

Marion, VA: Hungry Mother Lutheran Retreat Center
Conceptual Expansion Master Plan



Prepared for the Hungry Mother Lutheran Retreat Center
August 2018

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Conceptual Expansion Master Plan

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Virginia Department of Forestry Urban & Community Forestry Program



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Conceptual Expansion Master Plan

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CDAC team members (left to right):
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Not pictured: Elizabeth Gilboy

The **Community Design Assistance Center** (CDAC) is an outreach center in the College of Architecture and Urban Studies at Virginia Tech that assists communities, neighborhood groups and non-profit organizations in improving the natural and built environments. Assistance is provided in the areas of landscape architecture, architecture, planning, and interior design. Working with communities, the conceptual planning and design provides communities with a graphic vision of their project that can then be used for grant applications and fundraising for the next steps toward implementation.

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Chris Stevens,
Director, Hungry Mother Lutheran Retreat Center

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HMLRC Board Member and Architect, William Huber Architect

Heather Bunch
Vice Chair, Sprouting Hope Community Garden

and

Those who volunteered time for the betterment of the Hungry Mother Lutheran Retreat Center and their community

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PART 1: PROJECT DESCRIPTION

PROJECT DESCRIPTION

Introduction

The Hungry Mother Lutheran Retreat Center (referred to in this report as “HMLRC”) is a 58-acre property in the Blue Ridge Mountains of southwest Virginia. The HMLRC’s mission is to provide intentional places for gathering and outdoor recreation. The HMLRC operates as an independent 501(c)3 non-profit, but still maintains a close relationship with the Virginia Lutheran Synod and Evangelical Lutheran Church in America (ELCA).

The HMLRC is located on a dead-end road half a mile after passing through the Hungry Mother State Park and 20 minutes off Interstate 81 at exit 47. Hungry Mother Creek, which is later impounded to become Hungry Mother Lake, flows through the camp while Jefferson National Forest surrounds the HMLRC on three sides. Deer, turkey, and hawks can be seen during sunrise and sunset in the open fields. The HMLRC welcomes people and groups of all affiliations and denominations to use their facilities and to participate in its programmed events.

PROJECT DESCRIPTION

Project Background

Originally opened in 1957, the HMLRC has been most notably known for its incredibly scenic property and as a rustic youth camp offered every summer. The HMLRC has operated as such primarily unchanged since its opening. The HMLRC has, however, expanded its program structure in recent years to embrace new partnerships. Some of those new partnerships are with the local probation office, Department of Social Services, Sprouting Hope Community Garden, the Boy Scouts of America, local healthy living initiatives, and private reservations/retreats. Further, special events such as family reunions remain a popular type of activity since the HMLRC has a more private setting when compared to the nearby Hungry Mother State Park.

In order to accompany its growing list of diverse user groups and further sustain its economic and personnel stability, the HMLRC found value in establishing a strategic expansion master plan. This master plan provides overarching guidance and design principles for long-term programmatic and physical infrastructure enhancements where appropriate.

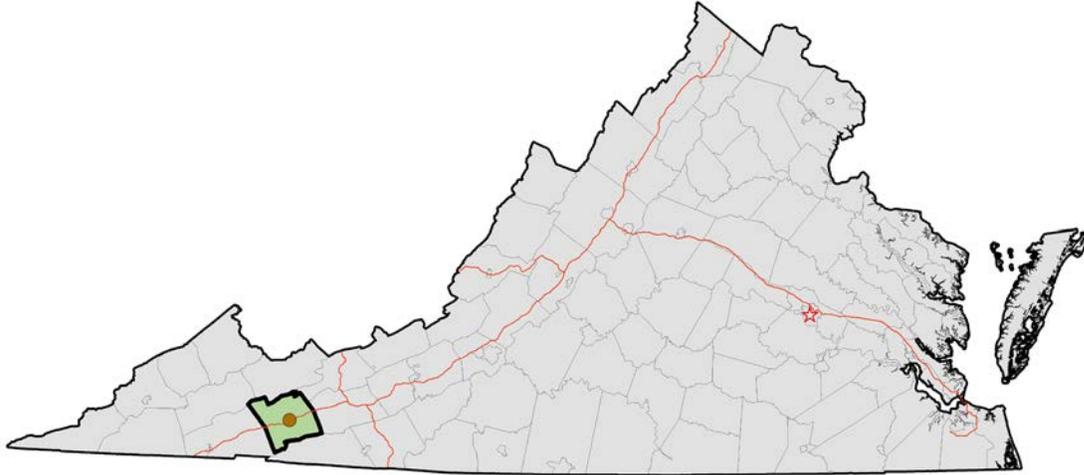
Initial ideas for improvements to the Hungry Mother Lutheran Retreat Center include:

- Long-term programmatic vision for clarity moving forward,
- Environmental interpretation displays and signage throughout the property,
- Space for special events such as the “Hungry Mudder” obstacle race,
- Additional overnight stay options, particularly for adults, consistent with the Center’s outdoor and rustic character (such as tree houses)
- Structured parking to improve vehicle circulation
- Primitive and RV campsites with water/sewer/electric

Additional ideas for improvements and expanded programming that provide opportunities for visitors to engage with the environment were developed over the course of the project.

