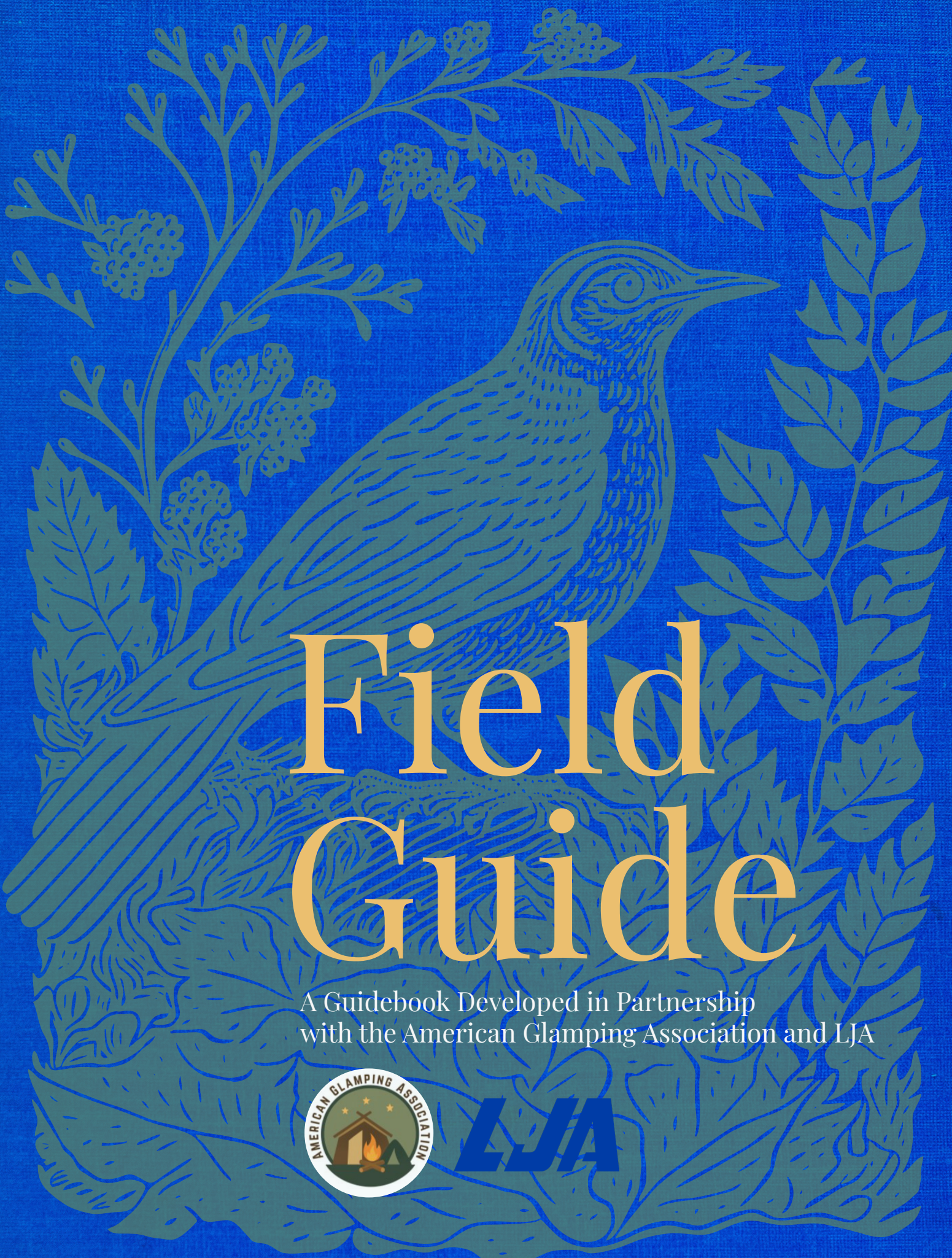




Field Guide

A Guidebook Developed in Partnership
with the American Glamping Association and LJA



LJA

WELCOME!

I want to personally welcome you to this wonderful day — and to this event we get the privilege of sharing just once a year.

I'm grateful that you're prioritizing your time and your resources to be here: to learn, and to fully immerse yourself in the tools and ideas that will help move your operation forward, wherever you are in that journey. We're all on our own path, building something different, at our own pace — but once a year, that path brings all of us together, in one place, at the same time. That's not something I take for granted.

I'm thankful for your creativity, your hard work, and the entrepreneurial spirit that will bring your project to life. This industry is better because you're in it — so thank you.

While you're here, make sure you network and make real connections with the people around you, including whoever is sitting next to you right now. They will become one of the most valuable resources you have on this journey. And don't be afraid to lean on the experts in this room — they're an incredible group of people who have walked this road ahead of you, and their perspective is honestly invaluable.

And if at any point you feel overwhelmed, or you're not sure where to go or what questions to even ask — don't worry, that's completely normal. This is an incredible journey you're about to go on, and you don't have to go on it alone.

So welcome. I'm grateful for all you do — and all you're about to do — for this industry. And know this: you've already gained a lifetime advocate, fan, and admirer in me.

