

Unified Sanctuaries

Executive Summary

Land-Based Regenerative Village
Southern Vermont

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Current Phase: Searching for Land, Planning

Overview

Unified Sanctuaries is a land-based regenerative community planned for Southern Vermont (Brattleboro / Guilford / Putney corridor) that integrates permaculture farming, healing arts, cultural programming, and cooperative living into a single, self-sustaining village. Conceived as a living laboratory for regenerative development, the project operates at the intersection of ecological stewardship, community economics, and cultural innovation. It is designed from the ground up as an open-source blueprint -- every governance framework, financial model, and operational design will be publicly shared so that communities worldwide can learn from and adapt the model per their own unique use case.

Mission & Vision

Mission: To establish a thriving, multi-pillar sanctuary that regenerates land, culture, and livelihoods; hosts aligned businesses, residents, and gatherings; and demonstrates a viable alternative to extractive real estate development.

Vision: Unified Sanctuaries is an experimental hub for learning -- a living lab and museum exploring healing approaches through permaculture, healing arts, community living, and education. It aims to serve as a regenerative model of village-scale living rooted in equity, Indigenous wisdom, and ecological stewardship -- and to catalyze a global network of similar sanctuaries.

The Four Pillars

The community is organized around four interdependent platforms, each operating with internal autonomy while sharing infrastructure, governance, and economic systems.

1. Permaculture Farm & Education Center

Regenerative agriculture, farm stand, a community cafe, forest school programming, agritourism / you pick programs, and hands-on education. This pillar anchors the land ethic of the project.

Annual Revenue Potential: \$315K -- \$1M+

2. Retreat & Healing Arts Center + Bathhouse

Immersive retreats, healing arts, somatic therapy, herbalism, a spa/bathhouse, a campground, a makerspace for crafts and design, and dwellings to stay overnight.

Annual Revenue Potential: \$570K -- \$1.75M

3. Event Venue + Innovation Hall

Festivals, concerts, weddings, markets, conferences, knowledge-sharing gatherings, and AV/multimedia production. Positions the sanctuary as a cultural and economic hub.

Annual Revenue Potential: \$310K -- \$1.16M

4. Community Living / Regenerative Neighborhood

Eco-homes, tiny dwellings, shared stewardship, and cooperative living for 20+ households. Residents form the stable social fabric that sustains all other pillars.

Annual Revenue Potential: \$195K -- \$580K

Combined Annual Revenue Potential: \$1.4M -- \$4.5M+ (Year 1-3, at maturity)

Capital Strategy & Financial Targets

Milestone	Target	Timeline
Seed / Phase 1 Capital Raise	\$1,000,000	End of 2026
Growth / Phase 2+	\$10,000,000	2027
Mature / Phase 3+	\$100,000,000	2029

Capital sources include philanthropic donations, impact investment, earned revenue, community memberships, and aligned partnerships. The project is actively engaging donors and impact investors during the current pre-acquisition phase.

Economic Model

Unified Sanctuaries employs a circular internal economy designed to keep value local and reward contribution over capital:

- **Utility Token:** A community currency exchangeable for goods and services within the ecosystem -- food, retreat sessions, event access, housing credits, and more.
- **Voice Token (Governance):** Earned through participation and stewardship, granting decision-making weight in community governance. Contribution, not capital, determines influence.
- **Trust Units:** Earned through infrastructure development and improvements to the land. Trust units can be liquidated upon exit, ensuring that contributors build tangible equity through their work.
- **Non-Speculative Land Stewardship:** Land is held in a Trust, removing it from market speculation and ensuring permanent community stewardship.

Each pillar autonomously structures its own way of operating and governing itself, including its compensation and reward mechanisms while participating in the shared economic infrastructure of Unified Sanctuaries.

Governance Structure

Unified Sanctuaries blends sociocracy and holacracy principles into a consent-based, rotating governance model:

- **Anchor Circle (Council):** The central governance body that guides interconnected autonomous platforms, maintains shared infrastructure, upholds core values, and stewards the economic systems.
- **Autonomous Nodes:** Each of the four pillars operates as a self-governing unit with its own internal decision-making, compensation structures, and operational authority -- while remaining accountable to the shared governance framework.
- **Consent-Based Decision-Making:** Decisions are made through consent rather than consensus or majority rule, ensuring that no one is overruled while maintaining operational agility.
- **Rotating Leadership:** Governance roles rotate to distribute power and develop leadership capacity across the community.

Legal & Entity Structure

- **Unified Sanctuaries Land Trust:** Owns and stewards the land in perpetuity, keeping it outside market speculation. Its role is asset protection and long-term stewardship, not operations.

Pillar Trusts

Each core pillar operates through its own trust:

- Retreat & Healing Arts Trust
- Event Venue Trust
- Farm Trust
- Community Living Trust

Each pillar trust has an agreement with the Land Trust and governs activities within its domain.

- **Businesses & Partnerships:** Existing businesses can partner with the relevant pillar trust through agreements, while new ventures may be created within a pillar trust. Businesses do not need to be owned by a trust; alignment happens through contracts.

- **Anchor / Stewardship Layer:** A coordinating trust stewards pooled funds and supports shared infrastructure across pillars while maintaining autonomy between trusts.

Pooled funds are shared resources contributed by businesses, members, and programs into a common stewardship pool -- held by the Anchor Circle / Trust -- to support land stewardship, shared infrastructure, and ecosystem-wide needs rather than any single pillar. They provide continuity and coordination without controlling individual trusts or enterprises.

