warner Bros) ambassador to create a friendly atmosphere.

with water sports. *1500 Rustic RV-MH Lot sites* Jim Westover Vice President of Product Development & Sales Leisure Systems, Inc. 502 TechneCenter Drive Suite D Milford, Ohio 45150

(513) 831-2100 ext 7823 / (800) 626-3720 Fax: (513) 576-8670

19. TOD Cape Cod Village, Selected Participation Reason: AAA

The Villages have been the fastest growing most stable retirement developer in the US consistently Number One for a private developer. Considered

the best management team under Jennifer Parr, and Tracy Mathews. The Villages created 3 Themed

Villages, Spanish Springs, Lake Sumter Landing and Brownwood. The Villages leads the nation

in advanced medical facilities and wellness programs. Incredibly with their 130 miles of golf cart

trails they drive the economy of golf cart manufacture and custom golf carts.

Entertainment, Boat excursion Rides. *1500 Rustic RV-MH Sites* Multi-Specialty Health Care Complex

1000 Lake Sumter Landing The Villages, FL 32162 352 753-6655

20...TOD Pismo Coast Village RV Resort Selected Participation
Reason:ABC Unbelievably sophisticated
RV storage and spotting bringing RV Trailers to sites around Pismo
Beach. This family orientated
park keeps the whole family entertained. The company uses a unique
closed corporation where
each shareholder receives 45 days of RV site occupation. Uses vast
areas with thousands of stored
RVs. Storage and Spotting to any RV sites at Lake Seminole. 1500
Rustic RV-MH Lot sites 165 South Dolliver Street, Pismo Beach CA
93449 805 773-1811

Primary Sponsor Letter of Support

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Congres 7001.docx

Emergency Priority Climate Change Infrastructure proposed developments on existing USACE Parks .

Congressman Adam Schiff, Al Lawson, Neal Dunn, Steve Scalise,
Cedric Richmond,
Mike Johnson, Garret Graves

Congressman Adam Schiff EMAIL: Elizabeth.vuna@mail.house.
gov Burbank 245 E. Olive Avenue, #200 Burbank, California 91502
P: (818) 450-2900 P: (323) 315-5555 F: (818) 450-2928

2269 Rayburn House Office Building ,Washington, DC 20515 P:
(202) 225-4176 F: (202) 225-5828

Congressman Al Lawson 1406 Longworth House Office Building
Washington, DC 20515
Phone: 202-225-0123 Fax: 202-225-2256
435 North Macomb Street Tallahassee, FL 32301 Ph 850-558-9450
Fax: 850-577-0633
1010 N. Davis ST Suite 206 Jacksonville, FL 32209 Phone: (904) 354-1652
Fax: (904) 379-0309

The Executive Summary of WRRDA Legislation

(Showing Part 1 of 3 parts)

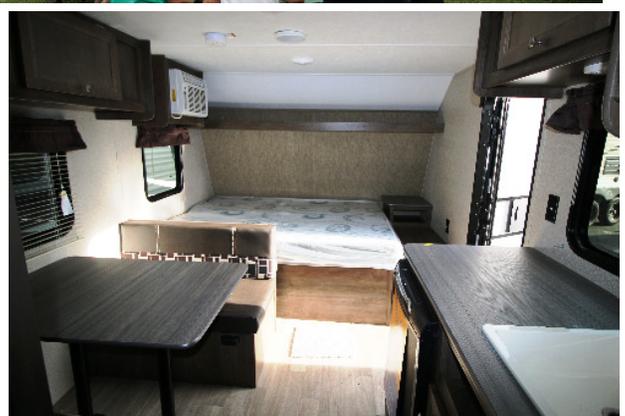
1. Creates 2 USACE safety-net Villages (Housing & jobs) from existing USACE Parks Initially at Lake Seminole Chattahoochee (Booster Village) Florida and a USACE Village 30 miles north of Atlanta, Georgia at USACE Lake Allatoona (New Victoria)

Comparable USACE Projects:

The Marina Del Rey Authorized by President Dwight David Eisenhower Public Order 760 in 1963. Considered the Crown Jewell of Los Angeles. Note the proposed USACE Villages are smaller less complex projects.

