

# Lubavitch L.E.A.P.

Long-Term Expansion  
and Accessibility Plan



Share the Growth.

Invest in Futures.

Take the **LEAP**.



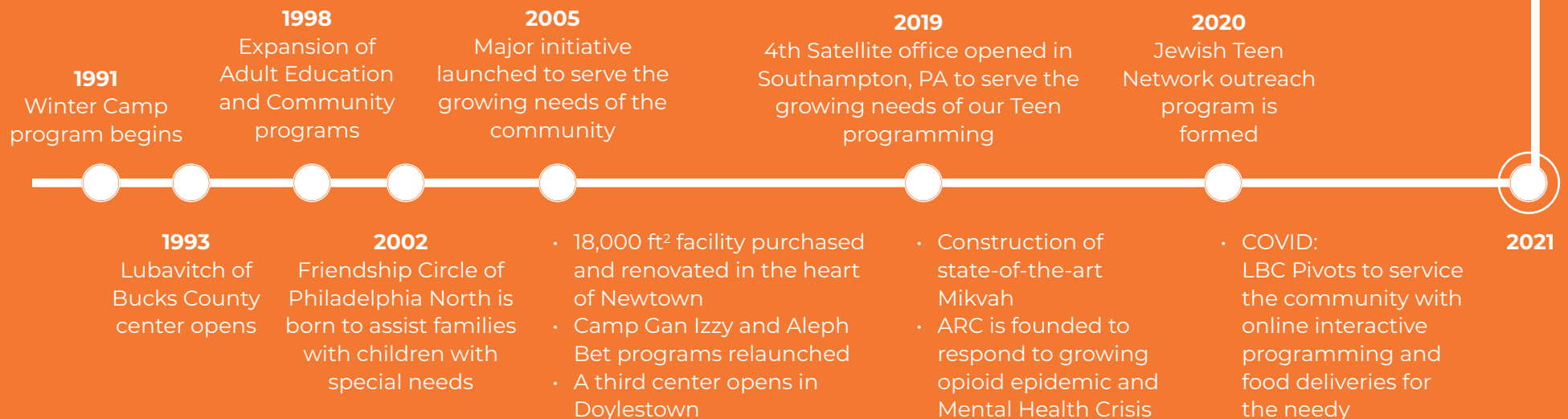
Lubavitch  
of Bucks County

*Sometimes we grow by moving forward steadily, one step at a time, making measured progress and achieving gradual change.*

*And sometimes the needs of the moment call upon us to leap forward, to pursue monumental changes that stimulate a paradigm shift.*

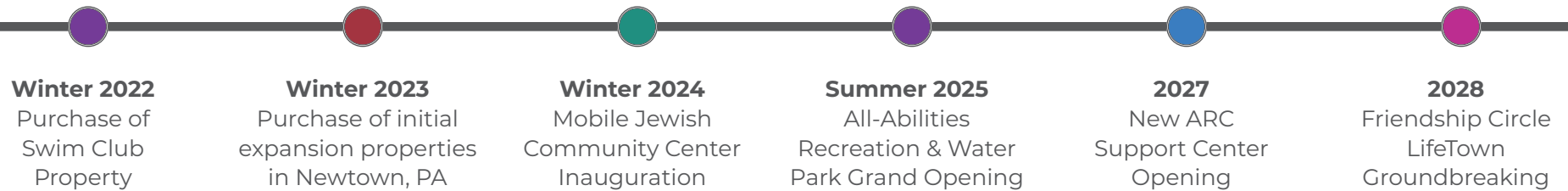
*We've been engaged in steady growth for three decades, with amazing results. But with a population of 60,000 people and growing fast, steady growth is no longer enough.*

*THE NEXT DECADE requires us to jump into a new reality, one that will get us to where we need to be as a community.*



# Take the LEAP

Lubavitch of Bucks County's **Long-Term Expansion and Accessibility Plan** (LEAP) is a visionary, ten-year undertaking to broaden the reach of the organization and its activities. It will enable tens of thousands of more lives to be touched, and carry us into the next decades. The plan consists of five projects that **expand capacity** and **increase social accessibility** for all abilities to meet the growing and ever-evolving **educational**, **spiritual** and **social services** needs of the Bucks county community and beyond.



The impact of this LEAP will reverberate far and wide. The lives of many families, including those from outlying areas, will be transformed, and the innovative programs we create will be packaged so they can be adapted and implemented in communities around the world.

