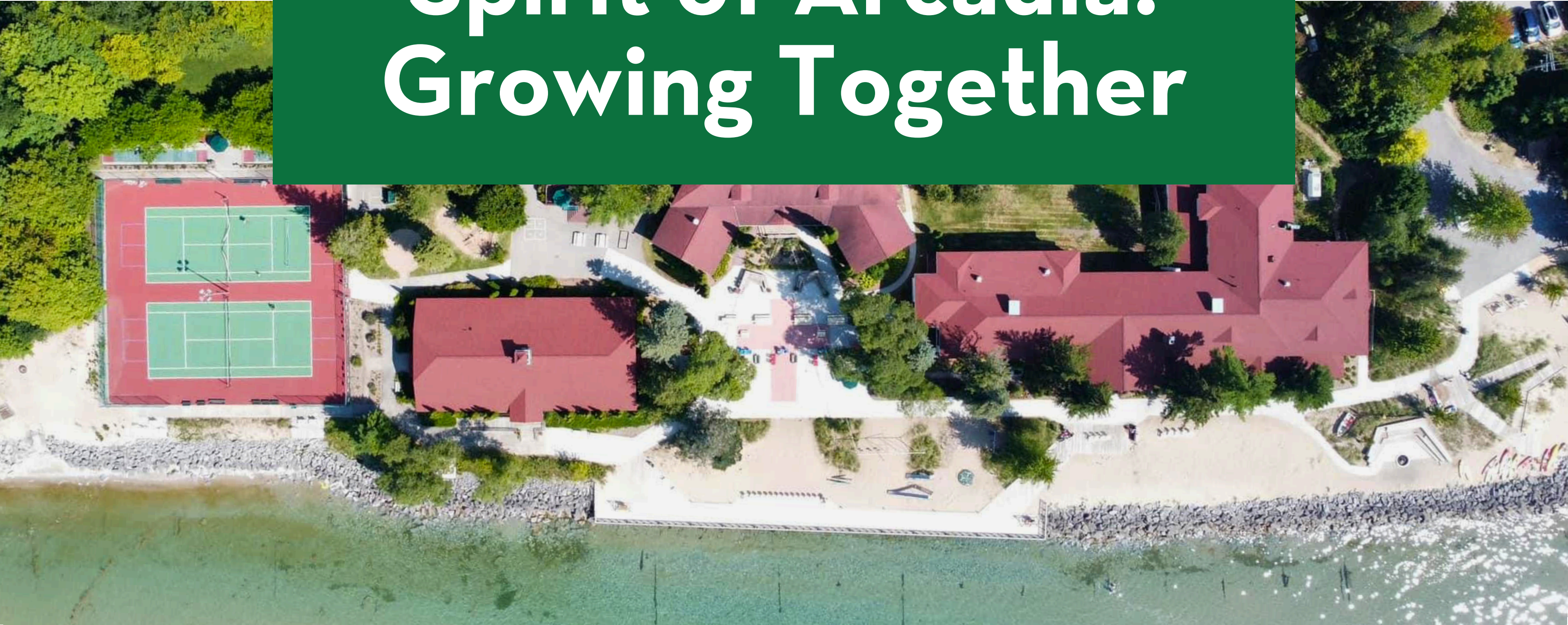


Spirit of Arcadia: Growing Together

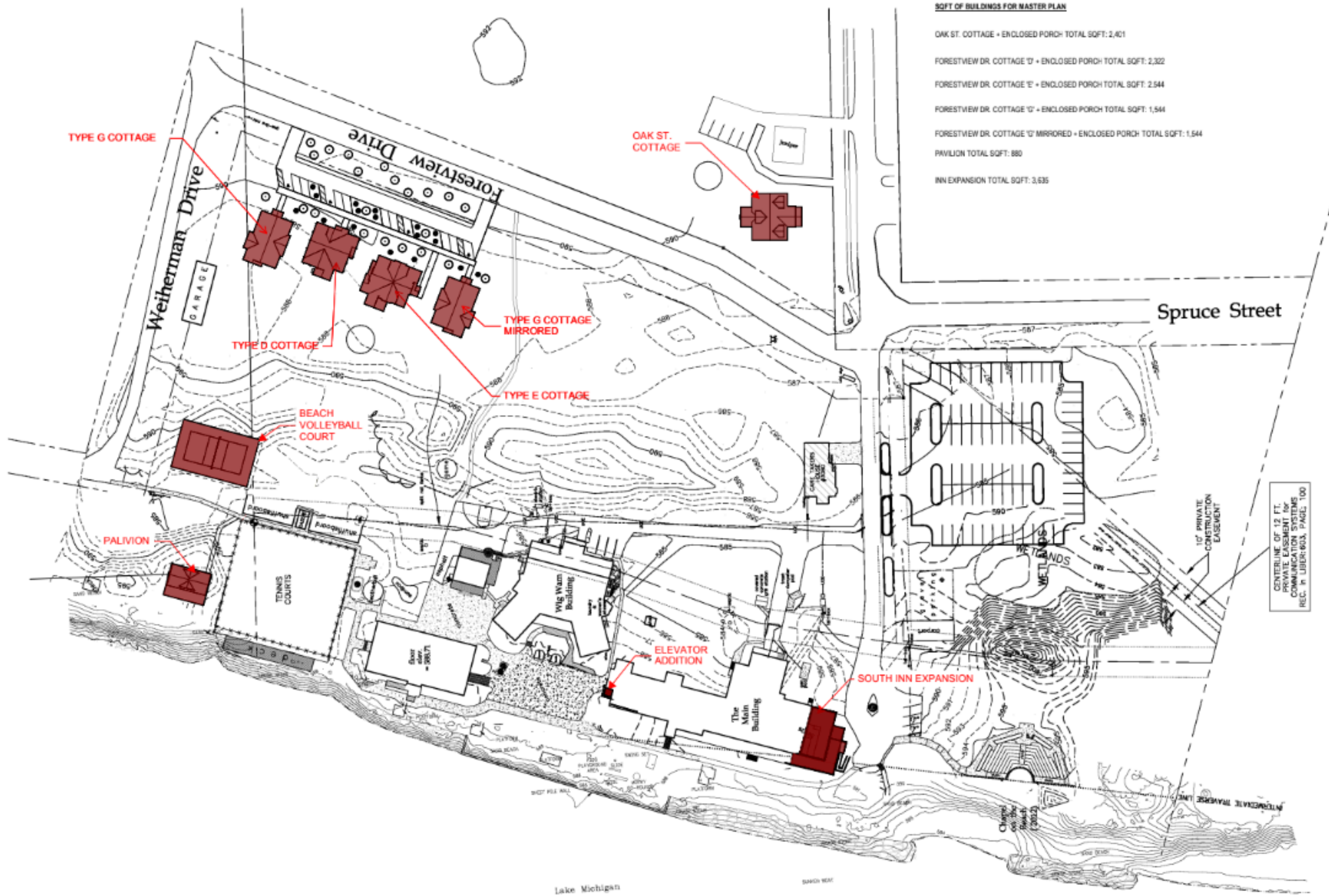




PROACTIVE PLANNING

The best organizations are always looking forward and assessing opportunities and challenges that lie ahead. Through research on best practices for Camp organizations, vacation trends, and guest feedback on the Camp experience, the LCA Board and staff have worked to create a Master Land Use and Facilities Plan, which is guiding capital improvements and development for the next several years. Funneled through Camp's revised vision, mission and values (rev. 2021 and available on our website), we believe that this plan makes the most of the ministry opportunities in front of us for the years to come.

Master Land Use and Facilities Plan



SQFT OF BUILDINGS FOR MASTER PLAN

- OAK ST. COTTAGE + ENCLOSED PORCH TOTAL SQFT: 2,401
- FORESTVIEW DR. COTTAGE 'D' + ENCLOSED PORCH TOTAL SQFT: 2,322
- FORESTVIEW DR. COTTAGE 'E' + ENCLOSED PORCH TOTAL SQFT: 2,544
- FORESTVIEW DR. COTTAGE 'G' + ENCLOSED PORCH TOTAL SQFT: 1,544
- FORESTVIEW DR. COTTAGE 'G' MIRRORRED + ENCLOSED PORCH TOTAL SQFT: 1,544
- PALIVION TOTAL SQFT: 880
- INN EXPANSION TOTAL SQFT: 3,635

CENTERLINE OF 12 FT.
PRIVATE EASEMENT FOR
COMMUNICATION SYSTEMS
REC. IN LIBER 603, PAGE: 100

Lake Michigan

Recreational Improvements



PAVILION

A pavilion would provide a shaded meeting space during hot, sunny days as well as rainy days. This space could be used during Teen Weeks for small group activities, for the Morning Youth Program during family weeks, for outdoor rainy-day activities, and for evening social gatherings away from the Inn.

