



**Plan for Phase One  
Westview Launch  
Weatherford, Oklahoma**

**A Report for the  
Friends of Westview**

February 2024

Dr. Ron Bruner  
Executive Director

## **Plan for Phase One Westview Launch**

Across the United States, there has long been a need for independent living assistance for young adults aging out of care provided by private and governmental agencies. This need for robust independent living opportunities far outstrips the capacity to serve this vulnerable population.

Because of our increasing awareness of the lack of sustainable resources, Westview began providing independent living services to young men in its care in 2010. Since then, the Westview team has learned much about the needs of young men at this stage of life and how to better empower them for sustainable, productive lives. Our experience has shown these independent experiences to be an affordable and effective way to continue to advance the trajectory of young men's lives. Although our 1,500-acre ranch in Harmon County is a healthy context for young men in our residential care, a broader range of resources is required for independent living. A larger and more diverse job market, technical schools, and collegiate opportunities top this list of requirements.

Our revised and updated approach to independent living, Westview Launch, will provide space and resources for young men 18 to 24 years of age who have aged out of foster care. Our independent living neighborhood is positioned to provide access to appropriate vocational, technical, and collegiate learning experiences and a large job market.

### **Launch Location**

After considering several locations in urban and rural Oklahoma, the Westview board of directors decided to locate Launch in Weatherford, Oklahoma. Weatherford covers a compact area of seven square miles but has numerous resources available. With dozens of restaurants, a plethora of stores, and a university, there are abundant job opportunities. Quality collegiate education is available and affordable at Southwestern Oklahoma State University. There are also nearby vocational and technical training to which our team and volunteers can provide transportation. Additionally, the community has many years of experience with young adults that empower it to accommodate the needs of those we serve. Westview has purchased 6.74 acres of land in Weatherford to build the necessary neighborhood (see Figure One – Satellite View of Weatherford, page 4).

### **Launch Description**

Launch is a synthesis of Westview's experience with independent living services combined with wisdom we have gained from Presbyterian Children's Home of Amarillo and Baptist Boy's Ranch Town in Edmond. On-site mentors will supervise the neighborhood and oversee the administration of a broad range of professional services, including:

- Independent living space for young men in our carefully-designed neighborhood
- A private room in a home that each young man shares with three other young men
- Life skills, helping young men discover physical, mental, and spiritual health
- Career assessment and counseling
- Assistance with obtaining funding for collegiate education or vocational training

- Therapeutic counseling with residents
- Life coaching with residents

### **Site for Launch**

The Westview administration sees the need for at least three phases of development. Phase One establishes our first neighborhood, Phase Two adds a second cul-de-sac, and Phase Three proposes a space for nonprofits serving at-risk communities (see Figure Two – Westview Launch – Three Phases, page 5). The necessary zoning change from R-1 to C-1 was completed in the process of buying the land.

### **Phase One**

After careful consideration of several potential plans to develop the site, the administration and board of directors chose the Phase One Site Plat plan presented on page 6 (Figure Three). Our surveyors and engineers have prepared a plat for the land and developed the necessary drawings for the location and elevation of the structures involved. This work is in the Phase One budget. The board of directors broke ground on the project on July 21, 2023.

Phase One involves the construction of a neighborhood with five 2,000-square-foot “Modern Farmhouse” style homes, each with four bedrooms and two and one-half baths. The materials used on the façade (exterior veneers, garage door type, etc.) and the color of those materials will be varied to give each house an individualized look. Other variations in appearance will result from flipping the floor plan from right to left entry from house to house and varying the depth of the offset from the street. Three of the homes will house Launch residents; the fourth will be the home of the on-site mentors. The fifth home will serve as the Meeting House. With one man per bedroom, we will have an initial living space for twelve young men. The front and rear elevations of these homes are presented on page 7 (Figure Four); the floor plan is on page 8 (Figure Five).

A fifth home was not in the original plan but is now a part of our updated design as the neighborhood design solidifies: the Meeting House. The original plan involved using one of the front bedrooms of the mentor’s residence as an office. As we began to consider the need for the mentor to have time off and for relief and other social services personnel to have space, we recognized the need to create a designated space for neighborhood meetings and a guest room. The Meeting Place will also function as a place for Launch to serve other young people seeking an independent life but not needing a residence. The Meeting House will also provide space for our commissary for this neighborhood.

The acreage is essentially a flat pasture. We will convert it into an attractive neighborhood with lovely homes and extensive landscaping work, much of which will be trees. To maintain those plantings, we are digging a well to provide water for irrigation. This well should pay for itself within three years.

