



FREDRIC L. SPAIN'S VISION

The CEO of RansonGreen Community Development Foundation, Fredric L. Spain was active in real estate and development in Jefferson County and five years ago, decided that it was time to make a change.

From that time forward he has aspired to build a community with a dedicated goal to improve our environment and reduce our dependence on un-sustainable energy sources.

In 2008 Spain realized that the best chance to make this dream a reality is operating as a non-profit corporation and contacted Col. Antonio P. Monaco who had formed a 501(c)3 organization, Patriot Outreach, to assist injured veterans and retired military personnel.

In the process they discovered that their visions had much in common and by joining forces they can create a project for obtaining funding and sustaining long-term operations.

This joint non-profit structure also provided advantages that would not otherwise be possible, such as, creating residential and commercial properties at affordable market rates on a rental basis supported by many public amenities such as a community center, sports-recreation facilities, walking and bike trails, and a performing arts amphitheater which are all without equal in the area.

An ideal site 35 miles North West of Dulles International Airport along Route 9 in Ranson, West Virginia, was assembled to be able to respond to the recent housing shortage of this community.

Spain and his associates working together with architect Douglas N. Carter began to research technologies that could be used to build super-efficient houses and commercial buildings as well as alternative energy technologies including solar and wind generation with hydrogen vehicle fueling centers that would help Ranson Green to reach it's environmental goals.



PATRIOT OUTREACH

Patriot Outreach is a grass roots Warrior organization founded in 2006 by COL Antonio P. Monaco, AUS. In 2008, COL Jack Shafferman, AUS joined COL Monaco.

While still on active duty they began working with Warriors and their Families who suffered from Post Traumatic Stress Disorder (PTSD), phantom pain, drug and alcohol abuse.

They were alarmed by how many individuals contemplated or attempted suicide. As a result they developed a plan to provide integrated, support services that could prepare individuals and their families for the stress associated with conflict, coping with multiple stressors, including physical and psychological injuries. Patriot Outreach expanded its mission to support DoD Civilians, Battlefield Contractors and First Responders suffering with the same symptoms in 2011.

Combating suicide and getting help to our Warriors is critical. The signature resource is a CD titled: Coping Strategies, for Warriors, Veterans and Family Members. The CD provides a simple, effective, non intrusive support, and was designed to bridge the gap between those who seek help and the silent majority who avoid the stigma. Over 161,000 copies and downloads have been distributed.

The good news is that thousands have been helped. The success of the program is a matter of record and the testimonials speak for themselves:

"Thank you, it saved my Life!"
SGT. U.S. Marine Corps, Home bound Quadriplegic

"This is a wonderful resource!"
Addiction Therapist VA Clinic

"I am a more resilient chaplain."
Chaplain LTC, U.S. Army, Southern Baptist Church



www.PatriotOutreach.org



THE MISSION

The RansonGreen and Patriot Outreach Communities USA | **RGPO** is a 501(c)3 non profit organization to provide housing and care in a calm and tranquil environment for combat veterans, retired military personnel, first responders and their families.

In a collaborative effort between RansonGreen Community Development Foundation and Patriot Outreach, **RGPO** will provide a state- of- art facility for retirees and members of the general public.

A medical center will be built to service the needs of the veterans and retirees with the latest medical equipment, treatments, and services.

Job creation will be aided by the establishment of manufacturing facilities that will provide many of the materials used to construct **RGPO** with focus on green materials and devices for use throughout the country.

One or more educational institutions will be established on the property that will focus on providing in-demand job skills for the community as a whole and for those with disabilities.

Finally the RansonGreen community of commercial, hospitality, services and housing development will be built using the latest technology to provide a barrier free environment designed to maximize sustainability by minimizing demand by the use of the latest green design, materials, and appliances. In addition the latest in energy monitoring, smart utilization and alternative power generation will complete this initiative.

Acquisition & Development

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RansonGreen and Patriot Outreach Communities, USA will be built on approximately 2000 contiguous acres of land that has been annexed into the town of Ranson, WV which is located adjacent to Charles Town, the county seat of historical Jefferson county and within 35 miles from Dulles international Airport.

THE LAND DEVELOPMENT

At full build out this land will accommodate approximately 20,000 residences and four and a half million square feet of commercial, service, hospitality and office space.

The objective is to build efficient structures using leading edge design and materials to maximize energy use.

Buildings to be as much as 90% efficient without a substantial increase in cost by utilizing passive and active alternative energy design. Highly automated electrical monitoring and infrastructure control will further reduce energy usage.

Phase One of the **RGPO** project covers 225 acres surrounding a central lake with variety of residential units, commercial uses, a 500 room extended stay hotel and conference center, a medical center that serves both Patriot Outreach and the general population and an amphitheater for the performing arts.

The design and layout of the city will be the responsibility of world-renown architect Douglas N. Carter principal of Davis Carter Scott, located in Tyson's Corner Virginia.



Patriot Outreach has initiated the development of a nation-wide series of Patriot Outreach Centers with the Mission to broaden our perspective of the well-being of our Warriors and their Families and to provide the services required to help the Warriors develop Peace of Mind.

PATRIOT OUTREACH CENTERS

The centers will be conveniently located near existing VA Hospitals in order to leverage the resources of Patriot Outreach and the Veterans Administration.

RGPO will be the template for all future centers. The centers will provide the Veterans with fundamental resources outlined in the Patriot Outreach 5-Star Program: Housing, Nutrition, Education, Employment, and Peace of Mind.

Located in stainable communities the Centers are mixed use projects that will provide our Warriors with the following facilities:

- *Single/multi-family independent living*
- *Assisted living, including skilled nursing*
- *State-of-the-Art Brain Healthcare*
- *Educational and employment opportunities*
- *Community activity center*
- *Fitness and sports facilities*
- *Rehabilitation and therapy for persons with prosthetic appliances*
- *Inter-generational space for Seniors to tutor and mentor school Age Children*
- *Retail, commercial and professional space for personal and medical services.*



concept images

Great deal of thought and planning has gone into our medical center since it will serve both the veteran and general populations. This provides **RGPO** the ability to share space, equipment, and staffing in a way that allows us to save considerable expense by sharing resources.

THE MEDICAL CENTER

In addition, there is a natural common need for specialized medical services for wounded veterans and retirees, networked with a state-of-art confidential medical records system that will maximize the quality of healthcare.

Following is a list of proposed medical facilities or clinics:

- Pharmacy
- Wellness Clinic
- Urgent Care Clinic
- Orthopedics Clinic
- Physical Therapy Clinic
- Surgery Center
- Neurology Clinic
- Mental Health/Psychology Clinic
- Primary Care and Internal Medicine

The surgery center will focus on minimally invasive procedures that in many cases can be aided by the use of robotic device methodology such as the remotely controlled Da Vinci System, CybeKnife, and Mako Rio resulting in much faster recovery times and better final results.