- **Village Users:**

- * USACE and other government agency personnel.
- * The Villages are for regular RV Campers and RVers.
- * Qualified Disaster Victims
- * Qualified economically displaced people and homeless.
- * Veterans
- * Qualified Students (Where Schools build a network center education facility)
- * Staff and employees of onsite companies(RV Service and sales, RV Sites Management Companies like Jelly Stone Parks, The Escapees, KOA, Walmart, The Villages etc.)



- **New job holders receive: Initial Housing in Hostels or Barracks, Possible RV-MH Trailer Housing, golf cart or Micro-E car the total monthly amount does not exceed 20% of their monthly income. Does not include E-Z amenities that cost extra.**

Uses proven electric cars, golf carts and micro E-cars for maximum Emission reduction as in the Villages Florida and Peachtree City Georgia.

- **From Elaine Howle, CA State Auditor** **Report 2017-112: Homelessness** in California: State Government and the Los Angeles Homeless Services Authority Need to Strengthen Their Efforts to Address Homelessness: Recommendations [#6](#), [#9](#), [#10](#), [#11](#), [#12](#), [#13](#), [#14](#), [#16](#), [#17](#)
- **Report 2018-112: California Department of Veterans Affairs** and Department of General Services: The Departments' Mismanagement of the Veterans Home Properties Has Not Served the Veterans' Best Interests and Has Been Detrimental to the State: Recommendations [#2](#), [#3](#), [#4](#), [#5](#), [#6](#), [#7](#), [#8](#), [#10](#), [#11](#), [#12](#), [#13](#), [#14](#), [#16](#), [#17](#)

Village Housing Menu

This menu gives housing options as determined by the on-site USACE personnel. The key menu housing types are:

- * Hostels, Barracks, Group Buildings, Education Hostels (Excel Lines: 22) (using 40 x 60 ft Versatube or other low cost building type)
- * 3 types of RV vacation Rustic Lot types. (Excel lines 2, 3 & 4)
- * Types of RV/MH lot types . Excel lines 6 & 7
- * Types of RV/MH CGA Common Green Association Excel Lines: 9, 10, 12, 13, 15,16, and 18.
- * The USACE Zero Lot line RV/MH synergistic lot. Excel line: 18.
- * Hi-Rise apartments-condos above- adjacent to the TOD stations. (Excel Lines: 24,25,26,27,28)