## **Funding of Launch**

The core of phase one—purchase of the land and construction of three homes—was budgeted at \$1,627,000. That portion of the work is fully funded. The Westview board of directors set aside \$400,000 from a gift from an estate to move forward with the project. A donor wishing to remain anonymous generously awarded Westview a \$1,227,000 grant to fund the remainder.

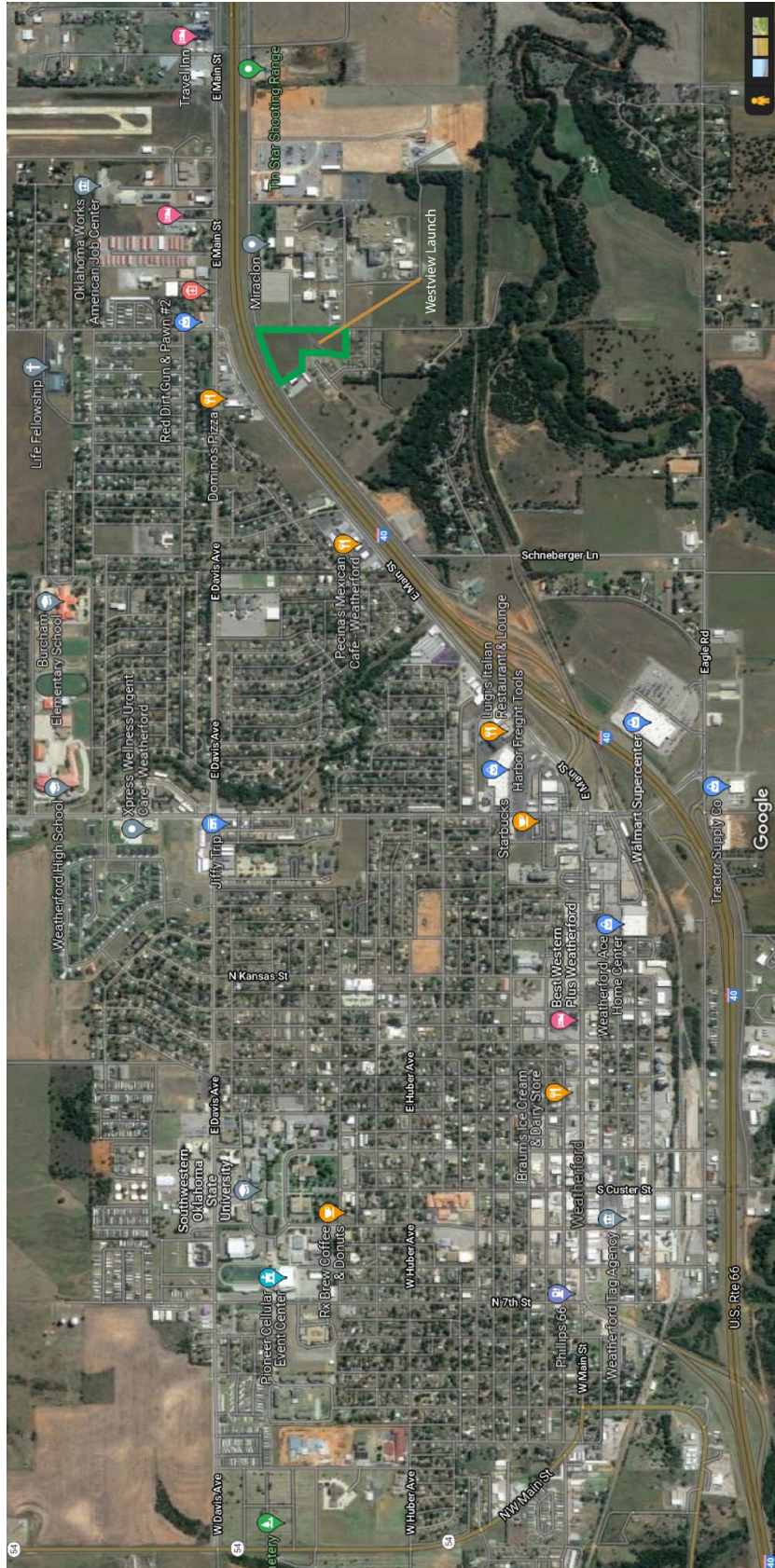
There are still opportunities for other donors to be involved. Westview is currently seeking funding for the following project items:

- The Meeting House: investment in constructing, equipping, and furnishing a 2,000-square-foot neighborhood space in our Weatherford neighborhood - \$320,000. We have a grant for the first \$100,000 of this structure. It will look much the same as the other homes in the neighborhood.
- House Five – To bring our resident capacity to twelve, Westview plans to build a fifth residence in the same style as the others. The cost to build this home is \$320,000
- Operating Funds – We have completed a matching grant to provide Launch resources for the first year. In the process, we have already begun to develop a new list of donors who are interested in supporting this work. Additionally, local church and business leaders in the Weatherford area are in the process of forming a group to raise funds for Launch locally. These moves avoid the need to divert revenues from the Westview Boys' Home ranch.

