



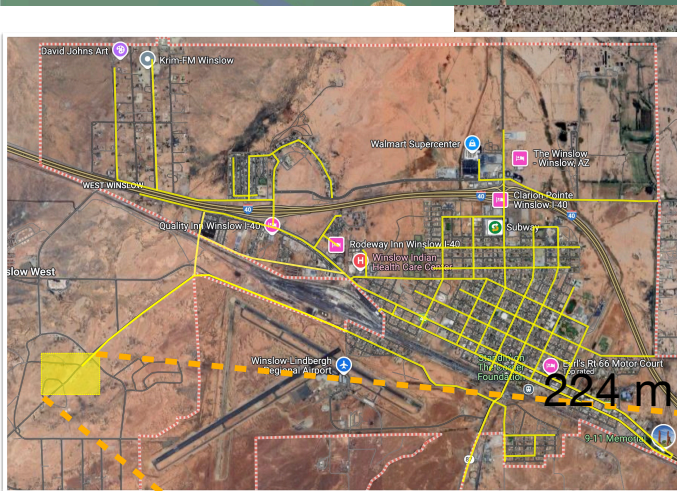
CircularCity proposal for

CircularCity, Winslow, Arizona

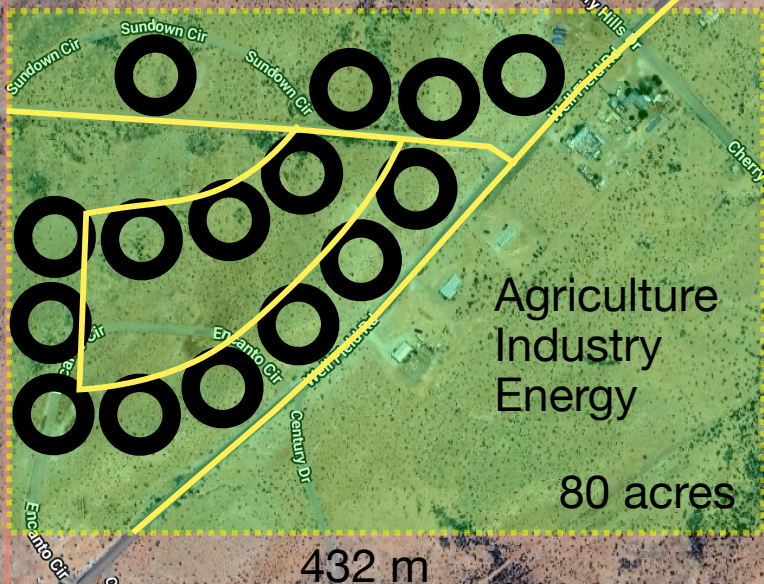
- 1,265 living units (100 sq m and 3.2 people per unit)
- 36.1K sq m commercial space (20% of space)
- 18.1K sq m civic/gov't space (10% of space)
- 3 ha for industry (10% of land)
- 12.8 ha for agriculture & energy (40% of land)
- 1.2 mile podway with 73 pods

Sustainable • Scalable • Efficient • Resilient
Convenient • Affordable • Safe • Healthy • Walkable

- 7.7 megawatts of installed solar
- GHG reduction of 6.4K tons CO2e per year
- Creates 38 jobs. Adds \$5.6K per capita to GDP annually
- Annual savings of 739 hours per commuter. \$3,452 per car owner
- Estimated to increase life expectancy by 7+ years



CircularCity Winslow, Arizona



We propose CircularCity for CircularCity. Our sustainable infrastructure delivers a prosperous economy, a low cost of living, and a high quality of life that makes for a happy, productive, and healthy society. See [CircularCity website](#)

This unified approach replaces the costly, overlapping, inefficient infrastructure of traditional cities with a modular system that enables affordable growth, adaptability, and human-centered design — whether for new developments, new cities, or retrofitting existing cities.

CircularCity is designed to balance people, planet, and prosperity with an optimal density without skyscrapers or urban sprawl. Circular movement and logistics efficiently connects everything.