**Ruben Martinez, Founder & Executive Director
The American Glamping Association**



Glamping is the art of letting nature take your breath
away while your pillow keeps you grounded.

ROWAN BLAKE

AGENDA

Monday, September 28, 2026

Coffee & Networking

8:00 – 8:30

Expert Roundtable: Site Planning

8:30 – 10:30

Expert Roundtable: Financing &
Business Planning

10:45–12:30

Lunch & Expert Operator
Networking

12:30–2:00

Expert Roundtable:
Marketing Essentials

2:00 – 4:00

Closing & Networking

4:00 – 4:30

INTRODUCTIONS

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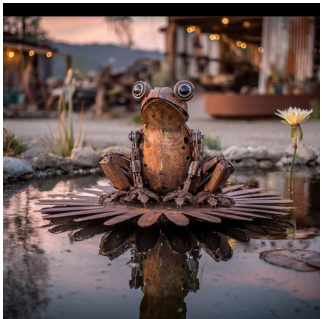
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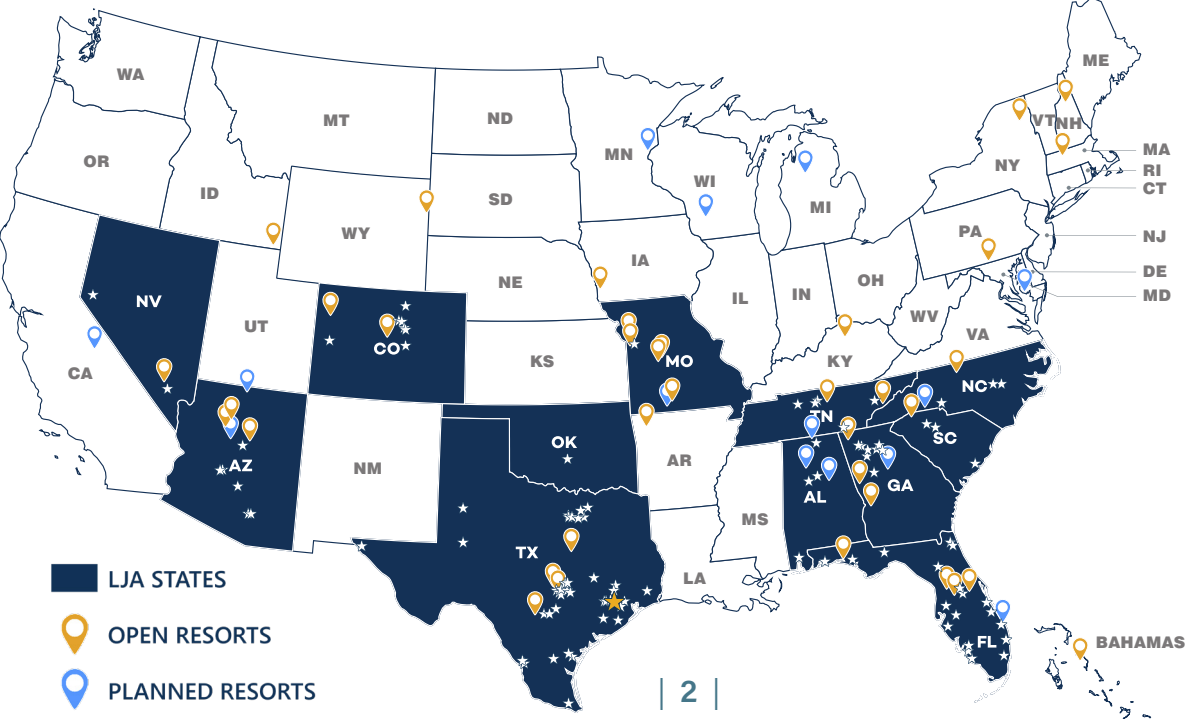


LJA offers more than 300 diverse services across eight areas of expertise, contributing to impactful projects in public and private spaces. Our team of experts provide valuable insights and guidance at every stage, from concept to completion. LJA was established to be the premier planning and design firm across the US by providing high-quality, innovative, and cost-effective services to our clients.

The LJA Planning + Landscape Architecture group excels in the master-planned development process, dedicated to aligning with our clients' goals and aspirations and the impact of the experience for their guests. Our extensive experience spans the planning, design, and construction of campgrounds, glamping, and RV resorts, as well as golf courses, aquatic centers, and recreational facilities. What sets us apart is our commitment to creating unique and memorable experiences for your guests. We design immersive environments that engage the senses and foster connection with nature and the surrounding community. From themed spaces that tell a story to interactive recreational facilities that encourage exploration, every element is thoughtfully crafted to enhance the visitor experience.



80+ RESORT PROJECTS WORLDWIDE



Selected
Project
Work



LJA's best work isn't done in an office. It's evidenced in fields, mountains, high deserts, and in the thousands of moments and memories created in spaces and stays that our clients deliver. It's seen in beautiful units our manufacturing partners have crafted with dedication to quality, and peace of mind that comes from the trust built with our clients. It's the best revealed in the incredible relationships we form with our clients, and our commitment to their project, their success, and the glamping industry as a whole.