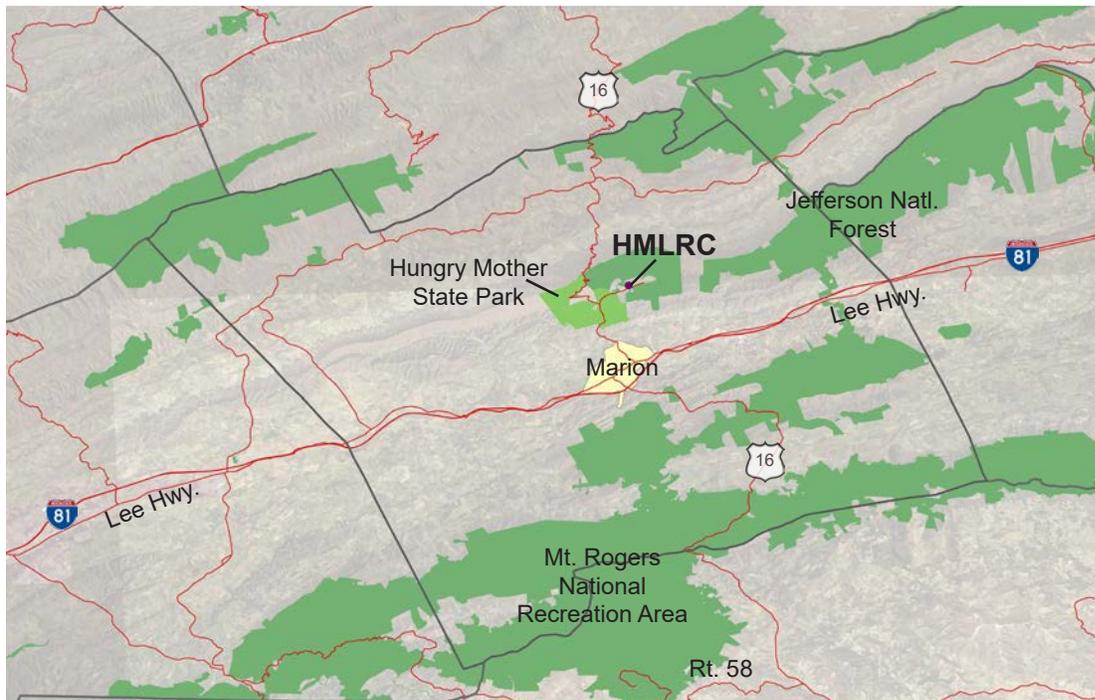
PROJECT DESCRIPTION

Project Location

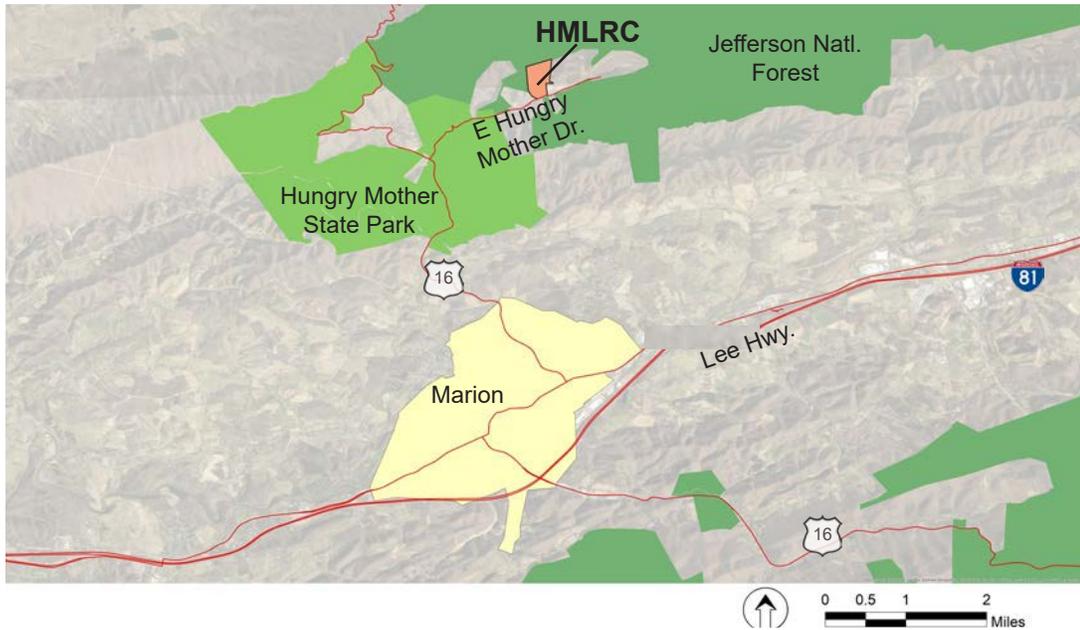


The Hungry Mother Lutheran Retreat Center (HMLRC) is located in Smyth County in southwest Virginia (above) and is approximately twenty minutes north of Marion, VA (below).

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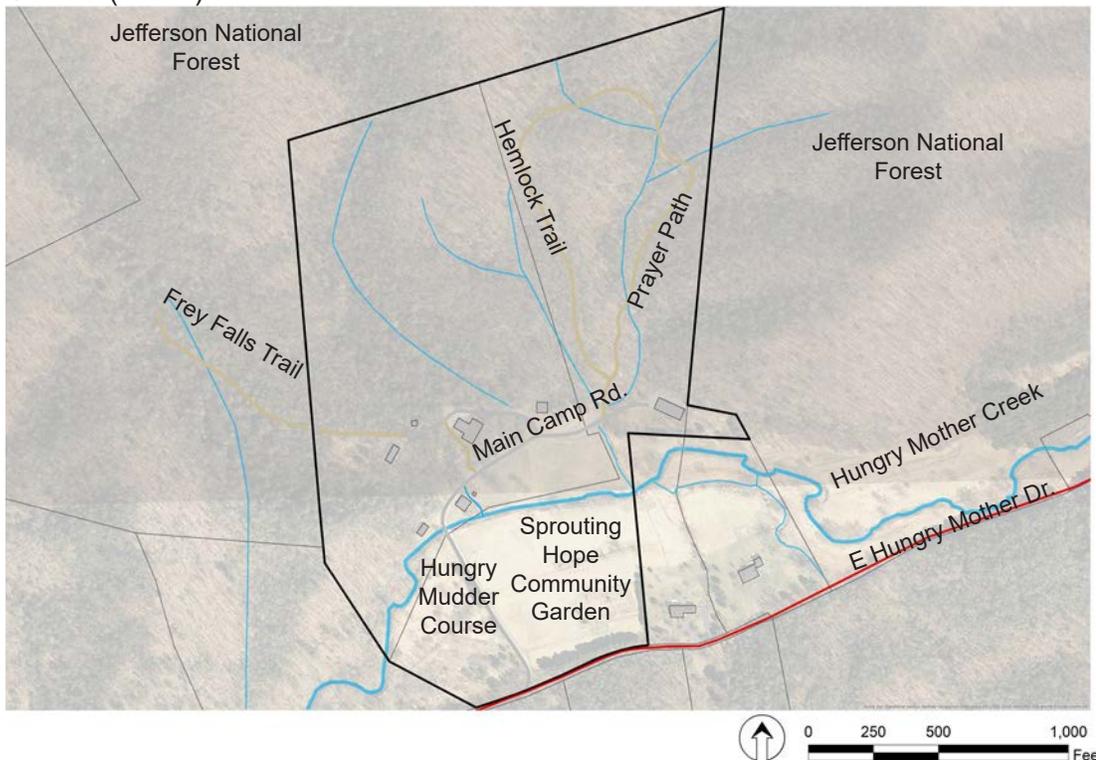


PROJECT DESCRIPTION



HMLRC is surrounded by three private properties and the Jefferson National Forest. HMLRC leases a small portion of their property with Sprouting Hope Community Garden, a community group that engages youth and adults in the Marion community (below). There are several trail networks that run throughout the property and into the Jefferson National Forest. There is a flat clearing adjacent to Hungry Mother Creek that is suitable for field sports, riparian planting, and the Hungry Mudder Course (below).

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PROJECT DESCRIPTION

Design Process

The design process began with a stakeholder input session and site visit on April 24, 2018. During that visit the CDAC team facilitated a discussion with stakeholders and board members of the HMLRC. During this input session CDAC's project manager Nick Proctor led participants in an organization vision exercise to further understand the character of the HMLRC, its potential developmental resources/assets, and priorities as it expands its camp offerings. The vision session ended with a conversation about key physical and programmatic improvements that participants thought would enhance the experience of attending the HMLRC while diversifying economic revenue generation opportunities throughout its 9-month operating season.

The CDAC team also had the opportunity to visit several key sites across the camp including: Shumate Hall, the bunk house, Frey Falls, the hilltop chapel, primitive tent sites, the Virginia Montgomery Pavilion, lower recreation field, Sprouting Hope Community Garden, and the Hungry Mudder course. Photographs, sketches, and input from the community members, combined with precedent research, created a comprehensive foundation that the CDAC team used to develop two initial conceptual expansion master plans.

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Camp director Chris Stevens (left) leads CDAC student designer Kristen Allen (center) and landscape designer Kontessa Roebuck (right) across a creek to Frey Falls, a waterfall feature in the Jefferson National Forest adjacent to the HMLRC property.

PROJECT DESCRIPTION

The team returned to the HMLRC on May 31, 2018 to present the two preliminary design concepts. Following the presentation, stakeholders and board members were encouraged to provide feedback about what they (dis)liked and what they thought might have been missing in each of the two concepts.

The team revised the two preliminary design concepts into a final conceptual expansion master plan with supporting drawings, which were presented to the HMLRC on June 25, 2018.

Meeting notes from the input sessions and community presentations can be found in the Appendix.



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CDAC landscape designer Kontessa Roebuck (left) collects input cards during an organization visioning exercise led by CDAC project manager Nick Proctor (right) on April 24, 2018.



CDAC student designer Kristen Allen (left) and landscape designer Kontessa Roebuck (right) present the final design concept to HMLRC stakeholders on June 25, 2018.

PART 2:
FINAL DESIGN CONCEPT

Design Description

The final design expands the amenities and physical infrastructure for campers seeking a traditional rustic experience as well as special event guests looking for a private retreat in the woods. Added programmatic features for HMLRC include an expansion of outdoor education potential, with the Frey Falls viewing deck, the creek junction outdoor education area, and the riparian boardwalk, which highlights the natural features of the area to be enjoyed by people of all ages. Similarly, the capacity for campers will double with an additional bunkhouse, as well as more concentrated social spaces. These include the bunkhouse patio and quad, which has a four square court, GaGa pit, and a sand volleyball court. All activities are easily accessible for the campers. A new deck is also proposed for Shumate Hall that overlooks the woods. Additionally, a new ADA accessible path will allow for direct access between the recreation fields and the camp's upper buildings, such as Shumate Hall and bunkhouses.

Sprouting Hope Community Garden and Boardwalk:

The Sprouting Hope Community Garden is expanded, with a plant palette of additional native fruit and nut trees that can supplement the existing orchard. A new informal path from Main Camp Road is introduced to encourage collaboration and ease of navigation between Sprouting Hope and HMLRC, as well as formalizing the entry road into Sprouting Hope and placing an information kiosk for visitors. Campers and guests using the boardwalk can learn about the orchard they see on the other side of Hungry Mother Creek as well as information about the riparian buffer and general stream health and ecology. The boardwalk also includes areas where visitors can access Hungry Mother Creek directly.

Pavilion:

The Virginia Montgomery Pavilion will be developed to best utilize the flat green space that it is adjacent to the pavilion. A stone patio with space for planting and a large fire pit with a seat wall will connect the pavilion with a proposed ADA parking lot with two spaces. Similarly, a brick accent crosswalk will connect the proposed path to the swinging bridge and the pavilion, creating a connection to other major elements of the HMLRC, such as tent camping or the tree houses at the end of the Prayer Path.