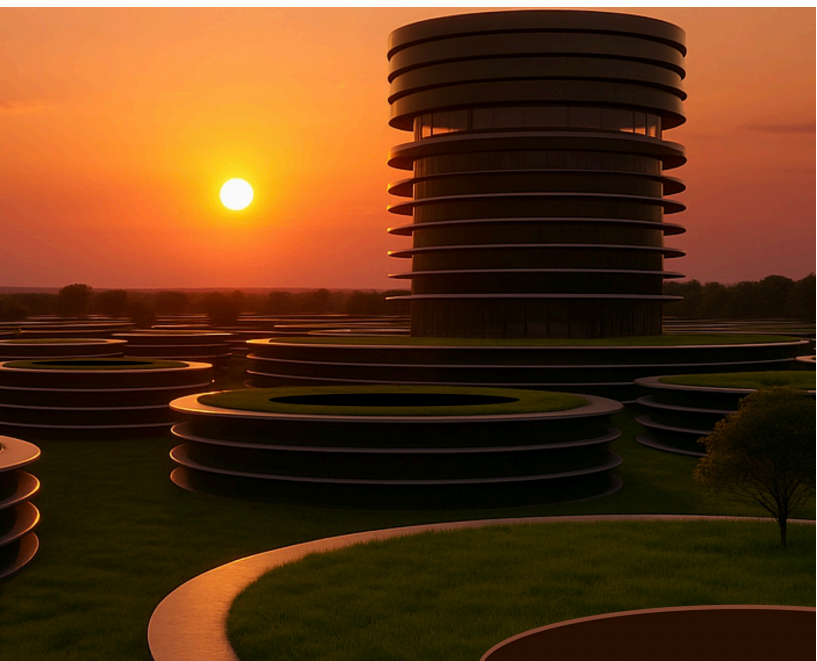
Structures and infrastructure are manufactured, multi-purpose, configurable, and future-proof. Cities grow organically from a seed without risky billion-dollar mega-projects.

Benefits for Business & Industry

A Circular City attracts businesses due to the low cost of energy, low cost of housing, access to public transportation, and low taxes.

All businesses have access to reliable, low-cost, high capacity, high-speed transportation. This lowers the cost of transporting goods, and increases the pool of available workers.

Employees don't need a car to get to work. Commuting via podways is fast, safe, reliable, and stress-free — lowering employee turnover.



Green and walkable rooftops are connected in CircularCity.

Green & Sustainable

100% renewable energy

Generates renewable energy

Includes a distributed grid to connect distributed generation, storage, and managed loads. Businesses and homes benefit from low-cost energy.

Batteries and managed loads

On-demand loads and distributed storage makes the electrical grid more resilient and dependable.

Integrated utilities

Utility lines are protected inside the podway to improve resiliency and dependability. High-capacity fiber optic telecom and wireless towers are hidden in the podway.

Negative Carbon Footprint

CircularCity emits no greenhouse gas emissions from transportation or housing. Our approach minimizes embodied carbon in structures and vehicles while using materials that sequester carbon.

Organic and Recyclable materials

CircularCity uses materials that are long-lasting, compostable, and recyclable. Most structures are made of wood rather than concrete and steel.

Pollution free

The goal of CircularCity is to create a circular economy and eliminate most pollution. This includes carbon emissions, air pollution including all fumes and most particulates. Water runoff from impervious surfaces is eliminated. Reducing or eliminating packaging and single use plastics. Minimize light pollution. The need for sewers, storm water systems, and centralized waste water treatment plants is eliminated. Solid waste is reduced with systems that promote repair and reuse.

Resilient

CircularCity is designed to continue operating in floods, extreme heat waves, pandemics, and severe storms. A city can be rapidly evacuated if necessary.

Green, Blue & Farmland

Green and open spaces supplant roadways and parking lots. This lowers temperatures and eliminates the heat island effect in typical cities. Farmland and waterways are integrated into the city.