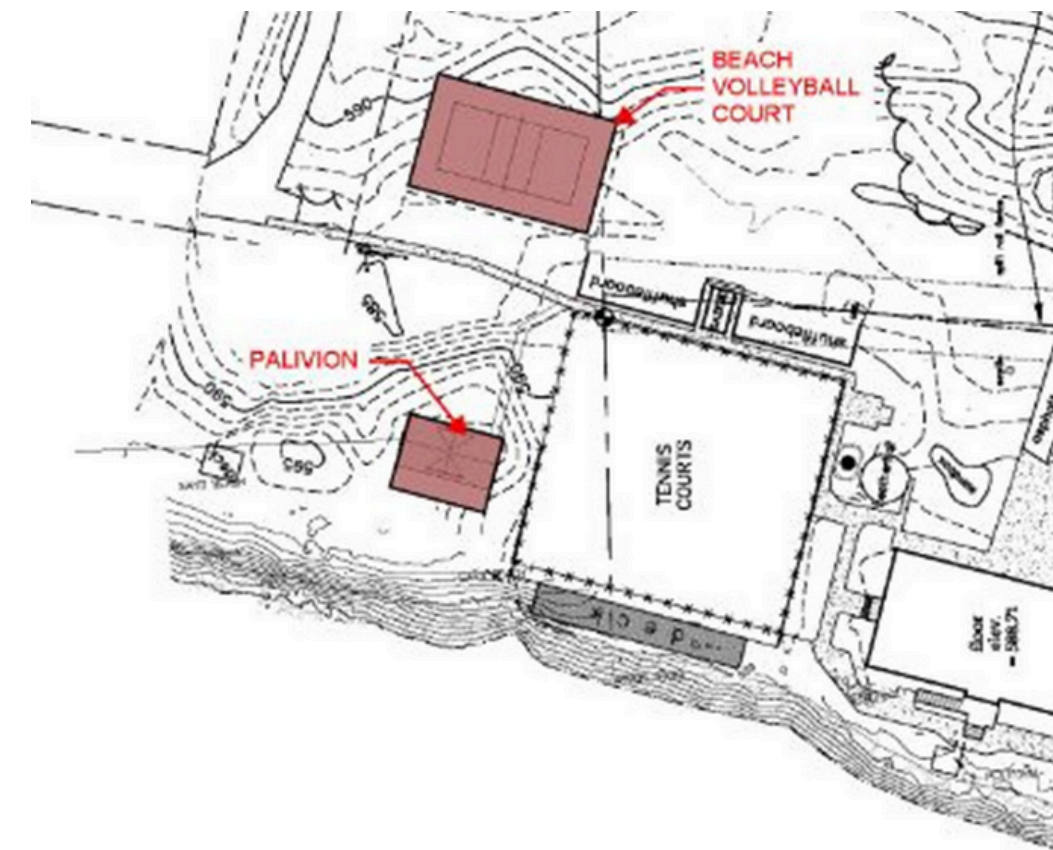
Located just North of the tennis courts, the pavilion would be furnished with picnic tables and Adirondack chairs and would accommodate approximately 50 people and have a universally accessible crushed limestone path connecting it to the sidewalk on the East side of the tennis courts. There will be electricity for low-level lighting.



SAND VOLLEYBALL COURT

With our abundance of sand and our volleyball-loving community, we know this space would create opportunities for pick-up games with family and friends - old and new!

This location was chosen after looking at several considerations, including grading, minimizing tree removal and cost.





LODGING IMPROVEMENTS

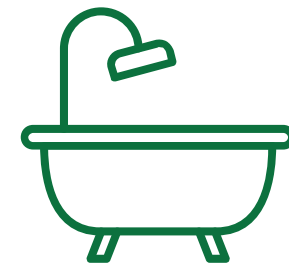
As we look toward Camp Arcadia's future lodging needs, we identified several key priorities:



