



**CULTIVATING COMMUNITY AT THE LAST RESORT**







# Planting the Seed...

For nearly a half century, David Lee Hoffman has connected the world community to creative approaches for living sustainably. As an expert in traditional Asian tea culture and the history surrounding the art of tea, David created **THE LAST RESORT**, an architectural site now recognized for its significance to the Northern California Back-to-the-land Movement. The Last Resort is a "village" of buildings, gardens and watercourses whose evolution has bridged environmental experimentation and insight from many cultures. At the heart of the compound is a bio-managed, near closed-loop carbon system that gently inspires environmentalism.

In 2018, **THE LAGUNITAS PROJECT**'s Board of Trustees incorporated as a 501 (c) 3 public benefit non-profit organization to preserve The Last Resort by promoting the arts, architectures, traditional cultures, and innovations that spark creative solutions to environmental challenges.

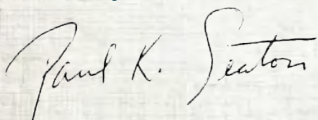
Over the last decade, thousands of dollars have been spent defending the pioneering innovation and cultural importance of The Last Resort as a showcase for living sustainably. In 2015, the Marin County Court appointed a Receiver to resolve an acceptable remediation plan, which will include a code-compliant, on-site wastewater treatment system. **However without your pledge of financial support, the property will be sold.**

In anticipation of The Last Resort's 50th anniversary in 2023, The Lagunitas Project, with the endorsement of the Sierra Club and our supporters, request your financial pledge to preserve THE LAST RESORT. During this critical "All Hands On Deck" phase, please consider a sustainable future and help save THE LAST RESORT as an environmental legacy for the community.

I look forward to answering your questions or scheduling a meeting with one of our board members.  
**Please make your pledge to save THE LAST RESORT before it is too late** by calling me at 415-302-2860.

On behalf of The Lagunitas Project's Board of Trustees, thank you.

Sincerely,



Paul K. Seaton,  
Executive Director



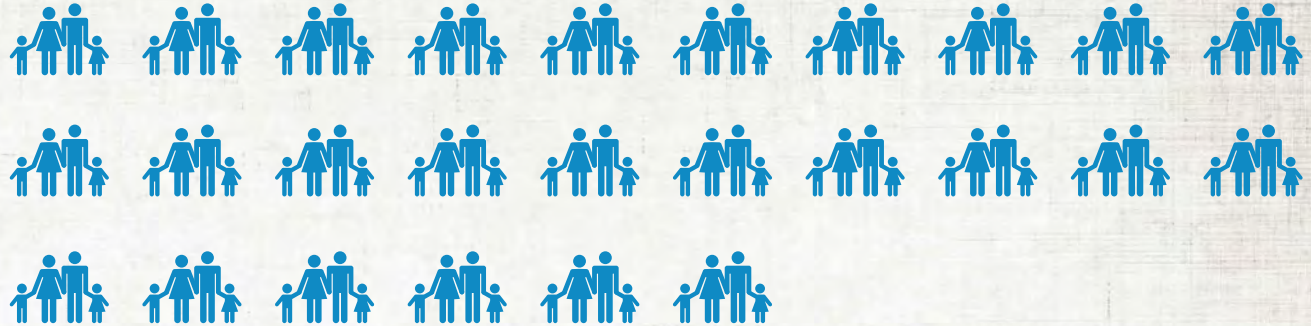
THE LAGUNITAS PROJECT  
a public benefit 501 (c) 3 non-profit organization

THELAGUNITASPROJECT@GMAIL.COM — WWW.THELAGUNITASPROJECT.ORG



## To Cultivate Community

Our goal is to provide a community of 245,543 from 26 local towns with ...



...one of the top ten cultural and environmental facilities in Marin County

we aspire to engage ...

# 30

We intend to create a **Community Outreach Program** that includes a **Family Garden Program**, and **Plant it Forward** food donations.