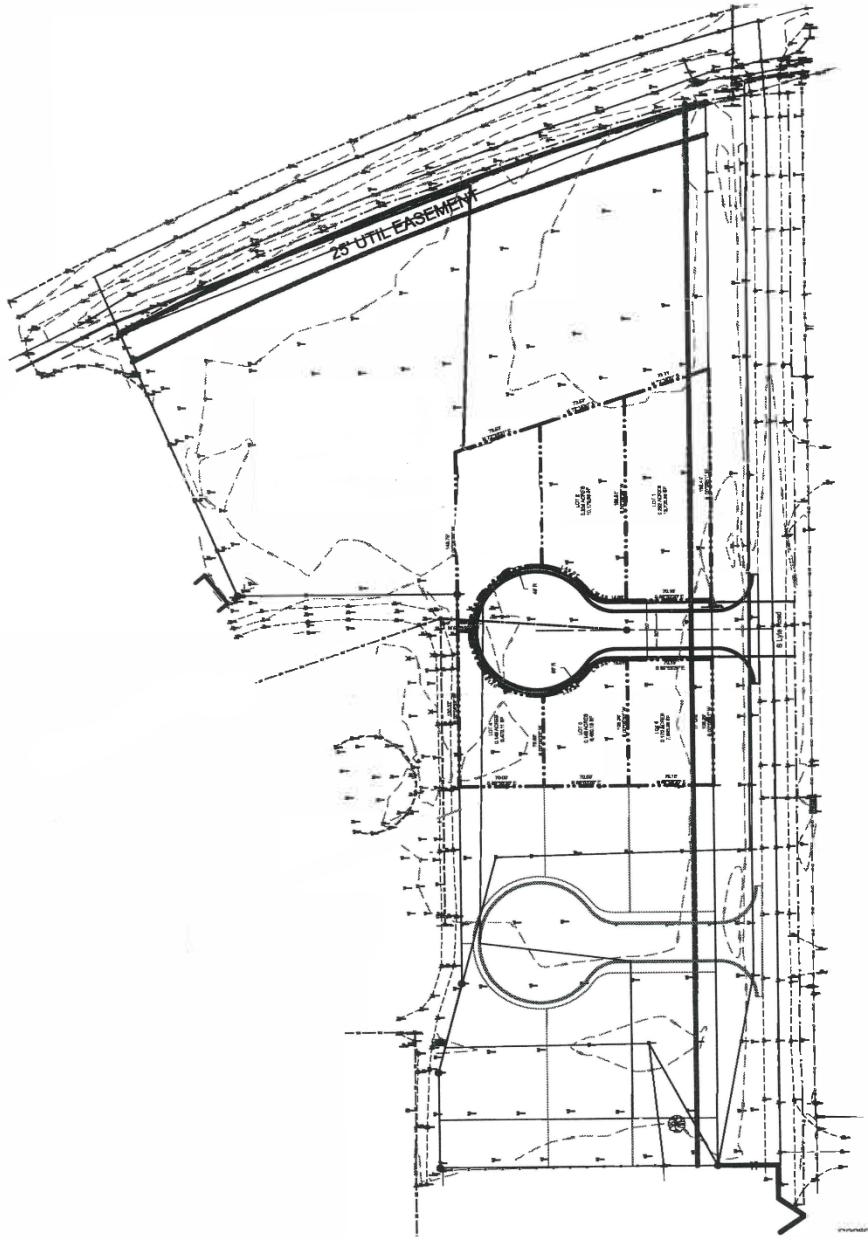
For further information, contact:

Dr. Ron Bruner, Executive Director  
Westview Boys' Home  
(580) 688-9281  
rbruner@wbh.email  
PO Box 553, Hollis, OK 73550