**INCREASED
ACCESSIBILITY**



**MODEST INCREASE IN
CAPACITY**



**INCREASE IN
PRIVATE BATHROOMS**



**INCREASED MULTI-FAMILY /
MULTIGENERATIONAL HOUSING**



**MAINTAINING THE
CAMP ARCADIA EXPERIENCE**

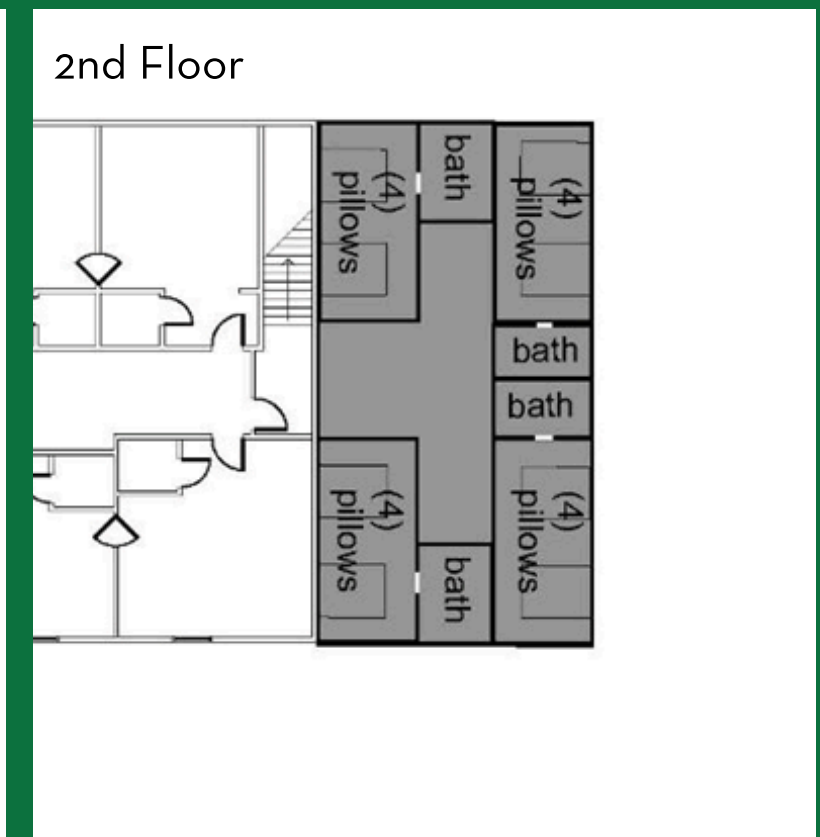
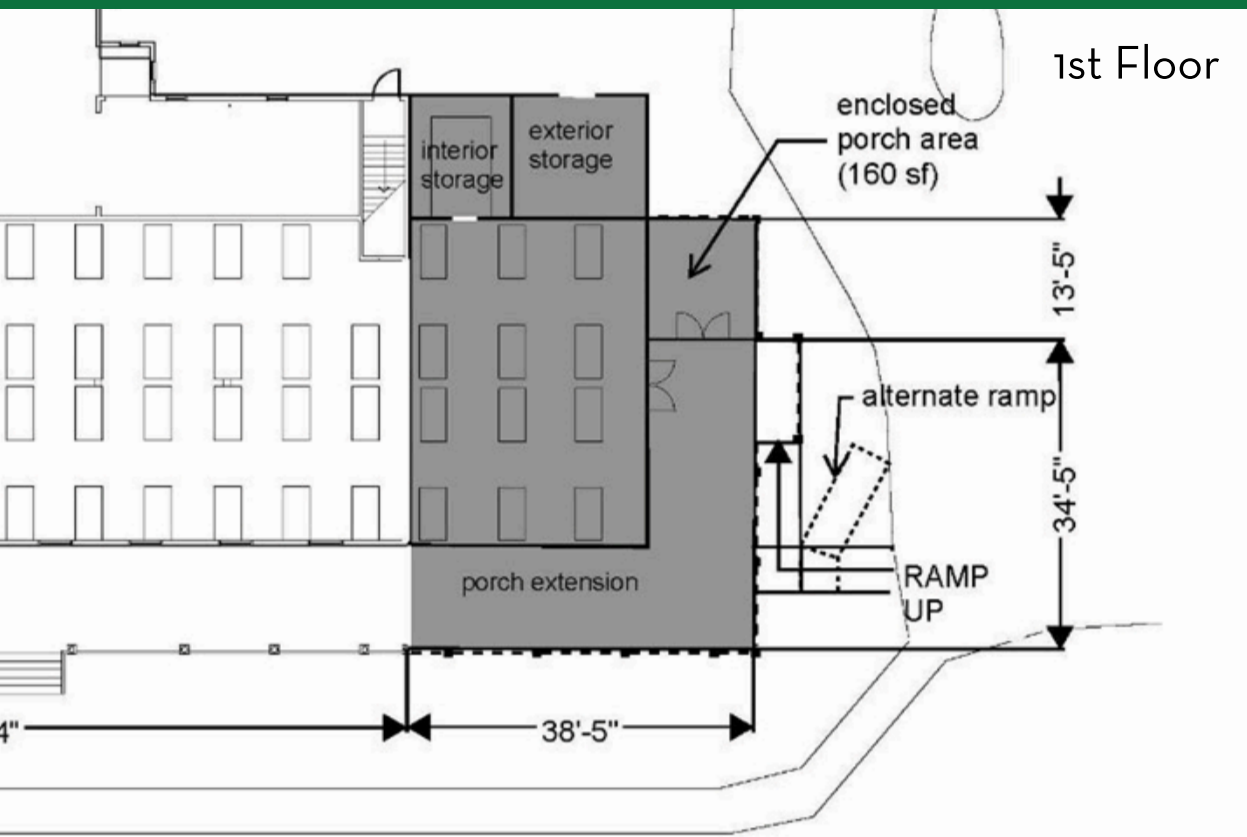