Development Phases

Phase 1 (Present - Q4 2026)

Land & Foundation

- Identify and secure the right property in Southern Vermont
- Establish legal, governance, and stewardship structures
- Invite early members and anchor contributors
- Refine governance frameworks and community agreements
- Engage donors and impact investors for the \$1M raise

Phase 2 (Q1 2027 - Q4 2028)

Build & Activate

- Develop core infrastructure: housing (10+ eco-homes), farm systems, gathering spaces, bathhouse, retreat facilities, and event venue
- Onboard residents and mission-aligned businesses
- Host retreats, residencies, activations, festivals, and educational programming
- Launch the circular economy and scale revenue across all four pillars
- \$10M raise

Phase 3 (Q1 2029 onward)

Scale & Replicate

- 20+ total eco-homes built
- Document all learnings -- governance models, financial systems, construction methods, community processes
- Publish the open-source blueprint for global replication
- Support the emergence of additional sanctuaries in other bioregions
- Serve as a hub within larger bioregional and global regenerative ecosystems
- \$100M raise

Ecosystem & Strategic Partnerships

Unified Sanctuaries is one node in a broader ecosystem of regenerative projects and partners:

Partner Entity	Relationship
Permatours	NE permaculture action and education network
Diggers Cooperative	Compost co-op
Birds Nest Builders	Natural builder co-op
Micelio Media	Film maker, documentarian
Mycelial Law	Earth law firm, serving life and living systems

Eco Phi	Regenerative architecture firm
Light Brands	Tech development
Herbaria	Herbalism, retreats, and gourmet catering
Pinky Toe Chai	Tea blend producer
Regen Civics	Network of aligned ecovillages
SEEDS	Global ecosystem of regenerators focused on systems change, including community currencies

And a plethora of aligned producers and service providers who have participated in Permatours events, and beyond.

Phase 1 Collaborators

Name	Core Expertise
Syd Harvey Griffith	Executive Director of Kinship Earth, co-founder of Permatours, systems designer, capital strategist, community organizer
Lynney Rey	Farm operations, cafe, herbalism, forest school, performing / visual / healing arts
Eslerh Oreste	Film, multimedia, ritual theater, performing / healing arts
Fuego Gale	Accounting, financial operations, festival production, membership sales
Josie Watson	Earth lawyer, governance designer, playwright, performing / healing arts
Scotty Guzman	Soil scientist, compost specialist, nature builder, engineer, acro yogi clown

How to Get Involved

Pathway	Description
Donate	Philanthropic contributions to support pre-acquisition operations and planning
Invest	Impact investment aligned with the \$1M (2026), \$10M (2027), and \$100M (2029) capital raises
Live On-Site	Apply to become a resident in the regenerative neighborhood (20+ homes)
Host Your Business	Apply to operate a mission-aligned business within the sanctuary ecosystem

Become a Member	Purchase early membership to secure a stake in the community and its governance
Share Skills & Network	Contribute expertise, professional connections, or labor/skills exchange
Scout Property	Help identify and evaluate the right land in Southern Vermont

What Makes Unified Sanctuaries Unique

- 1. Non-Speculative Land Model:** Property held in trust, permanently removed from market speculation.
- 2. Governance earned through contribution:** Stewardship and participation determine governance power.
- 3. Circular Internal Economy:** Community utility currency and governance tokens keep value local and reward engagement.
- 4. Open-Source Blueprint:** Every system -- governance, finance, construction, community process -- is documented and shared for global replication.
- 5. Multi-Revenue Resilience:** Four distinct but interconnected revenue pillars reduce dependence on any single income stream.
- 6. Consent-Based Governance:** Sociocratic/holacratic hybrid model with rotating leadership and autonomous nodes.
- 7. Ecosystem Integration:** Connected to a local and global network of aligned organizations.
- 8. Deep Team Expertise:** A founding team with demonstrated experience increasing the capacity of 50+ land-based projects through permaculture action and natural building workshops, practicing regenerative finance, community organizing, and participating in cooperative governance structures.

Key Risks & Open Questions

- **Land Acquisition:** The right property has not yet been secured. Location, price, zoning, and condition will shape timelines and costs.
- **Capital Raise Execution:** Achieving \$1M by end of 2026, \$10M by 2027, and \$100M by 2028 requires aggressive fundraising across philanthropy and impact investment.
- **Entity & Governance Structuring:** Trusts and governance structure in process of becoming established. Practicing consent-based governance will require careful onboarding and conflict resolution systems.
- **Pre-Land Momentum:** Maintaining community energy and investor confidence during acquisition phase requires creative interim programming.
- **Regulatory & Zoning:** Vermont land use, housing, and agricultural regulations will shape what can be built and how quickly.

Summary

Unified Sanctuaries represents an ambitious and deeply considered approach to regenerative community development. With a proven founding team, a multi-pillar revenue model projecting \$1.4M-\$4.5M+ at maturity, a circular economy designed to keep value local, and a governance structure that distributes power through contribution rather than capital, the project is positioned to become both a thriving community and a replicable blueprint for regenerative villages worldwide. The immediate priorities are securing land in Southern Vermont, closing the Phase 1 capital raise of \$1M, and building the founding community - while documenting processes and learnings for the communities that follow.

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