SWEETBRIAR RIDGE

CHENGWATANA, MN | EST. 2021



THE BARN RESORT PA.



UNHITCHED



BOUNDARY WORKS

Boundary Works is a group of designers who like to connect the dots in new ways across hospitality and residential work. By exploring the boundaries of what is possible in each category we can better meet the changing needs of our clients and their end users. Ultimately we want to help create projects and brands that have an enduring positive impact on their community and the local environment. We use a collaborative design process rooted in decades of experience and strategic thinking. Whether it is a site planning exercise, new building design, or creating development standards for a new brand, we will sift through the details and find new opportunities.

Our experience includes large scale site planning, development work, and a mix of both residential and hospitality projects. Our luxury custom home experience allows us to bring a different level of attention and detail to our commercial work. For projects both large and small, we will work hard to meet the needs of clients and stakeholders, create impactful results, and have a bit of fun together along the way.

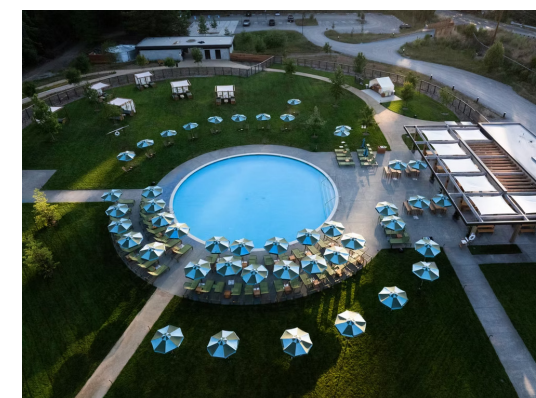


Will Spurzem, founder of Boundary Works, moved to San Francisco after graduating from the University of Kansas, and has more than 16 years of experience. He has worked at BAR Architects, Richard Beard Architects, a Y-Combinator startup, and at AutoCamp/Field Station as their Design Director. Over the years he has helped clients with a diverse range of project types and development challenges: site planning, custom homes, wineries, restaurants, retail, strategy and service design, and building new hospitality brands.



boundaryworks.design

WE ARE A DESIGN AND DEVELOPMENT SERVICES GROUP CREATING WELL-CURATED EXPERIENCES AND MEMORABLE SPACES WITH A POSITIVE IMPACT.



GLOSSARY

HOUSING UNIT TYPES



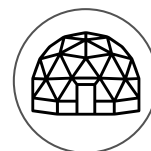
CABINS

A great option for year round stays and comfy guest experiences. A heavily saturated market, ADRs may be lower depending on the area and a higher up front cost.



CAMPERS

You know your guests are comfortable because they bring their own stay! A lower up-front cost, but also the lowest ADRs and the least control. What rolls onto your site determines what your property looks like.



GLAMPING DOMES

Arguably the most popular glamping units in the world, a proven success and good ADRs make these a great choice. Market saturation and competition can make it tough if there are too many in an area.



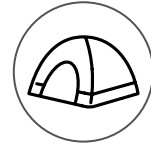
GLAMPING TENTS

Canvas walls, real beds, and the sound of weather right outside — the closest thing to camping that guests will still pay a premium for. Faster and cheaper to install than hard-sided units with ADRs that hold up well, though seasonality, wind exposure, and ongoing fabric maintenance need to be planned for from day one.



WAGONS

A unique and memorable stay, a proven model, and one of the highest ADRs on the market. These themed units compliment brands and models.



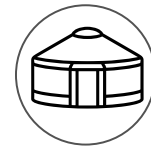
TENTS

Primitive camping is still a top choice for glampers on a budget. A great way to utilize challenging areas of a site, and much lower development costs make it an attractive option. Low ADR and amenity needs have to be considered.



TREEHOUSES

One of the most unique stays, A very high ADR and high up front cost make them a big investment that may pay off in the long run. Not great for short term investments or sites where big trees don't exist!



YURTS

An iconic, age-tested structure that's been around for hundreds of years, re-invented as a modern and comfortable glamping stay. Insulated for year-round use and built to handle wind, fire, and snow — cabin performance with the character of canvas.