	A	B	C	D	E	F	G
1	Home Type	Lot Size Sq Footage	Lots per acre	Power Supply	CGA	Supportive Factor	Units
2	Small rustic RV Lots rental combo	25x 65 = 1625 sf rustic	12 lots per acre	RV Power Pedestal	0		200
3	Medium rustic RV lots rental combo	35 x 65= 2275 sf rustic	8 lots per acre	RV Power Pedestal	0		200
4	Large Pull-Thru RV sites @30 degrees	35 x 75 = 2625 rustic	7 lots per acre	RV Power Pedestal			200
5							
6	Medium RV-Modular rustic Subdivision Lots	35 x 85 = 2975 sf rustic btb	8 lots per acre...	RV Power Pedestal	0		200
7	Large RV-Modular rustic Subdivision Lots	45x85 = 3825 sf rustic btb	6 lots per acre...	RV Power Pedestal	0		200
8							
9	Medium RV-Modular Rustic CGA subdivision Lots	35 x 85= 2975 sf + CGA rustic	7 lots per acre...	RV Power Pedestal	10	CGA Childcare..Pets..7	200
10	Large RV-Modular Rustic CGA subdivision Lots	45x 85= 3825 sf + CGA rustic	5 Lots per acre...	RV Power Pedestal	10	CGA Childcare..Pets..7	200
11							
12	Dual Awnings Left 12 x 60=720 sf	45 x 100=4500 sf + CGA rustic	5 lots per acre	RV Power Pedestal		CGA Childcare..Pets..7	
13	Dual Awnings Right 12 x 60=720 sf (mirrored 12)	45 x 100=4500 sf + CGA rustic	5 lots per acre	RV Power Pedestal		CGA Childcare..Pets..7	
14							
15	RV Home Base Left Home 12 x54 +Garage	40 x 100 ft to 50x120=6000 sf CGA rustic	5 lots per acre	Dual Power Pedestals		CGA Childcare..Pets..7	500
16	RV Home Base Right 12 x54 +Garage (Mirrored 15)	40 x 100 ft to 50 x 120= 6000 sf CGA rustic	5 lots per acre	Dual Power Pedestals		CGA Childcare..Pets..7	500
17							
18	"O" Lot Line RV USACE 12x54 + garage	40 x 96- 110 ft = 4000 SF Lot CGA rustic	5 lots per acre	Dual Power Pedestals		CGA Childcare..Pets..7	200
19							
20	2story 12x54 Victorian Rotunda Garden Home	50 x 120=6000 sq feet CGA Rustic	5 lots per acre	RV Power Pedestal		CGA Childcare..Pets..7	0
21							
22	Supportive Starter Hostels-Conference	My Village Life Starts Here	2 Buildings /acre	40 x 60 Versatube		Youth, Family,Adult, 10	
23							
24	Vertical Villages Hi-Density (within Parkway)	500 sf 3 story	25 units per acre	TOD 3 story+	0	Shared Apts/ Condos .5	600
25	Condos Hi-Density (within Parkway)	12x 32 + 384 SF 3 story	34 units per acre	TOD 3 story+	0		100
26	Apartments Hi-Density (within Parkway)	12 x 32= 384 SF 3 story	34 units per acre	TOD 3 story+	0		100
27	Upscale Condos (within Parkway)	24 x 35= 840 SF 3 story	25 units per acre	TOD 3 story+	0		100
28	Upscale Apartments (within Parkway)	24 x 35= 840 SF 3 story	25 units per acre	TOD 3 story+	0		100
29						TOTAL UNITS & LOTS	





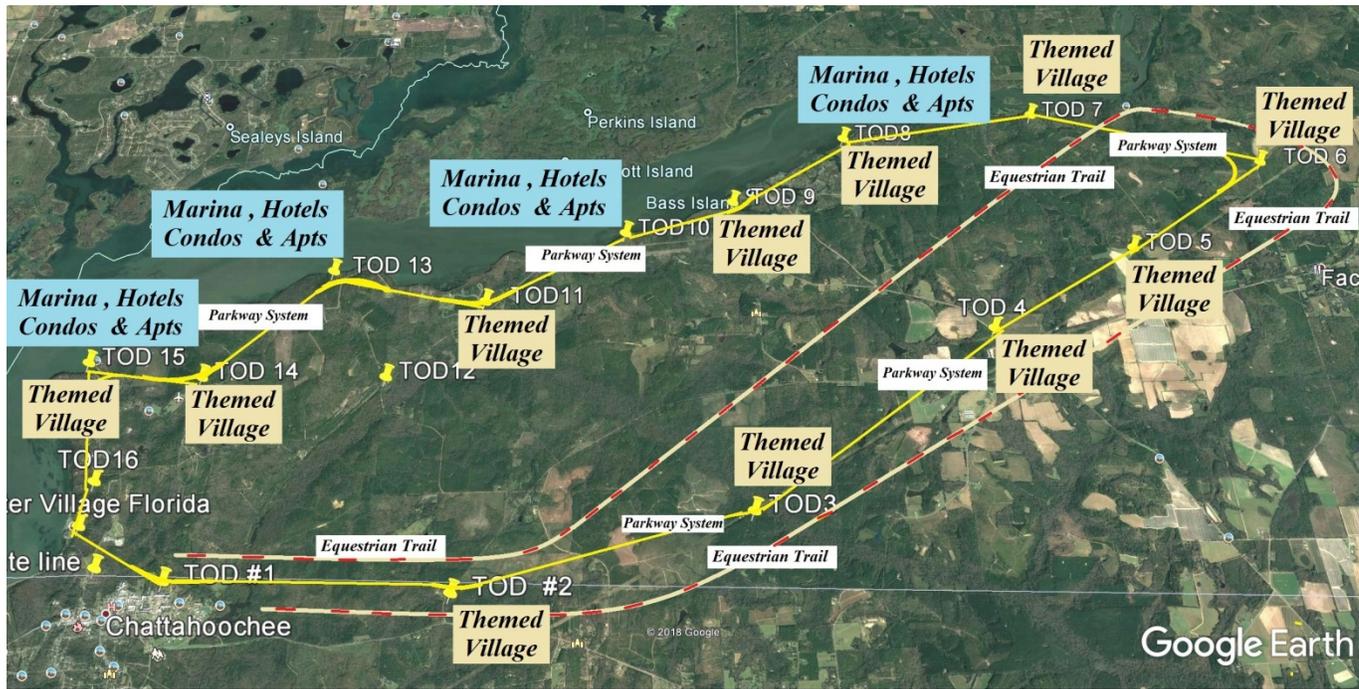
Village Restrictions:

