



# Beber Camp Master Site Plan

May 25, 2017

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# BEBER CAMP MASTER SITE PLAN

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May 25, 2017



## BEBER CAMP MASTER SITE PLAN

# EXECUTIVE SUMMARY

The Beber Camp Master Site Plan articulates long-range development strategies for the camp property in Mukwonago, Wisconsin. Included in this report are a summary of the planning process and final site master plan recommendations including definitions of development projects.

The Master Plan defines the needs and dreams identified by the Beber Camp community. A wide representation of campers, camp staff, families, volunteers, and board leadership participated in an exciting, thought provoking, and revealing engagement process of interviews and small and large focus groups. The information that emerged from these sessions provided the foundation for developing the planning vision for Beber Camp. This initiative was formulated over a year long period, beginning in early 2016 and was led through the collaboration of the Master Plan Committee and Brandstetter Carroll, Inc., Camp Planning and Architecture Consultant. The Master Plan process evolved through a series of committee work sessions that considered programming visioning, existing conditions evaluations, planning concept alternatives, and final planning. In addition, an Opinion of Probable Costs is provided.

For Beber Camp, this plan frames future site and facilities improvements and development. The plan is multi-faceted and various elements may proceed independently of the other components. However, care should be taken to confirm and validate the intentions of the project and assess any impacts to or by other existing or future initiatives. Some of the recommendations may require several components to be implemented simultaneously to ensure programming and camper experiences are not compromised. For example, waterfront improvements identify removal of camper and staff housing. Replacement housing should be a part of the phase of work or be available prior to clearing for the waterfront work.

The plan is intended to serve as a guide for the future. It is not intended to be a final effort. It is a plan that must be evaluated, challenged, reviewed and possibly updated periodically. The causes for re-visiting the plan may include: time frame (five years is a maximum recommended period); significant change in population capacity, programming or demographics; change in status of the retreat center, and potential negative impacts of surrounding community or regulations – particularly related to the lakes. It is noted that the retreat center, rented school facility, and farm areas were not included in the planning.

The plan acknowledges and maintains facilities that are safe, sound and well utilized now and will be functional for many years. Some facilities, however, should be renovated, expanded or re-purposed and some facilities are to be removed due to conditions and appropriateness for required functions. New site and building development is recommended to provide appropriate types and sizes of spaces necessary to continue to present the highest programming and best experiences possible.





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“Camp grabs hold of you when you’re young, the kind of home you at once claim as your own but also share, share with the kid in the cot next to you and share with venerable staffman who’s been there longer than you’ve been alive. It’s one of America’s ultimate communal dwellings, a shared experience and anchor of stories that campers young and old exchange far from our camps, long after we’ve spent our last night in a tent or cabin. Camp is laboratory for safe danger, and the science practiced in this lab will never be outdated. It’s God and humans teaming up to provide nature’s ultimate playground, where survival in the woods becomes an exercise in training for life’s real-world, man-made challenges; where young people can develop their physical and natural skills while also maturing and growing socially.”

*Michael D. Eisner, from his book CAMP*



## INTRODUCTION

**Beber Camp creates a community that challenges and nurtures fun, individual and community based growth, and Jewish identity in a safe, positive and diverse environment with exceptional professional leadership.**

*Beber Camp Mission Statement*

Beber Camp approved the 2014-2017 Strategic Plan in August, 2015. One of several important goals of the plan is to “Build Excellence through Site and Facilities”. Initial work was completed in support of this goal during the development of the strategic plan. The results of the efforts identified specific needs for development to fully bring the “...Beber Camp brand/mission to life”. In addition to articulating a list of specific facility needs, the strategic plan recommended the board to engage a master site planning firm.

The Beber Camp Board of Directors and camp executive staff embarked on a process to begin a site master plan for the camp property in Mukwonago, Wisconsin. Beber Camp has a reputation of delivering high quality summer programming and camp community experiences for camper, counselors, staff, families and volunteer directors. Within recent years, there has been an increased interest to participate in summer programs and as a result the camp population has grown to the maximum optimal level for programming. However, the growth is taxing the capabilities of the property and existing facilities. Many improvements have been implemented within older existing structures, and several new facilities have been added, however, the staff and directors are conscious of the need to develop strategies to improve the physical plant appropriate to and commensurate to the needs and expectations of the Beber Camp community.

Brandstetter Carroll, Inc. as the planning Consultant was engaged to assist the board and staff in the development of this plan. In late 2015 a camp master plan committee was formed and the planning process commenced in earnest in early 2016. The Beber Camp Site Master Plan represents the vision for the property to continue to support the organization's impactful and relevant programming for current and future Beber Camp community.

The planning Consultant facilitated a process of engagement with the Committee and Beber community throughout the project. The master plan represents the results of one year of research, vision articulation, and design planning. The Master Site Planning Committee, over 200 focus group and interview participants, and key senior camp staff worked with the Consultant to implement an open, inclusive and exciting process to shape a plan that is reflective of the vision, dreams and values of the Beber community.





# 2

## PROCESS



The Beber Camp Master Site Plan is an exciting and visionary long range plan for future improvements and development of the site, buildings and infrastructure. The plan embodies the passion, excitement, vision and dreams of several hundred community voices that participated in a nearly year-long engagement process of interviews and focus group discussions.

The planning was a facilitated open and inclusive process that included several stages of work. The process consisted of: Vision, Research and Background, and Master Plan and is compiled in this final report.

The Vision phase was robust, deliberate, and structured to solicit participation of representatives of all Beber Camp community. The community was represented by campers, family members, summer and full time staff, alumni, volunteers and board leadership, they shared their experiences and their dreams through focus groups and interviews conducted at camp, and in Chicago, Cleveland, Louisville, and Boulder. Group sizes and participant ages varied, and many who participated have reported that the process was exciting and they were optimistic about a better Beber Camp in the future. The sessions were limited to 20 minutes to an hour and was based on discussions that were initiated from the following propositions.

- **What does Beber mean to you?**
- **What is holding Beber Back?**
- **In your vision, what does Beber look like in 10 years?**

These simple questions led to animated discussions with many creative thoughts and dreams. A summary discussion was also held when time allowed to expand on additional thoughts.

Many guiding principles for the planning emerged during the visioning and program development. These contribute to the framework for the site plan design and described in more detail in this document. Every person present at the various focus group and interview sessions was encouraged to speak and (most importantly) was heard.



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The information was synthesized by the planners and the following concerns, ideas, and considerations emerged as primary elements for the planning. Records are maintained of all contributed ideas and many of the details are part of the final recommendations. Compilations of these recommendations are included in the Reference Documents Section of this report. Each of the following are discussed in greater detail in this report.

- On-site arrival experience.
- Appropriate cabin capacities and experience.
- Appropriate spaces and places for all-camp programming.
- Improvements to Dining Hall, amphitheater, Crown Hall,
- The need for large indoor multi-purpose space.
- Better utilization of the north property.
- Celebrate the camp's main asset – the waterfront.
- Maintain the community and intimate “feel”.
- Maintain elements of historical significance and memories through generations.

On-site visits, web based research, and discussions with camp staff and the committee provided data, information and history that comprises the background and base information utilized for planning. Nearly all buildings were explored and the core site areas of the camp were toured. The compiled information is utilized to identify and quantify each site and facility element that comprises the site plan vision. The components are documented in a facilities program and are coordinated with the site master plan drawing.

The final site plan was developed through a multi-step refinement process that encompassed explorations of alternatives for the planning of various areas of the camp. Each iteration of the studies incorporated greater detail, and also studied inter-relations of surrounding facilities and programs. The graphic plan includes building facilities, drives, paths, trails, and site amenities and features.



## HISTORY AND EXISTING CONDITIONS

### HISTORY

Beber Camp was established in the late 1970's by B'nai Brith International at the current location on the north shore of Lake Beulah in Mukwonago, Wisconsin. The entire property encompasses approximately 350 acres and is divided by Highway J. Twenty eight acres comprising the main summer program camp is located between the highway and the lake and the balance of land is north of the highway. The camp was originally built in the 1930's as an exclusive girl's summer camp for equestrian programming and subsequently used as a Girl Scout Camp until the mid 1970's. Several of the original building structures are remaining and some have been improved and extensively modified to better serve the current programming.

The current uses of the land include the summer resident camp program which utilizes the entire 28 acres on the lake and also several areas of the over 320 acres north of Highway J. The facilities used by the summer camp program on the north area camp include sports fields, the pool, ropes course, staff housing, and a small farm program. In addition, the Perlman Retreat Center occupies several structures in a small, separate, campus like setting. The retreat center is independent of the resident camp operations and is operational year round (Note: this facility was not included in the scope of this planning study). The entire developed and typically used area of the entire property is approximately 80 acres.

Additional information of the History of Beber Camp and the Lake Beulah area is included in the Reference Document section of this report.

### **B'nai B'rith Beber Camp Mukwonago, Wisconsin**



### **DEDICATION and GROUND BREAKING CEREMONIES**

**SUNDAY, AUGUST 6, 1978**

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## EXISTING CONDITIONS

### Site

The site straddles the border of Waukesha and Walworth Counties and is within the area identified as the Southeast Glacial Plains of Wisconsin. The lake front site is within the Lake Beulah water shed and the north of Highway J site is in the Phantom Lake watershed. The small Rice Lake is within the north property. The site geography is consistent with the gently rolling till plain common to this ecological landscape. The camp is located in an area that includes several large acreage open (undeveloped) lands and is just east of the Kettle Moraine State Forest Mukwonago River Unit and some characteristics of a moraine area are found on the property.