Efficient

Designed to efficiently use resources — including land, food, electricity, heat, natural light, and water. Buildings are designed with many passive features that use no energy — including thermal storage and climate control that takes advantage of natural temperature differences.

Self-sufficient

Circular City is designed to create and reuse its water, waste, food, and goods.

Health, Safety & Privacy

CircularCity brings better health, safety, and privacy that improves the quality of life for all residents.

Health

Green spaces improve people's well-being and less pollution creates a healthier environment. Improve access to health care, prevent the spread of diseases, eliminate stressful commutes, and encourage an active lifestyle.

Safety

Podways eliminate roadway-related incidents and most vehicle-related crimes. Pods are monitored and inaccessible when parked. Podways eliminate parking lots, cars, buses, and trains where many crimes now occur.

CircularCity provides affordable housing to eliminate homelessness and poverty — improving everyone's safety.

Privacy

CircularCity provides individual privacy but maintain the accountability needed to keep people and property safe.

Every podway stop may have access controls (a gated community) based on time, guest list, or banned list.

Future-proof: Scalable & Flexible

The climate is rapidly changing, and CircularCity is designed to be resilient to storms, floods, fires, and earthquakes. CircularCity can apply to all climates and topographies. Buildings can be of any architectural style.

CircularCity scales so that they can be expand as needed. Multi-use, standard-height buildings easily adapt to new uses, rather than needing to demolish and rebuild them. Because most utilities are above ground, there is minimal disruption during construction or maintenance.

Low Risk

CircularCity is designed to be low risk. Both structures and infrastructure can be incrementally developed. This minimizes the risk of low asset utilization (aka Ghost Cities). By building to current demand, you minimize non-revenue producing assets. This method also reduces the interest during construction (IDC).

Podways and most structures are manufactured in a factory rather than built on-site. This reduces disruption, improves quality and reduces costs.

Low Cost and Long Lasting

CircularCity is designed to be inexpensive to build, inexpensive to run, and built to last — over 100 years..

Low cost infrastructure

Podways lower the cost of utilities and infrastructure by supplanting expensive roadways, highways, bridges, and parking. A podway costs significantly less than conventional multi-modal transportation systems.

Podways carry and protect utility lines, reducing potential damage from storms and flooding.

Low cost structures

Buildings are multi-purpose and can adapt to new uses in the future. Buildings are low cost because they are low-rise and manufactured. With private podways, no building needs structured parking, hallways, elevators, or stairwells — further reducing their cost and improving safety.

Most buildings are made from engineered wood. A lighter low-rise building requires a lighter foundation that is fast to build. Since all buildings are convenient to a podway, the cost of land is relatively consistent across the city.

Passive and ultra-efficient climate control reduces operational expenses. Automation and AI (Artificial Intelligence) further reduce the cost of maintenance.

The structures in CircularCity feature innovative designs to lower their cost, increase their lifespan, and improve the quality of life for the building's users.

NOTE: CircularCity supports any architectural style. Images show only one possible style.

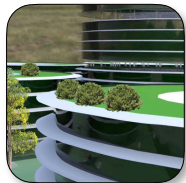


Rendering of a low-cost Circular Building with a negative environmental footprint



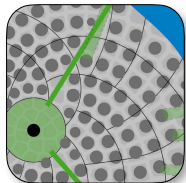
Transportation

Podways provide convenient, low-cost, and high-capacity transport for people and goods. Local and over long-distances.



Buildings

Provide flexible, efficient multi-use buildings to lower costs, increase resiliency, and improve the quality of life for both residents and businesses.



New Developments

New types of layouts provide resiliency without the typical constraints imposed by topology, transportation and sanitation systems.



Healthcare

Pods enable in-home health care and efficient equipment utilization. Medical pods provide testing, diagnostics, and secure communication with provider.



Privacy & Security

Significantly reduce cyber and real-world crimes. Protects privacy while providing necessary accountability to enforce laws.