- * The USACE Village expands on the existing RV and Camping program.
- * The Lake Seminole –Chattahoochee Villages serve disaster victims mostly on the Atlantic seaboard, Florida and Alabama.
- * This is a secured and gated development with necessary entry cards or passes much like the Villages in Florida.
- * The use of high speed vehicles can be limited.
- * The use of guns within the development can be limited or restricted.
- * All stores, vendors and service companies must pay a living wage where housing costs do not exceed 20% of the occupants monthly salary.

Village Transportatio:

- * A multi modal parkway system is used to connect the villages to TOD buildings (transit oriented development) with a separate golf cart, biking lane 15 mph such as in the Villages Florida. A simplified

walk-thru, multi-car SM-17 monorail can be used to connect to these TOD stations.



TOD Transit Oriented Developments or Villages Subject to changes

Key Village Amenities within the Village Center:

- * Existing highways in and around the development.
- * Existing Lakes adjacent the development. (Lake Seminole)
- * Existing Cities adjacent the development. (City of Chattahoochee)
- * Large terraced TOD monorail stations in buildings (transit oriented development) flanked by the parkway system and monorails.
- * 2 to 20 acres of water parks fun rivers, artificial surf, mothers beach located adjacent the Village Center. All water resources are managed by the USACE.



- * Parks with future Themed facilities (Museums, Library, Victorian Bed and Breakfast)
- * Shops with Themed false fronts using French, English, Spanish, Italian, Cape Cod, Western exterior decors, surrounding a village square with an entertainment gazebo. Similar to the Villages Florida.
- * Farmers Market areas.
- * Possible Equestrian stable area.

Additional USACE Villages in the US:

OPTIONAL as NEEDED for the east coast: Create 6 new USACE Internet Created Villages or safety-net Villages within the Apalachicola National Forest along Highway 20 west of the City of Tallahassee Florida and adjacent Lake Talquin, and the Tate's Hell State Forest with a combined area of 834,890 acres. Using not more than 20% of the north eastern land area against Lake Talquin.

Creates USACE Villages at Wright Patman Lake by Texarkana, Texas. This project is only 45 miles from Hope Arkansas which stores 20,000 RV trailers at an yearly storage cost of \$300,000.

These Trailers can not be hooked up in Hope and 1000's of trailers should be moved 45 miles to the USACE Wright-Patman area for hook-ups and immediate use by disaster victims still living in tents. See Pictures.



USACE SITE USERS FLOW CHART

1. Primary use is for Upscale Family Recreation (existing) for the public with RV sites and small Modular Homes.
2. Secondary use is for USACE Personnel recreation, and Engineering, architectural scale models, development monitoring, management upgrades, developing requirements, guidelines and standards.