### Facilities

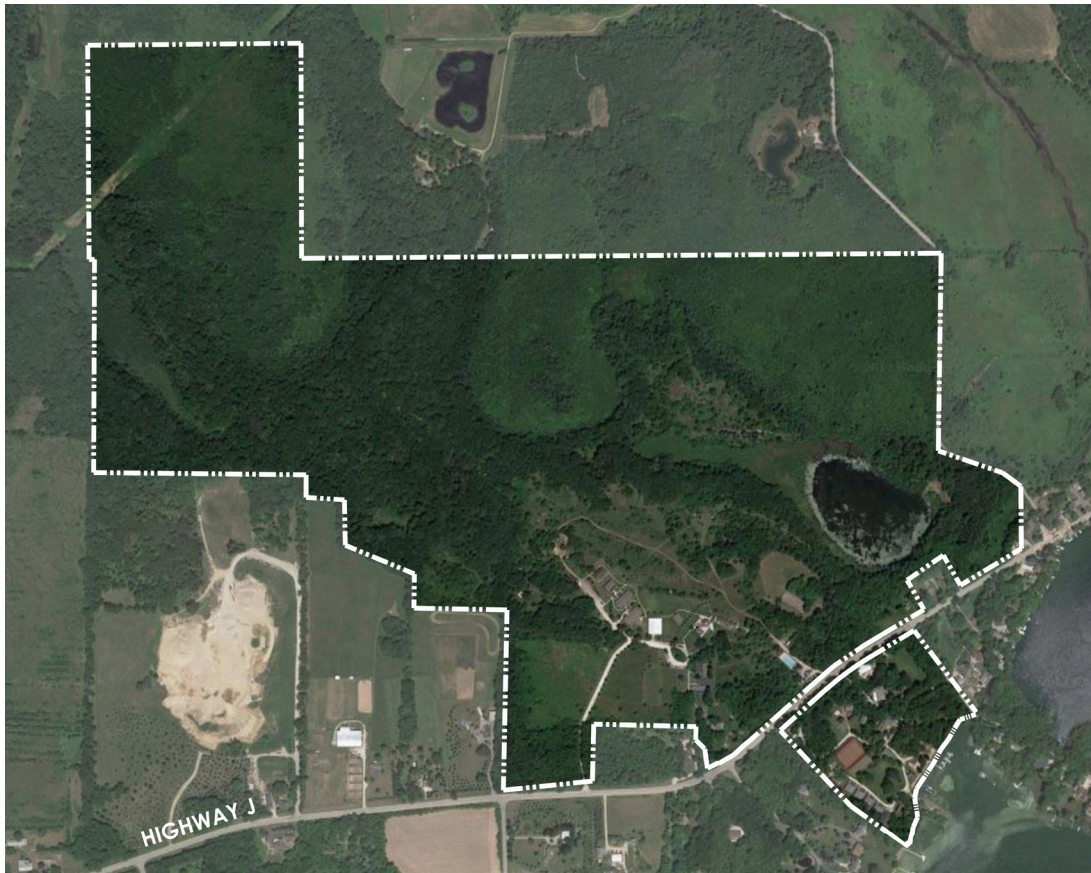
As described above, several buildings remain from the original camps prior to Beber Camp. These include the Dining Hall, Brows, Yanks and Rebs, Oakes, Bug, Gables, and the amphitheater. The most recent additions, within the past ten years, include the Health Center and the Arts and Crafts center and four cabins. Pioneer Village (Yurts) is planned for implementation as the next project. The other facilities have been developed between the original construction and the recent projects to accommodate growth and program needs. In general, nearly all facilities have been maintained as necessary to provide safe environments for the campers. Due to interest in the summer program, the camp has enjoyed a period of growth and has been able to provide appropriate housing and some commensurate program facility enhancements and additions. However, and, in part a motivation for this master site plan, limitations size and quantity of site and facilities has become evident to staff and the board. The camp staff have made trial accommodations and adjustments within several structures to test alternative programming capabilities as much as possible and it has been apparent that spaces are inadequate in size or capacity to appropriately support activities and programs. In several locations, these limitations compromise the quality of the camper experiences due to over-crowding and limited amenities and infrastructure (power, water services etc.). The camp population is at an optimal size and the ability to continue to offer and deliver the best experiences and ensure retention of campers and staff are of most importance. This will be better facilitated with appropriate site and facilities improvements. The plan identifies new and improved areas and also notes specific elements that have exceeded their optimal lifespan and functionality.

### Utilities

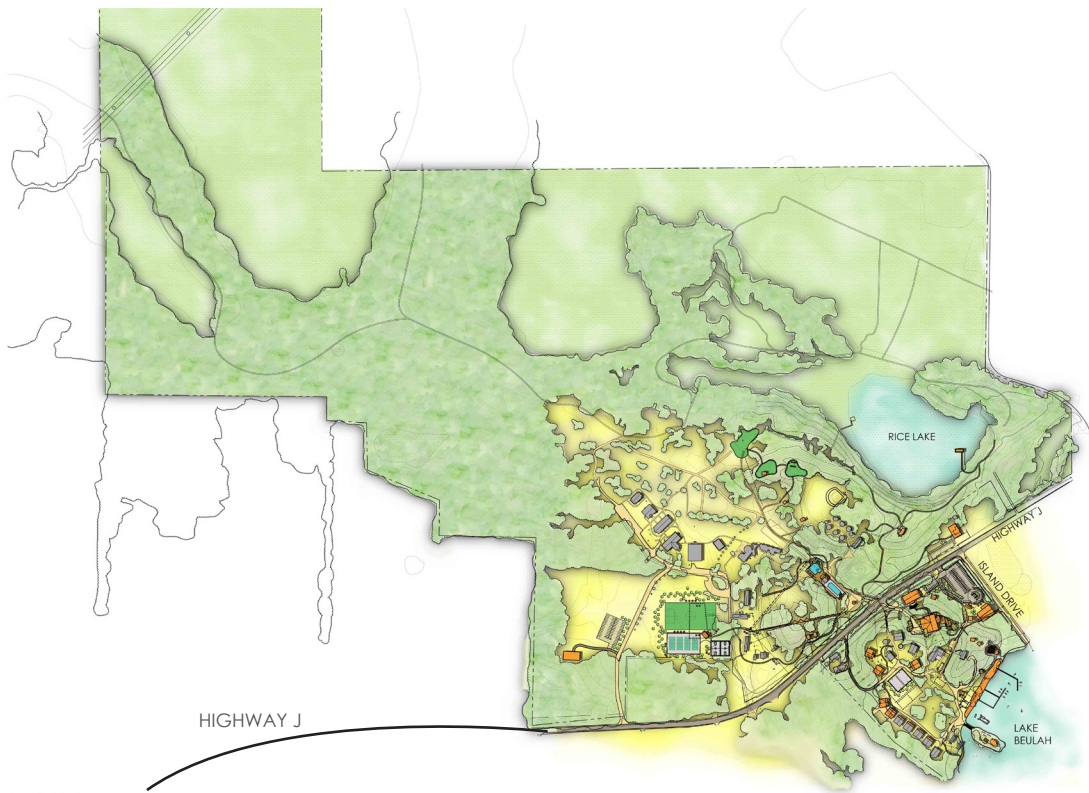
Existing site utilities infrastructure currently accommodates the needs of the operations of all areas of the property, however, implementation of the long range planning will necessitate improvements, expansions, and replacements of most of the systems. Water is provided by local municipal system. Sanitary treatment includes on-site conventional septic tanks with a primary lift station for the 28 acre site, and leach fields located on the land north of the highway. Sufficient power and communications/data are available from overhead lines along the road.

### Circulation

Vehicular and pedestrian circulation networks are in place and consist of paved and gravel and compacted soils routes. The main resident camp area has extensive gravel drives and paths and limited paved areas between the Dining Hall and Crown Hall. The drives and paths serving the retreat center and school areas are mostly paved with some gravel areas. The balance access routes to program venues on the north parcel are gravel and compacted soils.



Aerial Photograph (Google Maps)



(see also Existing Conditions Map with Legend in Reference Documents)

Site Plan 

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# INFRASTRUCTURE

## Utilities

The on-site water distribution system will be modified and expanded as necessary for the planned development. It is understood that there should be adequate capacity from the municipal sourced system to continue to service the camp and its needs. Prior to any new development, however, a flow and pressure test should be done to ensure there is the appropriate capacity for the new or renovated projects. This is particularly important for facilities that will require fire suppression. This may apply to large assembly buildings and is a requirement for most camper and staff housing facilities under current codes as of this report.

The primary sanitary treatment is on-site and has capacity to serve the existing population and facilities. As with the water system, this facility should be evaluated for performance and capacity to increase as needed. If additional capacity is required, it will be best to locate the main treatment system at the north property similar to the existing. Additional lift station(s) may be necessary.

Power and communications technology systems will be expanded and upgraded as required and will support additional needs for security and fire notification systems.

## Circulation

Many of the existing drive and path networks will remain and some will be modified for realignments relative to development projects. Most of the networks are paved or compacted gravel. New internal pedestrian and minor service access routes should be compacted gravel and any high traffic or erosion prone ways should be paved. The main vehicular entry points may be better served as concrete aprons in lieu of gravel.

## Security and Site Access

To supplement the recently installed security gates, technology based systems and extended perimeter fencing is recommended. Security cameras should be considered at all access points and at some critical or hidden locations. Actual systems implementation and locations should be determined with the guidance of a security specialist consultant or recognized vendor. The Master Plan maintains the existing vehicular access points. However, implementation of the master plan will reduce the public access points to two locations. The north property public access is at the retreat center and the main camp access is at the relocated main entry and parking area. The other access locations will be maintained for staff and service access only. Fencing is proposed for the property along Highway J and along Island Drive. Additional locations may be appropriate and should be determined with camp staff based on surrounding conditions and neighbors.

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## MASTER SITE PLAN



**“Keep the intimate “feel” of community at this place!”**

*The most common statement voiced throughout the visioning phase of the process.*

### OVERVIEW

The BEBER CAMP MASTER SITE PLAN represents a multi-faceted strategy for improvements, re-purposing and re-configurations of nearly all areas of the camp. Although divided by a two lane rural highway, the planning approach was holistic and embraced the entire core area of the camp. This area identified as the core – includes the land developed with site improvements and facilities. This area represents approximately 80 acres of the entire 350 acre property. It is recommended that the majority of the accessible portions of the entire property always be considered for programming. The use may be basic trails and outpost environmental areas and primitive camping sites.

The proposed facilities and site development is described in this section of the Master Site Plan report. Maps and narratives are provided based on map areas as indicated. The boundaries of these areas are established for graphic convenience. The areas are inclusive of elements within the map zone and are not listed in any particular priority sequence or by importance.

Note: All elements shown or described within a map zone may not reflect a singular or specific development package.

### SUSTAINABILITY AND GREEN DESIGN

The camp community is committed to practicing good environmental stewardship. Ongoing efforts to instill basic responsible practices for the entire community must continue to be conveyed by senior leadership and all permanent and seasonal staff, counselors and campers. This must be pervasive throughout the community and the culture of the organization.

Planning and design of facilities will incorporate green design strategies. Construction will integrate available proven responsible technologies and materials specifications appropriate to camp development. Most building materials have green attributes such as recycled content, is recyclable, from rapidly renewable sources, and responsibly harvested – whether its lumber or mineral based materials extracted from the earth. Building energy, HVAC, and water systems are more efficient. Renewable energy source options, daylight harvesting, and rain water harvesting systems can be integrated at minimal costs premiums.

It is not intended that LEED or other green certifications are required, however, many of these rating and evaluation systems provide a measurable guide that may be employed during the design and construction processes. The results of a deliberate and considered design process that integrates sustainable practices



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and green design strategies will result in natural resource and energy consumption and provide healthier, comfortable, and enjoyable environments that will support the Beber Camp program and experience.

## SECURITY AND ACCESS TO PROPERTY

Security gates have been installed at all driveway access points to both property parcels. In addition, technology based security systems are being explored.