Lodging:

The proposal of tree houses to HMLRC will provide a niche camping experience for groups of guests looking for a comfortable, immersive camping retreat without the equipment or hassle of setting up a traditional campsite. Each tree house would have a compost toilet and electricity, with the four tree houses sharing a common bath house. The Prayer Path would be widened to better accommodate small vehicles and an informal lot would be located centrally to the tree houses. The tree houses would be located on a slope where ADA access via ramp from ground level would be possible.

Following are the final master plan drawings, perspectives, precedents, and plant material suggestions.



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LEGEND

Proposed

- A - Welcome Kiosk
- B - Expanded Orchard
- C - Sprouting Hope Trail
- D - Maintenance Yard (Fenced In)
- E - Camp Parking
- F - Boardwalk
- G - Pavilion Patio
- H - Hammock Garden
- I - Tent Pads with Picnic Area
- J - Ecology Learning Area
- K - Tree Houses
- L - Amphitheater and Fire Pit
- M - Hiking Trail
- N - Shumate Hall Deck Addition
- O - New Cabin
- P - New Bunkhouse
- Q - Recreation Quad
 - GaGa Pit
 - Sand Volleyball
 - Four Square Court
- R - Frey Falls Viewing Deck
- S - Bathhouse w/ Showers

Existing

- T - Creek Cabin
- U - Bunkhouse
- V - Log Cabin
- W - Hilltop Chapel

↙ Perspective Viewshed

Marion, VA: Hungry Mother Lutheran Retreat Center
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Final Design Concept
Master Plan
June 25, 2018



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Conceptual Expansion Master Plan

Final Design Concept
Site Plan 1
June 25, 2018





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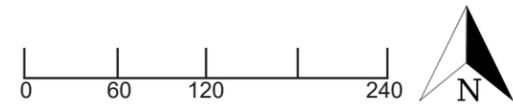
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Conceptual Expansion Master Plan

Final Design Concept
Site Plan 2
June 25, 2018



LEGEND
Proposed
A - Tent Pads with Picnic Area
B - Ecology Learning Area
C - Amphitheater and Fire Pit
D - Widened Prayer Path
E - Tree House Parking
F - Tree House
G - Hiking Trail (0.5 Miles to Shumate Hall)
Existing
H - Hemlock Trail





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Conceptual Expansion Master Plan

Final Design Concept
Perspective 1: Maintenance Shed and Privacy Fence with Camp Logo
June 25, 2018



The maintenance building is one of the first camp buildings that visitors see upon arriving. A proposed privacy fence, seen above, formalizes an area for maintenance equipment and material storage that is safe, secure, and in a consolidated location. This perspective shows the fence painted with the Hungry Mother Lutheran Retreat Center logo and perennials planted along the fence.



Existing

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Final Design Concept
Perspective 2: Virginia Montgomery Pavilion and Fire Pit
June 25, 2018

Perspective from the main camp road approaching the Virginia Montgomery Pavilion. The road is lined with native ornamental trees and leads to proposed enhancements that surround the Virginia Montgomery Pavilion, which includes a stone patio, formalized ADA parking, seat wall, fire pit, and trail connection to the swinging bridge.



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The bunkhouse recreation quad is expanded with an additional bunkhouse (left) with a four square court, GaGa pit, sand volleyball court, stone patio, and flexible green space. The Frey Falls Trail follows the edge of the open space along the rhododendron thicket before continuing into the woods (right).

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Final Design Concept
Perspective 3: New Bunkhouse, Four Square Court, GaGa Pit, and Sand Volleyball
June 25, 2018



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Final Design Concept
Perspective 4: Camp Welcome Kiosk and Sprouting Hope Entrance
June 25, 2018

As soon as visitors turn off of Hungry Mother Drive, a welcome kiosk helps orient people to their destinations. During busy times, the kiosk can be manned by counselors, community garden staff, or Hungry Mudder course volunteers. Further, the kiosk can be a location to display camp information by placing messages on the board or stocking it with pamphlets, maps, or secured key drop when checking into cabins or tree houses.



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Final Design Concept
Perspective 5: Boardwalk Signage and Environmental Education Panels
June 25, 2018

Incorporating environmental education into the HMLRC's camp program is a great way to utilize southwest Virginia's incredible biodiversity as an educational tool for campers and visitors. This section perspective is an example of the environmental education panels located along the proposed boardwalk that follows Hungry Mother Creek.



Wooden Privacy Fence



Wooden Gate Opening



Viewing Deck along Frey Falls Trail



Permeable Pavers



Extended Patio



Trail through Fruit Tree Orchard



Riparian Boardwalk with Environmental Education Signage



Welcome Kiosk with Pamphlet and Map Storage



Compost Toilet



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Final Design Concept
Precedent Images
June 25, 2018



Flowering Dogwood, *Cornus florida*

Functions as allee of ornamental trees leading to the Virginia Montgomery Pavilion.

Height: 15 to 30 feet
 Spread: 15 to 30 feet
 Bloom Time: April to May
 Sun: full sun to part shade
 Water: medium
 Maintenance: medium



American Hornbeam, *Carpinus Caroliniana*

Functions as a food source for a large range of animals. Attracts game birds, deer, foxes, and small mammals.

Height: 20 to 35 feet
 Spread: 20 to 35 feet
 Bloom Time: February
 Sun: full sun to part shade
 Water: medium
 Maintenance: low



Northern Spicebush, *Lindera benzoin*

Functions as showy and fragrant hedges. Attracts birds and caterpillars.

Height: 6 to 12 feet
 Spread: 6 to 12 feet
 Bloom Time: spring
 Sun: full sun to part shade
 Water: medium
 Maintenance: low



Harvestlice, *Agrimonia parviflora*

Functions as a showy riparian flower. Attracts bees.

Height: 2 to 5 feet
 Spread: 2 to 5 feet
 Bloom Time: July to September
 Sun: full sun to part shade
 Water: medium
 Maintenance: low



Thimbleweed, *Anemone virginiana*

Functions as wildflower which supports insects that prey upon pests to humans. Attracts pollinators and butterflies.

Height: 1 to 2 feet
 Spread: 1 to 1.5 feet
 Bloom Time: April to May
 Sun: full sun to part shade
 Water: dry to medium
 Maintenance: medium



Pennsylvania Smartweed, *Persicaria pensylvanica*

Functions as flowering grass to attract birds.

Height: 2 to 4 feet
 Spread: 2 to 4 feet
 Bloom Time: summer to fall
 Sun: full sun
 Water: wet
 Maintenance: low



Limestone Meadow Sedge, *Carex granularis*

Functions as small ornamental grass. Attracts birds and caterpillars.

Height: 0.5 to 2 feet
 Spread: 1 to 2 feet
 Bloom Time: May to July
 Sun: partial sun
 Water: medium
 Maintenance: low



Soft Rush, *Juncus effusus*

Functions to restore riparian areas. Attracts songbirds, especially sparrows.

Height: 2 to 4 feet
 Spread: 2 to 3 feet
 Bloom Time: summer
 Sun: full sun
 Water: wet
 Maintenance: low



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Final Design Concept
 Suggested Riparian Plant Palette
 June 25, 2018



Virginia Beauty Apple, *Malus pumila* 'Virginia Beauty'

A native species of the common apple founded in Carroll county.

Height: 8-10 feet
 Spread: 8-10 feet
 Bloom Time: May
 Sun: full sun
 Water: medium
 Maintenance: high



Red Elderberry, *Sambucus racemosa*

Bears small red berries in clusters used for pies, wines, and jellies.

Height: 8-12 feet
 Spread: 8-15 feet
 Bloom Time: May to June
 Sun: full sun to part shade
 Water: medium to wet
 Maintenance: medium



American Persimmon, *Diospyros virginiana*

Bears large, bright orange fruit that is sweet and can be dried or used in cakes, jellies, and ice cream.

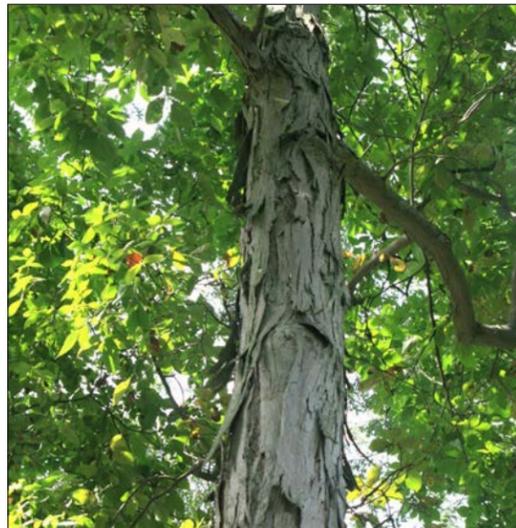
Height: 35-60 feet
 Spread: 25-35 feet
 Bloom Time: May to June
 Sun: full sun to part shade
 Water: dry to medium
 Maintenance: low



American Hazelnut, *Corylus americana*

The nut is very similar to the commercially sold filbert (hazelnut) and can be used in any general hazelnut recipe. They are especially good for baking and granola.

