

Hope Ranch - a Retreat Center and Village

(working title)

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Goal: Our passion and desire is to reach out to those in need of a sanctuary to recover from emotional hurts, abuse, seasons of stress or burn-out, or physical maladies, or simply R&R from a busy life season. The exact profile of who to minister to is undetermined for the moment, till The Lord leads us. It may be children only, or maybe adults only or those abused or maybe all kinds of groups, or other demographic. The guests will be ministered to on a rural, complex/campus in a tranquil natural setting with sufficient resources for individual attention. The entire campus and facilities would have faith-based, Christ-centered core values, but it would be open to all, even non-Christians.

Overview: The physical and emotional stresses and trauma in this country and the world seems to be at epidemic proportions and conventional medicine and conventional psychoanalysis has not been particularly successful in addressing it, and in many cases a complete failure. Often even the Church and/or Christian counseling does not have the needed resources to assist the person in addressing the emotional recovery process. In addition child trafficking victims may be flooding the current resources as the perpetrators are brought o justice, and the innocents are freed into society... a society that may not be ready for them. But, again, it is still undetermined if the center will focus on that particular need.

For those with emotional hurts, stress, burnouts and damage, we want to provide a sanctuary of rest and encouragement, a place to provide soul care based on biblical principles and mandates. Counseling services will be available on-campus for with deep-rooted issues. Prayer teams will be available 24/7 to minister to the guests and Special Forces prayer warriors will be available to go the offense spiritually when appropriate. Finally, a loving, nurturing on-campus family and staff will always be interwoven through life at our campus. So encouragement and help and just plain loving support will always be close by.

Part of restoration might be learning how to incorporate physically healthy lifestyles, foods and recreational activities. Many suffer depression anxiety from poor choices that have resulted in various diseases, sicknesses, and obesity or anorexic issues to name a few.

For those with serious physical challenges, ultimately there is only one thing that heals the body (beyond miraculous healing) . . . the immune system. There are a myriad of ways our toxic world can compromise the immune system. Most people have only a smattering of knowledge to avoid them. One of the on-campus services we intend to

provide are classes where people can become knowledgeable in natural and holistic therapies, modalities and extensive guidelines for eating habits.

Our Dream

We have a dream to form a foundation centered on a campus where anybody may come for physical and emotional healing, learn about God's creation and healthy lifestyles, and as appropriate, be educated about the myriad of pollutants that could be compromising their health. (Probably not mental healing initially). People may come to learn and observe, but also, if necessary, to be healed, comforted, counseled, prayed for, refreshed or renewed depending on the ailment or emotional state. We would like to see people from all over the world come and experience living in a toxic free bio-sphere of sorts, living naturally, eating natural organic, non-GMO foods, using toxic-free products, and protected from the various dangers of EMF pollution as well. This would all be done on a faith-based campus with a chapel for worshipping and praying, as well as Bible-based classes and seminars. Educating all guests to "pay it forward" after they depart by teaching others what they have learned, would be a secondary objective. Another goal will be to have all buildings and facilities eco-conscious and as green-aware as is feasible without being a hindrance.

Based on the success of the initial campus village, the next phase may be to replicate the design and profile and objectives of the campus in other areas of the country or world.

The Plan

The plan would be as follows:

Property / Grounds

We would procure a large piece of acreage in an area filled with natural beauty, and create a campus that is beautiful, therapeutically pleasing and tranquil, yet with enough vibrancy and color to stimulate the residents to appreciate nature and God's creation. The grounds may contain green meadows, woods, and certainly streams and/or ponds with possibly a lake or river nearby. There would be extensive walking paths winding through the campus grounds and extending out into the natural habitat. No gas-powered vehicles would be used or allowed except as necessary for deliveries or emergencies. Bicycles and battery-powered carts would be available to the guests and staff, although walking would be encouraged.

Accommodations

For accommodations, there would be two primary areas:

First, the grounds would be centered around a main Grand Lodge which would contain many guest rooms.

Second, not far from the Grand Lodge would be a myriad of comfortable quaint cottages, spaced comfortably apart.

These two options allow for those who have a need for personal interaction and the dynamics of people (Lodge) as well as those who may need a bit more quiet, private, and intimate setting. (private cottage)

Staff

The staff would consist of counselors, therapists, nutritionists, holistic healing specialists, psychologists, instructors, a chaplain, and of course necessary administrators, campus workers, cooks, housekeepers and groundskeepers. All would be faith-based believers, since all staff and team members would be expected to interact lovingly and in spiritually wise manners with guests. So Basically Everybody is part of the campus' "healing team." A few non-believers would be allowed on staff (with proper vetting), since their employment could be a piece of their own necessary healing journey or spiritual quest. And also there may be need for a niche skill on campus for which a believer is not available. But in general all personnel will be God-loving believers.