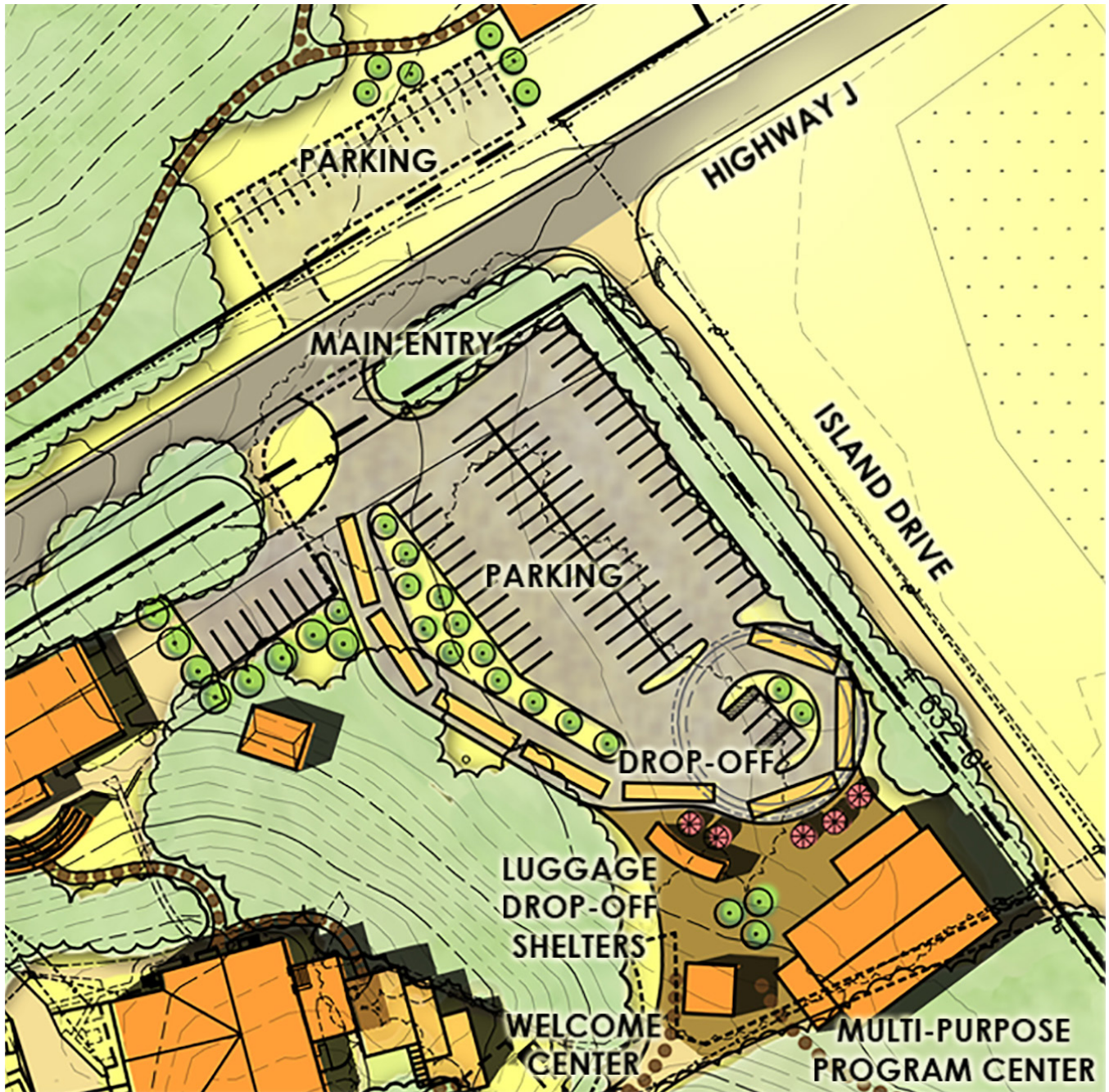
**Master Site Plan:**

- See also detailed Master Plans in Reference Documents.
- This map highlights the primary developed areas of Beber Camp.
- The "Areas" outlined on this map are further described in the following pages.
- Complete maps (printable at 11" x 17") are included in the Reference Documents Section of this report.





## Area A



### Existing Arrival and Vehicle Access

The existing main entry drive into camp is located at the west end of the South Camp (not shown above). The drive into the property is a steep downhill approach and arrives in the center of the primary camper housing area. During arrival and departure days traffic is routed around the central camp area and through pedestrians who are meeting friends, touring camp and moving into their cabins. Conditions are potentially very unsafe and there are limited welcoming opportunities. Vehicles are directed to various points for drop off and unloading. Parking



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within this area is limited and occurs at any open space available at the time. Limited designated parking is available across the highway at the pool and also on the Crown Hall field at the east end of the camp.

## Main Entry and Parking

Beber Camp desires to significantly improve the visitor arrival experience and provide a more welcoming situation. A new gated vehicular main entry at the northeast corner of the South Camp is planned. The area is currently a multi-purpose field and the camp flagpole is located here. This site location is in closer alignment with the topography of the road and space is available for automobile and bus arrival, drop-off and parking. Parking capacity is approximately 80 cars and includes appropriate accessible (ADA) spaces. The drive and drop-off accommodates up to 8 school buses at one time without blocking automobile circulation and parking. Separate parking for staff will be available at the relocated maintenance center.

## Arrival, Drop-off and Welcome Center

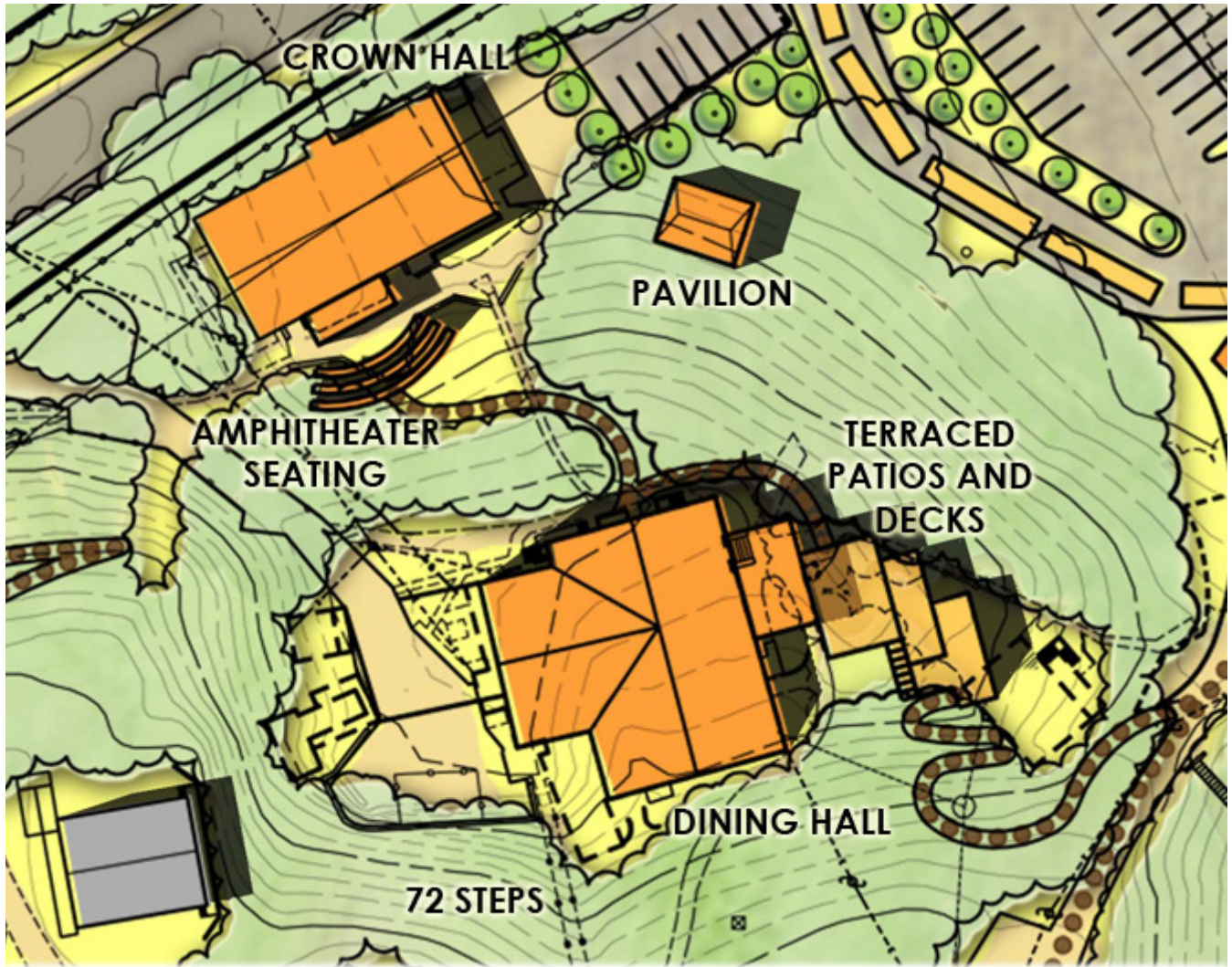
To support the entire arrival process, a new welcome center and luggage drop-off shelters are planned. The welcome center will mark the first point of contact between camp staff and campers and other visitors. It may serve as the initial meeting location for campers and families or may serve as landmark point for orientation. A kiosk displaying an overall site orientation map and other information will be available in this area. The parking area is provided for camper arrival and leaving days. During camp sessions, the parking area will be available for visitor and senior staff parking. The facility will house a small reception area and restrooms. Private meetings may be held at the center. Luggage drop shelters will provide staging locations for camper and staff belongings. This facility will support alternative processes for luggage delivery management. Individuals may carry their items into camp or they may be delivered in carts, wagons, or via camp staff in trailers. Maintenance and service access into camp will be possible from this area, however all other visitor vehicle access from this area will be held to the drop-off and parking area. An improved path with landscape improvements will be developed for entry into the camp core area from the arrival area.

## All Camp Multipurpose Center

A large multi-purpose (all camp capacity) program center with administration staff offices will be the anchor facility adjacent to the welcome area. The center will provide a large venue for indoor program activities, and will provide storm refuge space.

The main program area will be the size of a full basketball court with two 40 person capacity breakout program spaces, storage, restrooms, and building support functions. Administrative office space, a meeting room, and office support amenities will be located in an attached section to the main structure.

## Area B



The Dining Hall and adjacent Crown Hall are the most significant and largest existing structures that support Beber Camp programs. Both facilities cannot adequately serve the entire population of the camp as desired and have many deficiencies relative to physical condition, capability to serve programming needs and accessibility – for both ambulatory and physically challenged individuals. Pedestrian access to both buildings requires up or down hill travel with minimal improved route options. One important access route to the Dining Hall is the historic, popular, and very important “72 steps”. Unfortunately, this route terminates at a wall near the existing kitchen service yard. An improved terminus or continued pathway around the dining hall will be implemented.

The proposed site improvements for both facilities include alternative and accessible routes, aesthetic improvements for existing site conditions and significant reduction of building service yards and relocation of some maintenance department functions from Crown Hall to a dedicated maintenance facility elsewhere in the camp.

Several facilities in this area are scheduled to be removed. Functions will be relocated or incorporated in other structures.

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## Crown Hall

Crown Hall is an important and well liked building at camp. It is one of few that are conditioned. However, the limited capacity for audiences does compromise some programming. Additional audience space is critical to better programming capabilities of this building. Renovations of the west end (back) of the seating area to open the space and remove existing construction will expand the seating within the building. New restrooms, building entry and an indoor/outdoor secondary stage with outside amphitheater seating is planned. The area vacated by maintenance department will be converted for additional program areas –music rehearsal spaces and related functions.

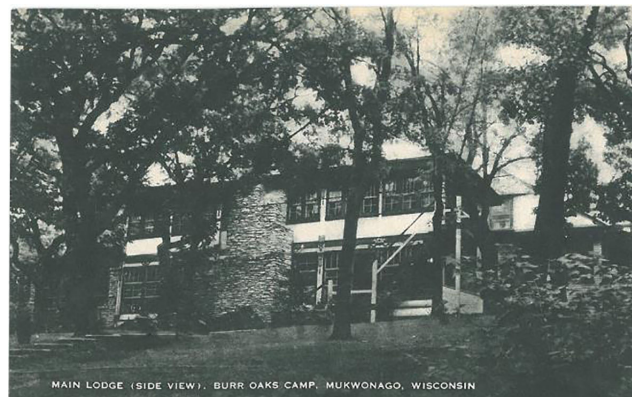


The hillside area immediately outside Crown Hall is a natural site feature that can be modified as a small amphitheater seating area. Large operable “garage type” doors open the building to this area and the existing patio area will serve as a central stage type area that can orient to the interior or exterior or both.