Height: 10 to 16 feet
 Spread: 8 to 13 feet
 Bloom Time: March to April
 Sun: Full sun to part shade
 Water: Medium
 Maintenance: Low



Shagbark Hickory, *Carya ovata*

Bears nuts that are attractive to animals and were important food sources for Native Americans and early settlers.

Height: 70-90 feet
 Spread: 50-70 feet
 Bloom Time: April to May
 Sun: full sun to part shade
 Water: medium
 Maintenance: low



American Plum, *Prunus americana*

Bears small red fruit that is best used in preserves and jellies.

Height: 15-25 feet
 Spread: 15-25 feet
 Bloom Time: March
 Sun: full sun to part shade
 Water: dry to medium
 Maintenance: low



Red Mulberry, *Morus rubra*

Produces blackberry-like fruits that are edible off the tree and also attractive to birds.

Height: 35-50 feet
 Spread: 35-40 feet
 Bloom Time: March to April
 Sun: full sun to part shade
 Water: medium
 Maintenance: medium



American Hazelnut, *Corylus americana*

Large deciduous shrub that produces smaller, edible hazelnuts.

Height: 10-16 feet
 Spread: 8-13 feet
 Bloom Time: March to April
 Sun: full sun to part shade
 Water: medium
 Maintenance: low

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PART 3: SITE INVENTORY AND ANALYSIS

SITE INVENTORY AND ANALYSIS

Site Inventory Summary

The CDAC team inventoried the HMLRC property to create a base inventory map. This map helps to understand the existing and absence of certain site elements that will be evaluated for design development.

Nearby Attractions:

HMLRC is located 1.2 miles from Hungry Mother State Park and is bordered the Jefferson National Forest and three private landowners. Both the state park and Jefferson National Forest are public lands that offer swimming, boating, hiking, and camping opportunities. The town of Marion is 5 miles south of HMLRC accessed by State Route 16, an incredibly popular motorcycle route in the region.

Circulation:

The existing circulation at the site can be broken down into vehicular and pedestrian routes. The only access point to HMLRC is by East Hungry Mother Drive, which stems off State Route 16. There is a main camp road interior vehicle circulation route that leads guests past the Sprouting Hope Community Garden entrance, the creek, and historical log cabins, branches off to Shumate Hall and the bunk house, and ends at the Virginia Montgomery Pavilion. This main camp road is surfaced in gravel that traverses significant slopes, which could be problematic during heavy rain events. There are already several maintained pedestrian trails on site, the largest being the Hemlock and Prayer Path trails which form a loop and leads guests to the Hillside and Hilltop Chapels as well as tent pads recently created by a local boy scout troop. These trails are mostly vehicle accessible until reaching the Hillside Amphitheater and several small creek junctions nearby. Frey Falls Trail leads guests from the bunk house to a small waterfall located on Jefferson National Forest property, with low ropes courses branching off either side of the trail. There is also a small trail that connects Shumate Hall to the recreation field. Currently, there are no pathways that are ADA accessible given the change in topography and trail surface material. Parking is informally organized in gravel lots around buildings.

Vegetation:

Most of HMLRC's property is densely forested, with the exception of the recreation field. The Sprouting Hope Community Garden contains organized garden plots, beehives, and a small native fruit and nut orchard. A successional riparian buffer exists along both sides of Hungry Mother Creek.

Buildings and Utilities:

The immediately adjacent properties consist of three private land owners with two homes to the southeast of HMLRC and one on the southwest, and where the Jefferson National Forest encompasses the rest of the adjacent property. All buildings provide electricity and water/sewage, and the current bunk house offers air conditioning units. Additionally, there is a septic tank located next to the maintenance shed which could potentially provide a sewage hook up for RV camping.

Images of some of the existing conditions follow.



Main camp road looking south toward the camp entrance off of East Hungry Mother Drive



Bridge to maintenance shed



Log cabin near creek and camp entrance



Hungry Mudder course



Hungry Mudder course



Virginia Montgomery Pavilion and fire pit



View to Virginia Montgomery Pavilion



Septic tank and recreation field



Recreation field



Bunk house



Bunk house outdoor common space



Hillside chapel with amphitheater seating



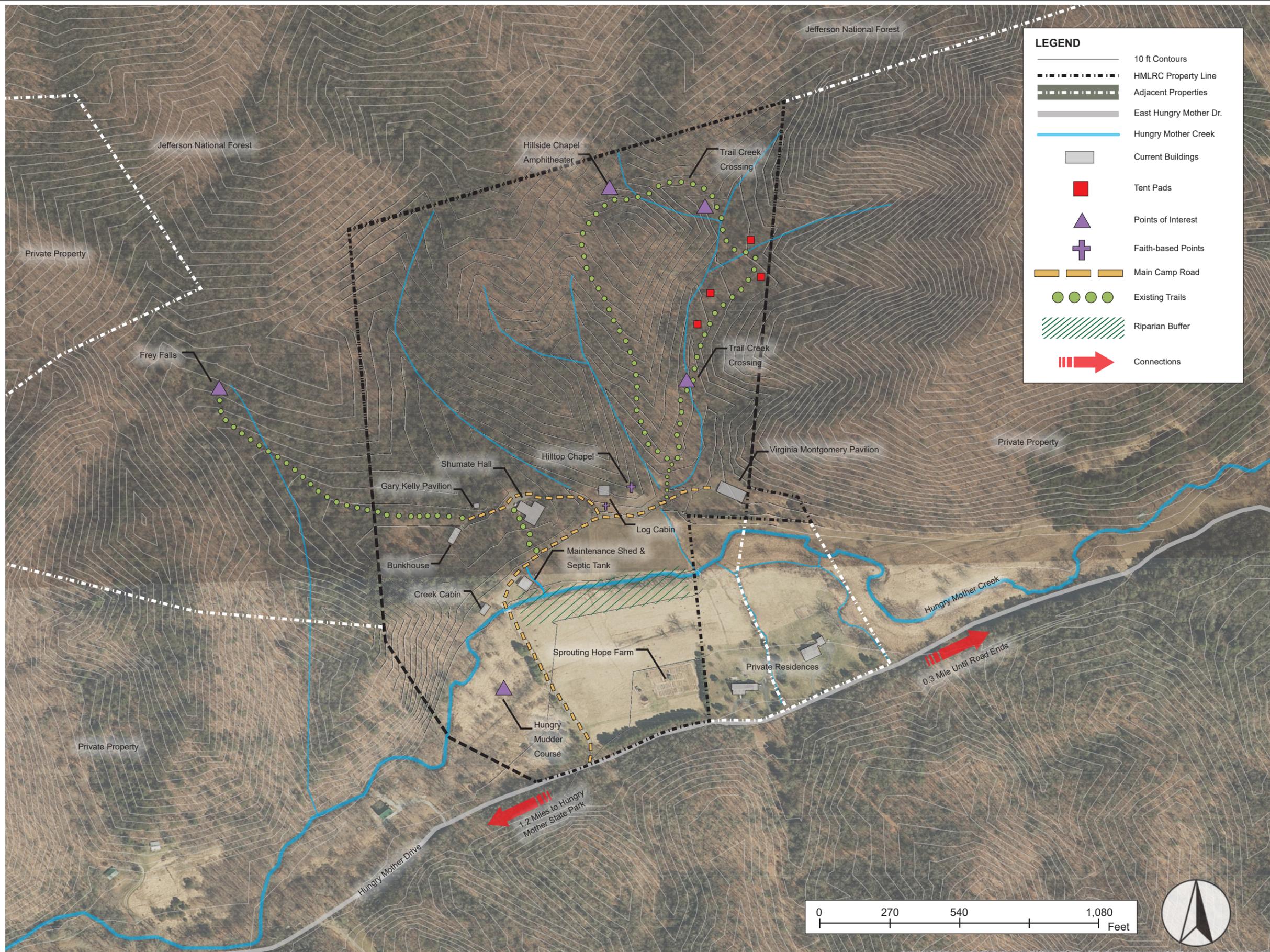
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Site Inventory and Analysis
Existing Conditions
May 31, 2018



LEGEND

- 10 ft Contours
- HMLRC Property Line
- Adjacent Properties
- East Hungry Mother Dr.
- Hungry Mother Creek
- Current Buildings
- Tent Pads
- Points of Interest
- Faith-based Points
- Main Camp Road
- Existing Trails
- Riparian Buffer
- Connections

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**Marion, VA: Hungry Mother Lutheran Retreat Center
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Site Inventory and Analysis
Site Inventory
May 31, 2018



SITE INVENTORY AND ANALYSIS

Site Analysis Summary

After conducting an inventory of significant site elements, the CDAC team analyzed the opportunities and constraints of the property. Some elements had opportunities to be enhanced while others needed to be created. This information, combined with ideas and input from the stakeholders committee, guided design development.

