



MASTER PLANNING

OBJECTIVES & OUTCOMES | KERRVILLE, TEXAS

OBJECTIVES

- Create Atmosphere
- One Campus, Four Camps
- Increase Types of Housing
- Activities that engage Kids

GOALS

To provide a cohesive, intentional and inviting atmosphere that promotes trust from parents/leadership and challenge to children.

To develop TLC's real-estate to include 2-3 more, satellite areas of operation that can be run simultaneously and autonomously from the next.

To position TLC to increase service-base and revenue potential by increasing the number of simultaneous groups utilizing TLC.

To update TLC's existing facility & infra-structure to

WELCOME CENTER

REVERSE ADMIN BUILDING

Currently, guests arrive to the rear and along the long-axis of the Administration Building and many arrive only to wonder where they are supposed to go, despite the directional signage. The Center might include a large porte-cochere, circular drive and modest parking of 10-15 cars. Other amenities desired, include but are not limited to:

RECEPTION

This center will become the receiving area for guests and visitors arriving to visit TLC.

GIFT SHOP

A small gift-shop is desired as a point-of-sale during the off-season.

MUSEUM & CAMP MEMORABILIA

Space to display and create exhibits is desired.

DEVELOPMENT OFFICE

A parlor or comfortable area to meet with major donors is desired.

EAGLE TRAIL – NEW CAMP NODE

SITE CHARACTERISTICS

TLC currently has a paved side-walk that runs more than ½ mile past the former fishing pond. The area also includes numerous observation decks, rock quarry and has a number of rest-areas



ATMOSPHERE



SATELITE CAMPS



HOUSING



ACTIVITIES



accommodate current and future operations.

To provide new and exciting activities to refresh offerings and remain relevant for current and future camper experiences.

To create themed areas that are inviting to children.

DESIRED OUTCOMES

1. Position TLC to remain relevant in the future
2. Expand Service Base
3. Increase Service Revenue
4. Improve existing facilities
5. Expand activity offerings

GUIDING PRINCIPLES

1. Construction solves a problem or creates an opportunity
2. Facilities will be fully accessible and show empathy for those with special needs
3. Activities will be fun, challenging and encourage achievement

that can be used while viewing numerous, identified tree species. The area also has a large, cleared field that could be used for parking, field sports and/or future pavilions or other such program areas. The site has immediate access to Spur-100 and is cross-fenced outside of the main camp area so that it can be included in the main camp area or segregated as the need dictates.

COTTAGES

The area could readily support small, medium and large cottages on both sides of the paved walk-way that could be used in combination or independently for small affinity groups as well as the main camps needs. During summer camp, the cottages could be used for affinity group leadership, medical staff during diabetic camp and/or long-term interns/support staff. During the off-season, this area could be rented to user groups wanting to enjoy the Texas Hill Country for their program.

FRONTIER VILLAGE

SITE CHARACTERISTICS

A second camp-node could be created by further developing TLC's existing Frontier Village. There is currently a large foundation and steel, free-span pavilion with a western-town façade that is used for overnight camp-outs from the main-campus.

HOUSING

The addition of a lodge or cabins to house between 75-275 staff and campers could be used to expand simultaneous camp operations.

DINING

Food-service could be added with new construction, or the existing construction might be repurposed to include a large dining area that could service the Frontier site plus the Inspiration Valley Node.



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The Right Answer to the Right Question

“In 1949 as polio ravaged the lives of thousands of Texas children, TLC was birthed because of a Lions’ question:

‘What are we going to do about the children?’

As the idea of TLC was heavy-laden in the hearts and minds of Lions across Texas, people began to rally behind the dream that had become reality; and, where there was a contagion that robbed children of their normal mobility and abilities, the Lions response was to counter the threat with the infectious desire to be a part of something larger than oneself.

So, some 70 years later, as we look to the future and how we will position for 2020 and beyond, that same question beckons and is awaiting your answer:

‘What are we going to do about the children?’

- Stephen S. Mabry, CEO

INSPIRATION VALLEY

LAKE

Following a feasibility study by civil engineer(s), a dam could be constructed across the Inspiration Valley in order to create a larger lake than currently exists at TLC. This lake would provide greater surface area for fishing, water sports and atmosphere.

COTTAGES

Various sized cottages could be placed around the lake at various intervals, sizes and orientations. The resulting facility could be run simultaneously and autonomously from the main camp or in conjunction with the main campus.

HOUSING TYPES & AMMENITIES

VIP HOUSING

TLC would benefit by being able to house VIP guests in a single-family cottage, tiny-house or cabin from time to time. Such a structure(s) could be built in combination with the other proposed satellite sites, such as the Eagle Trail or Inspiration Valley.

MEDICAL STAFF HOUSING

Particularly during diabetic camp, TLC is short housing for doctors and nurses. Our diabetic staff is routinely pressed for space during their orientation as we have another camp in session.

SUPPORT STAFF HOUSING

TLC would benefit from hiring internationals to serve as support staff for kitchen, hospitality services and maintenance. They should be housed separately from the children as their role is support.



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Resources and What we have going for us:

- Valuable, tax-free real-estate with Development Opportunities
- Reputation & History
- State-wide support and engaged donor-base
- Professional fundraisers on staff
- Compelling Case

What is Currently Missing?

It's all in the atmosphere.

TLC's stated goal statement is: "To create an *atmosphere*, wherein children with physical disabilities, type-1 diabetes and cancer, can experience the 'Can Do' philosophy and achieve maximum personal-growth and self-esteem."

AFFINITY GROUP LEADERSHIP HOUSING

TLC routinely needs separate housing for affinity group leadership, whose role in camp is oversight, rather than hands-on work with the kiddos.

LODGE

TLC currently has two dorms that could be replaced in favor of one large lodge with a kitchen facility in the lobby. A courtyard or commons, outdoor would also be desirable.

ACTIVITIES

EXISTING

All activities should be evaluated for enhancements and improvements that would increase their "wow-factor" with the kids. In addition, I believe TLC would benefit from the creation of themed areas such as that of Six Flags, Morgan's Wonderland or Sea World.

NEW & PROPOSED

New Activities are desired to keep TLC on the forefront of inviting children to challenge themselves and experience things they may have thought were outside of their reach.

MISCELLANEOUS

COVERED LUGGAGE FACILITY

Themed pavilion to be installed between camp loop and parking lot near Lion statue, in order to provide shade and cover from in climate weather.

STORAGE FACILITY FOR AFFINITY GROUP SUPPLIES (MINI-STORAGE STYLE)



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TO LEARN MORE

For questions or comments about this document or to express your interest in participating in the capital fund-raising aspect of TLC's Master Plan, please contact:

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