Inn Addition

In the 2018 Spirit of Arcadia campaign, there were plans for an addition to the Inn. Over the past several years, this vision has been refined (in no small part through guest feedback about the lack of desire to build an addition over the Turnaround). This addition will not encroach upon the Turnaround.

The Inn Addition Includes...

- Expanded Dining Room (increased capacity + flexibility for buffet logistics)
- Four “Traditional” Rooms with Private Bathrooms (2 Queen or 1 Queen + Bunk Bed); two of these rooms would have universally accessible bathrooms
- Front Porch Increase + Additional Enclosed Sun Porch
- Universally Accessible Ramp to Front Porch, Dining Room, Sunrooms





Elevator

We will also add an elevator to the North side of the Inn. By adding an elevator, we increase the number of rooms accessible to those who can't or would rather not take the stairs. With high and increasing demand for first-floor rooms/rooms with private baths, this would allow guests who need those accommodations to continue to come to Camp for as long as possible. After exploring various options, we decided on this location because it's most desirable for guests' usage during their stay at Camp and least disturbs the existing Inn structure.

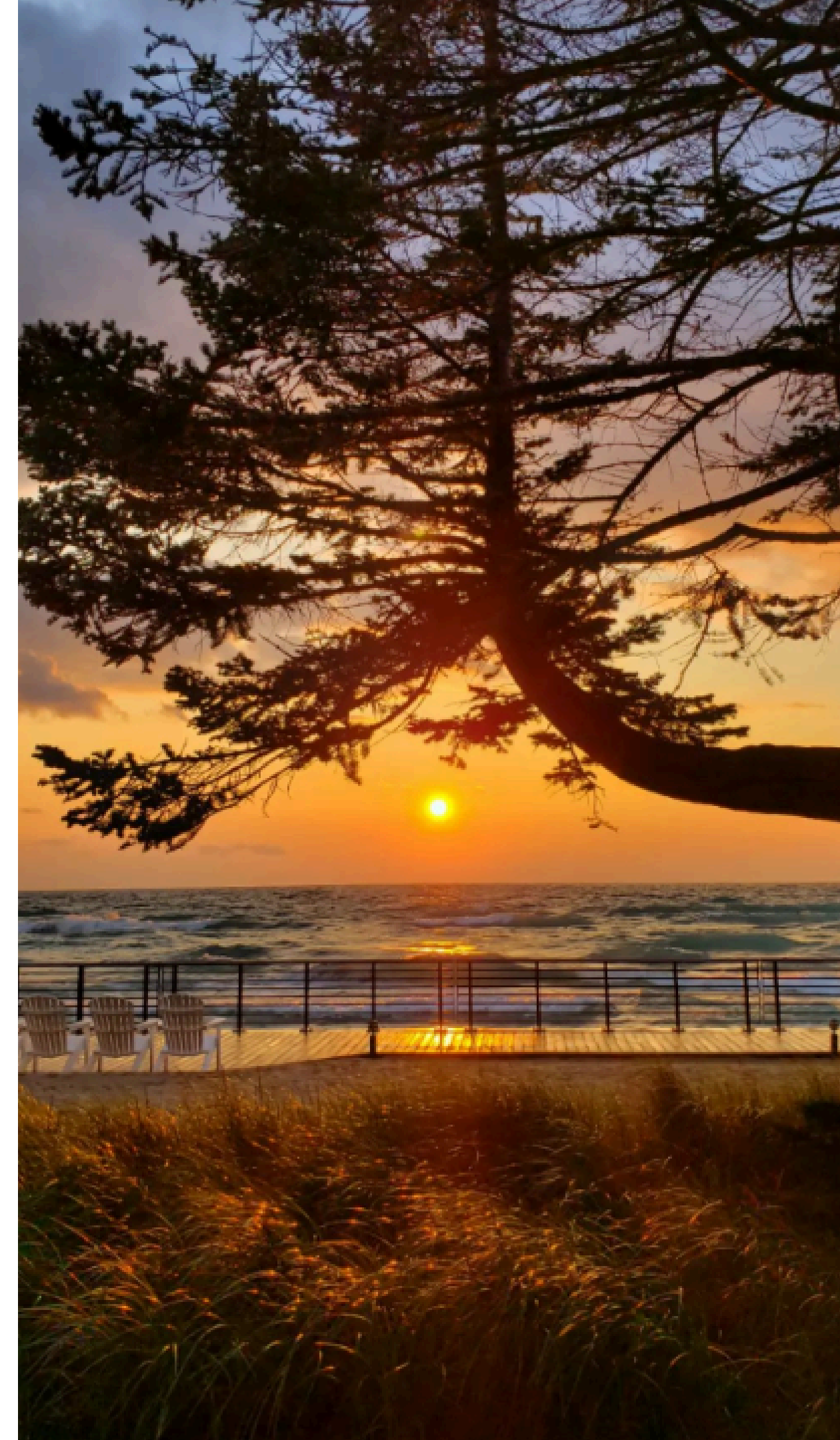
Additional Cottages

BUILDING NEW COTTAGES

Building new cottages would solve the issues around declining demand for Camp's existing cottages by improving their quality and decreasing their distance to Camp. Additionally, we'd have the opportunity to make them universally accessible, winterized for possible shoulder/off-season ministry opportunities (though the summer use of these cottages drives the design), and multigenerational/multi-family structures. Meanwhile, we would repurpose the current cottages (with the exception of Juniper) for adult seasonal staff use.