CAMPGROUND AMENITIES



ADULT POOL



BEACH



WELCOME BUILDING



DINING



DOG PARK



EVENT LAWN / AMPHITHEATER



FIRE PIT



FISHING



GOLF COURSE



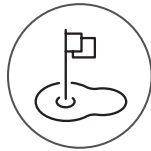
HIKING



KID'S POOL



LAZY RIVER



MINI GOLF



PICNIC AREA



PLAYGROUND



RECREATIONAL AREA



RETAIL



SPA

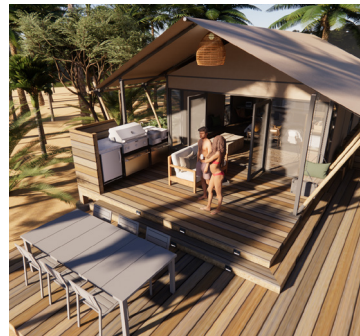


VEHICLE PARKING



WALKING TRAIL

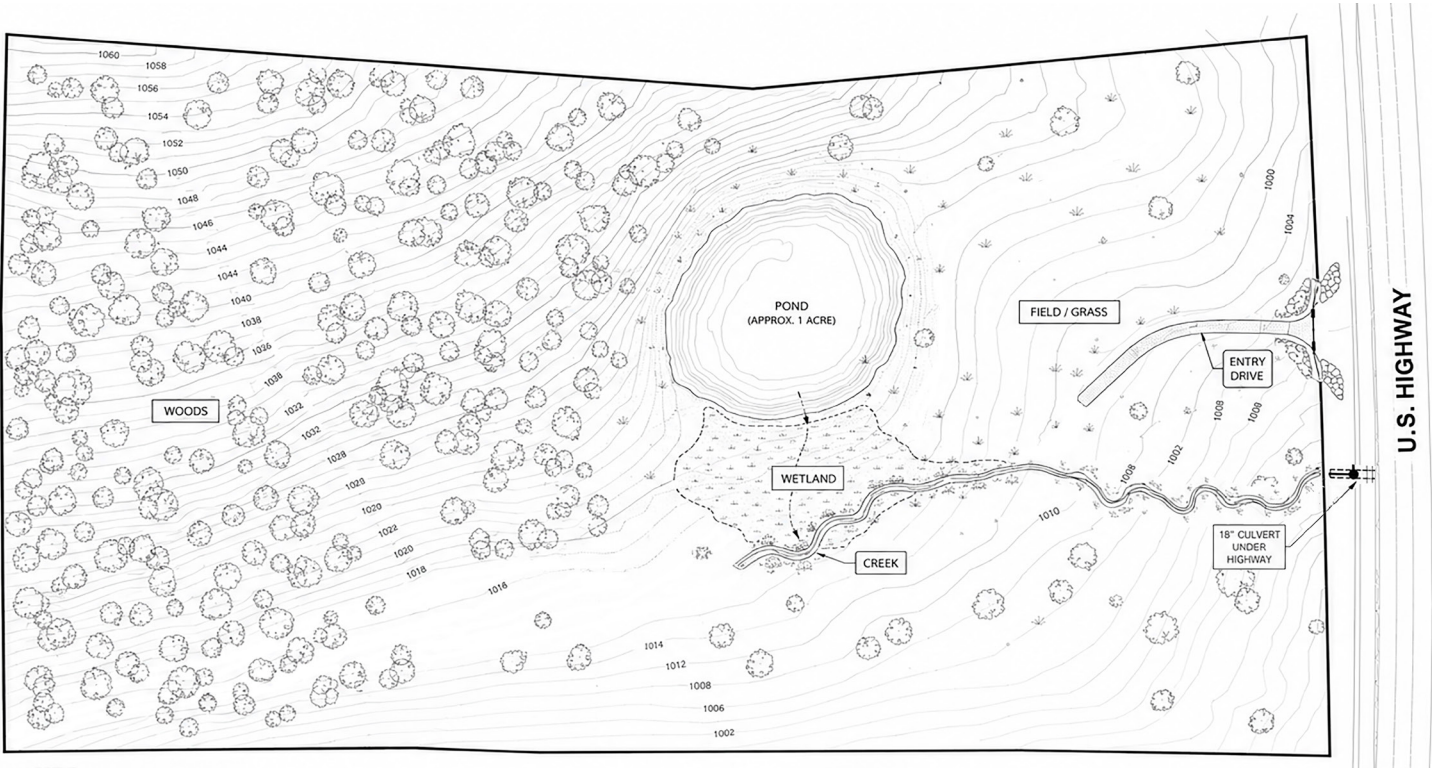
BRANDING



CASE STUDY

The Scenario

You've just closed on this property. You have 12 units planned for Phase 1, with the option to grow. Before you can put a shovel in the ground, you have to decide where everything goes. As a group, work through several decisions and be ready to defend your choices to the room.



The Program

- **Units:** 12 units, with 12 more permitted for future build-out
- **Total property area:** 12 acres
- **Pond area:** 1 acre
- **Amenities:** pool, restaurant, and playground

Considerations

Consideration 1: Welcome Building Location

- Should it be at the entry, in the middle, or somewhere else?
- How does it interact with your parking decision?
- What functions live inside (check-in, retail, common space, staff offices)?
- How visible should it be from the road for marketing/curb appeal?

Consideration 2: Shared Bathroom Building Location

- Maximum acceptable walking distance from any unit to the bathroom (typical guest tolerance: ~250 feet, ~75 meters)
- Should you split into multiple smaller buildings vs one larger one?
- Privacy of the approach — guests don't want to feel like they're walking to a campground bath house
- Lighting, path materials, weather considerations

Consideration 3: The Septic Field

- Does this conflict with any unit placement, fire road, or building you've already planned?
- What setbacks are required from wells, surface water, and buildings? (Often 50–100 feet, but check local code.)
- Does this force you to rework Phase 1, or can you adjust around it?
- What's the cost of moving versus accommodating?

Consideration 4: Restaurant and Back-of-House Building Locations

- Where do deliveries and trash trucks enter and exit, and does that conflict with the guest arrival experience?
- Can deliveries happen without driving through guest areas?
- Where will trash and recycling actually live? (Easy to forget, hard to fix)
- Where do staff park?
- What does this do to your fire road?