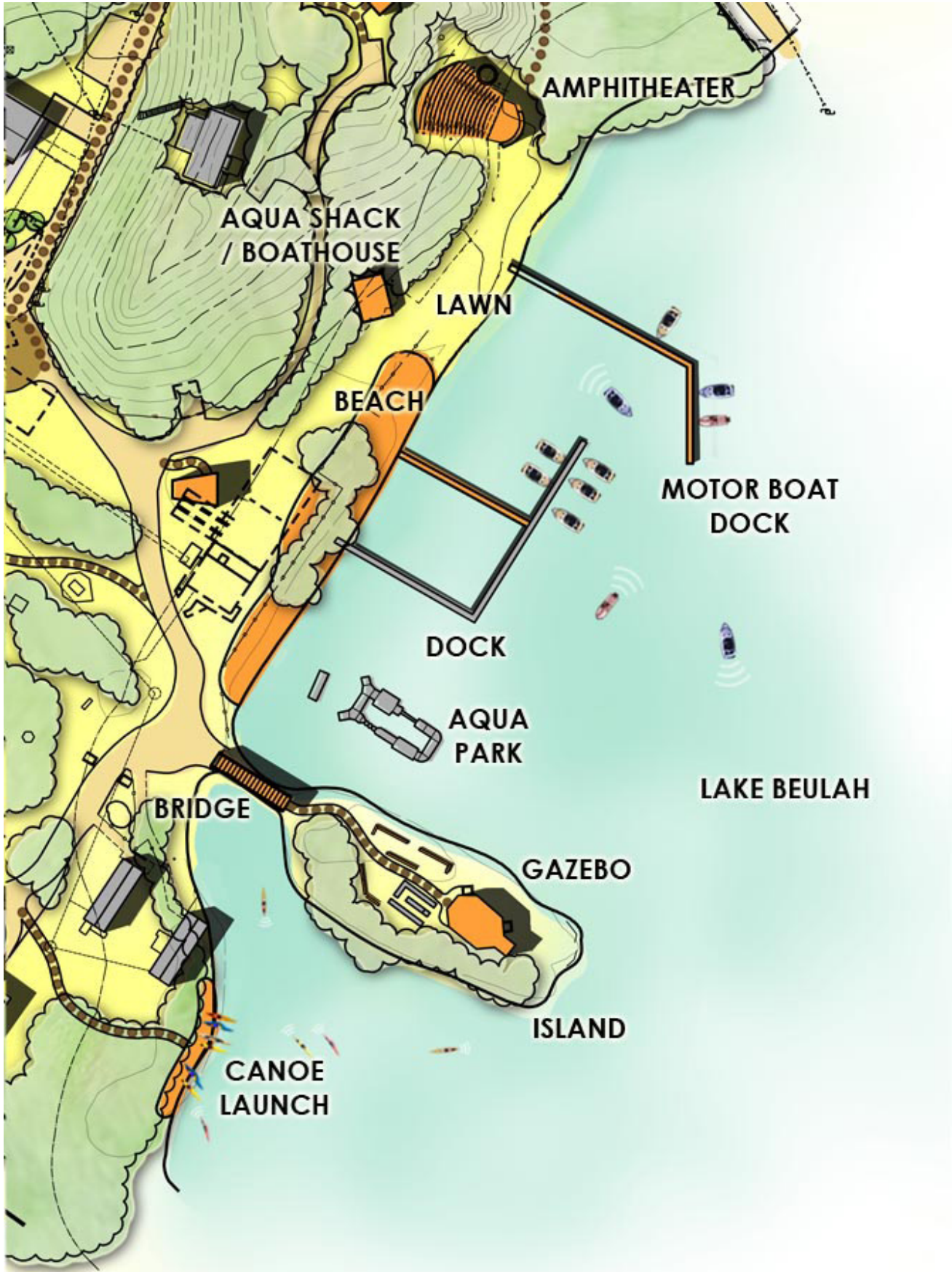
## Dining Hall

The Dining Hall has been modified, expanded and otherwise compromised over its history to accommodate an extensive array of functions. Currently the facility houses the food services and dining functions on the main floor. A small reception center and office area is also on this level. It is noted that although this level is the main floor, access requires nearly a full floor stair climb. A lower level houses some building services, some food service functions, building mechanical and dance and teaching kitchen program spaces. Staff sleeping areas are also located in this level. The uppermost level houses staff offices, a large library/meeting space, storage and staff lounge functions.

The original dining hall structure is one of the original camp buildings at this property. Although much of the structure has been modified, many beautiful architectural details and elements of the historic structure appear to exist even if “buried” under improvements. A few historic images have been located and will be used to inform the preparation of designs for the restoration and renovation of the building as a premier camp dining venue. The vision for this facility is to create a wonderful, open, airy and inspiring place that can evoke a sense of “camp”. Ceilings will be raised, dining areas will be visually and physically connected, and outdoor dining experiences will be developed. The kitchen, storage and cleaning facilities will be completely renovated and appropriate safe building construction will be completed. Large bulk food and supplies deliveries will be redirected to the new maintenance center to minimize service vehicle traffic at this important and busy place in camp. The lower level of the building will be renovated to remove many small spaces and upgraded to provide rainy day program space and will be a primary storm shelter one for camp. The office and other peripheral functions will be relocated, however, the meeting space will remain to be able to be easily served by the kitchen. A series of terraced outdoor patio and deck spaces are planned to engage the building into the hillside toward the new entry and arrival area. These spaces will be multi-purpose for dining, program and possibly for arrival and departure events.



# Area C





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## Lake Beulah Waterfront

Beber Camp's most prominent site feature and program activity is the waterfront on Lake Beulah. The lake is shared with many other lake front property owners and therefore safety, security, and privacy are important ongoing concerns. During weekends in the summer the lake is often well populated. The camp focuses programming during the week to maximize lake activities during non-peak public usage. The waterfront area supports a variety of powered and non-powered boating activities, fishing, swimming and floating play structure activities. The camp's shoreline extends nearly 1,000 feet in length. Approximately 500 feet of the shore area is planned for access and utilization. The design for this area will enhance and expand the usable waterfront area. Expansion will provide additional beach and lawn area for sunbathing and community space, a new non-powered watercraft landing area west of the island and general upgrades for the boat docks.

Removal of two outdated two story housing structures and development of an open arrival waterfront entry zone will provide expanded sightlines to the lake and back to the commons.



## Amphitheater

The amphitheater is located at the east end of the waterfront area and near the east property boundary. It is one of original site features of the property, is separated from camp by woodlands and a small marshy area. The audience seating faces the lake but views are limited by vegetation growth. A small stage, bench seating and a natural stone retaining wall at the rear of the seating area are the key features of this facility. The seating capacity will be replaced and expanded to accommodate the entire camp and the stage will be replaced, enlarged and partially covered. Minimal lighting and a sound system will be added.

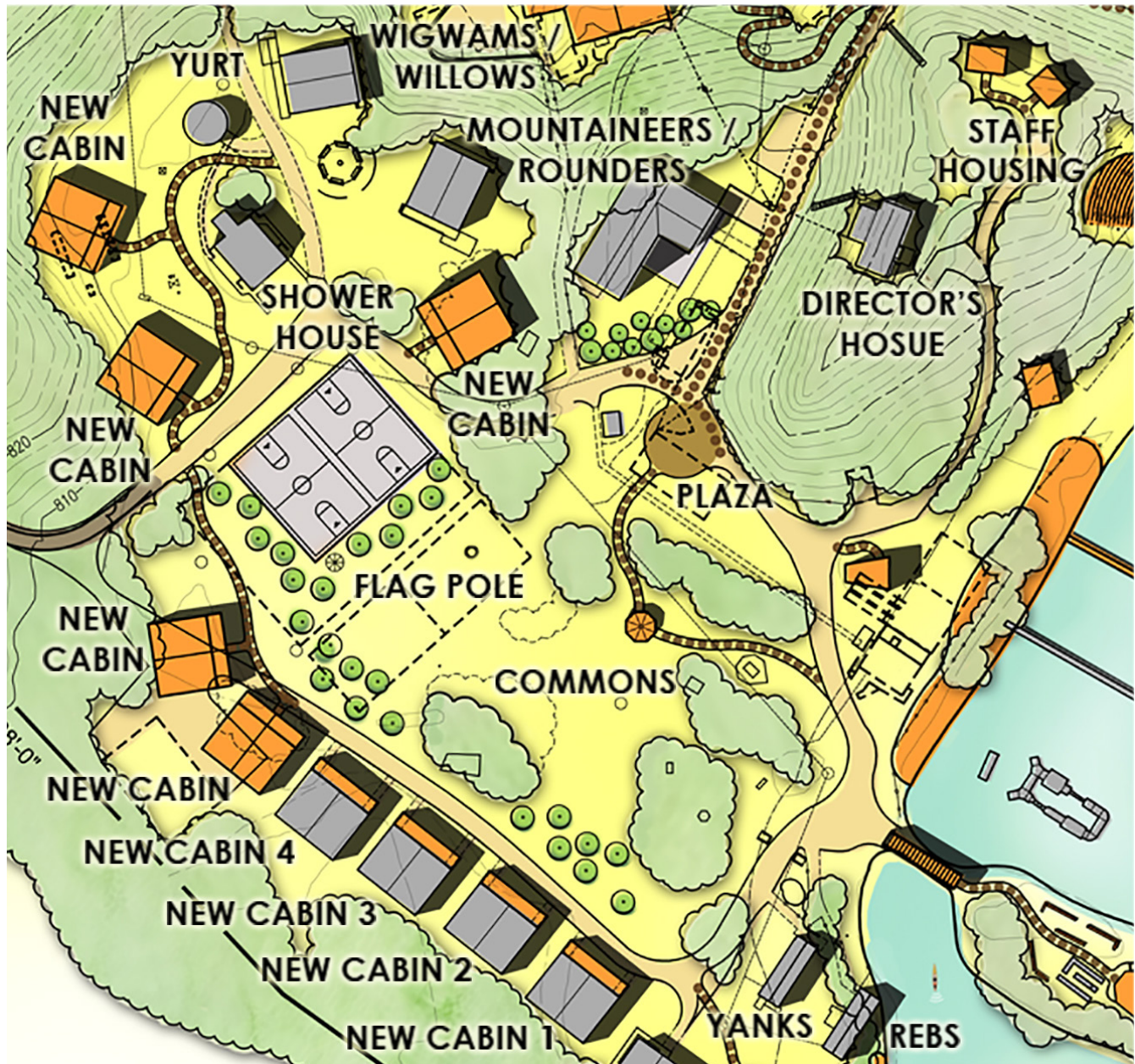


## Island

The island was originally a true separated land feature, however, it became physically connected when the original footbridge was replaced. It is desired to restore a bridge or bridge type connection. This modification may also improve water movement at the adjacent small cove area to the west. The current earth access prevents natural water movement and the cove water is stagnant. The entire lake shoreline is subject to various regulatory controls that limit development and protect and also to natural features. Additional permanent structure development on the island is not possible, however the long range plan includes enhancements for outdoor seating and gathering area, selective grading to provide more level picnic and gathering areas. The existing gazebo will be renovated for better seating and functionality.



## Area D



### Central Commons

The Central Commons area is located in the South property and is surrounded by the majority of existing and proposed camper housing facilities for Beber Camp. The large green space and the tennis and basketball courts fill the flat area and is adjacent to the waterfront. The entire three acre area is bounded by the existing main driveway / path which is the primary circulation for all vehicular traffic during camp check-in and check-out days. The space has evolved through the years to become the front yard for all the cabins that have been constructed. Although the population is large and buildings are dense, the feel of the open area is very comfortable and contributes to a unique positive community atmosphere that is shared by all. The place feels good.

Consistent with the planning approach for other areas of the camp, recommendations are set forth to capitalize on the positive attributes of the area to improve the camp experience of the commons. Primary modifications include: expansion of the lawn area and improve the area for informal field sports and games, provide greater visual and physical connection with the waterfront and replace existing

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poor structures with new cabins. A portion of the existing court areas will be removed to provide space for more lawn and the entire area will be graded to ensure a safe and well drained space. The two story Bug, Brows, and Gables housing units are to be replaced as part of the camper housing upgrades and will provide unobstructed views and connect to the waterfront. The existing Field House structure near the court area will be removed to provide space for replacement housing which will greatly enhance that area of the site.