A medical doctor and nurse(s) would be available for serious accidents or emergencies beyond the scope of natural healing modalities.

Eco-Conscious / Self-sustaining

Another goal would be to have the campus be eco-conscious, sustainable and off the grid

with its own water source, waste management program, and green energy source (solar, wind, etc). The campus would provide its own natural sustainable food source via orchards, vegetable gardens, designed and maintained using natural, organic, non-GMO, permaculture-type farming principles. A small farm and livestock would be maintained, using the principles of free-range, grass-fed husbandry. The interaction with husbandry would also be used, as needed, for those with therapeutic needs.

On the grounds would be horse stables, used both for therapy and recreation.

Several greenhouses would be on the property to ensure a sustainable food supply even under poor weather conditions. Much thought would be given to developing the sustainable garden architecture. It would be a regenerative and self-maintained habitat and would use agricultural systems modeled from natural ecosystems. It would basically incorporate the core tenets of permaculture. No chemicals, pesticides, herbicides would be allowed. No GMO seeds would be planted. The gardens and greenhouses would serve a three-fold purpose-

First to provide clean, healthy replenishable food for the visitors and residents.

Second to provide a therapeutic advantage to those who may emotionally benefit from working in the gardens, greenhouses or orchards.

Third, to provide a test bed for researching the latest natural growing techniques. There may also be a state-of-the-art sustainable aquaponics system within one of the greenhouses to provide fish as a food source in a natural symbiotic environment with plants.

Beautification

The overall atmosphere would be a place of incredible peace and tranquility despite the many activities. Beauty and aesthetics would be a necessary ingredient and beautifully designed buildings set upon a beautifully landscaped pastoral setting would be a goal to maximize peace, quiet and tranquility.

Restoration / Recovery/ Rejuvenation / Rest / Natural Healing

All visitors, residents and students would have access to various prayer partners, healers, therapists, practitioners, and experts in various fields. Natural and holistic alternative modalities would be emphasized, but faith-based healing would be the primary goal. Additionally it may be ideal to offer a service to provide a personal plan of recovery for anyone who is suffering from any extreme physical malady. That is, upon request, there could be assembled a team of on-premises and off-premises naturopaths, healers and therapists who would confer and come with a suggested plan for the patient to apply to get them on the road to healing. A patient would be assigned a team leader who would basically be a health coach to assist the patient in determining options for natural healing and the practitioners who offer them.

Health Resources / Spiritual Resources

A vast centralized database would be maintained and available to residents (as well as visiting guests, even the public) via the organization's extensive informational website. There would be no limit to exploring and researching web-based videos, tutorials, documentaries whether to feed the soul or to research natural healing modalities. An IT research specialist would be available to assist guests in their quests.

Health building Naturally

Most people know very little about the many different types of amazing alternative healing that is occurring all over the world. A core tenet here would be that there is no one magic bullet for healing, and that there are many, many very effective, natural, and painless modalities available. The new database would use appropriate software to consolidate access to the enormous scattered resources.

Library

The compound would also have a large, thoughtfully-designed library / study hall specializing in two areas: Christian-based literature/info and natural healing modalities. There would be an unlimited array of books, DVDs and web access articles on natural healing, remedies, homeopathy, bio-electric devices, organic gardening and farming, permaculture, husbandry, cooking, canning, water conservation, soil conservation, aquaculture, natural building techniques, natural supplements, and many other health-related topics. But of course anything online via the web would always be available 24/7. It may also contain an extensive library of just plain fun reading for those that need to emotionally unwind and relax. The library atmosphere would be carefully designed to create harmony, possibly incorporating a few of the principles of Feng Shui layout design.

Green materials / Organic everything

Throughout the campus, eco-friendly materials and fabrics would be used extensively. Bedding, linens, toweling, furniture, wall coverings, flooring and structures would use green, eco-friendly materials to minimize toxic exposure. Silver-threaded EMF-free netting would be available to create a EMF-free sleeping zone. Natural milk-paints and no-VOC paints would be used for interior and exterior walls. All lighting would use full spectrum natural light bulbs, with no fluorescents used anywhere. There would be a whole-building water filtering system, as well as additional reverse osmosis filters at drinking points and showerhead filters in all bathrooms. The laundry, kitchens, and bathroom areas would only use natural soaps, cleaners and detergents. No shortcuts would be taken, to ensure the environment is chemical free and toxin free. Much of the architectural design of the building structures would incorporate outdoor rooms to maximize healthy exposure to sunlight and fresh air.