Opportunities:

Circulation: The site has a well established central core of trails and vehicle roads; some areas have slopes that could accommodate new ADA paths.

Points of Interest: the Hungry Mudder course, Frey Falls, Hilltop Chapel, and Hilltop Amphitheater

Slope: The recreation field, the area behind bunk house, and lawn surrounding the pavilion are relatively large, flat open spaces that can support a variety of programs in a hilly piece of property. The remaining areas of the property are largely sloping which could be beneficial for the development of new mountain biking and/or hiking trails.

Nature: HMLRC has an array of geologic, ecologic, and hydrologic features that give the camp its natural splendor. The camp is surrounded by the Jefferson National Forest which presents opportunities to partner with local government agencies to utilize the HMLRC's close adjacency to public lands.

Constraints:

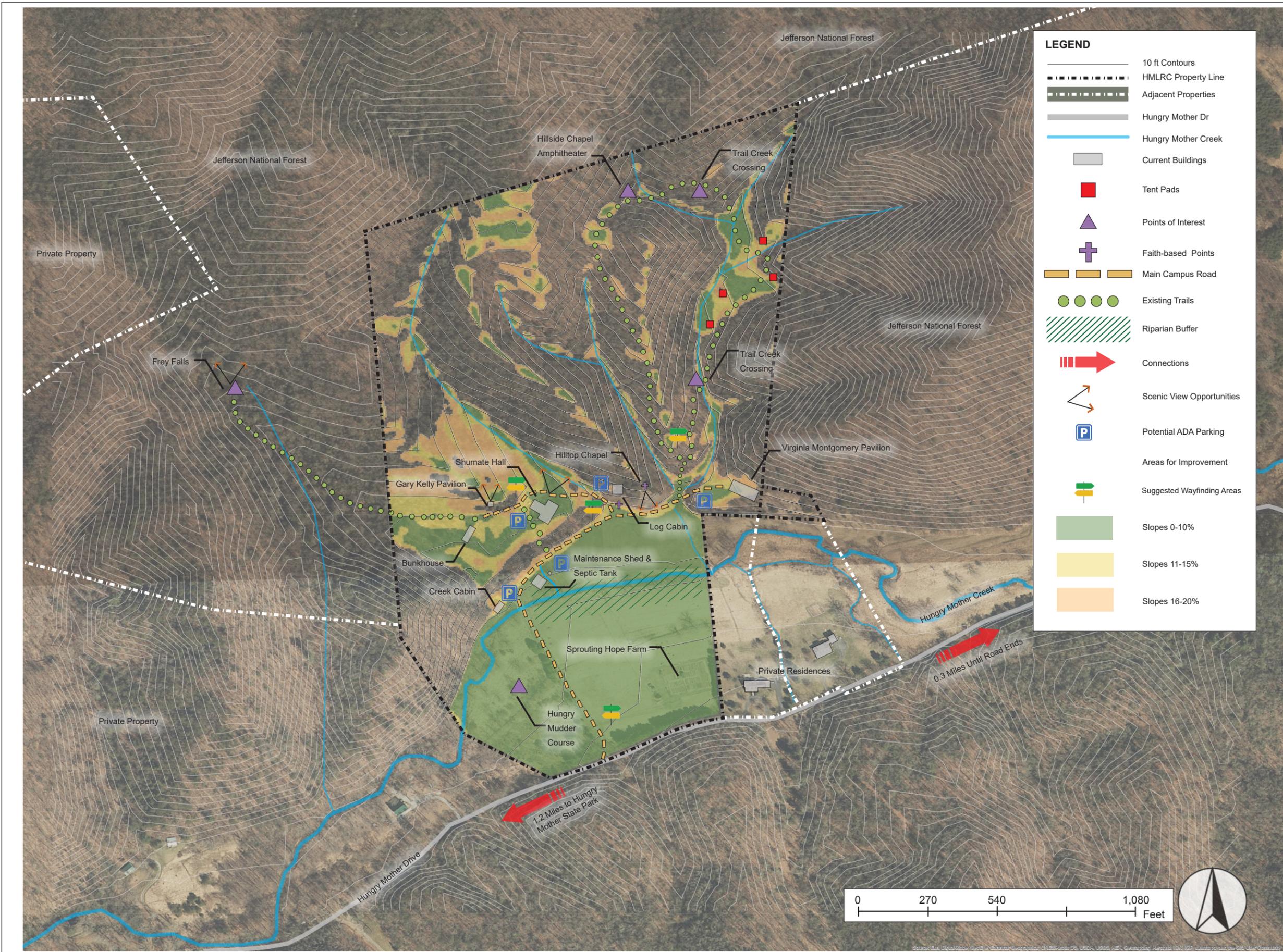
Renovations: The physical infrastructure and maintenance of different areas need to be improved or expanded if a growing camp population is anticipated.

Circulation: Unpaved roads, high slopes, and lack of ADA parking give way to safety concerns for guests with limited mobility. This perception of the HMLRC may deter these guests from visiting.

Slope: The steep slopes covering a majority of the site reduce the available space that is suitable for building and pose challenges for establishing ADA-compliant pedestrian pathways.

Lodging: All lodging options are equipped with bunk beds, which are not preferable for groups of adults and/or parties that are not participating in youth camp programs when renting the HMLRC.

The primary opportunities and constraints are consolidated in the analysis map found on the following page.



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**Marion, VA: Hungry Mother Lutheran Retreat Center
Conceptual Expansion Master Plan**

Site Inventory and Analysis
Site Analysis
May 31, 2018

**PART 4:
PRELIMINARY
DESIGN CONCEPTS**

PRELIMINARY DESIGN CONCEPTS

Preliminary Design Concept 1

Design Description

Concept 1 focuses on expanding the programmatic elements of the HMLRC with minimal physical infrastructure. This approach keeps in mind the rustic elements that define the Hungry Mother Lutheran Retreat Center, showcasing the natural splendor this property has to offer, and provides hands-on learning opportunities for campers that can be a unique experience the camp has to offer.

Outdoor Education:

The proposed outdoor education area (S; page 35 master plan) will provide space for equipment storage and seating for campers while demonstrations and lessons are given about topics such as native flora and fauna, how to catch and release wildlife, or general sustainability measures that children can understand. Similarly, by adding a viewing deck area for Frey Falls with an ADA path, visitors and campers may have an easier way to reach and view the falls. Additionally, a new connection to Sprouting Hope Community Garden with a pedestrian bridge and trail will guide campers and visitors through the native fruit and nut orchard to the main garden plots. A small welcome kiosk will be placed where Sprouting Hope Community Garden branches out from the main camp road and will provide visitors or parents of campers with useful information about trail maps, the HMLRC, and Sprouting Hope Community Garden.

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Lodging:

A new bunk house paves the way for increasing camp enrollment while improving underutilized spaces for a range of passive and active activities for campers. The proposed bunk house would be similar to the existing bunk house but with bathrooms centrally located to make them accessible without having to go outside. There will be a patio that provides a common space for campers in both bunk houses and would offer opportunities for more leisurely activities such as outdoor cooking in a fire pit or providing rocking chairs and tables for people to play cards or chat outside. The surrounding area enclosed by the bunk houses will be a new hub for activity, with a sand volleyball court and GaGa pit to provide a more concentrated activity space.

Pavilion:

The Virginia Montgomery Pavilion would develop into a more independent entity from the camp. A more formal, private entry to the Pavilion is established with an allee of ornamental trees lining the road up the hill. Similarly, the space surrounding the pavilion is enhanced with paving that transitions guests between the concrete slab of the pavilion and the grassy lawn. Views are screened inside the pavilion with a wall of ivy that can be adorned with string lights on the north side of the pavilion as well as added conifer trees to screen views and potential noise from the private residences to the south during special events with music.

A swinging bridge is added to connect the pavilion with the Prayer Path for ease of access and a direct connection over the slope change while also providing a

PRELIMINARY DESIGN CONCEPTS

beautiful backdrop for wedding pictures.