Several familiar and historic amenities located in the area will remain (hobby wheel, the Blue Swing and the stone landscape features near Yanks and Rebs. Other minor amenities that have been built in the area over several years may be relocated or rebuilt in more permanent and usable condition. Several gathering areas should be developed and can be in many forms – picnic tables, seating boulders and logs, hammock area, and small gazebos. Some trees should be removed and new plantings located at the perimeter to define the edges of the open area and provide shade for the existing and new amenities. The surrounding drive will reduce in width more appropriate for pedestrians and limited traffic for service and emergency vehicles.



## Housing

The overall objective for this area is to improve the camper experience. The site area will be improved as a vibrant community space and program area. Old and inefficient buildings will be removed and new cabins are planned.

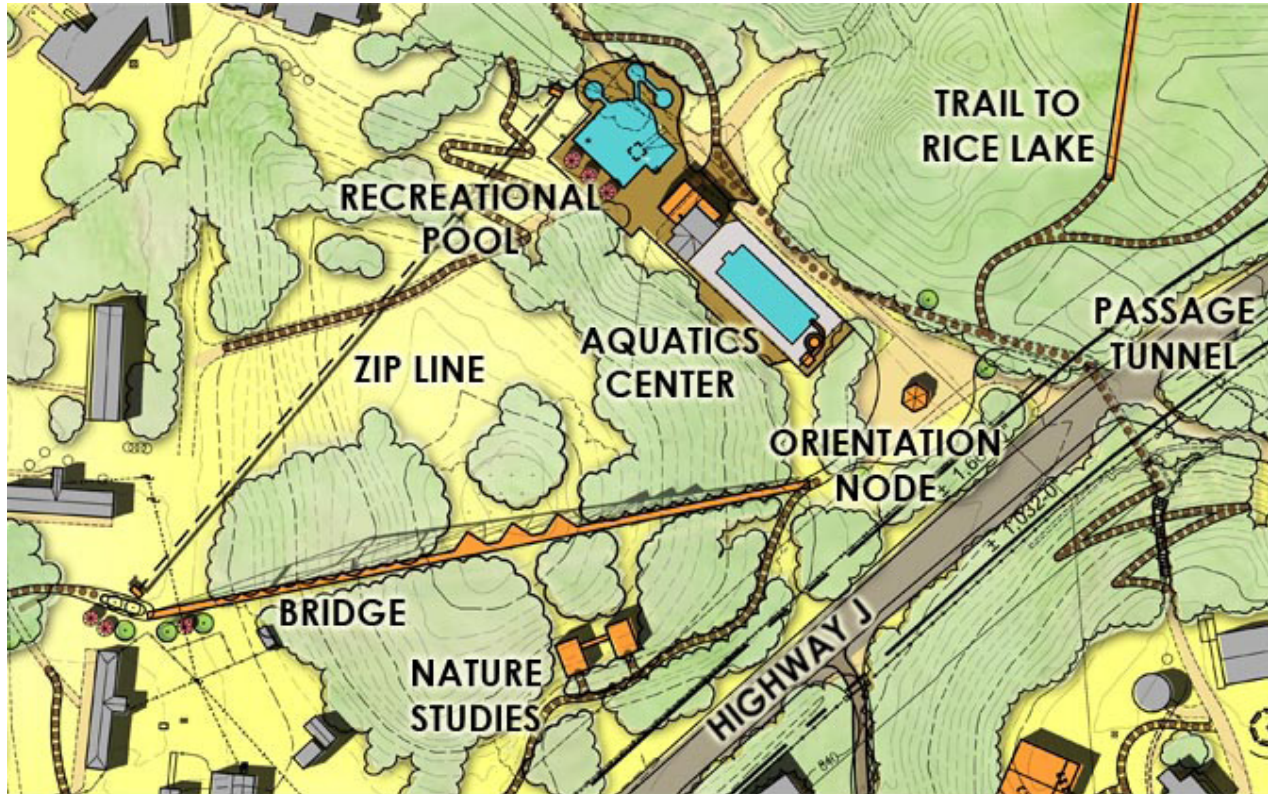
The primary camper housing facilities surround the main outdoor common program and gathering space in camp. This area extends from the waterfront program area to the steep hillside adjacent to Highway J and near the property boundary to the west and to the base of the hill below the dining hall. The central area is the main “living room” to the majority of the campers, counselors and staff. During the visioning interactions one of the most repeated requests was to maintain the intimate “feel” of the area as an important community space. The surrounding topography, the lake at one end and the camper housing placed around the perimeter instills a feeling that the place is a “room”, a place. The design plan recommends removal of a maintenance facility storage shed, removal of over half of the hard court area (tennis and basketball), and continued development of housing units and redevelopment of the green space to provide activity fields, improvements for existing popular amenities (the blue swing, the wheel, and renovation of some historic elements – stone wall near the island).



New cabins will be modeled similar to the recently constructed buildings to replace the sleeping capacity of several existing structures identified for removal (Bug, Gables, Brows, and Oakies). Rebs

and Yanks will be maintained and renovated and may remain housing, however, can be available for smaller programming spaces. In addition, many of the existing cabins will be improved with the addition of exterior porches. The porch spaces will provide identification and protection of entries, and most importantly informal gathering, meeting and community spaces.

## Area E



Safe pedestrian access between the two property areas separated by Highway J is critical. The existing tunnel under the road is the primary route between the two site parcels. The structure appears to be sound, has served the camp for many years, and is well maintained. A larger and more pedestrian friendly passageway is preferred, however, state and local regulations regarding replacement of the existing tunnel may be difficult or very costly for compliance. The camp has a policy that the tunnel access is to be used but the access route and the condition of the route are very challenging and alternative routes are easier and require less time. Also, due to lack of parking on the south property, many vehicles are parked on the north property which results in pedestrian traffic. The new main camp entry and parking area will mitigate much of the need to park north of the road. This plan acknowledges that the existing tunnel passage will remain and significant approach access improvements will be implemented.

## The Passageway

As the primary pedestrian travel route to cross Highway J, the passage tunnel and access connector routes will be improved to enhance the pedestrian experience, accessibility and encourage usage. The south end of the passageway discharges at near the top of a steep path. At the north discharge location, the path is adjacent to the service driveway. The secured drive access will be maintained and paths and surrounding site areas will be improved. The recommended improvements include development of ADA accessible ramps (with short cut stairs) at



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tunnel access at each end, improved lighting, repaving the floor, and repainting with graphics within the passage way.

## Orientation Node

At the North property, the open area currently used for parking will be renovated as an arrival node. The area will serve as a meeting and orientation point and will have an informational map, signage and a gathering gazebo. Campers can meet at the area and then enter the adjacent aquatics facility, or embark on journeys to the ropes adventure areas, the new field and court sports area, the Pioneer Village, future environmental center and trails at Rice Lake.

## Aquatic Center

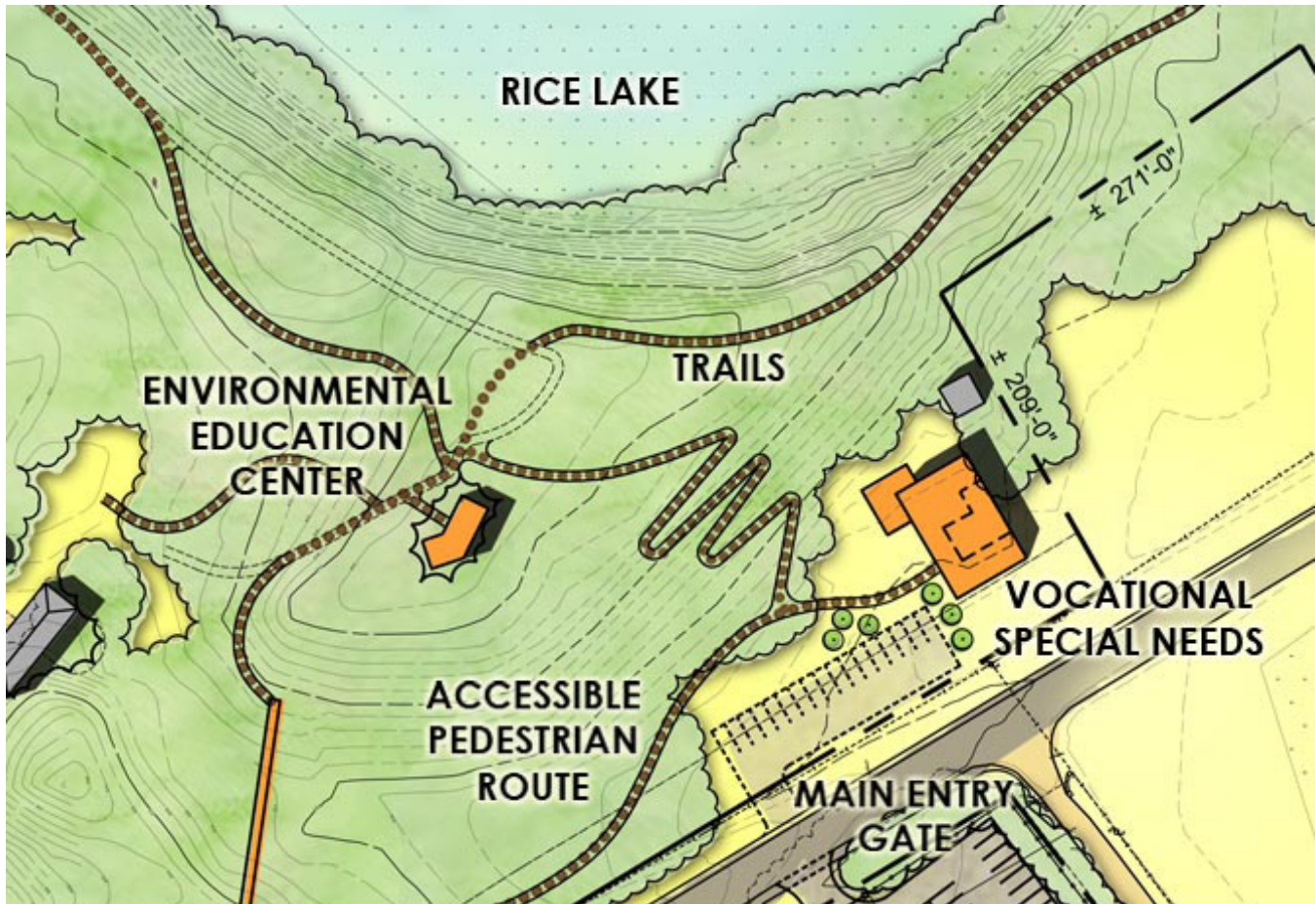
The existing Aquatic Center will be expanded to include a recreational pool and larger deck areas with multiple shading umbrellas and structures. The pool expansion will include a consistent depth bottom for pool games and activities, side pools with built in seating for small groups, and a spray feature zone. The existing pool area will be improved with expanded deck area and multiple shade structures. Bathrooms will be renovated and the entry/check-in experience will be upgraded. The existing service access to the area will be modified to ensure pedestrian safety and convenience.



## Access Routes

Several new pedestrian routes will begin at the orientation node. A new bridge structure with viewing platforms will traverse a natural depressed bowl area west of the aquatics center. This structure will connect to the new sports complex and also link to long term staff parking. This site feature can become a significant program space for nature studies. North of the aquatics center, a new zip line will be installed and will also terminate at the area at the west end of the new bridge. The orientation node is also the start point of two trails that will migrate east toward Rice Lake and the new Vocational Adult Special Needs Facility. The trail to Rice Lake will be the primary access to the nature center and will connect to other new and existing trails on the North property.

