



Seven Springs



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The future of ecological living lies in the development of regenerative, intergenerational ecological villages, which are holistic models designed to foster community, care, and sustainability.

These villages aim to integrate multiple generations in a shared environment that nurtures well-being, environmental stewardship, and social connection, offering a forward-thinking solution for sustainable living.





When people are resourced and connected, they don't
just survive, they thrive.

We are guided by the wisdom of seven generations before us,
the Earth, the animals, the ancestors, and the elements. We act
with the intention to nourish all life for seven
generations to come



WELCOME

TO ANOTHER DIMENSION

Seven Springs

We are reweaving what has been lost: connection across generations, harmony with the land, and a true sense of home.

More than a solution, this **REGENERATIVE INTERGENERATIONAL ECOLOGICAL VILLAGE** is a blueprint for what's possible when communities are built around connection, sustainability, and mutual support. It supports aging with dignity, relieves the financial weight carried by struggling families, and nurtures connection across generations, species and with the earth.



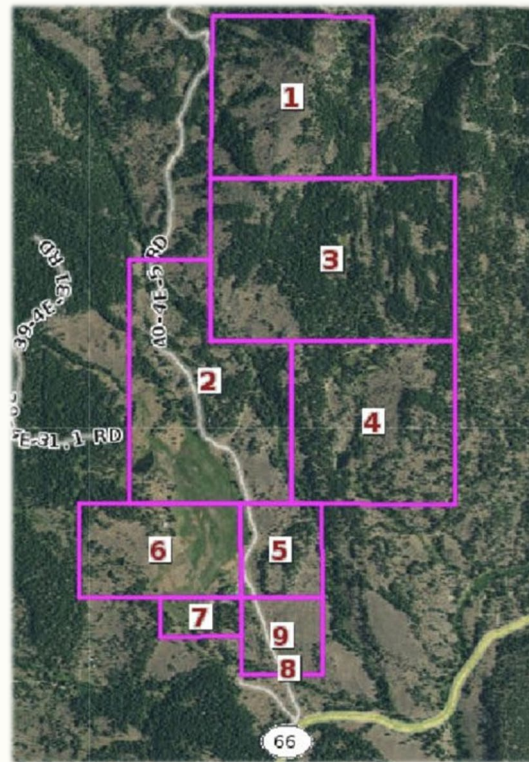
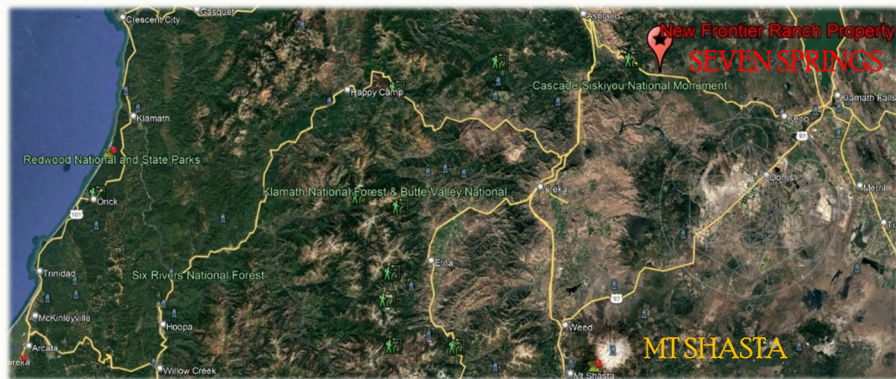


FIND YOUR PLACE



Property Location
16799 Route 66
Ashland, Oregon
25 miles to downtown Ashland

958 Acres
9 Parcels
Parcel 2 has non-expiring
entitlements to build a town





HISTORY

In the 1850s, settlers crossed through the property now known as New Frontier Ranch via wagon train on the Applegate Trail, a Southern alternative to Lewis and Clark's route to the "Oregon Territory". Half a century later in 1902, the main ranch house (white 2-story house near the ranch office), was constructed; remodelled in the 1980s, it remains in use today. Formerly known as "Green Springs Box R Ranch", the property has operated as a guest ranch and event venue for the past 46 years, gradually expanding lodging, event, and farm buildings and infrastructure. Originally settled for its abundant spring water, the ranch has grown over the years to become a premier destination for guests seeking the calm and majesty of a tranquil mountain retreat.