3a. The third use is for training, jobs and supportive housing for:

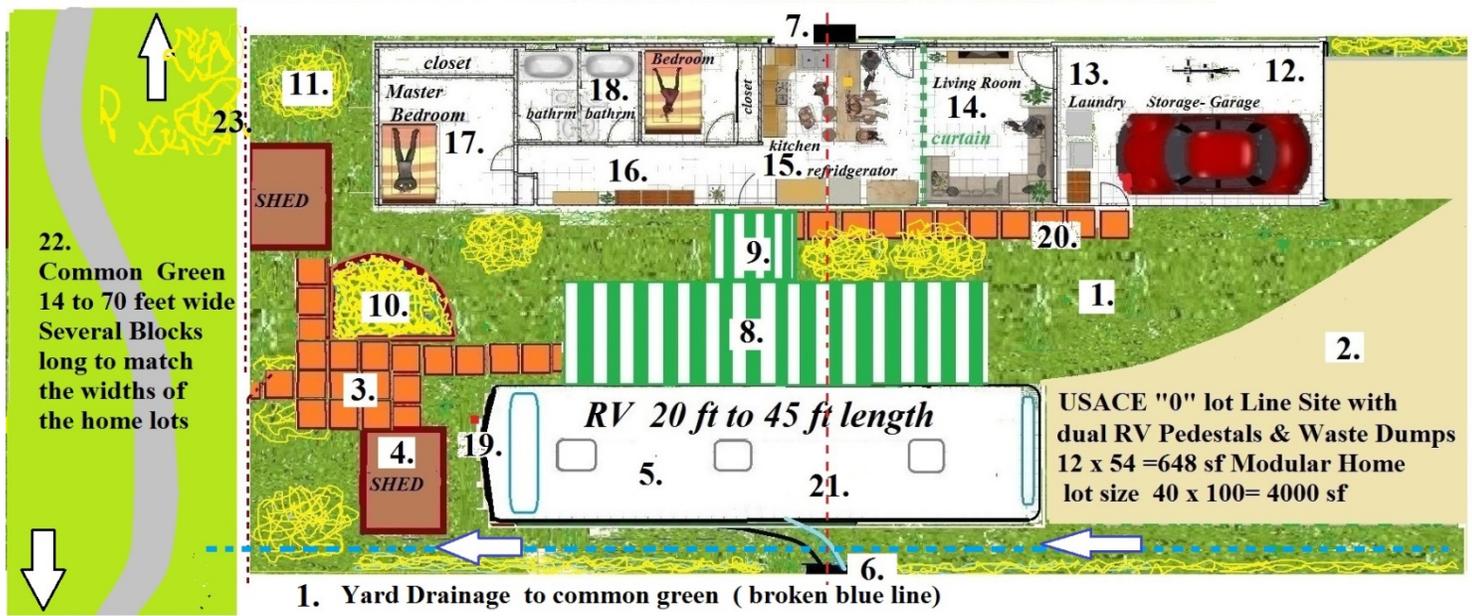
Disaster Victims, Qualified Homeless, The Economically Displaced, Students, and Veterans.

3b. Minimum 90 days in Hostel Centers using supportive 3 plus Teams.