**700 local students**

to participate in our youth programs annually

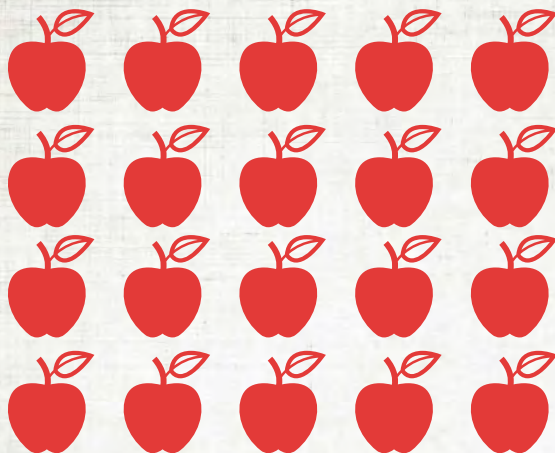
### Community and Civic Partnerships including

Sierra Club of Marin  
Marin Community Foundation  
Marin Conservation League  
The Hobson/Lucas Family Foundation  
Marin Audubon Society  
Marin Agricultural Land Trust  
Good Earth  
Lions Club of Corte Madera  
First Federal Savings and Loan of San Rafael



**1,000 meals donated**

through Plant it Forward  
donations by 2024



**SUPPORT**

**4**

**annual artists  
residencies**

**30**

**active corporate &  
business partners**

**HOST**

**24**

**private events  
annually  
including:  
workshops,  
demonstrations,  
and exhibits**

**30 volunteers**

who donate over 1,165  
hours of service each year



## **Our Vision**

To maintain and preserve  
The Last Resort through  
fiscal stewardship;

Establish the David Lee  
Hoffman Center for  
Sustainable Living;

Present Arts, Architecture,  
Cultural and Environmental  
Programming for Children,  
Youth and Adults;

Support a Global Artist  
Residency and Lab for  
Discovering Scalable  
Solutions to Environmental  
Problems;

Grow Social Awareness for  
Clean Technology Through  
Diverse Individual, Group  
and Community  
Partnerships;

Work with Organizations to  
Promote and Integrate Eco-  
Restorative Systems in  
Construction Standards.



# Phase One

## The Last Resort

### \$1.2 million

Since 1973, David Lee Hoffman has engineered a compound of thirty-seven environmentally sustainable structures from reclaimed stainless steel, granite cobblestones, and lumber milled on his property, including artifacts gleaned from his ten-year sojourn in Asia. As an expert in tea culture and the history surrounding the art of tea, Mr. Hoffman's compound is a cultural and architectural site of enormous significance and cultural contribution. In celebration of "waste is not waste until it's wasted," the solar-powered Shower Tower, Tibetan-style Lhakhang, Tea House with storm water moat, and Pu-erh Tea Cave, showcase a sampling of David's inimitable legacy. The Last Resort is now regarded as culturally and historically significant by thousands of supporters, including Sym Van der Ryn, retired California State Architect, and Jo Farb Hernandez, Executive Director, Saving and Preserving Arts and Cultural Environment (SPACES).

Approximately 2 acres of gardens, walkways, and watercourses underpin the nexus of 37 sustainably built structures that comprise life at The Last Resort. Phase I will insure the property is transferred to the community.









## THE LAST RESORT

assimilates both natural methods from the past with modern know-how to create a living system that effectively demonstrates a nearly closed-loop cycle for waste treatment and food production in a thriving, non-polluting healthy environment. This is an extraordinarily powerful and unique working platform from which, we believe, many individuals and land-use designers can inspire future generations.





## THE LAGUNITAS PROJECT

seeks to ensure community access, demonstrate best practices and inspire equity, through relationship building with individuals and organizations who advocate for the arts and the highest possible environmental standards.







## WHAT COULD BE LOST?

A 47 year legacy for growing high-grade organic food using a healthy bio-managed vermiculture, composting and gray water system will be lost. Also at stake are 37 structures that the Marin County Architectural Commission has cited as culturally and architecturally significant.

Please consider the positive impact of The Last Resort on the Northern California community and make a significant financial pledge in support of drawing down the carbon footprint and allowing this historic property to continue serving as an environmental resource and local historic, cultural and architectural icon for the Back-to-the-land Movement. Please view A.J. Marson's two-minute video here: <https://vimeo.com/435883099>, password =TLR.

Your pledge will help TLP to purchase The Last Resort and remediate the buildings to State Historical Building Code.

The fork in the road is at hand. Please help TLP demonstrate our community support with your significant pledge to save The Last Resort.



*"Arts and culture have always been a part of important movements for change, and environmental sustainability is no exception. Increasing numbers of artists and arts organizations are engaging with environmental issues, and a growing number of arts funders are thinking about and seeing this kind of work as both artistically valid and socially relevant." — Alexis Frasz*



# Phase Two Community Place-Making

## \$3 million

The Last Resort comprises 37 architecturally significant structures, totaling nearly 10,239 square feet. The envisioned compound has received tacit approval from the development agency for hosting small workshops and will include artist and founder residencies, organic vegetable gardens, orchards, studios, library, meeting rooms, galleries and offices.