Renovations:

Additional improvements to existing structures would include the addition of a deck outside Shumate Hall to provide any overflow space for the common room and offer views into the trees going downhill. Also, the hillside amphitheater would be renovated with stone seating and a small deck for camp activities or sermons.

Following is preliminary design concept 1 and supporting drawings.



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LEGEND

Existing

- A- Hungry Mudder Course
- B- Sprouting Hope Farm
- C- Creek Cabin
- D- Maintenance Shed
- E- Log Cabin
- F- Hilltop Chapel
- G- Virginia Montgomery Pavilion
- H- Shumate Hall
- I- Bunk House 1
- J- Frey Falls

LEGEND

Proposed

- K- Welcome Kiosk
- L- Fruit and Nut Orchard Expansion
- M- Sprouting Hope Pedestrian Bridge
- N- Bunk House 2 (With Bathrooms & Showers)
- O- GaGa Ball Pit
- P- Sand Volleyball Court
- Q- Swinging Pedestrian Bridge
- R- Tent Pads with Hammock Area
- S- Outdoor Education Area
- T- Amphitheater Enhancements
- U- Frey Falls Viewing Deck
- V- Shumate Hall Deck
- W- ADA Trail Parking to Bunk House
- X- ADA Parking

Marion, VA: Hungry Mother Lutheran Retreat Center
Conceptual Expansion Master Plan

Preliminary Design Concept 1
Master Plan
May 31, 2018



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Marion, VA: Hungry Mother Lutheran Retreat Center
Conceptual Expansion Master Plan

Preliminary Design Concept 1
Site Plan 1 and Precedent Images
May 31, 2018



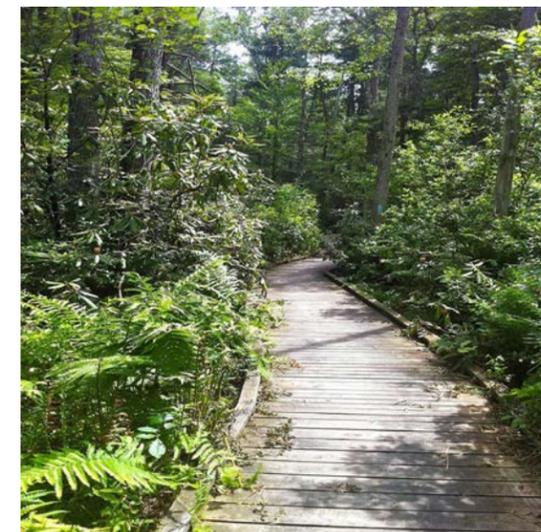
GaGa pit



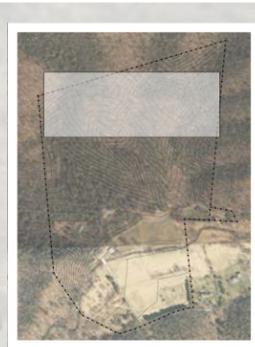
Permeable grass paver cells for camp parking



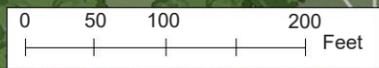
Stone patio common space



Wood ADA accessible path



LEGEND
 A- Prayer Path
 B- Amphitheater with Stone Seating
 C- Outdoor Educational Area
 D- Tent Pads with Space for Hammocks
 < Perspective Viewshed



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**Marion, VA: Hungry Mother Lutheran Retreat Center
 Conceptual Expansion Master Plan**

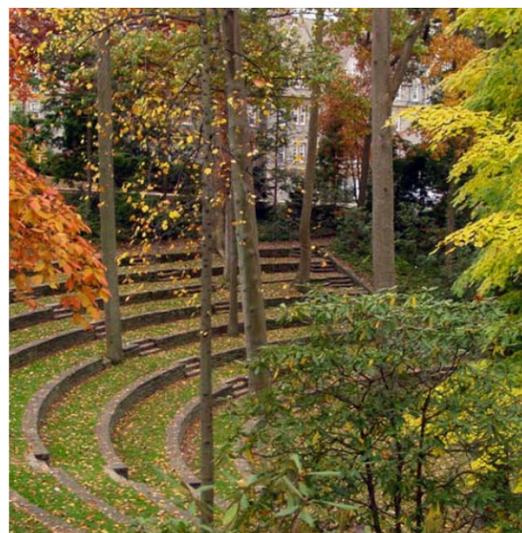
Preliminary Design Concept 1
 Site Plan 2 and Precedent Images
 May 31, 2018



Hands-on environmental education activities:
 • Wildlife observation
 • Plants identification



Seating area for environmental education



Amphitheater with tiered stone bench seating



Tent pad with picnic table and lantern post



Perspective looking north at the proposed amphitheater enhancements which supports group activities such as camp skits, plays, and sermons.



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**Marion, VA: Hungry Mother Lutheran Retreat Center
Conceptual Expansion Master Plan**

Preliminary Design Concept 1
Perspective: Amphitheater Enhancements, Stone Seating, and Stage
May 31, 2018

PRELIMINARY DESIGN CONCEPTS

Preliminary Design Concept 2

Design Description

Concept 2 focuses on the expansion of the camp's built infrastructure that expands what activities are offered and attracts a broader demographic to use the camp's facilities. While maintaining the camp's rustic character, unique lodging options provide overnight accommodations that are more comfortable and private than the existing bunkhouses. These elements will expand the HMLRC client base as well as the time frame HMLRC can support private events and camps.

Entry:

Upon entering the HMLRC grounds on the main gravel road, visitors will pass the Sprouting Hope Community Garden and come to the welcome center cabin to pick up information, trail maps, lodging keys, etc.

Boardwalk:

Guests can park in a new parking lot adjacent to the maintenance shed. Ramping up from the parking lot is a boardwalk that follows Hungry Mother Creek where tall grasses have created a riparian buffer on the camp side and the extended fruit and nut tree orchard on the Sprouting Hope side. Passing through the boardwalk and the gathering space at the riparian edge, there are stairs leading up to the Virginia Montgomery Pavilion, where weddings, family reunions, and special gatherings are currently held.

Pavilion and Hammock Garden:

The Virginia Montgomery Pavilion sits on top of a hill with nice views to the southwest across the creek. There is a swinging bridge leaving the pavilion that leads to a hammock garden along the existing Hemlock Trail where guests can have a hangout space. The hammock garden leads into the Hemlock Trail and the Prayer Path where there are additional options for overnight stay. Once hikers reach the tent pads on the Hemlock Trail, picnic tables, and charcoal grills are added to complete the outdoor camping experience.

Lodging:

Tiny houses are located at the end of the Prayer Path for a more immersive experience than staying in a cabin or bunkhouse. Tree houses are also available or a secluded experience and are suitable for small-medium groups (up to 8 people per tree house). In addition to the Prayer Path, guests can get to Shumate Hall via a proposed mountain bike trail. Guests can also stay overnight at either an additional log cabin or bunk houses near Shumate Hall. An additional bunkhouse will double the capacity of HMLRC during camp season by adding 40 new beds with bathrooms and showers.

Following is preliminary design concept 2 and supporting drawings.



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LEGEND
Existing

- | | |
|---------------------------------|-----------------|
| A- Hungry Mudder Course | G- Shumate Hall |
| B- Sprouting Hope Farm | H- Bunk House 1 |
| C- Maintenance Shed | I- Frey Falls |
| D- Log Cabin | |
| E- Hilltop Chapel | |
| F- Virginia Montgomery Pavilion | |

LEGEND
Proposed

- | | |
|--|-------------------------------|
| J- Fruit and Nut Orchard Expansion | P- Swinging Pedestrian Bridge |
| K- Welcome Center | Q- Hammock Garden |
| L- Additional Log Cabin | R- Tent Pads with Picnic Area |
| M- Bunk House 2 (With Bathrooms & Showers) | S- Tiny Houses |
| N- Boardwalk | T- Amphitheater Enhancements |
| O- Stairs Connecting Field to Pavilion | U- Tree Houses |
| | V- Mountain Bike Trail |
| | W- ADA Parking |

Marion, VA: Hungry Mother Lutheran Retreat Center
Conceptual Expansion Master Plan