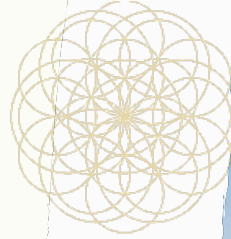
REGENERATIVE OPPORTUNITY

Existing:

- Historic ranch house
- Reception Centre and Founders Museum
- Event hall with w/ commercial kitchen
- 3 multi-room cabins
- 4.2 miles of graded roads
- Multiple Existing Pole Structures & Decorative Western motif structures
- Buried on-grid power to most existing structures
- 3 ponds, one a Fishery and several springs
- Campground with modern bathrooms and showers, potable water from a fresh spring, full commercial kitchen, 24 glamping/teepee sites, 12 RV sites
- Assorted Artesian Trading Posts
- Existing campsites

Planned/Entitled:

- Signature EcoPhi Wellness Lodge with 44 rooms, Bio-Cyclic Bistro restaurant, Ecological Maker Spaces & Integrated Living Integration Training, EcoPhi Holistic Spa & Integrated Mental Health Center
- Bio-Cyclic Advanced Modular Ecological Manufacturing
- The Old Frontier - General store
- Additional 24 campground sites
- Multigenerational Cabins
- Natural Amphitheater in existing topo-landscape with water flowing through seating to floating pond stage
- 100 acres of regenerative Biodynamic Agriculture & Biochar Production
- Miles of Hiking, Biking, Snowshoeing Trails
- Co-working Space
- Future approved campsites





CORE EIGHT COMPONENTS

1. INTERGENERATIONAL LIVING & ASSISTED CARE

A supportive environment where elders thrive with dignity alongside younger generations

2. PERMACULTURE FOOD FOREST

A self-sustaining source of nourishment, education, and ecological restoration

3. RETREAT & WELLNESS CENTER

A space for healing, creativity, and regenerative practices

4. RESIDENTIAL VILLAGE

Multi-generational, regenerative homes rooted in accessibility, ecology, and belonging

5. TOWN HALL & VILLAGES SQUARE

The central hub for decision-making, gatherings, and cultural exchange

6. UNTOUCHED LANDS SANCTUARY

Preserved wild space with pathways that honors the biodiversity and ecological reverence

7. GUEST ACCOMMODATIONS

Welcoming visitors for cultural immersion, learning, and short/seasonal stays

8. SILENT SANCTUARY

A tranquil zone for solitude, contemplation, prayer, and inner peace



AN UNMATCHED

ENVIRONMENT



This is more than a land project; it's a living model for the future. On nearly 1,000 acres of water-rich, infrastructure-ready, legally entitled land, we are building a regenerative village where elders are honored and cared for, children are safe, and the land is not extracted but restored.

This is a place where wild horses still roam, where beavers once thrived and will again, and where, nearby, the salmon have already returned with the removal of regional dams. Set in one of the most biodiverse pockets of land on Earth, this village is a haven not only for people, but for the wild beings and ecosystems that belong here.

We design Bio-Cyclical Ecological Architecture that is grown from the land itself, harvesting hemp, lumber, agricultural waste, pine needles, clay, and other natural materials to create truly regenerative buildings in our on-site fabrication center.

Every structure is built with low-cost, ultra-low-footprint materials and crafted to uplift the spirit and honors the Earth. Our restoration plan is rooted in reverence for all generations and all elements, creating living, self-sustaining systems that feed the land, the people, and the shared purpose that connects them.





PLACE

WITHOUT PRECEDENTS



Regenerative Intergenerational Ecological Village Model – Phase Overview

Phase 1: Foundations

- Acquire land and establish Bio-Cyclic Manufacturing for sustainable building materials, including harvesting and natural materials already on the land
- Develop a permaculture food forest network to support nutrition and biodiversity
- Design & Construct initial workforce housing for stewards and elders

Phase 2: Expansion

- Clean up and update existing structures and infrastructure
- Build a Wellness Lodge offering holistic health services, retreats,
- Establish education and skills training infrastructure.
- Cultivate a self-sufficient ecosystem through shared community resources

Phase 3: Full Buildout

- Launch employment programs to ensure local job creation.
- Develop advanced elder care services for dignified ageing.
- Realise a regenerative village model that honors nature and intergenerational connection.







Existing Infrastructure

Ranch, Reception & Founders Museum, and Agricultural





The Great Hall



A grand barn with reclaimed wood walls, plank floors and a cathedral ceiling. Massive doors at each end open to bring the outdoors in. The upper mezzanine level has a private dressing room, and two large balconies overlooking the main floor. The Great Western Hall provides seating for up to 250 guests.



Accommodation

Existing structure 3 cabins – building approval for three more cabins



ASPEN

Sleeps 8

2 bedrooms plus 1 sleeping loft

(3 platform beds)

1 bathroom

Full Kitchen

Washer and dryer



LAKEVIEW

Sleeps 12

2 bedrooms plus 2 sleeping lofts

(3 platform beds)

2 bathrooms

Extra large kitchen

Washer and dryer



SHASTA

Sleeps 8

2 bedrooms plus 1 sleeping loft

(3 platform beds)

1 bathroom

Full kitchen

Washer and dryer



Camping



COOK HOUSE



TIPÍ & GLAMPING TENTS



SHOWER HOUSE

Campground with modern bathrooms and showers, potable water from a fresh spring, full to code commercial kitchen,
24 existing glamping/Tipi sites, existing 12 RV sites
(60 sites grandfathered in total)



At the heart of this village model is a deep respect for the human need for both autonomy and belonging. Especially in Western culture, where independence and self-direction are highly valued, many people struggle to find connection that does not come at the cost of their freedom.