Additionally, a green house, solar fermentation room and other structures currently on-hold will be completed. All retroactive permits for existing structures will be filed to meet State Historical Building Codes with additional California Building Code to meet safety and ADA compliance for shared public access for community spaces and pathways.

### Torrey-Scott House

The Torrey-Scott House will integrate a Welcome Center with a visitor-friendly lobby, educational displays and exhibits. The Torrey-Scott House will also include The Lagunitas Project office, an environmental research and arts library, artist residency, studio, meeting rooms, kitchen and bathroom with an integrated experimental vermiculture-based compostable water system.

### Studios and Workshops

Studios and workshops located throughout the property will allow artists opportunities to pursue intensive environmental study and focus in an atmosphere that celebrates nature and creativity. The residency program will encourage artists to explore their ideas and work within the context of environmental sustainability and be awarded based upon project thesis.



### Lhakhang and Tea House

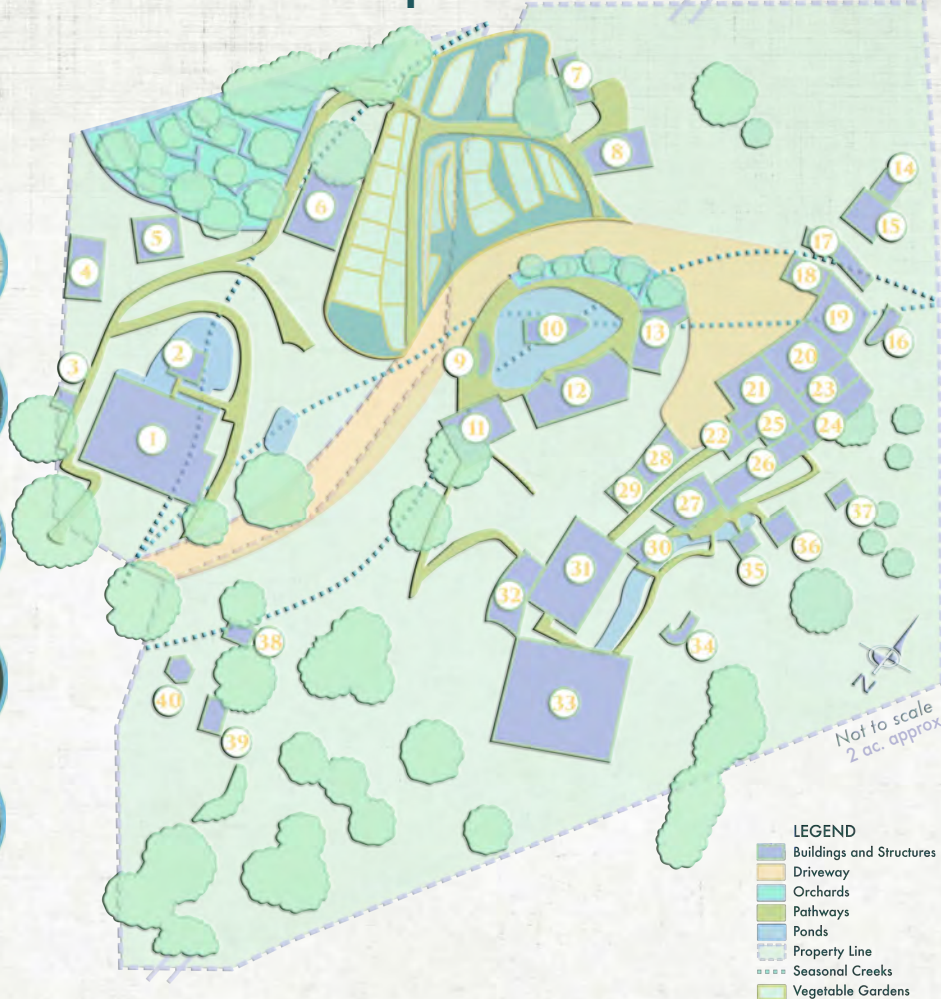
Overlooking The Last Resort, the *Lhakhang* (sacred prayer room) and Tea House will provide visitors an opportunity to sit silently and to experience tea culture within the traditional type of surroundings one might find on an excursion to Asia. Visitors will be able to have a birds-eye view of the gardens and facility while sipping traditionally prepared teas. The Tea House will be available to reserve for select community events.