Preliminary Design Concept 2
Master Plan
May 31, 2018



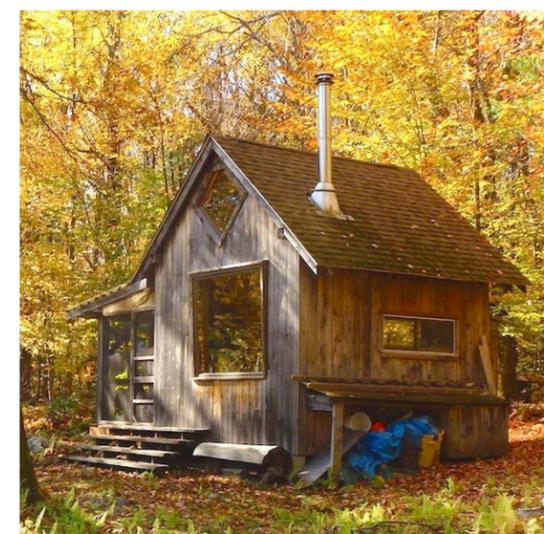
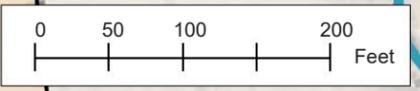
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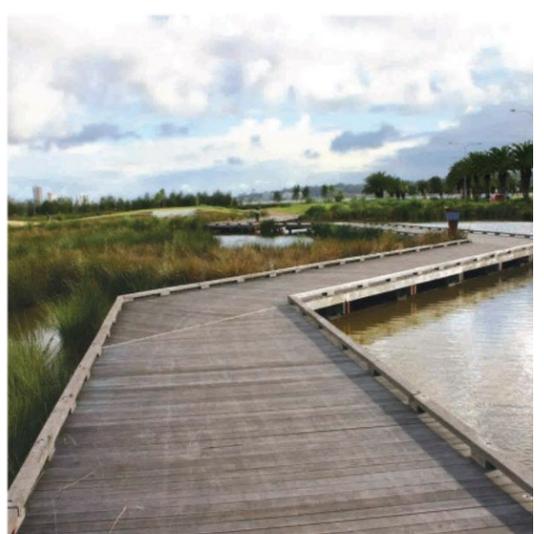
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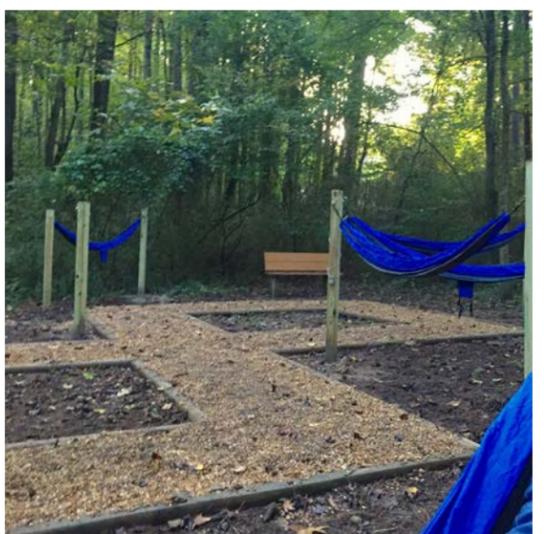
- LEGEND**
- Existing
- A- Creek Cabin
 - B- Bunk House 1
 - C- Gary Kelly Pavilion
 - D- Shumate Hall
 - E- Log Cabin
 - F- Hilltop Chapel
 - G- Virginia Montgomery Pavilion
 - H- Maintenance Shed
- Proposed
- I- Fruit and Nut Orchard Expansion
 - J- Additional Log Cabin
 - K- Boardwalk
 - L- Stair Connecting Field to Pavilion
 - M- Creek Cabin Parking
 - N- Camp Parking
 - O- Swinging Pedestrian Bridge
 - P- Hammock Garden
 - Q- Bunk House 2
 - R- ADA Parking
 - < Perspective Viewshed



Additional log cabin



Boardwalk



Hammock garden



Swinging pedestrian bridge

Marion, VA: Hungry Mother Lutheran Retreat Center
Conceptual Expansion Master Plan

Preliminary Design Concept 2
Site Plan 1 and Precedent Images
May 31, 2018



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LEGEND

- A- Prayer Path
- B- Tiny Houses
- C- Amphitheater Enhancements
- D- Tent Pads with Added Picnic Tables
- E- Proposed Mountain Bike Trail
- F- Tree Houses

0 50 100 200 Feet



Tent pad area with charcoal grill and picnic table



Large tree house option with detached compost toilet



Small tree house option with connecting swinging bridge



Tiny house on trailer foundation

Marion, VA: Hungry Mother Lutheran Retreat Center
Conceptual Expansion Master Plan

Preliminary Design Concept 2
Site Plan 2 and Precedent Images
May 31, 2018



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When leaving the Virginia Montgomery Pavilion, this perspective shows a swinging bridge that crosses one of the tributaries of Hungry Mother Creek. The bridge leads guests to a hammock garden along the Hemlock Trail where they can relax with friends and family. Below the bridge is an accessible path that can lead users directly up to the creek to get their feet wet and explore in nature.

Marion, VA: Hungry Mother Lutheran Retreat Center
Conceptual Expansion Master Plan

Preliminary Design Concept 2
Perspective: Swinging Bridge, Hammock Garden, and Lower Walking Trail
May 31, 2018

PART 5: APPENDIX

Marion, VA: Hungry Mother Lutheran Retreat Center
Conceptual Expansion Master Plan

MEETING NOTES

Stakeholder Input Session: April 24, 2018
Shumate Hall, HMLRC
772 East Hungry Mother Drive, Marion, VA 24354

Attendees

- Colleen Montgomery
- Ellen Schaak
- Ed Schaak
- Chris Stevens, Director, HMLRC
- Buddy Beaver
- Ken Parkin
- Jerry Harmon
- Heather Bunch
- Joel Rosen
- Garry Chenowith
- Bill Huber
- Barry Proctor
- Nick Proctor, CDAC
- Kontessa Roebuck, CDAC
- Kristen Allen, CDAC

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Organizational Vision: The Hungry Mother Lutheran Retreat Center (HMLRC) will be...

- Camp!; Continuing the tradition as camp
- Service to the community at large; non-denominational
- Family; multi-generational
- Better utilization of the entire property, the “Upper 40”
- Comprehensive “buy-in” and an understanding of the value of camp from area congregations and user groups
- HMLRC is well-known through an active and robust marketing and outreach program
- A model for eco-education, sustainability awareness, and proactive conservation efforts; “Creation Care”, solar, wetlands
- A mental and physical retreat for the surrounding community
- A place of familiar sights that celebrates a vernacular and rustic aesthetic
- A partner for local, community food initiatives through the Sprouting Hope community garden; food, bees, pollinators, fruit and nut-bearing trees

HMLRC “assets”:

- Human
 - Board members
 - Local congregations
 - Former campers and staff
 - People of the Highland Conference congregations
 - Volunteers; Find a way to involve more volunteers

MEETING NOTES

- Boy Scouts, Girl Scouts
- Lutheran Family Services: Minnick Schools
- Other churches (non-lutheran as well)
- People from congregations who are willing to volunteer, work, manual labor
- Sprouting Hope Community Garden (programming and mentorship)
- Highlands Conference (events, congregations, people)
- New Emory & Henry students through the Health Sciences program (300 students in Marion)
- Lutheran outdoor ministries
- Social Services Department (Washington, Smyth, Wythe Counties), holding camps at HMLRC
- Project Crossroads (non-denominational service projects); worked on the shelter, compost bins, shed
- Healthy Kids Camp, Rainbow Day Camp (Diabetes Education Camp)
- Cultural: *Traditions, festivals, gathering, celebrations*
 - Corn Roast- Highlands Conference
 - Beer and Brats
 - Annual Arts and Crafts Festival at Hungry Mother State Park; brings many visitors July
 - Weddings, reunions, etc.
 - Civil War history
 - Native peoples history
 - Wayne C. Henderson School of Appalachian Arts
- Built
 - Shumate Hall
 - Good kitchen
 - Partly 4-season use
 - Trails
 - Cabins
 - Buildings
 - Primitive camp sites
 - 4 sites constructed spring 2018 via BSA
 - Picnic shelter with kitchen and bathrooms
 - Bunk house
 - Hungry Mother State Park
- Natural
 - Nice pasture/parking/game area along Hungry Mother Creek
 - Creeks and streams
 - Particularly Hungry Mother Creek
 - Geology of the area
 - Nature trails
 - Plants
 - Wildlife; birds, lightening bugs
 - Beautiful woodlands
 - Hungry Mother State Park
 - National Forest land surrounding camp