This model is designed with this in mind. People live in their own homes,
make their own choices, and move at their own pace.

Just beyond their doors is a thriving ecosystem of trails,
gardens, shared meals, markets, music, and meaningful connection.

When people feel free and safe to be themselves,
they are more able to truly connect, contribute,
and thrive.









Guiding Infrastructure





LET'S REWEAVE WHAT HAS BEEN LOST:

- INTERGENERATIONAL BONDS
- HARMONY WITH THE LAND
- TRUE SENSE OF HOME





“This is not just a beautiful place to live a beautiful life...it’s a place designed to nourish people so they can bring their unique creative gifts into the world. When we live closely connected to the Earth, of our own hearts and in a supportive environment, we reclaim the time, inspiration, and resources needed to dream boldly and share our authentic contributions. We are creating space where people who feel called to be the change they wish to see will have all their needs met do just that.

Conclusions



CREATIVE TEAM FOR HUMANITY



ASHLEY ENDER

Co-Founder Seven Springs – Project
Lead & Business Coordinator



JESS ALLEN GLOWACKI

Co-Founder Seven Springs
EcoArchitect of Divine Change
Design & Manufacturing Lead



DAVID KAPLAN

Co-Founder Seven Springs – Current
Property Owner – New Frontier Ranch

Regenerative Designer • Social Systems
Architect • Certified Professional Coach
Specialist in Thriving Human Ecologies,
Multigenerational Living & Land-Based
Stewardship

CEO of EcoPhi Architecture &
Sustainable Development +
EcoPhi Associates
BIM Architecture & Engineering
Sustainable Ecological Development
Bio-Cyclic Manufacturing

Philanthropist, Founder Director of
Transition Nutrition • Divine Organics
Sant Thakar Singh 17 years



NEW EARTH
DEVELOPMENT





ECOPHI ASSOCIATES

We exist to restore humanity's relationship with the Earth through regenerative design that heals, inspires, and sustains.

Our work transcends architecture; creating sacred, sustainable spaces that honors the land, culture, and future generations by blending ecological innovation with indigenous wisdom.

Each project is a living blueprint for balanced, holistic living, integrating homes, communities, and economies in harmony with nature to support spiritual and economic well-being.

We utilise advanced technologies like BIM, Biomimicry, Sacred Geometry, BioGeometry, Sound/Frequency Healing, and AI to build with natural and bio-tech materials, create transparent finance structures, cooperative ownership, and AI-Blockchain governance.

We empower people to live in harmony with the land they call home. From the rolling forests of Ashland to Regenerative Ecological Village models worldwide, our mission is to spark a systemic shift, reviving ecosystems, rekindling intergenerational bonds, and grounding humanity in a shared, sustainable future.



TRIPLE BOTTOM LINE

Triple-Bottom-Line Ethos Seven Springs, every decision passes through a three-part lens:

Does it heal the land?

Does it uplift people?

Does it generate enduring prosperity?

By rooting our metrics in soil health, community wellbeing, and resilient cash flow, we ensure that profits never come at the expense of people or planet; they arise because we tend to both.

This braided bottom line guides everything from sliding-scale retreat pricing and living-wage hiring to closed-loop manufacturing that turns local clay and hemp into carbon-sequestering homes. In practice, success looks like restored springs, elders and children thriving side by side, and a balance sheet robust enough to keep stewarding this place for generations. These elements work together to offer both structure and soul.

The model is financially sustainable, socially healing, and grounded in long-term ecological stewardship, embodying a true triple bottom line of People, Planet, and Prosperity.



THE FINANCIALS

Financial Overview – Regenerative Resort + Housing
& Bio-Cyclic Manufacturing Plan

Initial Investment: \$18 M

Expected Return: \$30.6M

(≈10%+ ROI by Year 6–8)

Total Projected Revenue by year 8:

\$30.6M

Profit Buffer: \$10.4M



Ongoing Annual Revenue (Starting Year 3):

≈\$5.1M

Guest Rentals: \$1.8 M

Festivals & Retreats: \$1.6 M

Bio-Cyclic Housing Sales: \$3.2 M

By year **5**, **Seven Springs** will be operating at full capacity with a hotel, wellness center, and homes for sale, complementing our existing retreat, event, and guest offerings. At that stage, projected annual revenue could reasonably range **between \$8 to \$12 million**, reflecting the diversified and mature nature of the business.



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THANK YOU