General Considerations

- Site planning is sequencing. What you do first constrains everything else. Septic, fire access, and zoning win every fight.
- Density is a revenue lever and a guest-experience lever. Operators routinely over-pack sites and erode ADR without realizing it.
- Permitting realities should drive layout, not the other way around. The most beautiful site plan in the world dies in a planning department if it can't be permitted.
- Hidden infrastructure costs (wastewater, deliveries, trash) make or break operational profitability. They're rarely visible on opening day, but they're the difference between a 60% and 70% margin five years in.
- The cheapest decisions early save the most expensive decisions later.

EXERCISE ONE

Your First Decision: Access and Circulation

Decision 1A: Parking Strategy

As a group, choose one of the following options and be ready to explain why.

CENTRALIZED PARKING

A single lot near the entrance, or another specific area away from the units, where guests walk or are shuttled to their units. Simpler and cheaper to build out, but adds a walk (or a wait for a shuttle or golf cart) between arrival and check-in.

DISTRIBUTED PARKING

Pull-up access at or near each unit. Feels more like a private glamping experience and speeds up load-in/load-out, but costs more in road and pad construction and spreads out foot traffic. Headlights and car doors near sleeping units also mean more light pollution and noise when guests arrive or leave early or late.

***Deliverable:** Choose centralized or distributed parking, then mark the location(s) on the map. Be ready to explain your choice and list the factors that most influenced your decision.*

Decision 1B: Fire Roads and Emergency Access

This is often overlooked in early planning — and is often a deal-breaker at permitting. As a group, work through the following.

- **Access road width** — What’s the minimum width for fire apparatus access in your jurisdiction (commonly 20 feet)? Does your plan meet that requirement everywhere emergency vehicles need to reach a structure?
- **Turnarounds at dead ends** — How do you provide a turnaround for fire and emergency vehicles at the end of any road that doesn’t loop back? (Typical requirements: a hammerhead T, cul-de-sac, or 60’+ turning radius.)
- **Guest paths vs. fire roads** — Are your fire roads doing double duty as guest walking paths, or are they separate? Both approaches work, but the choice affects paving, signage, permitting, and how the property “feels” to a guest.
- **Overall site footprint** — Fire roads are wide. Adding them can meaningfully change how much of your property is actually buildable. Trace the network first so you’re planning around it — not squeezing it in later.

***Deliverable:** Draw the fire road and emergency access network on your map, mark any turnarounds, and note where fire roads and guest paths share the same corridor versus where they’re separated. Be prepared to explain how your parking choice from Decision 1A shapes — or is shaped by — your fire road layout.*

Key Items to Consider

Use the following to help guide your conversations and decision making process.

Affects to the ADR:

- **A centralized lot lets you design a deliberate first impression** — guests leave their car behind and are walked, carted, or led through a landscaped or scenic path to check-in. That staged transition (leaving the “car world” behind) is part of what luxury and retreat-positioned properties charge a premium for.
- **Distributed parking removes that staging** — guests pull up, park, and are already at their door. It reads more “convenient” and less “arrival experience,” which tends to align with a campground or budget-friendly positioning rather than a premium one. Some guest segments (families with gear, guests with mobility needs, pet owners, short-stay/road-trip travelers) will pay for convenience, not just curation — distributed parking can support its own ADR premium for those segments.

- **Ties back to brand character** - is the property selling a “resort escape” (car disappears, staff-managed arrival) or a “retreat you drive yourself into” (self-sufficient, low-touch)? ADR expectations differ by which story you’re telling.
- **Cost side of the equation matters too** - a curated arrival experience (cart fleet, staff, landscaped paths) has an operating cost that has to be recovered in the rate — so the ADR premium needs to outpace the added labor/capital cost, not just exist in theory.

On-site Logistics:

- **How do guests (and bags) get from the lot to their unit** — do they walk, or does staff shuttle them?
- **Distance drives the mode** - under ~150–200 ft, walking works fine. Past that, most operators need a golf cart, which means capital cost for the cart(s), a path wide enough to support it, and staff to run it.
- **Staffing math for the group** - with 12 units and an average round-trip of X minutes per cart run, how many carts/staff cover peak check-in (typically a 2–3 hour window)? What happens when two units check in at once?
- **Is it a one-time drop-off, or do guests need repeat trips (ice, firewood, forgotten items)** - that changes whether you’re staffing for a single surge or ongoing demand.

Lot Location and Arrival Experience:

- **Does the route from entrance to lot pass through or near the guest experience zone (units, common areas, restaurant)** - At the entry, at the center, or deeper in the site? An entry location captures guests before they wander and keeps service traffic off the property. A central location makes it the hub everything orbits but pulls vehicles through your unit areas, and a deeper location builds anticipation on the drive in at the cost of a longer trip for every staff run and every late arrival.
- **How long is the walk or cart ride from car to unit** - under ~5 minutes reads as intentional; longer needs something to justify it — landscaping, a scenic path, a shuttle, or signage that manages expectations.
- **Is the lot in view of units or common areas, or screened** - a visible lot can undercut the arrival experience even if cars never drive past guests directly.