**It's time to take a LEAP forward.**

**This is your chance to LEAP with us.**



NEW  
ARC  
CENTER

NEW  
FRIENDSHIP CIRCLE  
CENTER

MULTIPURPOSE  
HUB

*the* CAMPUS  
for JEWISH LIFE

*in Newtown*

ALL-ABILITIES  
WATERPARK  
5 miles

CURRENT  
CENTER

MOBILE JEWISH  
CENTER  
everywhere

Lubavitch  
of Bucks County  
**Long-Term Expansion  
and Accessibility Plan**

## PROJECT OVERVIEW

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**Phase One** **\$5,400,000**

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All-Abilities Recreation  
& Water Park *page 7*



Multipurpose  
Hub *page 9*



Mobile Jewish  
Community Center *page 15*

**Phase Two** **\$4,600,000**

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New ARC  
Center *page 11*



New Friendship  
Circle Center *page 13*

**Total** **\$10,000,000**





# All-Abilities Recreation & Water Park

*A place where everyone can experience the joys of life*



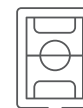




**WATERPARK  
& POOL**



**WHEELCHAIR  
ACCESSIBLE**



**SPORTS & ACTIVITY  
FACILITIES**

The purchase and renovation of the 12-acre former Breezy Point Swim Club property in the heart of Bucks County will provide an immediate home for the popular Gan Izzy Day Camp and an all-new, innovative, all-abilities recreation and water park. The additional space and facilities will allow hundreds of more children to enjoy this life-changing annual summer experience. The accessible nature of the state-of-the-art facilities will benefit families with children with special needs in Bucks County and beyond.

### Recreation & Water Park Budget

|                                 |                    |
|---------------------------------|--------------------|
| Purchase of Swim Club           | \$767,000          |
| Renovations for Immediate Use   | \$1,500,000        |
| New Construction Water Park     | \$2,800,000        |
| Soft Costs                      | \$483,000          |
| Furnishings                     | \$140,000          |
| Capital Campaign Expenses       | \$35,000           |
| Operating Expenses (24 Months)  | \$275,000          |
| <b>Total Projected Expenses</b> | <b>\$6,000,000</b> |
| Pledges to Date                 | \$300,000          |
| Financing                       | \$1,200,000        |
| <b>Fundraising Goal</b>         | <b>\$4,500,000</b> |



**Winter 2022**  
Purchase of  
Swim Club  
Property



**Winter 2023**  
Purchase of initial  
expansion properties  
in Newtown, PA



**Winter 2024**  
Mobile Jewish  
Community Center  
Inauguration



**Summer 2025**  
All-Abilities  
Recreation & Water  
Park Grand Opening



**2027**  
New ARC  
Support Center  
Opening



**2028**  
Friendship Circle  
LifeTown  
Groundbreaking





# Multipurpose Hub

*A place for community and growth*







The purchase and renovation of a six unit apartment building adjacent to the current Community Center in Newtown will house several guest suites will allow those who live farther away and out-of-town visitors to join our community for Shabbat, festivals and other occasions, while a handful of rental units will provide affordable housing and generate income for the center. Expanding our offices here will provide better facilities and adequate office space for our growing team, and also free up valuable space in our community center for its programming.

| <b>Multipurpose Hub Budget</b>  |                    |
|---------------------------------|--------------------|
| Building Purchase               | \$1,800,000        |
| Renovations                     | \$105,000          |
| Furnishings                     | \$70,000           |
| Operating Expenses (24 Months)  | \$25,000           |
| <b>Total Projected Expenses</b> | <b>\$2,000,000</b> |
| Projected Revenue & Financing   | \$1,500,000        |
| <b>Fundraising Goal</b>         | <b>\$500,000</b>   |

- Winter 2022**  
Purchase of Swim Club Property
- Winter 2023**  
Purchase of initial expansion properties in Newtown, PA
- Winter 2024**  
Mobile Jewish Community Center Inauguration
- Summer 2025**  
All-Abilities Recreation & Water Park Grand Opening
- 2027**  
New ARC Support Center Opening
- 2028**  
Friendship Circle LifeTown Groundbreaking



# New ARC Center

*A safe place for healing and support*







**SUPPORT  
GROUPS**



**EDUCATION &  
PREVENTION**



**REFERRALS &  
NETWORKING**

ARC Mental Health and Addiction Resource Center provides direction and resources to individuals and families whose lives have been affected by a loved one struggling with mental health and/or addiction. The establishment of a permanent home for ARC will create a warm and friendly place to find support and provide the space needed to house ARC's people and programming.

### ARC Center Budget

|                                 |                    |
|---------------------------------|--------------------|
| Building Purchase               | \$1,375,000        |
| Renovations & Landscaping       | \$125,000          |
| Furnishings                     | \$100,000          |
| Operating Expenses (one year)   | \$400,000          |
| <b>Total Projected Expenses</b> | <b>\$2,000,000</b> |
| Grants                          | \$250,000          |
| <b>Fundraising Goal</b>         | <b>\$1,750,000</b> |

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Mobile Jewish  
Community Center  
Inauguration

**Summer 2025**  
All-Abilities  
Recreation & Water  
Park Grand Opening

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New ARC  
Support Center  
Opening

**2028**  
Friendship Circle  
LifeTown  
Groundbreaking



# New Friendship Circle Center

*A place for inclusion and learning*







LIFETOWN LIFE  
SKILLS CENTER



THERAPY  
FACILITIES



FRIENDSHIP &  
COMMUNITY

The construction of a new center with advanced recreational, therapeutic and educational facilities will bolster Friendship Circle’s mission to provide every child with special needs the support, friendship and inclusion they deserve. The multisensory environments will provide spaces where participants can engage their senses and find comfort in various sights, sounds or aromas. The inclusive setting will help bring families out of isolation by providing them with an outlet for greater involvement in the general community.