Broadband

Fiber-optic cables are protected inside the podway. Micro-antennas (5G/6G) can be installed on top of podway. Infrastructure is secured.



Waste Management

Clean, silent, and on-demand waste collection and processing. Use of innovative recycle, reuse, and waste-to-energy systems.



Education

Fast, safe and flexible trips to school without buses. Educational content is available while traveling in a pod. Pods get children to and from school safely.



Postal Service

Fast, reliable delivery for letters, packages, and on-demand delivery. Secure delivery to dropbox at posts or stops. Low cost and zero emissions.

Solutions and Partners



Agriculture and Farming

Increase yield >3X with year-round production using 95% less water and fertilizers. No use of poisons. Resilient to extreme heat. Aquaponic farms.



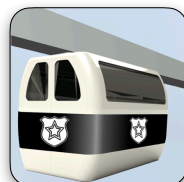
Renewable Energy

Distributed solar and wind energy generation without land use or transmission losses. Includes renewable thermal energy.



Distributed DC Grid

Safe, distributed energy storage and physically protected cables. Instant auto-balancing with managed loads. DC distribution and transmission.



Public Safety & Emergency

Eliminate vehicular-related incidents. Enable new methods to improve police, fire, and emergency response.



Water & Sanitation

Over 90% reduction in water use. Automated evaporative toilets eliminate need for sewers and centralized water treatment.



Disaster Response

Fast emergency response and high-capacity evacuation during natural disasters. Podways continue to operate in floods and high winds.



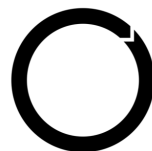
Activeways

Healthy, active lifestyles encouraged by paths along podways for people, bicyclists, and other non-motorized vehicles.



Parks & Waterways

Green spaces can be engineered to mitigate urban flooding and provide waterways for recreation and natural beauty.



Administration & Governance

Innovative processes for good governance and decision making are part of CircularCity.

Problems with New Developments

Greenfield development often runs into these **problems**. We have the **solutions** ✓

✗ Lack of clear vision or strategy

✓ We can help you articulate a clear and compelling vision that can be implemented in a reasonable timeframe

✗ Limited land availability

✓ With better transportation, higher density, and use in hilly terrain, CircularCity is viable in many more locations.

✗ Limited water rights

✓ CircularCity uses 90% less water

✗ High cost and poor financial viability

✓ Our solutions are low-cost with a viable business model—even in developing countries

✗ Environmental approval delays

✓ Podway development is the most environmentally friendly

✗ Overbuilding

✓ CircularCity can be developed in phases without needing to build expensive infrastructure to meet potential future needs

✗ Road-centric & multi-modal mess

✓ CircularCity is superior alternative to road-based infrastructure.

Problems with Smart Cities

Smart City developers often run into these **problems**. We have the **solutions** ✓

✗ Poor resiliency

✓ Circular Cities protect from flooding, severe heat, fires, storms, and earthquakes.

✗ Lack of reliable energy sources

✓ We build local renewable generation and storage with demand-side management. Provides reliable renewable energy.

✗ Congestion

✓ Automated Podways provide the capacity of trains with the convenience of cars.

✗ Data privacy and trust issues

✓ Distributed public key infrastructure assures privacy while maintaining accountability.

✗ Cyber Threats

✓ Less complex systems are easier to defend. Podways are less complex and the private network reduces the severity of impact compared to a multi-modal environment.



Safe
Quiet
Green
Walkable

Financial Viability

The cost of this CircularCity is \$176.9M (\$43.2K per household or \$3.1M per hectare). The annual operating budget is estimated to be \$17.0M or \$13,410 per household (37% of median income). A financial summary with a 10-year pro forma is available upon request.

Next Steps

A feasibility study is available under a non-disclosure agreement by emailing hello@circularcity.cc. The feasibility study provides additional details on everything mentioned in this overview — as well as many other topics.

We look forward to meeting to discuss how we can work together and answer your questions.

Sincerely,