With Distributed Parking:

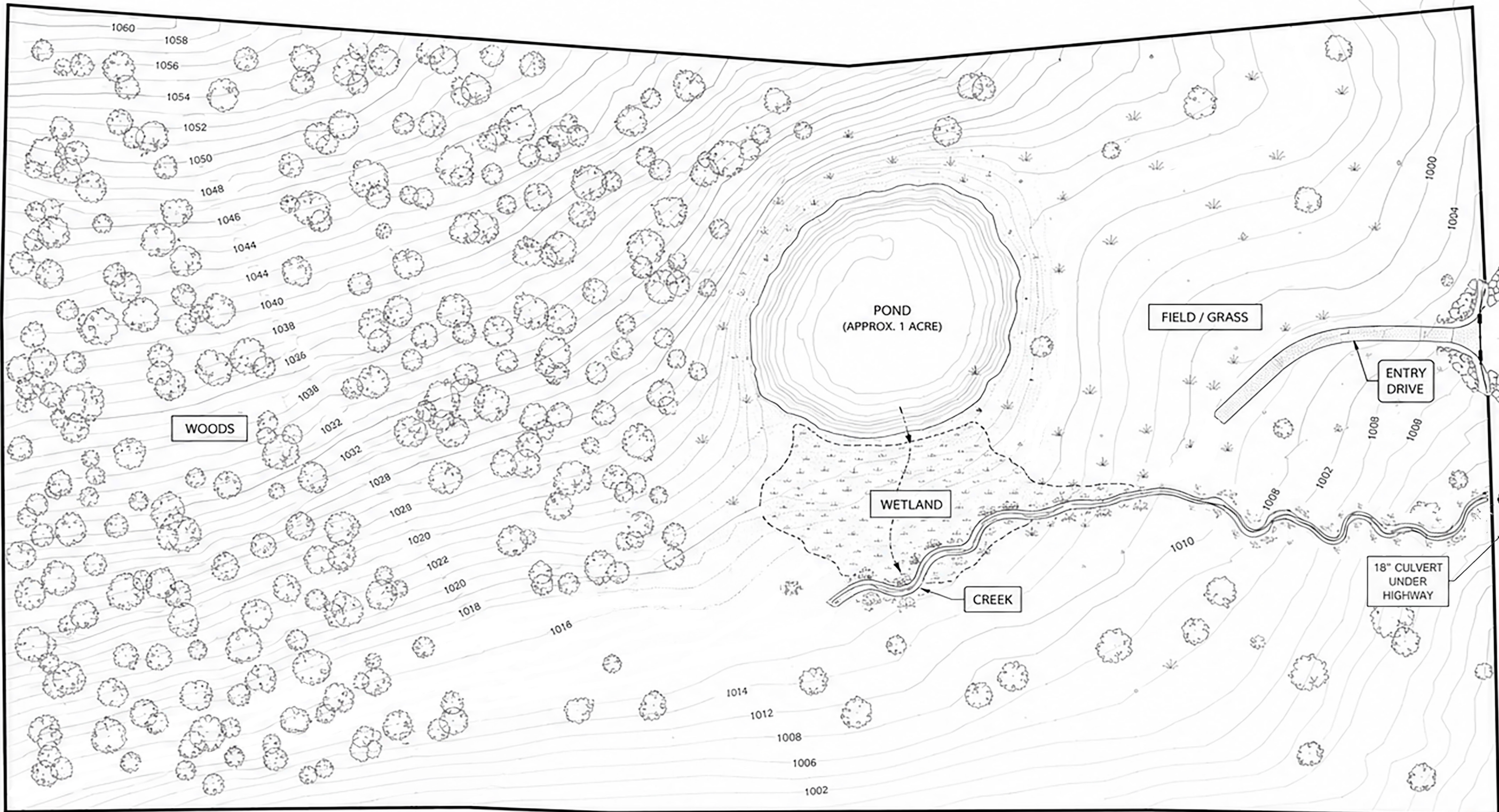
- **Road and pad construction** - distributed access means more graded road and parking pad per unit — higher upfront build cost than a single lot.
- **Light and noise pollution** - with cars parking at or next to units, headlights and doors become part of the sleeping environment. Guests arriving or leaving early morning or late night can disturb neighboring units — worth discussing quiet hours, unit spacing, or screening (berms, landscaping) to buffer this.
- **Privacy vs. density** - pull-up access reinforces the private campsite/RV feel guests may be paying for, but tighter unit spacing amplifies the noise issue mentioned above.
- **Staff and service access** - does a delivery vehicle (housekeeping, maintenance, food/beverage) need the same road access as guest cars? That affects road width and material spec, not just guest parking.
- **Site foot traffic** - no central lot means less concentrated foot traffic, but also less natural opportunity for staff to intercept or greet guests on arrival.

ADA Compliance:

- **What share of units need a fully accessible route from parking (grade, surface, width)** - this often dictates whether accessible units must sit closer to the lot rather than a more scenic location.
- **Does your golf cart/shuttle plan double as the accessibility solution** - or do you need a separate accessible path independent of the cart?