## Area F



### Vocational Special Needs

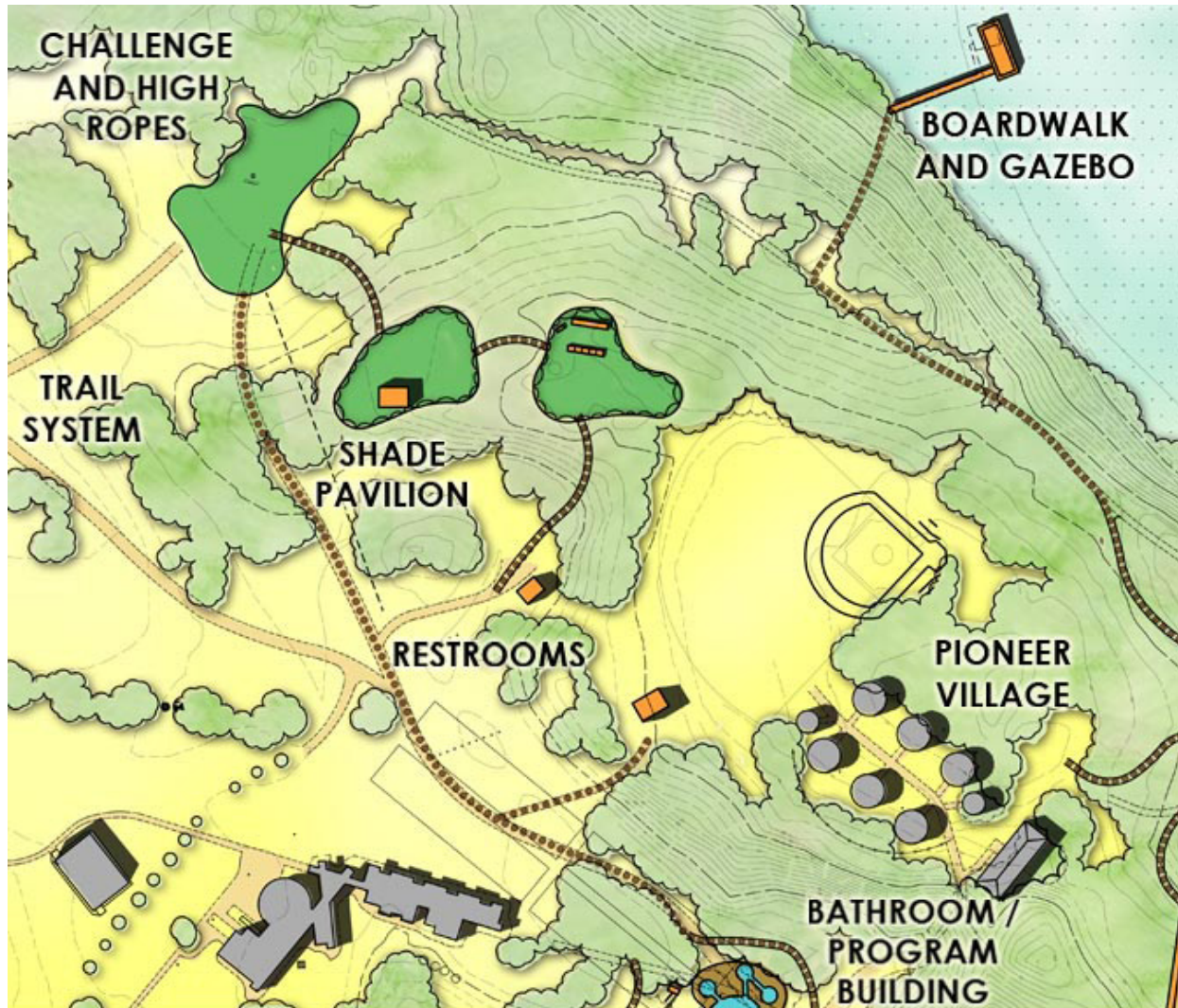
Inclusivity is core to the Beber mission. An adult Vocational Sustainability Program is planned to expand on the existing successful inclusion commitment for youth to the Beber adult community. An existing residence located north of the new main camp entry gate will be re-purposed and expanded to provide housing and flexible spaces for therapeutic programming for six adult program participants and six staff. The participants will also have the ability to enjoy the full experience of Beber Camp during their participation in the program and a safe accessible pedestrian route will be provided to access the entire property. Motorized options will also be available as needed.

### Environmental Education Center

The Beber Camp property and surrounding region offer a rich environment for earth sciences and nature explorations. As described above, the surrounding lands include protected open spaces and several watershed zones for rivers and lakes. The camp property has access to the sizable Lake Beulah (Crooked Lake) and the smaller Rice Lake is entirely within the property boundaries. Development of a home base with outposts concept environmental facilities venue will provide flexibility and the ability to develop the program in phases. The home base will be located near Rice Lake but readily accessible for programming that is not contingent on the lake as a resource. This building will be available year round and can support retreat center programs. The facility will house program equipment that should be maintained in conditioned environments and also provide space for hands on activities that may require delicate or valuable program materials and technology. Outpost sites will be located throughout the camp and some existing gathering places and spaces may be utilized for activities. These will be a variety of sheltered and land based places for specific studies and activities. Many of these will be located along a trail system, a boardwalk with gazebo will replace a former similar structure in Rice Lake, and a "glass bottom" pontoon boat may be used on Lake Beulah.

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## Area G



### Pioneer Village

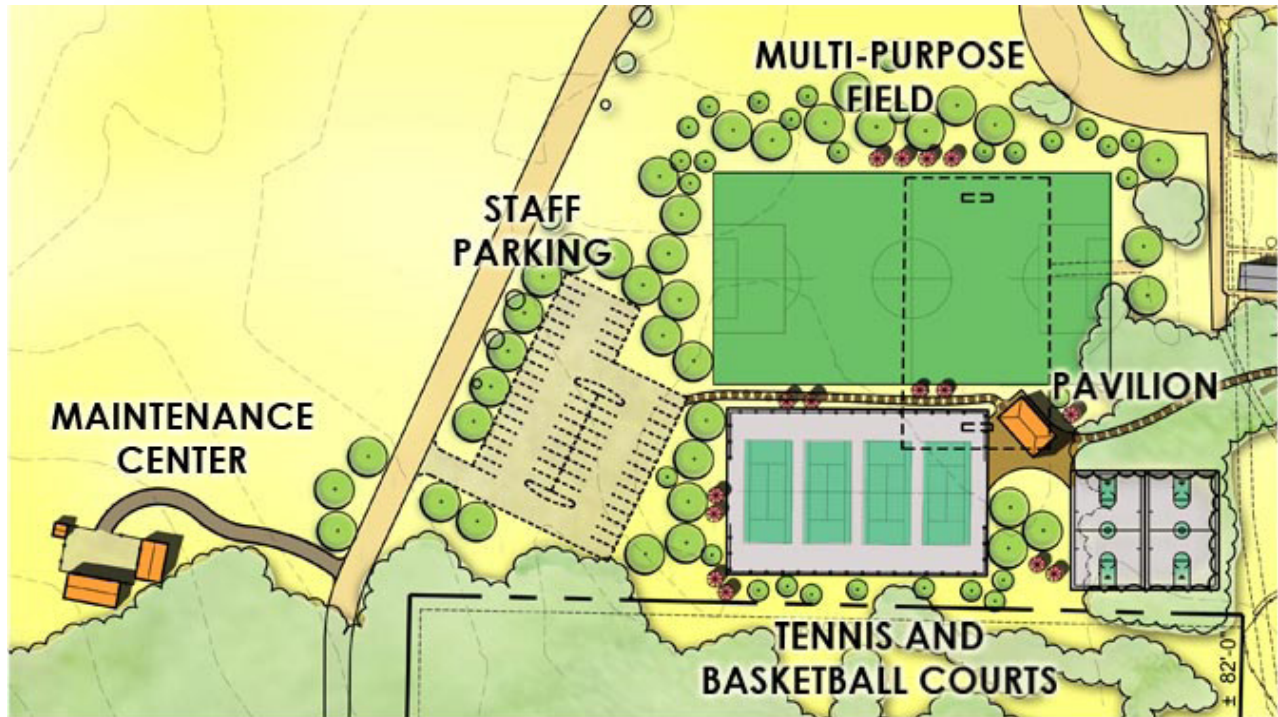
Pioneer Village is in development to be available for use in summer 2017. It will be the Teen Leadership Village and will have capacity of 66 campers and 8 staff. The Pioneer program was initiated in 1997 and this village will provide the permanent home for teens entering 11th grade transitioning from camper to staff. The development of this village positively impacts camper housing throughout Beber Camp. Although accommodations were available throughout camp, the relocation of these campers allows all cabins to operate at reduced and more optimal capacities that promote positive camper experiences. The village included camper housing in yurts and a multi-purpose program and special dining building with full bathrooms.

### Challenge and High Ropes

The existing challenge elements area will be expanded and most items will be replaced to provide a multitude of types and experience levels for campers and retreat participants. Current strategies for these facilities encourage high intensity high usage components with capability to accommodate several persons at various locations. A primary area of existing open land near the existing climbing tower will be utilized. Additional elements will be located in this area and space is available nearby for expansions. The area will be complemented with shade pavilions for instruction and break periods, secure gear storage, and restrooms. The area will connect to expanded trail systems that will extend into the property.

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## Area H



This area includes the furthest West area of existing and proposed development on the North property. Existing facilities include the Perlman Retreat Center, staff housing and farm program. These facilities are acknowledged for the Site Master Plan but are not included within the actual facilities studies.

### Sports Complex

The site will be developed as a significant outdoor sports venue. Currently the area is sometimes used for recreational field sports – primarily soccer. The development will include a designated multi-purpose field that is sized similar to a high school appropriate soccer field. The area may be turf or artificial. Four tennis courts and two full size high school basketball courts and a pavilion are also planned. The pavilion includes an open air shelter, equipment storage, a first aid station and restrooms.

### Long Term Staff Parking

An area west of this complex will be improved and secured for staff parking. An existing secured driveway will service the parking and the sports complex.

### Maintenance Center

The new maintenance center will provide spaces for a workshop, protected vehicle storage, materials and program storage, and flammables storage. The fuel tanks will be relocated to this area. The entire area will be fenced and secured. Relocation and consolidation of all the equipment and stored materials that are distributed throughout camp will allow spaces to be reclaimed for program activities (Crown Hall) and various places for program storage. Although remote from camp, efficiency of operations and staff time should improve and better tracking of materials and equipment will be evident.

### Staff Parking

A large screened (fencing and plantings) gravel staff parking area will be installed near the maintenance center. The majority of summer staff vehicles should remain in this area, however, selected senior staff, specialty program, and support staff will continue to park within the camp based on need to access their vehicles. The area will accommodate up to 60 cars and will be accessible from the new path through the field and court sports area connecting to the aquatics area and the tunnel.







## SUMMARY RECOMMENDATIONS

### Implementation Strategy

The Beber Camp Master Site Plan is a guide for executing physical modifications and improvements to the site and facilities based on the analysis and assimilation of extensive community input, site and buildings assessments, detailed discussions and strategic plan objectives. The implementation of the elements of the plan will be in phases or packages. Phasing prioritization for Beber Camp may be driven by any one or a combination of the following: institutional funding capacity, donor interest, capital improvement needs, or programmatic needs or desires. Although not an objective for Beber, some camps also consider significant growth or reduction of camper populations.

The nature of a site master plan that integrates many components is that each one is likely to be related to the successful prior or concurrent implementation of one or more other elements. To best ensure that development phases are orchestrated to minimize negative impacts packages of project components should be defined. In some areas a project initiative may be independent and stand alone. The key factors in the determination of the components of a phase or package include: costs, programming impact, infrastructure needs, staffing needs and impact on surrounding or other existing facilities. The extent of influence of and by these concerns will vary for each project objective.