Low EMF (Electro-magnetic Frequencies)

The entire campus would be designed and installed with shielded electrical wiring and

tested and checked for minimal dirty electricity and EMF radiation. WiFi would likely not be used or available in general with only minimal wireless transmission necessary for security and safety reasons. (Unless technology changes). Cellphones may be turned off on campus except for key staff members. Although the Media area would have shielded rooms where any guest can go and use cell phones or tablets. Because of no WiFi, computers or laptops used around campus would be hard-wired to a campus-wide network for minimal EMF exposure. Tablets and laptops and cell phones could of course be used standalone with networking turned off and/or set for Airplane Mode. As technology improves and if it becomes less toxic, the Wifi issue may be re-addressed and allowed at some point. Bluetooth may be less harmful and permitted as necessary, but research is needed.

Grand Lodge

The Grand Lodge would have a Great Room, which would be a key component for socialization and relaxation. It would have a Dining Hall attached to it. The kitchen would have the finest whole, natural foods prepared by chefs trained in the principles of clean, healthy, organic eating. But the rules would not be hard and fast and uncomfortably rigid. There would be frequent exception times where fun, ridiculously-rich or not-so-healthy desserts or treats would be served. However, that would not be a regular part of the daily regimen on-campus.

The Grand Lodge would also have rooms similar to a hotel. But guests both from cottages and from in-lodge rooms would all eat together in the grand Dining Hall.

Education/Training

There would also be conference rooms and lecture halls for education purposes. Guest speakers would be scheduled regularly. Workshops, retreats, and events will play a part of the overall experience.

Self-sustaining Revenue Streams

Finally, how would the campus/village sustain itself financially... ?

Various revenue streams could be created in a number of ways.

Here's a few:

- Although the center would be designed to minister to those needing healing, there would likely be spare rooms or cottages at various times. These could be rented out as B and B / resort rooms to anybody wishing for a getaway weekend or holiday vacation. This is huge since high-end resort accommodations usually have very large rates.
- The Vineyard/winery might allow us to market our own "Hope Ranch" wine label.
- Wine tasting and tours of the winery could be revenue generating- open to public
- The quaint restaurant attached to winery would be open to public

- Skating Rink could be open to public
- Bowling Alley could be open to public
- Chapel and/or barn and/or reception hall could be rented out for weddings/receptions
- We could also charge for catering weddings since we have a commercial kitchen
- The Kelly Slater Wave pool could be open to public
- A series of documentaries would be developed showcasing the faith-based healing as well as the organic/non-GMO healing that takes place on campus. Documentaries if well done can bring ongoing revenue if released thru major venues (like Netflix).
- From a more secular perspective, other documentaries that showcase the eco-friendly, bio-sphere type community that results in a healing campus model, and chronicles the myriad of natural, green, eco-friendly techniques and modalities practiced on the grounds. People are quickly realizing the need to change their lifestyle, and eliminate toxins, to improve the quality of life. These documentaries can be marketed to the media-hungry world.
- In addition, and at a much more focused level, a series of how-to video-based courses would be developed, that provide detail information for those who wish to learn and be trained in the many new cutting edge disciplines and principles practiced at our center, such as organic gardening, aquaponics, hydroponics, organic cooking, eating healthy, herb gardening, solar heating, eco-friendly building, toxin-free living, homeopathy, natural soil management, greenhouse design, etc, etc. Each of these topics could easily be further broken down to dozens of sub-topics. There could easily be a thousand separate short courses available and put online as a webinar or online class for a reasonable fee, or provided free to educational institutions and low-income applicants. Video-based education is in huge demand, and the revenue from this alone could seriously assist in sustaining the maintenance and expenses of the campus.
- Another revenue stream could come from making the classrooms and meeting rooms available for rental to selected guest organizations, when not in use by inhouse personnel.
- Also with a nice lecture hall, guest speakers from around the world could be invited for one-day or weekend seminars on a myriad of appropriate faith-based and health-conscious topics. This would open up the campus to the public and/or to a group of professionals to further enhance exposure to the techniques practiced at the center. Live seminars would have a fee, but in addition they would be broadcast via live video feed as a webinar for those who wish to view the content online from anywhere in the world. Once recorded and archived, the seminars also can be accessed 24/7 for replay. All courses and seminars would be translated to the 13 major languages for true international exposure via the web, as well as exponentially increasing potential revenue sources. Because of course the goal will be for this eco-conscious bio-sphere campus to be self-sustaining financially also.
- A donor base possibly where donors can come and stay in the Lodge or guest cottages for a weekend and enjoy the facilities and interact with guests.
- Lastly, it is possible it may be necessary (but as a last resort) to charge guests who are in

serious need of recovery or healing a sliding scale fee bases on ability-to-pay. If the center could be operated as a ministry without charging the (healing) guests, that would be ideal though.

Proposed Cost:	\$70,000,000
Annual Costs to run:	to be determined

Department Assignments

If this ends up being a family-run organization, here are some initial thoughts on areas of responsibility breakdown. These are just my first thoughts and all names you see are dependent on approaching each person in a discussion for suitability to administrate the area shown:

Campus Director – Mike

Accounting / Business – Becky/Kevin?