**4. The use of the USACE Zero Lot Line Modular Homes 648 sf shared
(for those listed in 3a.) 90 day minimum.**

5. The use of the USACE Zero Lot Line Modular Homes 648 sf SOLE Use.

A	B	C	D	E	F	G
Home Type	Lot Size Sq Footage	Lots per acre	Power Supply	CGA	Supportive Factor	Units
Small rustic RV Lots rental combo	25x 65 = 1625 sf rustic	12 lots per acre	RV Power Pedestal	0		200
Medium rustic RV lots rental combo	35 x 65= 2275 sf rustic	8 lots per acre	RV Power Pedestal	0		200
Large Pull-Thru RV sites @30 degrees	35 x 75 = 2625 rustic	7 lots per acre	RV Power Pedestal			200
Medium RV-Modular rustic Subdivision Lots	35 x 85 = 2975 sf rustic btb	8 lots per acre...	RV Power Pedestal	0		200
Large RV-Modular rustic Subdivision Lots	45x85 = 3825 sf rustic btb	6 lots per acre...	RV Power Pedestal	0		200
Medium RV-Modular Rustic CGA subdivision Lots	35 x 85= 2975 sf + CGA rustic	7 lots per acre...	RV Power Pedestal	10	CGA .Childcare..Pets..7	200
Large RV-Modular Rustic CGA subdivision Lots	45x 85= 3825 sf + CGA rustic	5 Lots per acre...	RV Power Pedestal	10	CGA Childcare..Pets..7	200
Dual Awnings Left 12 x 60=720 sf	45 x 100=4500 sf + CGA rustic	5 lots per acre	RV Power Pedestal		CGA Childcare..Pets..7	
Dual Awnings Right 12 x 60=720 sf (mirrored 12)	45 x 100=4500 sf + CGA rustic	5 lots per acre	RV Power Pedestal		CGA Childcare..Pets..7	
RV Home Base Left Home 12 x54 +Garage	40 x 100 ft to 50x120=6000 sf CGA	5 lots per acre	Dual Power Pedestals		CGA Childcare..Pets..7	500
RV Home Base Right 12 x54 +Garage (Mirrored 15)	40 x 100 ft to 50 x 120= 6000 sf CGA	5 lots per acre	Dual Power Pedestals		CGA Childcare..Pets..7	500
"O" Lot Line RV USACE 12x54 + garage	40 x 96- 110 ft = 4000 SF Lot CGA	5 lots per acre	Dual Power Pedestals		CGA Childcare..Pets..7	200
2story 12x54 Victorian Rotunda Garden Home	50 x 120=6000 sq feet CGA Rustic	5 lots per acre	RV Power Pedestal		CGA Childcare..Pets..7	0
Supportive Starter Hostels-Conference	<i>My Village Life Starts Here</i>	2 Buildings /acre	40 x 60 Versatube		Youth, Family,Adult, 10	
Vertical Villages Hi-Density (within Parkway)	500 sf 3 story	25 units per acre	TOD 3 story+	0	Shared Apts/ Condos .5	600
Condos Hi-Density (within Parkway)	12x 32 + 384 SF 3 story	34 units per acre	TOD 3 story+	0		100
Apartments Hi-Density (within Parkway)	12 x 32= 384 SF 3 story	34 units per acre	TOD 3 story+	0		100
Upscale Condos (within Parkway)	24 x 35= 840 SF 3 story	25 units per acre	TOD 3 story+	0		100
Upscale Apartments (within Parkway)	24 x 35= 840 SF 3 story	25 units per acre	TOD 3 story+	0		100
					TOTAL UNITS & LOTS	



USACE O Lot Line Specifications:

Lot size: 40 x 100 ft deep

Modular home Size; 12 x 54 ft 2 bedroom + curtained living rm

2 full bathrooms, Laundry in Garage, Landscaped Yard

RV Pad area for RVs that are 20 feet to 46 feet in length.

Dual RV Pedestals (meters and outlets on each side) and waste outlets

100 watt solar yard, shed and driveway LED lighting

Multi-use family CGA with:

O Lot Line Data from the National Association of Home Builders.

Because of the higher density and using rustic lot sites with local factory built Modular Homes the land development costs are lower and the savings are passed onto the home buyers.