### Next Steps

Beber Camp and the Consultant should develop an overall prioritization plan. This may be project specific driven, overall objective driven or some combination. For example - an objective focused approach may be to identify that an improved entry arrival experience is important for the future of the Beber Camp community. A package of projects can then be defined that are necessary to accomplish this objective and may include remediation or modifications to current status to ensure visitors cannot attempt to enter at the inappropriate location. A project specific approach may be the desire to expand the pool facility. Once these packages and phases are articulated, the corresponding updates for probable development costs budgets can be established.

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Funding and possible capital campaign strategies should be defined. Depending upon the capacity of the existing Beber community, a fund-raising Consultant may be engaged. If the community has capacity, one approach is to formally identify a funded seed initiative to kick-off the master plan implementation and then move into a structured campaign. This approach should be validated by the Consultant. In some organizations, the funding has been accomplished incrementally through individual or family donors close to the organization or the larger community. This is best done through direct requests from senior staff and board of directors. Continued engagement with the immediate camp and retreat community is important to expand and potentially attract new support.

Collateral graphic materials should be prepared. The fund-raising advisor will define case statement and solicitation materials requirements. The planning Consultant will provide initial concepts and renderings of specific development projects. In general these should include significant key projects and be combined with the site master plan. In some situations the architect may participate in a presentation to a potential funder.

When a project(s) is defined and funding is secured, engage the design team to initiate local agency approvals processes and develop detailed design and documents.

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# 6

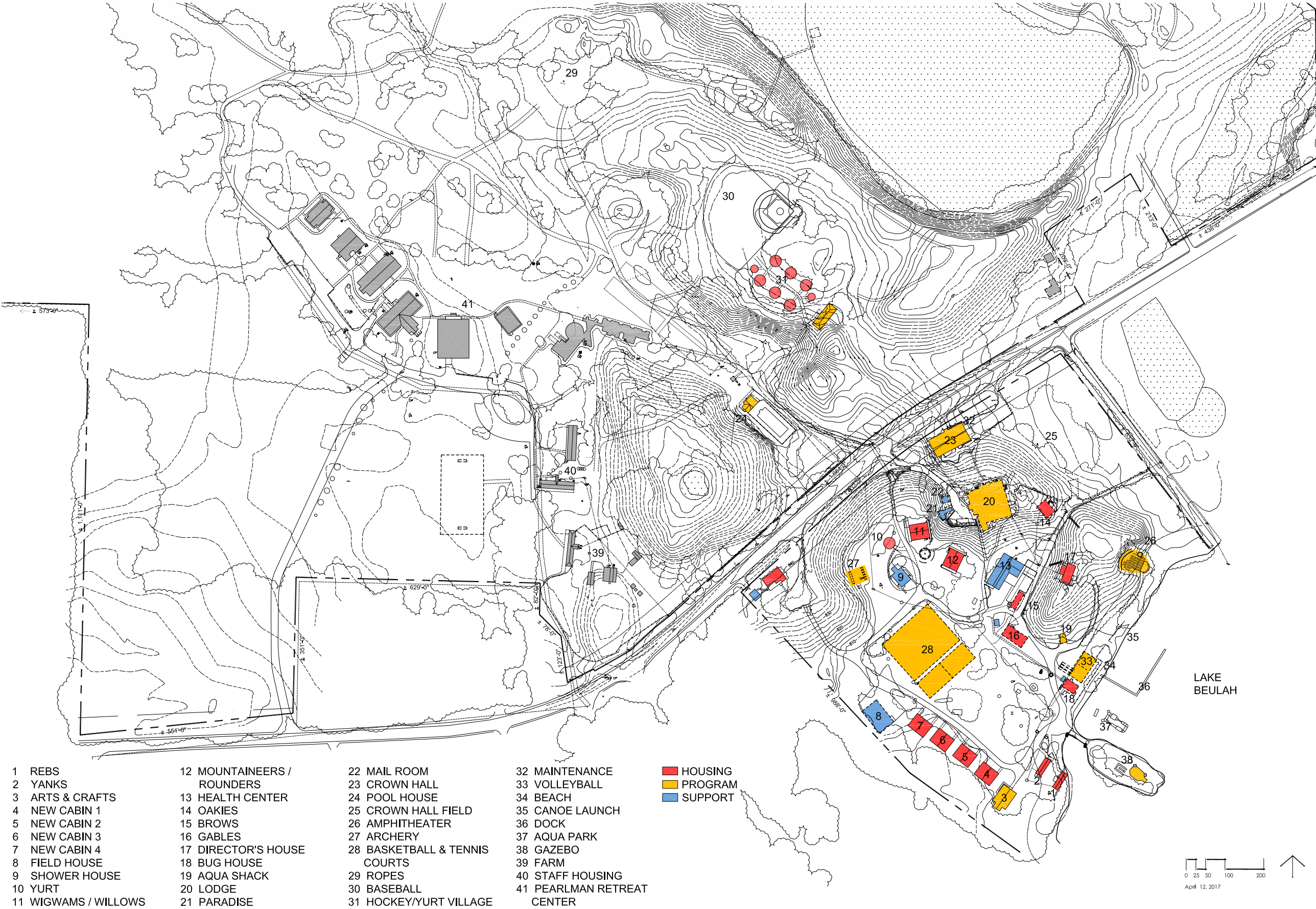
## REFERENCE DOCUMENTS



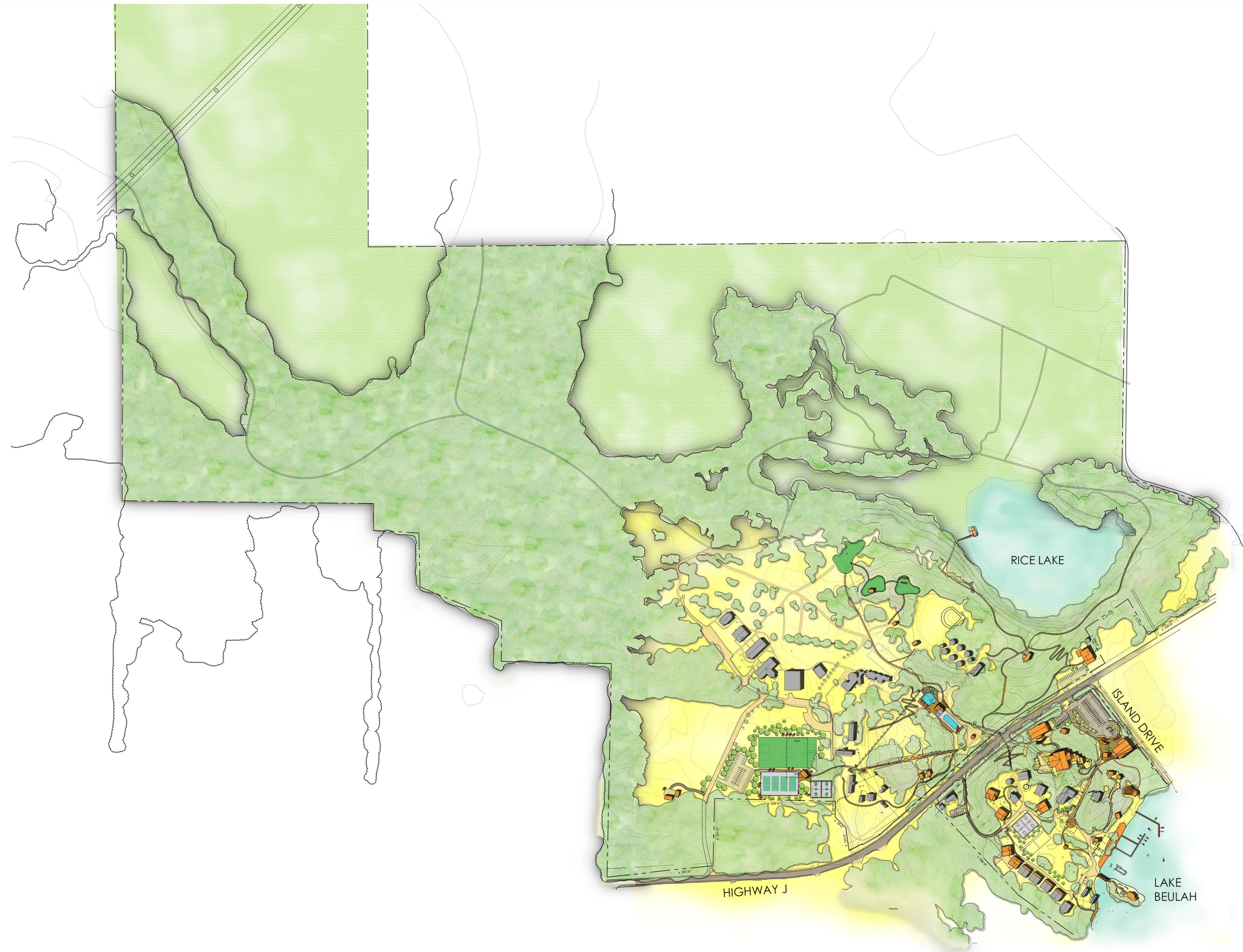
- Existing Conditions Map
- Property Map
- Master Site Plan
- Housing Capacity Matrix
- Focus Group Summary
- Focus Group Raw Data
- Lake Beulah Pioneer Days
- Camps of Lake Beulah



# Existing Conditions Map



Property Map



# Master Site Plan

- |                                 |                                   |
|---------------------------------|-----------------------------------|
| <b>EXISTING</b>                 | <b>PROPOSED</b>                   |
| 1 REBS                          | 46 NEW MAIN ENTRY                 |
| 2 YANKS                         | 47 DROP-OFF                       |
| 3 ARTS & CRAFTS                 | 48 PARKING                        |
| 4 NEW CABIN 1                   | 49 WELCOME CENTER                 |
| 5 NEW CABIN 2                   | 50 DINING HALL & DINING PATIOS    |
| 6 NEW CABIN 3                   | 51 STAFF HOUSING                  |
| 7 NEW CABIN 4                   | 52 BEACH HOUSE                    |
| 8 SHOWER HOUSE                  | 53 MOTOR BOAT DOCK                |
| 9 YURT                          | 54 SAIL BOAT DOCK                 |
| 10 WIGWAMS/WILLOWS              | 55 CANOE LAUNCH                   |
| 11 MOUNTAINEERS/ROUNDERS        | 56 MULTI-PURPOSE FIELD            |
| 12 HEALTH CENTER                | 57 RECREATIONAL POOL              |
| 13 DIRECTOR'S HOUSE             | 58 BRIDGE/BOARDWALK               |
| 14 CROWN HALL                   | 59 ENVIRONMENTAL EDUCATION CENTER |
| 15 AMPHITHEATER                 | 60 NATURE STUDIES                 |
| 16 ROPES                        | 61 ZIP LINE                       |
| 17 BASEBALL                     | 62 NEW CABIN                      |
| 18 PIONEER VILLAGE              | 63 MAINTENANCE CENTER             |
| 19 BEACH                        | 64 GAZEBO SEATING                 |
| 20 DOCK                         | 65 ARCHERY                        |
| 21 AQUA PARK                    | 66 AQUA SHACK                     |
| 22 GAZEBO                       | 67 AMPHITHEATER                   |
| 23 AQUATICS CENTER              | 68 CROWN HALL                     |
| 24 PEARLMAN RETREAT CENTER      | 69 BASKETBALL COURT/ DANCE        |
| 25 STAFF HOUSING                | 70 STAFF PARKING                  |
| 26 FARM                         | 71 ENTRY COURTYARD                |
| 27 BLUE SWING                   | 72 MULTI-PURPOSE PROGRAM CENTER   |
| 28 HOBBY WHEEL                  | 73 LUGGAGE DROP-OFF SHELTER       |
| 29 72 STEPS                     | 74 PAVILION                       |
| 30 HOLOCAUST MEMORIAL           | 75 STAGE & SEATING                |
| 31 MAINTENANCE DIRECTOR'S HOUSE | 76 COMMONS                        |
| <b>REMOVED</b>                  | 77 NEW CABINS 1-4                 |
| 32 FIELD HOUSE                  | 78 RESTROOMS                      |
| 33 BASKETBALL & TENNIS COURTS   | 79 GATE                           |
| 34 BUG HOUSE                    | 80 FENCE                          |
| 35 GABLES                       | 81 ORIENTATION NODE               |
| 36 BROWS                        | 82 EMERGENCY GATE                 |
| 37 OAKIES                       | 83 TRAIL SYSTEM                   |
| 38 PARADISE                     | 84 ACCESSIBLE PEDESTRIAN ROUTE    |
| 39 MAIL ROOM                    | 85 VOCATIONAL SPECIAL NEEDS       |
| 40 MED HUT                      | 86 BOARDWALK AND GAZEBO           |
| 41 AQUA SHACK                   | 87 CHALLENGE AND HIGH ROPES       |
| 42 VOLLEYBALL                   |                                   |
| 43 MAINTENANCE                  |                                   |
| 44 CANOE LAUNCH                 |                                   |
| 45 ARCHERY                      |                                   |