### Pathways, Terraces, and Gardens

The gardens provide year-round sustenance for TLR residents and rely on sustainable farming methods that incorporate composting and water conservation techniques. The gardens will be available for community farming with designated areas for intensive hands-on workshops. Surplus food will be made available for community meals through non-profit partner organizations. All pathways, terraces gardens and common areas will incorporate ADA compliant access with handrails, as needed.



## The Last Resort Sitemap



1. Torrey-Scott House
2. Le Petit Pissoir
3. Recycling Shed
4. Pu-erh Godown
5. Catering Tent
6. Tractor Shed/Green House
7. Garden Shed
8. Chicken Coop

9. Bread Oven
10. Titanic II
11. Pump House and Showers
12. Summer Kitchen
13. Liu-an Room
14. Cabin
15. Solar Fermentation Room
16. Main Cave

17. Secret Pu-erh Storage Room
18. Tea Godown and Belltower
19. Tea Room
20. North Garage
21. South Garage
22. Yomami
23. Shed
24. Shed

25. Shed
26. Storage
27. Le Grande Pissoir
28. The Tunnel
29. Wood Shed
30. Cave Two
31. Tea House
32. Wood Shop, Metal Shop, Art Studios

33. Main House and Office
34. Fire Pit and Shelves
35. Solar Power Shower Tower
36. Wood Shed
37. Tool Shed (temp)
38. Trailer (temp)
39. Shipping Container
40. Tree Umbrella—Blacksmithery