USACE O Lot Line Specifications

1. Rustic Lot site no concrete or gravel. Drainage to the rear common Green area to a possible creek.
2. Angled RV driveway allows large RVs to turn in
3. Concrete Step stones for walkways and patios
4. Storage Shed for flammable gases and liquids could also be made of concrete blocks.
5. RV Site for any 20 foot to 45 ft RV.
6. RV power pedestal 2 sided Model #
7. RV power pedestal 2 sided Model #
8. RV Awning Folds out.
9. Home Door Awning .Mates with RV awning above.
10. Planter area with Circular Landscape Blocks
11. Large Shade Tree.
12. Single Car Enclosed garage.
13. Laundry
14. Living Room with enclosable draw curtain for privacy for guests etc.
15. Kitchen
16. Hallway
17. Master Bedroom with Full bathroom.
18. Full bathroom
19. Relocatable LED lighted stop post for RV . Once set this allows RV to position itself to the RV Hook ups and Dump.
20. Walkway Steps
21. Underground Trench line for sewer and power for RV Pedestals. Located about 45 feet from common green. Allows for USACE rapid deployment of utilities.
22. The Common Green is 14 to 70 feet in width and perhaps several blocks long. The use and design is determined by the The Common Green Assn. which is the smallest government entity within the Village. A single walkway is used that is wide enough for Emergency Vehicles.
23. Rear fence runs the entire block behind the homes.
24. This CGA lot format of 100 feet in depth allows the inclusion of other CGA Lots that are 85 feet or less in depth. This is very usefull to maintain the extra width of the common green in restricted topographic areas.

The 3000 sq ft plus Convenience Center:

1. Childcare and attached yard and playground.
2. Pet sitting with attached yard.
3. Full mail service, and Shipping and Delivery
4. Electronic Shopping and Delivery including Freezers
5. E- Banking and Notary Public
6. CGA meeting areas
7. Offices and Planning Areas with scale models.
8. Kitchen and Dining Areas
9. Broadcast Center, Film Production and Movie Lounge
10. Off-Grid Solar generating and back up generator
11. Gardening and Greenhouse area.
12. Adjacent Parking under shaded roof with solar panels.

Design Considerations for Zero Lot Line Housing and CGA Clustering achieves higher density.

O Lot Line Data from the National Association of Home Builders :

*Because lots are smaller and houses are located on the lot line, you may have difficulty in achieving storm water runoff design with open systems such as swales, thereby increasing the potential for higher engineering costs.

*The local zoning code must support the intended use of easements and rights of way for building and utility placement. If it does not you will need a variance.

* Local fire codes often require fire-rated walls involving special construction when dead walls are placed close together.

* To avoid monotony, carefully plan streetscapes to include sidewalks, landscaping and varied driveway placement.

* Stagger the position of two-story houses to avoid blocking sunlight and eliminating privacy for adjacent outdoor spaces.

* The long narrow form of this housing type can create awkward outdoor spaces unless units are staggered and varied.

* To avoid creating dark interior spaces, place requiring less natural light such as closets, bathrooms, and garages adjacent to the dead wall.

The BB HOME MENU

Historical: William Levitt's the NY builder had built over 450,000 homes. One of the more interesting developments was Levittown PA, a large project of 17,300 homes started in 1952 to meet the demand of returning veterans after World War 2. William was a Seabees Construction Commander in the US Navy during the war so he brought back a lot of experience acquired overseas and at home building barracks in New Jersey.



Using a Menu of only 6 home models with a full sized display home for the buyers to tour there was a wide range of costs and styles.



Buyers line up to qualify for homes in Levittown PA.