**LEGEND**

EXISTING	PROPOSED
EXISTING PATH	NEW PATH
EXISTING ROAD	NEW ROAD
REMOVED	







# Housing Capacity Matrix

	CURRENT			PROPOSED OPTIMAL		
	camper	staff	total	camper	staff	total
BUG UP	14	4	18			0
BUG DOWN	14	4	18			0
OAKIES UP	16	4	20			0
OAKIES DOWN	14	4	18			0
BROWS UP	12	4	16			0
BROWS DOWN	12	4	16			0
GABLES UP	18	4	22			0
GABLES DOWN	20	4	24			0
EVEREST	12	4	16			0
REBS	14	4	18	14	4	18
	14	4	18	14	4	18
YANKS	14	4	18	14	4	18
	14	4	18	14	4	18
MAPLE	16	4	20	14	4	18
BIRCH	16	4	20	14	4	18
BEULAH	16	4	20	14	4	18
RICE	16	4	20	14	4	18
ELMS	16	4	20	14	4	18
PINE	16	4	20	14	4	18
CABIN 4 A	16	4	20	14	4	18
CABIN 4 B	16	4	20	14	4	18
WIGWAMS	16	4	20	14	4	18
WILLOWS	16	4	20	14	4	18
MOUNTAINEERS	16	4	20	14	4	18
ROUNDERS	16	4	20	14	4	18
YURT	14	4	18			
PROPOSED NEW CABIN 1 A			0	14	4	18
PROPOSED NEW CABIN 1 B			0	14	4	18
PROPOSED NEW CABIN 2 A			0	14	4	18
PROPOSED NEW CABIN 2 B			0	14	4	18
PROPOSED NEW CABIN 3 A			0	14	4	18
PROPOSED NEW CABIN 3 B			0	14	4	18
PROPOSED NEW CABIN 4 A			0	14	4	18
PROPOSED NEW CABIN 4 B			0	14	4	18
PIONEER YURT VILLAGE				66	8	74
(6) camper at 11 each						
(2) staff at 4 each						
<b>SUB-TOTALS</b>	<b>394</b>	<b>104</b>	<b>498</b>	<b>402</b>	<b>104</b>	<b>506</b>
ADDITIONAL STAFF HOUSING		50	50		50	50
		approx				
<b>TOTALS</b>	<b>394</b>	<b>154</b>	<b>548</b>	<b>402</b>	<b>154</b>	<b>556</b>



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# Focus Group Summary

## PROJECT NOTES

### BEBER CAMP MASTER SITE PLAN – FOCUS GROUP SUMMARY PROJECT NO. 1518



February 17, 2017

#### COMMON THREADS

- Pool
- Amphitheater
- Showers
- Cabin upgrades and more of them
- Ropes / Climbing wall
- Sports
- Waterfront
- Expand / develop upper camp
- Nature trails, hiking
- Improve camp accessibility (wheelchairs, etc.)

#### VERBATIMS

- Cabin updates
- Shower house
- Pool
- Ropes
- Sports
- Fitness
- Theater
- Waterfront – water skiing, aqua park

#### LOUISVILLE FOCUS GROUP 3/26/16

- Waterfront – keep and expand
- Develop upper camp
- Cabins – more, renovated, A/C & lighting
- Cabins – replace Yanks & Rebs
- Sports – hockey and baseball revamped
- Keep blue swing
- Keep crown hall

#### CHICAGO EVENT FOCUS GROUP 12/4/15

- Canteen
- Pool
- Cabin showers
- Dining hall
- Horses
- Waterfront – water skiing
- Lounge / hang-out space

#### SUMMER WORK SESSION 4/4/16

- Keep traditions and small size
- Utilize upper camp more
- Facility updates with “old camp style” cabins
- Traditions, community, friends
- Improve PIO and CIT
- Limit growth

#### CLEVELAND REUNION FOCUS GROUP 1/24/16

- Rock climbing
- Pool
- High ropes
- Building updates
- Frisbee, basketball
- Waterfront – water skiing, aqua jump
- Zip line
- Amphitheater

#### BOULDER FOCUS GROUP 5/1/16

- Waterfront – water skiing
- Cabins / Showers – upgrade and more
- New pool
- Larger gaga pit
- Larger dining hall
- More options for 3-day trip

#### CHICAGO WINTER CAMP FOCUS GROUP 2/16/16

- Pool
- Ropes – better, pavilion / shelter
- Waterfront – tubing, sailing, water skiing
- Repurpose old cabins for indoor space
- Canteen
- Hang out area – more of it
- Fine arts studio
- Yoga studio

#### SENIOR STAFF AND ALUMNI 5/17/17

- Split hobby wheel between upper and lower camp – normalize distance to all hobbies
- Field sports, ropes course update/expand
- Outdoor gathering space
- Pool, dining hall, amphitheater, cabin, shower updates, waterfront
- Security gate
- Indoor programming space

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STAFF (FORMER CAMPERS) 6/17/16

- Transgender bathroom
- Wheelchair accessible
- New/updated cabins
- Update amph., Crown Hall, gazebo/island
- Yad B'Yad house
- Indoor program areas, multipurpose
- Separate worship space – chapel

**COMMON THREADS - STAFF**

- **Maintenance building**
- **Entry & site flow / connection**
- **Indoor program & storage space**

WORK SESSION 2 FOCUS GROUP 2/28/16

- Indoor program space
- Bigger, up to date pool
- Signage
- Overall balanced site usage
- Entry (steep hill)
- Lower and Upper Camp connection
- Maintenance building
- Welcome center

STAFF FOCUS GROUP 2/29/16

- Indoor space – program & storage
- Storm shelter
- Crown Hall (save)
- Lodge as building (save)
- 72 steps
- Blue swing
- Hobby wheel
- Cabins

EVENT 7/17/16

- Expansion of camper capacity and facilities
- Year round facility use
- Annual traditions
- More alumni visiting opportunities – stronger alumni presence
- Sponsored activities or events targeting demographics at camp

- **Pool & Cabins (upgrade)**
- **Storm shelter**
- **Crown Hall & Lodge (SAVE)**

SITE COMMITTEE SCHEME FEEDBACK 5/24/16

- Making communal space behind dining hall at med shed area
- Nature in all areas of camp
- Special needs
- Update tunnel appeal
- Programming – get campers across road
- Maintenance – size and location
- Trail connections
- Green space w/o tennis and bball courts
- Pool – complex for whole camp use
- Crown Hall – basement
- Large indoor area – accommodate all of camp at one time
- Passive activities/usage as part of camp now
- Keep the 72 steps

# Focus Group Raw Data

## KEY INTEREST ELEMENTS SUMMARY MATRIX

	Verbatims	Chicago Event 12/4/15	Cleveland Reunion 2/16/16	Chicago Winter Camp 2/19/16	Louisville Focus Group 3/26/16	Work Session 2 - staff 2/28/16	Staff Focus Group 2/29/16	Beber MSP session notes 4/4/16	Denver / Boulder notes 5/1/16	Senior Staff & parents 5/17/16	Staff during Open House 6/17/16	?? 7/17/16 received
pool	X	X	X	X		X	X		X	X	X	
showers	X	X			X				X	X		
cabins (upgrades, more, repurpose)	X	X	X	X	X	X	X	X	X	X	X	
ropes course*	X		X	X		X	X		X	X		
sports**	X		X		X	X	X					
waterfront***	X	X	X	X	X		X		X	X	X	
maintenance building						X						
entry & site flow/connection/security						X	X			X		
indoor program & storage space						X	X				X	
storm shelter						X	X					
blue swing - keep			X	X	X	X	X					
Crown Hall (keep / improve)	X	X	X	X	X	X	X			X	X	
fitness & nutrition	X											
theater / musicals****	X	X				X						
canteen		X		X								
Dining Hall		X	X	X		X	X		X	X	X	
equestrian	X	X	X									
rock climbing wall	X		X					X				
amphitheater		X	X		X	X	X			X	X	
zip line			X									
fine arts studio				X							X	
yoga studio / tent	X			X								
upper camp - develop					X	X		X		X	X	
PIO and CIT			X		X			X				
welcome center						X						
hobby wheel - keep				X		X	X			X		
72 steps - keep			X			X	X					
Mispacha activities		X			X							
Aqua Jump / Aqua Park	X	X	X		X				X			
dancing (Israeli dancing)	X	X	X		X	X						
Shabbat (separate place)	X	X	X	X	X						X	

	Verbatims	Chicago Event 12/4/15	Cleveland Reunion 2/16/16	Chicago Winter Camp 2/19/16	Louisville Focus Group 3/26/16	Work Session 2 - staff 2/28/16	Staff Focus Group 2/29/16	Beber MSP session notes 4/4/16	Denver / Boulder notes 5/1/16	Senior Staff & parents 5/17/16	Staff during Open House 6/17/16	?? 7/17/16 received
Maccabiah	X	X			X							
outdoors (ed & activities)*****	X		X			X						X
more hobbies*****	X	X		X						X	X	X
another gaga pit		X						X				
cookouts		X										
Lake (proximity to everything)		X	X	X		X						
Jewish activities	X	X	X		X					X		
playgrounds		X		X								
island / gazebo			X									
3 day trips	X			X	X			X			X	
bikes (for younger campers)	X											
Challah baking	X											
arts / crafts	X											
tunnel			X									
swings			X									
flag pole				X							X	
Saturday programs				X								
better drainage system					X							
Crown Hall field					X							
outdoor gathering spaces						X				X	X	
multipurpose building							X			X	X	X
facility updates (old camp style)								X				
state fair - more time									X			
parasailing									X			
teach emotional intelligence										X		
increase accessibility										X	X	
better lighting											X	
gym											X	
staff lounge and facilities											X	
larger program office											X	
transgender bathroom										X	X	
annual traditions and alumni visiting opportunities												X

\*Ropes - shaded area, restroom building, new challenges, expansion, high and low ropes

\*\*Sports - frisbee, basketball, field hockey, football, baseball, tennis, lacrosse

\*\*\*Waterfront - sailing, water skiing, tubing, kneeboarding, paddle boats, windsurfing, new dock, swimming area / beach, jet skis,

\*\*\*\*Theater - new mics, stage, lights, sound, props, recording studio

\*\*\*\*\*Outdoor Education - birding, cooking, skills, general nature courses

\*\*\*\*\*Hobbies - trampoline, trampball, tether ball, gymnastics, cheer, acrobatic, dance