Terrain and Space:

- **Does the site’s grade make walking or cart travel realistic across the whole property** - or only part of it?
- **How much square footage does the lot itself consume** - is there a trade off for unit count or green space?
- **What does this do to your site’s character** — is it more resort or more retreat?



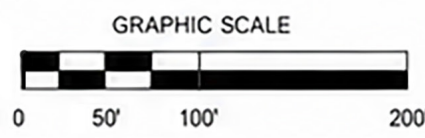
U.S. HIGHWAY

LEGEND

- | | | | | | |
|--|----------------------------|--|---------------------|--|--------------------------|
| | PROPERTY LINE | | GRASS / FIELD | | 16 PARKING SPOTS |
| | TREELINE / WOODS BOUNDARY | | POND | | PARKING W/ 24' WIDE ROAD |
| | WETLAND BOUNDARY | | LANDSCAPE / BOULDER | | FIRE TRUCK TURNAROUND |
| | CREEK | | 8 PARKING SPOTS | | |
| | CONTOUR LINE (2' INTERVAL) | | | | |
| | EXISTING TREE | | | | |

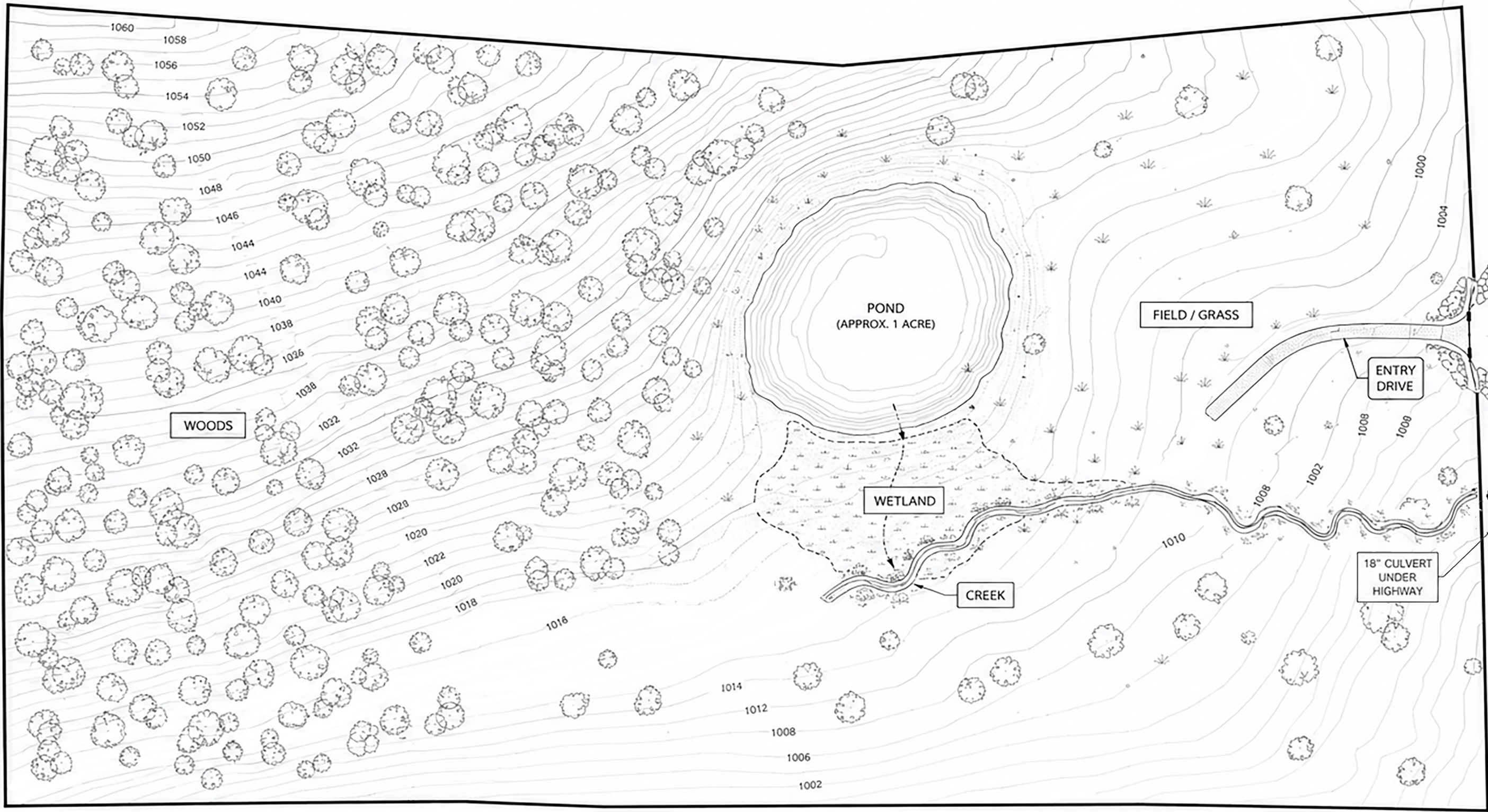


SITE PLAN
12.0 ACRES
SCALE: 1" = 100'



SITE NOTES

1. TOTAL PROPERTY AREA: 12.0 ACRES
2. CONTOUR INTERVAL: 2 FEET
3. TOPOGRAPHY SHOWN BASED ON ASSUMED DRAINAGE TOWARD U.S. HIGHWAY.
4. POND APPROXIMATELY 1 ACRE.
5. WETLAND DRAINS TO CREEK, FLOWING TOWARD HIGHWAY.