### Friendship Circle Center Budget

|                                 |                    |
|---------------------------------|--------------------|
| Building Purchase               | \$2,000,000        |
| Renovations                     | \$725,000          |
| Furnishings                     | \$275,000          |
| Operating Expenses (one year)   | \$350,000          |
| <b>Total Projected Expenses</b> | <b>\$3,350,000</b> |
| Grants                          | \$500,000          |
| <b>Fundraising Goal</b>         | <b>\$2,850,000</b> |

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Mobile Jewish  
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**Summer 2025**  
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Park Grand Opening

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New ARC  
Support Center  
Opening

**2028**  
Friendship Circle  
LifeTown  
Groundbreaking



# Mobile Jewish Community Center

*A place that defies place*







  
**MOBILE  
OUTREACH**

  
**PUBLIC EVENT  
PRESENCE**

  
**LIBRARY  
ON WHEELS**

The conversion of a motorhome into a mobile Jewish center will make the connection, programs, and activities enjoyed by those living in close proximity to Lubavitch of Bucks County branches accessible to people who are isolated – either geographically or socially. The casual and gimmicky nature of the Mobile Jewish Center breaks down barriers and brings the joy of Judaism to people wherever they are.

| <b>Mobile JCC Budget</b>        |                  |
|---------------------------------|------------------|
| Purchase of Mobile              | \$120,000        |
| Outfit for Mobile Jewish Center | \$110,000        |
| Furnishings                     | \$30,000         |
| Operating Expenses (one year)   | \$140,000        |
| <b>Total Projected Expenses</b> | <b>\$400,000</b> |
| <b>Fundraising Goal</b>         | <b>\$400,000</b> |

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Lubavitch  
of Bucks County  
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## BUDGET SUMMARY

### Phase One

#### Projected Expenses

|                                       |             |
|---------------------------------------|-------------|
| All-Abilities Recreation & Water Park | \$6,000,000 |
| Multipurpose Hub                      | \$2,000,000 |
| Mobile Jewish Community Center        | \$400,000   |

**Total Projected Expenses \$8,400,000**

#### Projected Revenue

|                 |             |
|-----------------|-------------|
| Pledges to Date | \$300,000   |
| Financing       | \$2,700,000 |

**Total Projected Revenue \$3,000,000**

**Phase One Fundraising Goal \$5,400,000**

### Phase Two

#### Projected Expenses

|                              |             |
|------------------------------|-------------|
| New ARC Center               | \$2,000,000 |
| New Friendship Circle Center | \$3,350,000 |

**Total Projected Expenses \$5,350,000**

#### Projected Revenue

|                 |           |
|-----------------|-----------|
| Pledges to Date | \$0       |
| Grants          | \$750,000 |
| Financing       | \$0       |

**Total Projected Revenue \$750,000**

**Phase Two Fundraising Goal \$4,600,000**

**Total Fundraising Goal \$10,000,000**



## Phase One

# DEDICATION OPPORTUNITIES

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### LEAD GIFTS

**Campus for Jewish Life Dedication**

**\$1,800,000**

**All-Abilities Recreation & Water Park Campus**

**\$1,500,000**

**All-Abilities Water Park Dedication**

**\$1,000,000**

**Multipurpose Hub Building Dedication**

**\$1,000,000**



## VISIONARY GIFTS

### MULTIPURPOSE HUB

|                                 |           |
|---------------------------------|-----------|
| Main Entrance Lobby Dedication  | \$750,000 |
| Program Offices Wing Dedication | \$750,000 |
| Hospitality Center Dedication   | \$500,000 |

### MOBILE JEWISH CENTER

|                                 |           |
|---------------------------------|-----------|
| Mobile Jewish Center Dedication | \$360,000 |
|---------------------------------|-----------|

### CAMPUS FOR JEWISH LIFE

|                               |           |
|-------------------------------|-----------|
| Security Systems & Facilities | \$100,000 |
|-------------------------------|-----------|

### ALL-ABILITIES RECREATION & WATER PARK

|                                |           |
|--------------------------------|-----------|
| All-Abilities Swimming Pool    | \$750,000 |
| All Sport Athletic Field       | \$500,000 |
| All-Abilities Splash Pad       | \$500,000 |
| All-Abilities Basketball Court | \$350,000 |
| Horse Trail                    | \$250,000 |
| All-Abilities Walk Trail       | \$250,000 |
| Accessibility                  | \$250,000 |
| All-Abilities Pickleball Court | \$250,000 |



*Thank you for your friendship and support.*



Lubavitch  
*of* Bucks County

Rabbi Yehuda Shemtov, *Executive Director*

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