MEETING NOTES

- A place away for teaching and recreation
- The “Hungry Mudder” mud trail and race
- Sprouting Hope Community Garden
 - Garden
 - Hoop houses
 - Flood plain food forest
 - Bees
- Historical
 - The Marion College
 - The families of Ebenezer Lutheran
 - Stories of Jim Wilson (former care taker of the camp)
 - Stories of Pastor Gary Kelly
 - The Legend of “Hungry Mother”
 - Longstanding church camp; established 1950s
 - Log cabin (now relocated)
- Financial: *Businesses, grants, financial institutions, etc.*
 - People of the Highland Conference congregations
 - ELCA (Evangelical Lutheran Church in America) Virginia Synod
 - People of Highlands Conference (regional network of Lutheran churches)
 - “Friends of HMLRC”
 - Thrivent Action Team Grants
 - Camp fees, groups renting out camp facilities (income stream)
 - VFW club (Veterans of Foreign Wars); local chapter
 - Rotary Club
 - Smyth County Community Foundation

HMLRC S.W.O.T analysis and regional initiatives

- Strengths: **Internal**
 - Much captured under “HMLRC Assets”
 - Rustic experience
 - Positive reputation and relationships with the people of Marion
 - Recipient of Synod capital campaign efforts
- Weaknesses: **Internal**
 - Changing times of youth
 - Matching and managing expectations of the HMLRC camping experience
 - Bathrooms (though they have been renovated)
 - Attracting new user groups (to include non-denominational)
 - Buy-in and understanding the value of the camp by surrounding congregations
 - Adult lodging beyond bunkhouses
 - Lean, mean machine
 - HMLRC operates with very little staff which can limit programmatic and facility expansions

MEETING NOTES

- Aging infrastructure that would have to be enhanced in the face of any expansions
- Financial: Need to identify relevant grants to apply to
- Opportunities: **External**
 - Sports camps; currently a track team using HMLRC as a training facility every summer
 - Sister camps and borrowing their leadership/ staff
 - Camp partnerships with other organizations
 - Reach out to school systems during the school year for weekend camps to attract more kids? Perhaps in the fall?
 - Marion tourism initiatives
 - Motorcycles and Rt. 16 (Back of the Dragon)
 - Emory & Henry College Health Science program and college students that have come to the area
 - Abingdon training program
 - Highlands Conference “Day-At-Camp” event
 - Expand outreach to use camp as congregational retreat
 - Synod capital campaign; HMLRC stands to benefit a lot from this effort
 - Appalachian Music Week; celebrating history
- Threats: **External**
 - Sports camps; kids have an ever-increasing list of summer opportunities to choose from
 - Changing user demographic in the churches and who would use the camp
 - Loss of enthusiasm within the core target groups that use the camp
 - Competing Synod events
 - It’s becoming harder to reach a critical mass of users

HMLRC: Designing for success (inspiration for CDAC)

- Renewed amphitheater
 - Skits
 - Services
 - Gatherings
 - Music
 - Unique meals
- Hammock garden
 - Multiple locations throughout the camp; tent camping, RV area, main shelter
- Virginia-Montgomery Pavilion
 - Hardscape/ patio for gathering out from underneath the shelter but not in just grass; formalize where the fire pit should go
 - Thinking about all the special events that go on here
 - ADA-parking at the top near the shelter itself
 - Alternative trail to get people from parking in the field to the shelter

MEETING NOTES

- Clearing out a portion of the bank to open up views of the mountains and the field below
- Cable bridge
 - From shelter to trail leading to primitive camp sites.
 - Would need to clean up/ relocate debris/ abandoned construction materials
- Mountain bike trails
- Environmental education panels; throughout
- Improved overnight facilities
 - Rustic and comfortable; beyond bunk beds
 - Appropriate for small retreats; couples' retreats
 - Possibly multi-unit with a shared common space
 - Additional Lodging
 - Tiny houses
 - Tree houses
 - Cabins
- Expanded bunk house
 - Current: 40 campers; Expanded: additional 40
 - Must be conscious that expanding lodging may strain other facilities such as the kitchen/ dining hall capacity
 - Separate?
 - Connected to existing in order to share bathrooms?
- RV camping; flat land limited
 - Possible near the maintenance building where there is the existing septic tank
- ADA-accessibility (real and perceived obstacles)
 - Improve overall throughout primary destinations
- Nature trail (portions ADA-accessible)
- Improved event space such as the shelter, hardscape, weddings, corn roast festival, etc.
- Day-use restrooms
- Camp Logistics
 - Dedicated camp host structure
 - Enhanced maintenance area
 - Privacy fence

MEETING NOTES

Preliminary Design Presentation: May 31, 2018
Shumate Hall, HMLRC
772 East Hungry Mother Drive, Marion, VA 24354

Attendees:

- Barry Proctor
- Ellen Schaack
- Ed Schaack
- Chris Stevens, Director, HMLRC
- Buddy Beaver
- Ken Croghan
- Bill Huber
- Heather Bunch
- Joel Rosen
- Gary Chenoweth
- Nick Proctor, CDAC
- Kontessa Roebuck, CDAC
- Kristen Allen, CDAC

General

- Kids like to be together; play and socialization
- All improvements need to be made in the context of a broader emergency plan for the camp
- Noise: Have gotten some complaints from surrounding neighbors about late-night music/receptions going on in the field
- Add vegetation to help buffer sound? Coniferous?
- Lodging (design changes moving forward)
 - Bunkhouse; add additional
 - Cabins; add additional as proposed, no bunks, add water/sewer
 - Tree houses; no bunks; add two more where tiny homes are
 - Cistern for water
 - Compost toilets
 - Weather tight
 - Large, screened windows with wooden shutters similar to Shumate Hall
 - Could use Virginia Montgomery Pavilion water and sewer in the short term; electric and plumbing could be added later to the tree houses
 - Propane for light and cooking?
 - Tiny homes; remove
- Additional perspectives needed
 - Maintenance shed and wall art (logo?), add kiosk, existing trailer camper can be removed
 - Virginia Montgomery Pavilion with fire pit and hardscaping near the shelter
- Re: tree houses, like the ability to market the camp's use of simple

MEETING NOTES

technologies in a “glamping” experience

Concept 1

• Likes

- Gaga pit is dead on; super successful at 4H camps in the area; may need to expand to more
 - Must be well-drained though
- ADA trail along the old camp road
- Frey Falls trail and viewing deck
 - Okay with the need to work with the Department of Forestry
- Expanding the Sprouting Hope orchard
- Information kiosks
 - Add one at creek cabin for check in
 - Use new camp logo
 - Locations:
 - Sprouting Hope
 - Creek Cabin
 - Intersection near hillside chapel
- Swinging bridge (include in later phase)
- Hammock garden

• Dislikes

- Permeable paving needs to be ADA-friendly; as presented would be difficult for wheel chairs and people that aren't steady under foot.
- Trail through the middle of Sprouting Hope orchard
- Pedestrian bridge over Hungry Mother Creek (maintenance, flood risk)

• Change

- Have trail connecting main camp road to Sprouting Hope on the Sprouting Hope side
 - Use the existing bridge to cross the creek; not enough vehicle traffic to be of a concern
- Add fire pit at the amphitheater

Concept 2:

• Likes

- Tree houses
 - Make sure that there are ADA options to get into the structure; could be at-grade at entrance and then “hang off” the hill
 - Keep the tree houses up in the woods; creates a better experience than if located closer to camp center; “Keep it close to nature”
 - Need to flush out how water/sewer/electric work; are open to creative solutions that are “off the grid”
 - Emergency access: use the existing prayer trail which is wide enough for a vehicle; add parking/ turn around
 - This road can service the top end of the proposed mountain bike trail as well
- Second bunkhouse; like the easy access to W/S being adjacent to

MEETING NOTES

the current bunkhouse

- Would redesign so that bathrooms/showers are in the middle of the structure and not on the end
- Mountain bike trail
 - “Might be too short for a biking trail”
- Ornamental trees that line the road to the Pavilion (native species)
- Dislikes
 - Dedicated welcome cabin
 - Don’t want this to have to be staffed
 - Could be combined as a camp host cabin, general information, etc.
 - Stairs up the hill from the field to the Pavilion are redundant; can just walk on the edge of the road, keep ADA parking adjacent to Pavilion
- Change
 - Boardwalk
- Indifferent
 - One idea was to move boardwalk to Sprouting Hope side, however Sprouting Hope Community Garden noted that their side of the creek is too boggy
 - One comment was that the boardwalk doesn’t need to be the full length of the creek, however if the boardwalk was not the entire length of the creek, it would have to cut through the field, which would cut the field area in two and make the field less versatile
 - Come to an observation point though would be nice
 - Combine amphitheater and nature learning but keep formal creek crossing

What’s Missing:

- Organized outdoor cooking opportunities
- Large fire pit for camp activities