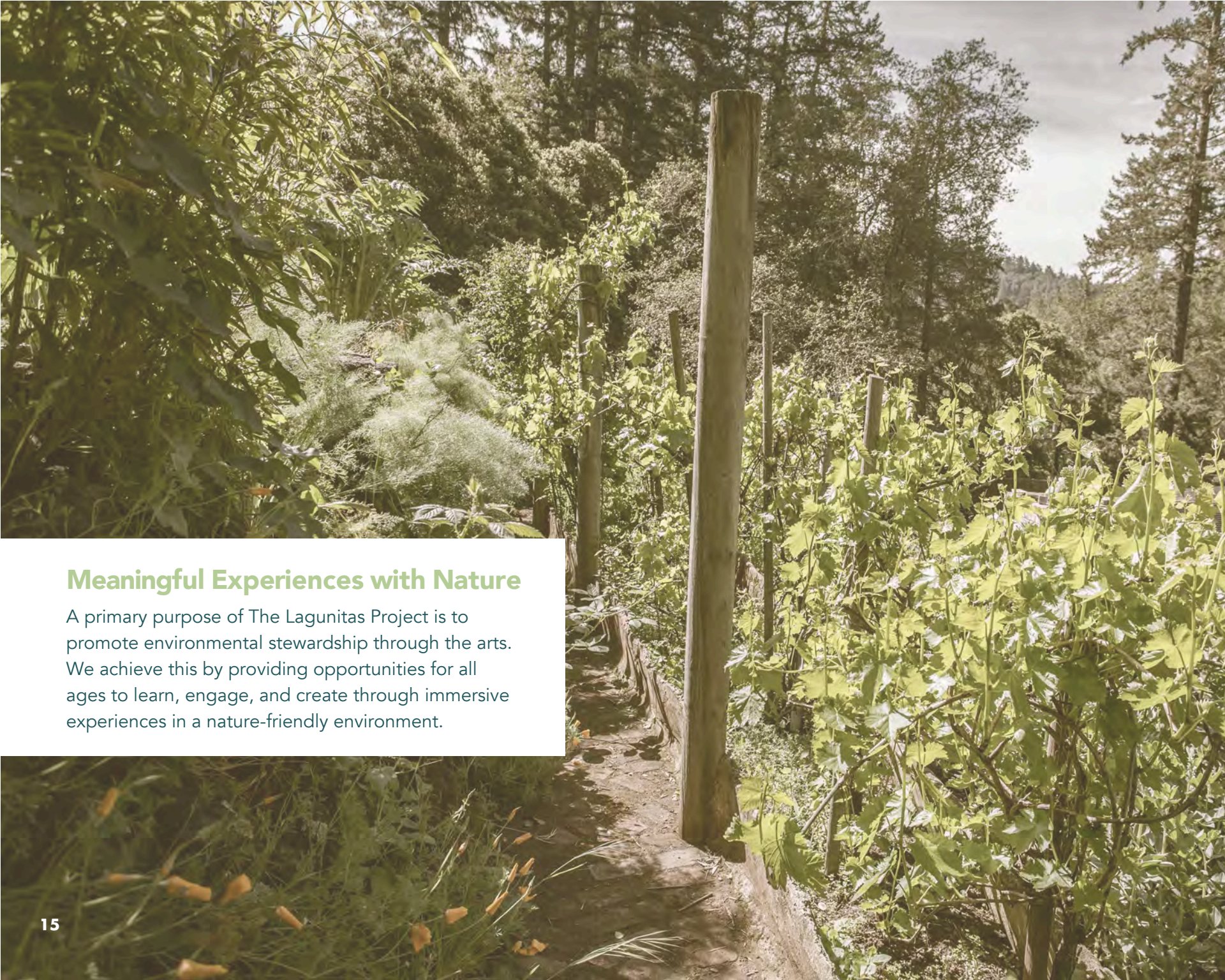
# Our Community Need

## Rebooting Environmental Sustainability and Tolerance in Marin

Local residents struggle to find a unique outdoor gathering place that invites them to experience environmental sustainability in quiet solitude. The need for an "environmental lab" to express our concern and culture as a community is a vital component towards ensuring Marin County remains a leader for environmental tolerance in Northern California. The Last Resort provides a unique platform for developing community connections to art and environmental sustainability, through its legacy of gardens, buildings and tolerance for biodiversity.







## Meaningful Experiences with Nature

A primary purpose of The Lagunitas Project is to promote environmental stewardship through the arts. We achieve this by providing opportunities for all ages to learn, engage, and create through immersive experiences in a nature-friendly environment.



## Environmental Stewardship and Conservation

Your support also helps us steward water and soil conservation by funding:

- A) *Engineering plans, permits, testing and annual inspections that make compliant existing storm water, grey water, black water and integrated vermiculture systems*
- B) *Installation of hand-railings and fall protection around holding ponds and pathways.*
- C) *Installation of compliant back-up water filtration system*

Your contribution helps The Lagunitas Project establish a unique milestone for the Marin County community. By funding the completion of the first local code-compliant, bio-managed sustainable water system, your support creates opportunities to grow environmental awareness and the integral role water conservation, soil regeneration and food security has in drawing down climate change.







## Community Benefits

Growing The Last Resort will benefit the Marin County and the Northern California community in many ways:

- Accommodate Northern California visitors with access to explore life in a near closed-loop compound of sustainable and architecturally significant buildings.
- Be one of the top ten experiential and educational resources for area students and visitors of all ages in Marin County.
- Create opportunities for local individuals, artists and organizations to share research, exhibit and inspire others to activate environmental awareness in the community.
- Offer an "alive" year-round arts residency program with a focus on environmental arts – unique in Marin County.
- Solidify The Last Resort as a Northern California destination for environmental sustainability and the Arts.
- Opens dedicated space for community garden, Plant It Forward donations, events and workshops within an environment recognized by The Sierra Club as being an "outstanding example of regenerative design".
- Provides an outdoor arts, gallery, environmental venue and community gathering space in West Marin.
- Will model a code-compliant integrated bio-managed water and soil system to inspire visitors and challenge future generations to scale.



## Donor Recognition Opportunities

**\$1,500,000**

Tea House

**\$1,000,000**

Main House

**\$100,000**

Le Grand Pissoir

Le Petit Pissoir

Tea Cave

Solar Power Shower Tower

Tea Godown & Bell Tower

Green House

Solar Fermentation Room

**\$75,000**

Worm Palace

- Vermiculture System

Arts & Environment

Research Library

Classrooms & Studios

**\$50,000**

Gardens, Pathways, Stairs,  
Watercourses, and Terraces

We look forward to working with our donors to recognize their unique contributions through signage, maps, gardens, website, and campaign literature.