LOCATIONS

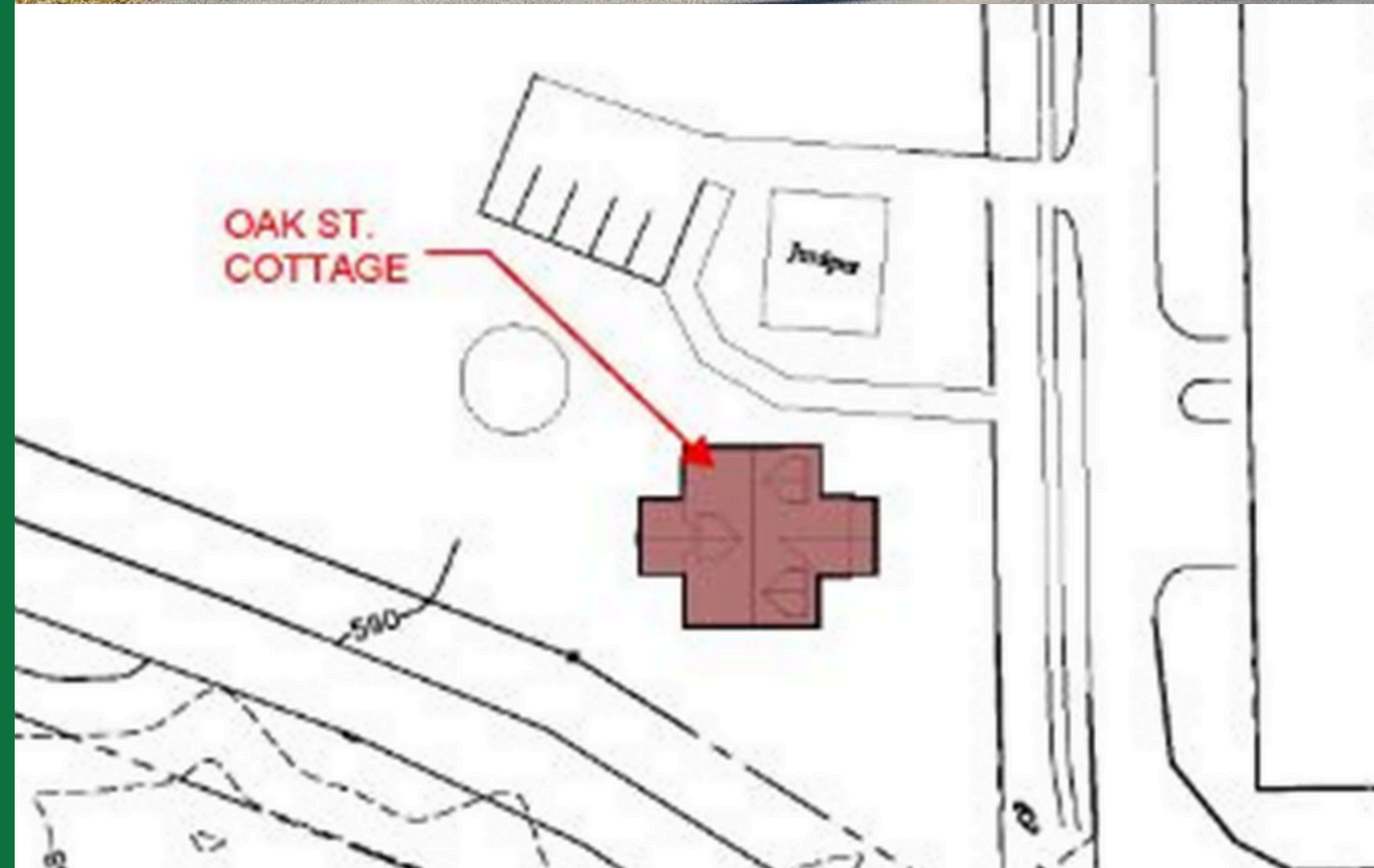
The two locations we have identified for these cottages are Oak Street (between Juniper cottage and the intersection at the entrance to Camp) and Forestview Drive (north of the Chief Trail). The LCA Board and staff deliberated many possible locations for these cottages and determined these locations with considerations toward their proximity to Camp and the ability to create a sense of the Camp community at each of these locations.