Figure One – Satellite View of Weatherford



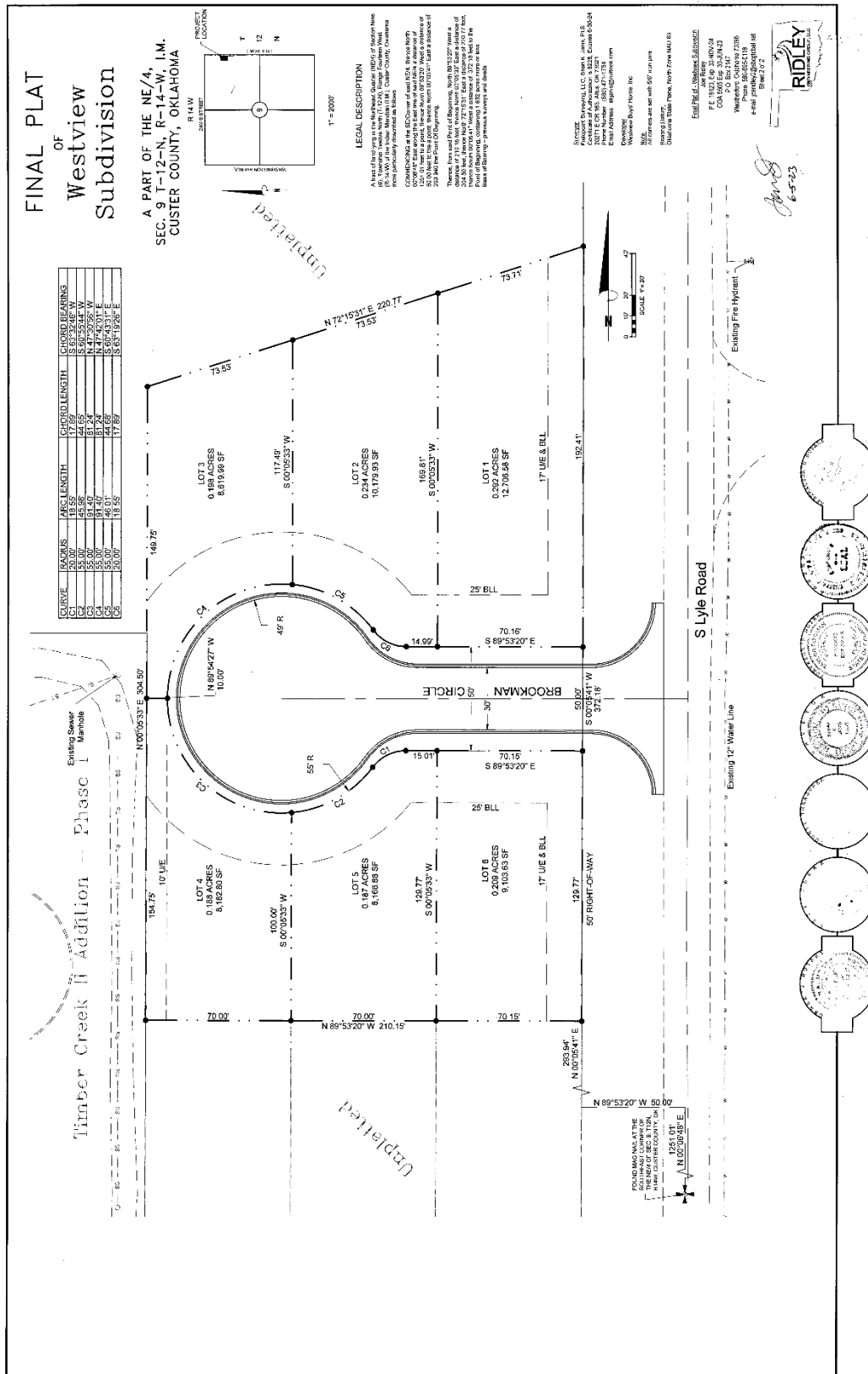
**Figure Two – Westview Launch – Three Phases**



Phase One establishes our first neighborhood (the cul-de-sac with a dark outline), Phase Two adds a second cul-de-sac (the cul-de-sac with a lighter outline), and Phase Three proposes a space for nonprofits serving at-risk communities along the frontage road. The necessary zoning change from R-1 to C-1 was completed in the process of buying the land. The Phase Two cul-de-sac will be moved several feet further south to enlarge lots 4-6 of Phase One.



### Figure Three – Phase One Site Plat



**Figure Four – Home Elevations**  
**Front Elevation of Homes**



**Rear Elevation of Homes**





**Figure Five – Floor Plan**