*Special thanks to Super Organism of Northern California for initial support as the fiscal sponsor of The Lagunitas Project.*

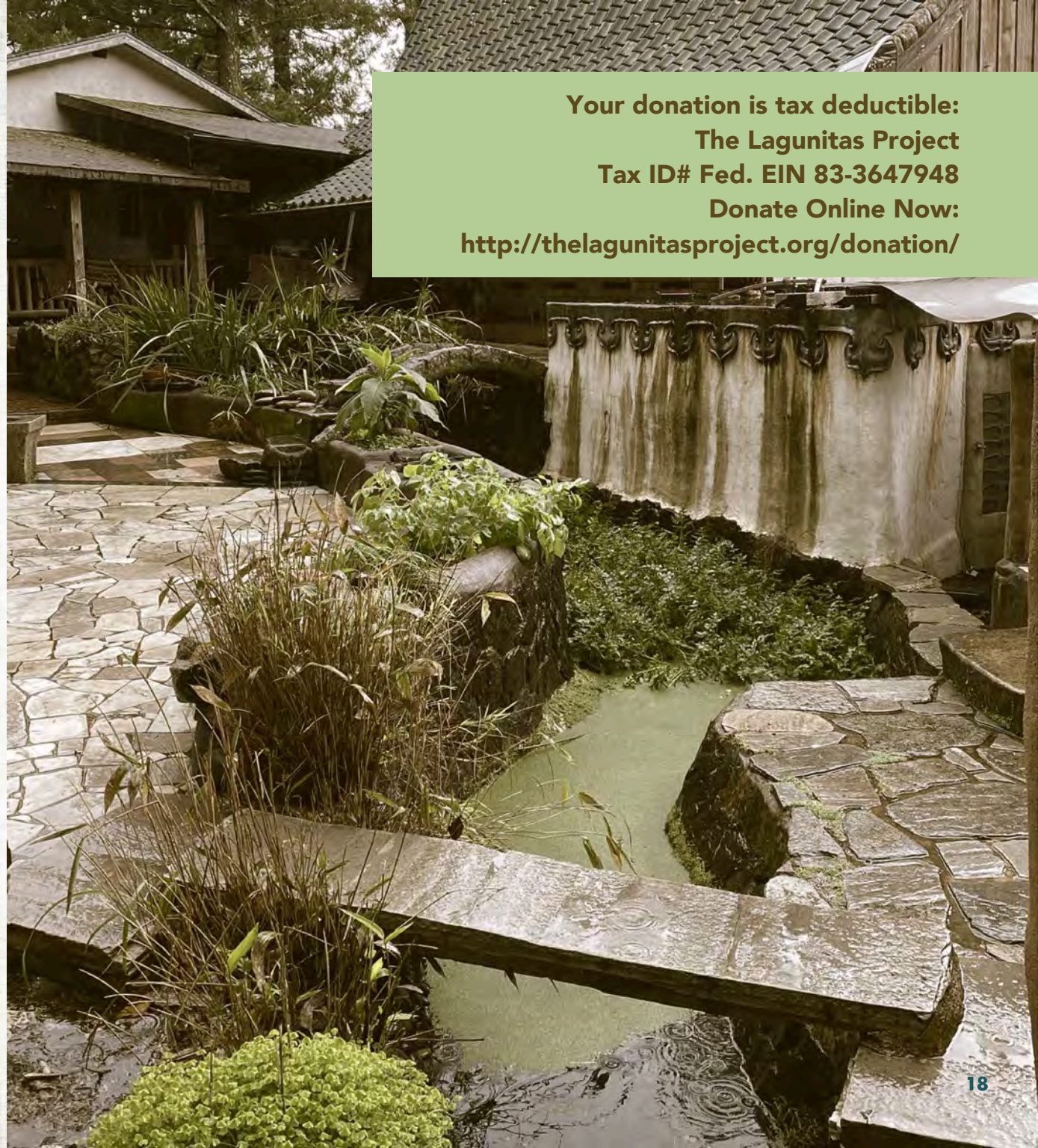
Your donation is tax deductible:

The Lagunitas Project

Tax ID# Fed. EIN 83-3647948

Donate Online Now:

<http://thelagunitasproject.org/donation/>







*The Last Resort is a communal project for " . . . creating a sustainable organic eco-system that feeds people, nourishes the environment and has a minimal carbon footprint without any use of petro-chemicals . . . If I could also make it beautiful, then so much the better."*

*— David Lee Hoffman*

**We've Planted a Seed. We Invite You to Join Us in Cultivating Community.**

**TAKE ROOT. GROW. FLOURISH.**

**—>Donate Now<—**

**Thank you.**





THE LAGUNITAS PROJECT

[WWW.THELAGUNITASPROJECT.ORG](http://WWW.THELAGUNITASPROJECT.ORG)

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