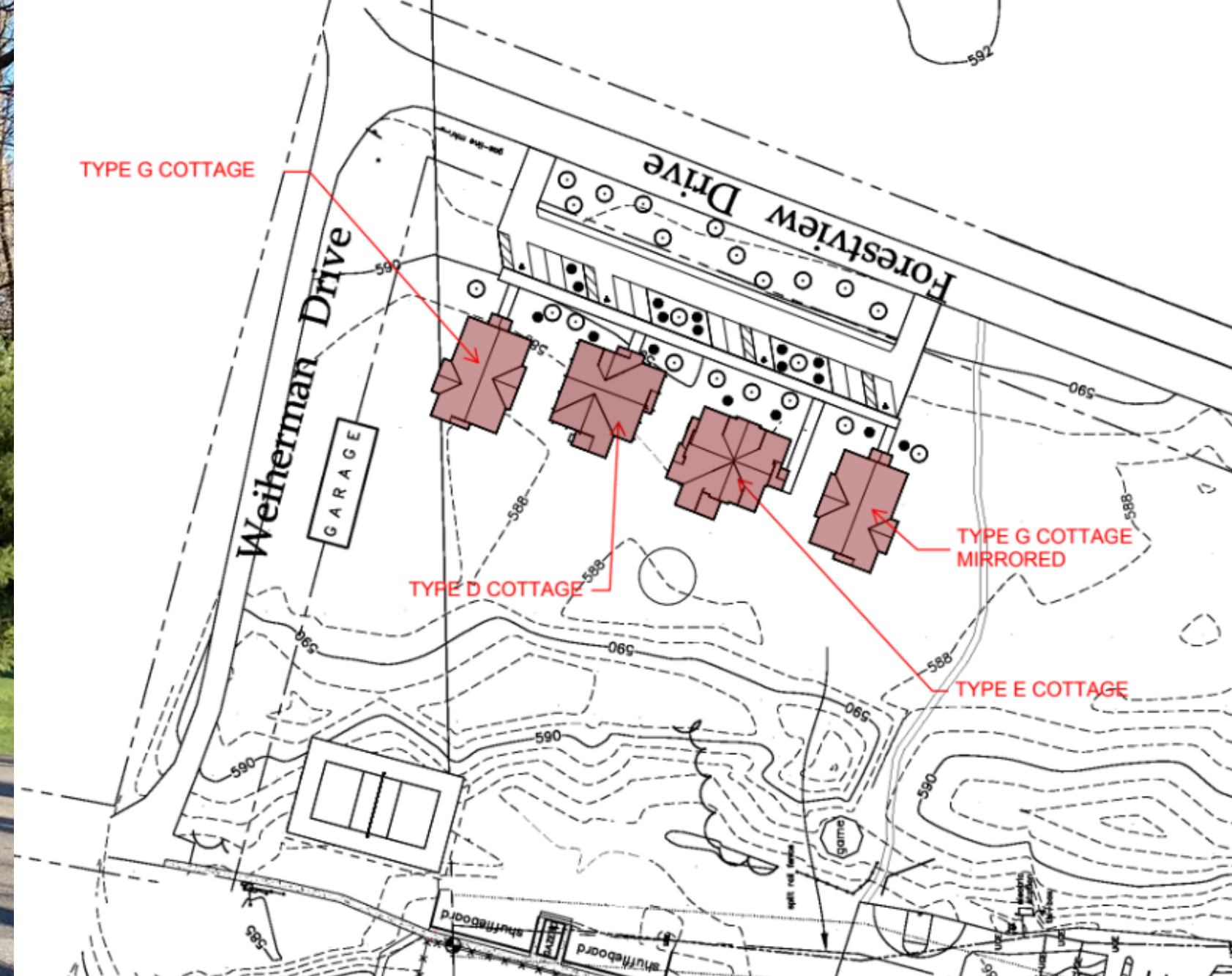


Oak Street Cottage

FEATURES

- Larger kitchen, dining and gathering space to accommodate group gatherings (possibility during shoulder/off-season ministry opportunities)
- Universally accessible main floor (including UA bed/bathroom)
- 4 Bedrooms/2-3 Bathrooms
- Shared driveway, off-street parking & firepit with Juniper Cottage





FEATURES

Forestview Cottages

- Varied cottage sizes for different family structures - probably two larger (4 bed/3 bath) and two smaller (2-3 bed/2 bath)
- Modest kitchen & gathering spaces
- Communal firepit area & off-street parking with one-way entrance and exit to maximize traffic safety
- Wood chip path to the Chief Trail for direct access to main Camp (no crossing roads)



Phasing

At this time, the idea is to break these projects into two phases as listed below.

PHASE ONE

Recreational Improvements
Inn Addition, including Elevator
Oak Street Cottage

PHASE TWO

Forestview Cottages

Funding & Timeline

At this time, completing all of these projects as listed would cost approximately \$7-8 million. Building costs continue to increase over time, so we can expect the total project cost will be approximately \$8 (both phases).

If this motion is passed, Camp leadership will move into campaign and construction planning as well as the silent/major gifts phase of the capital campaign through 2025. At the earliest, a public campaign would be launched in 2026, with construction on Phase I beginning Fall of 2026 and Phase II beginning in 2027 or 2028.

As the motion states, we would not start construction until 50% of funds have been received and 90% of funds have been pledged.

Another consideration within these projects is the hope to establish a \$1,000,000+ Building Maintenance Fund within the Arcadia Foundation, where funds are invested to generate income which is distributed toward the perpetual maintenance of Camp's structures - both old and new. At one million dollars, this fund would generate a potential \$40,000+ toward maintenance costs annually and in perpetuity, taking pressure off of annual fundraising to cover these costs.



Impact

WHAT DOES CAMP LOOK LIKE IF THIS ALL GETS COMPLETED?

Growing Together in...



ACCESSIBILITY

Through our more universally accessible facilities, more families start coming to Camp and keep coming to Camp.



FLEXIBILITY

We meet the increased demand for flexibility in our housing - including increased demand for private bathrooms and multi-generational housing.



CAPACITY

Through modest increases in weekly averages, we move more families back on-site and off the waiting list to enjoy the Camp Arcadia experience!



MINISTRY

Because of our proactive planning, Camp's ministry impact continues to increase over the years to come.



Thank you for your thoughtful consideration!

Participate in November's LCA Annual Meeting by sending your paper ballot to the Office or voting electronically.

Contact the Office with any questions on voting procedures: 231-889-4361.