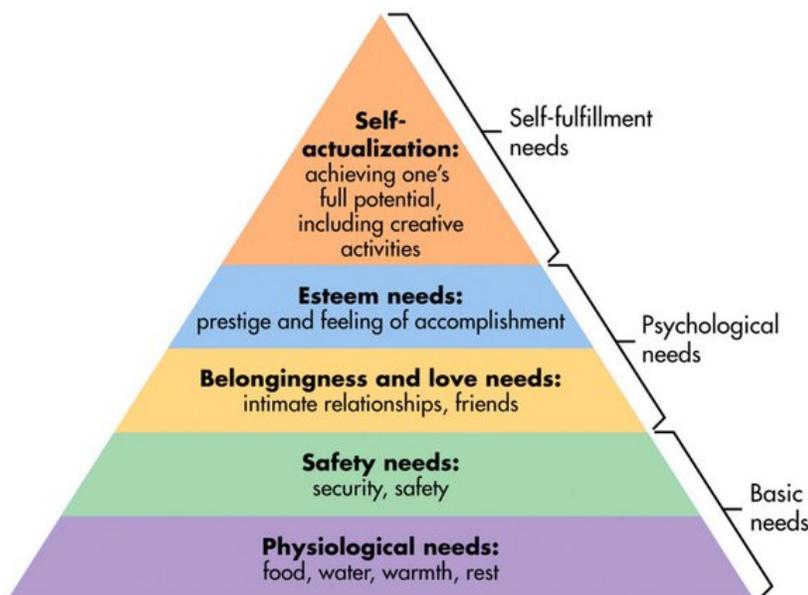


The most successful model was the 800 sq. ft. 2 story Cape Cod. The second floor had about 600 sq ft of area for an additional 2 bedrooms, a bathroom and storage areas; thus the overall square footage was about 1400 square feet. Contractors gave group instructions on upstairs attick conversion for bedrooms.



The Cub Scouts built a scale model showing some homes and schools in Levittown PA.

The least successful model was the Budgeteer the lowest cost home model of the 6 being offered. There were None sold! Other than the Buyers display home of 17,300 homes 0 Budgeteer homes were sold!



Clearly the buyers saw more self-actualization (Maslows Hierarchy of needs) in their future with the successful Cape Cod home.

Today the housing crisis is worse with people falling out of the housing and rental markets and into homelessness. As Jamie Dimon states the average person barely has \$400. left to pay a bill.

With the USACE Zero Lot Line Home Base Sites more families can enjoy a lifestyle with more spendable dollars and the RV rather than being a luxury will become the affordable home.

End of BB Menu Data1

	A	B	C	D	E	F	G
1	<u>Home Type</u>	<u>Lot Size Sq Footage</u>	<u>Lots per acre</u>	<u>Power Supply</u>	<u>CGA</u>	<u>Supportive Factor</u>	<u>Units</u>
2	Small rustic RV Lots rental combo	25x 65 = 1625 sf rustic	12 lots per acre	RV Power Pedestal	0		200
3	Medium rustic RV lots rental combo	35 x 65= 2275 sf rustic	8 lots per acre	RV Power Pedestal	0		200
4	Large Pull-Thru RV sites @30 degrees	35 x 75 = 2625 rustic	7 lots per acre	RV Power Pedestal			200
5							
6	Medium RV-Modular rustic Subdivision Lots	35 x 85 = 2975 sf rustic btb	8 lots per acre...	RV Power Pedestal	0		200
7	Large RV-Modular rustic Subdivision Lots	45x85 = 3825 sf rustic btb	6 lots per acre...	RV Power Pedestal	0		200
8							
9	Medium RV-Modular Rustic CGA subdivision Lots	35 x 85= 2975 sf + CGA rustic	7 lots per acre...	RV Power Pedestal	10	CGA .Childcare..Pets..7	200
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11							
12	Dual Awnings Left 12 x 60=720 sf	45 x 100=4500 sf + CGA rustic	5 lots per acre	RV Power Pedestal		CGA Childcare..Pets..7	
13	Dual Awnings Right 12 x 60=720 sf (mirrored 12)	45 x 100=4500 sf + CGA rustic	5 lots per acre	RV Power Pedestal		CGA Childcare..Pets..7	
14							
15	RV Home Base Left Home 12 x54 +Garage	40 x 100 ft to 50x120=6000 sf CGA r	5 lots per acre	Dual Power Pedestals		CGA Childcare..Pets..7	500
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18	"O" Lot Line RV USACE 12x54 + garage	40 x 96- 110 ft = 4000 SF Lot CGA	5 lots per acre	Dual Power Pedestals		CGA Childcare..Pets..7	200
19							
20	2story 12x 54 Victorian Rotunda Garden Ho	50 x 120=6000 sq feet CGA Rustic	5 lots per acre	RV Power Pedestal		CGA Childcare..Pets..7	0
21							
22	Supportive Starter Hostels-Conference	<i>My Village Life Starts Her</i>	2 Buildings /acre	40 x 60 Versatube		Youth, Family,Adult, 10	
23							
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29						TOTAL UNITS & LOTS	