IT / Security – Casey

Airport Manager / Aircraft Maintenance – Kelly/Sean

Winery/Vineyard – [unassigned]

Restaurant - [unassigned]

Vehicle Maintenance (not aircraft) – [unassigned]

Building(s) Maintenance – [unassigned]

Grounds Maintenance - [unassigned]

Medical / Health – Ken/Monica

Main Lodge / Cottages / Guest accommodations – Monica/Carolyn

Dining / Cooking [unassigned]

Stores/Inventory – Brenden

Housekeeping – [unassigned]

Coffee Shop – [unassigned]

Driving Range – Kelly/Scott ??

Chapel / Wedding/Reception (Barn) Venue – Kellie/[unassigned]

Radio Station / Media Room / Library / PR /Mktg– Scott

Multimedia development – Rory/Cameron

Education / Guest Speaker schedules – [unassigned]

Recreational Activities – [unassigned]

Stables/Corrals – Patty

Wave Pool – Barry/Monica

Shooting Range - Barry

Garden / Orchards - [unassigned]

Livestock / Husbandry - [unassigned]

Bowling Alley - [unassigned]

Gym - [unassigned]

Skating Rink – Jack?

I would like to start with family first and then branch out to other close friends of family to fill positions.

Hope Ranch- a Retreat Center and Village

Campus Outline/Layout

Campus Profile:

100 acres

Pond or lake on grounds

Stream or river on grounds

Less than 1.5 hours to major airport

Campus buildings / Boarding Facilities:

1. **Main Grand Lodge** with:

- 8-20 guest rooms
- Great room
- Commercial kitchen
- Dining hall
- AV room/ theater
- Game room(s)
- Library
- Offices / Counseling Rooms

2. **Twenty cottages** scattered across the grounds - some w kitchens. 10 for family/staff, 10 for guests

3. **Tent area. (Would also have six large permanent Teepees):** for rustic outdoor camping esp for kids or those just passing through on a budget

4. **Parking** – open and/or carports

5. **RV Parking area** w Hookups

Other Buildings

Storage Barn (for equipment)

- Storage
- Tack room
- Fishing equipment
- Canoes/ kayaks
- Rafting equipment

Quaint Barn for dances, events, wedding receptions, church services, etc

Coffee Shop

Chapel

Workshop

Radio Station

Recording Studio

Ice Skating Rink

Bowling Alley

Golf Driving Range

Gym

Business center with laptops, printers, copiers, fax machines

Learning centers / classrooms

Art Studio

Winery & Winery Restaurant

Greenhouse

Other Areas

Outdoor kitchen for BBQ

Covered outdoor eating area

Pool / hot tubs

Kids playground

Dog area

Outdoor amphitheater- AV Setup for concerts or movies

Large campfire pit area

Wave Pool (ie Kelly Slater type)

Climbing wall

Horseshoe pit

Bocce ball area

Basketball court

Baseball field
Tennis court
Ice Skate Rink
Roller Skate Rink
Skateboard Park
Shooting Range
Archery Range
Hang gliding – (maybe ‘virtual’ like Soarin’ flight simulator at Disneyworld)
Zip line track

Agriculture/ Horticulture/ Husbandry

Vegetable/Fruit Garden (Permaculture based)
Orchard – Fruit / Nuts
Vineyard
Botanical gardens?
Corrals for horses/ponies
Cow stalls
Chickens / Goat pens

RV dump facilities

Vehicles

Bicycles
Segways
Electric Utility vehicles (for intra-campus travel only)
Tractors and farming implements
Trucks and other vehicles for pickup and delivery of guests
Railroad surrounding compound, like Disneyland?

Personnel Reqd

Lodge Administration Staff
Bldg Maintenance people
Landscapers/Groundskeepers
Housekeeping service personnel
Cooks / Dining Hall staff

Fishing guides

Horsemanship training / Trail ride personnel

Outside Activity personnel

Security personnel

Audio/Visual personnel

Husbandry personnel

Christian Counselors

Office/IT personnel

Other features

Solar power- off the grid

Filtered Water sources

State of the art wifi (limited) but EMP protected as feasible

Green bldg materials used throughout

All gardening organic, GMO free

Security system

Addendum: WIP notes , questions, things to consider

How long can guests stay? What are rules and guidelines?

How long can donors stay? Should we charge base fee say to cover housekeeping

Should all personnel (except proprietors) live off campus. This avoids social problems.

Some personnel may have to reside on-campus eg security or counselors

Need to decide on how often to stay open. All year? break for winter? Break every other month?

**** Start working on village design**

- Center of village will be quaint shops. Many connected so don't have to go outside then inside to next door shop. Think Disneyland Main St layout.

- Can 2nd story of each little shop be living quarters for shop owners? Or only use it for office space and inventory space?

- Can some of it be underground? (much of it if cold winter location)