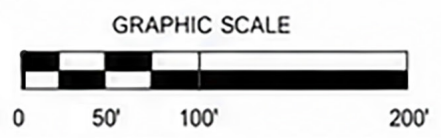
U.S. HIGHWAY

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EXERCISE TWO

Placing the Pieces: Units and the Welcome Building

These two decisions shape the entire guest experience — and inform each other. Work through them together as a group.

Decision 2A: Unit Type, Spacing, and Layout

You have 12 units to place on the property. Discuss these considerations as a group.

- **Spacing** - How close is too close? Set your minimum distance before privacy, sightlines, or sound become a problem.
- **Pods vs spread** - Cluster units in small groups (2–4) for a “neighborhood” feel, or spread them out for maximum privacy? Pick one.
- **Read the land** - Let slope, tree cover, and views do the work — where do they pull you toward a spot, and where do they rule one out?
- **The ADR trade-off** - Tighter spacing = more units, lower nightly rate. More space = fewer units, higher rate. Which are you optimizing for?
- **No-go zones** - Where will you never put a unit — and why not?

Deliverable: *Mark all 12 units on the map. Be ready to share one trade-off you made — and why.*

Decision 2B: Welcome Building Location

The welcome building is your guest’s first impression and your operational hub. Where it lands sets the tone for everything that follows. Discuss these considerations as a group.

- **Location on the property** - Should it be at the entry, in the middle, or somewhere else? Each spot changes the arrival ritual and how the property flows.
- **Connection to parking** - How does its placement work with your parking decision from Exercise 1? Guests should hit the welcome building before their unit, not after.
- **What lives inside** - Check-in, retail, common space, staff offices, restrooms, morning coffee? Function drives footprint.
- **Visibility from the road** - Should it be a highlight guests see driving in, or tucked away so the property reveals itself gradually?

Deliverable: *Mark its location on the map and write a one-line rationale. Be prepared to explain how your unit placement from 2A and your parking choice from Exercise 1 shaped where you landed.*

SOILS REPORT

PRELIMINARY SOIL & ON-SITE WASTEWATER EVALUATION

Site Area: Approximately 12 Acres
Purpose: Preliminary evaluation of soil conditions for on-site wastewater treatment and disposal.

GENERAL SOIL CONDITIONS

Subsurface conditions are anticipated to consist predominantly of fine-grained soils characterized by silty clay loam and clay. The upper soil horizon generally consists of approximately 6–10 inches of organic-bearing topsoil overlying clay loam, transitioning to stiff clay at depth.

The clay-rich profile is considered poorly drained with low permeability. These conditions substantially restrict the rate at which septic effluent can be absorbed and dispersed through the natural soil profile. Slowly permeable and dense soils are recognized limiting conditions for conventional septic disposal.

SOIL TEST PIT / BORING EVALUATION

Preliminary On-site Wastewater Feasibility Study — Proposed Glamping Site

Boring B-1 — East of Pond / Entry Drive Area

Approximate location: Open field east of the pond and west of the entry drive. Terrain is relatively level to gently sloping toward the highway.

Depth	Soil Description	Texture / Condition	Drainage
0–8"	Dark brown organic topsoil	Silty loam	Moderate
8–18"	Brown clay loam	Firm, moderately plastic	Slow
18–36"	Brown/gray silty clay	Dense, plastic	Poor
36–60"	Gray mottled clay	Very dense, high clay content	Very Poor
60–72"	Dense clay	Moist, restrictive	Very Poor

Estimated conceptual absorption/percolation rate: 70–75 min./inch
Seasonal soil indicators: Gray mottling and redox features beginning approximately 30–36 inches below grade
Limiting condition: Dense clay horizon and poor internal drainage
Suitability: **MARGINAL / SEVERELY LIMITED**

The B-1 profile exhibits a relatively shallow transition from surface soils into dense, fine-grained clay. Restricted permeability would significantly reduce the hydraulic loading capacity of a conventional absorption field. The state’s conventional-system rules recognize soil absorption rates through 75 min./inch, while alternative-system provisions provide progressively lower loading rates for slower soils.

Use of this area would therefore be expected to require a **substantially enlarged disposal field with greater total lateral footage**, and pressure dosing or another engineered distribution method should be evaluated.

Boring B-2 — Southwest of Wetland / Base of Hill

Approximate location: Southwest of the delineated wetland, immediately beyond the wetland influence at the base of the wooded hillside. This location corresponds with the gentler transition between the wooded slope and open field.

Depth	Soil Description	Texture / Condition	Drainage
0–12"	Dark brown organic topsoil	Loam	Good
12–24"	Brown loam	Friable, granular	Good
24–40"	Yellow-brown sandy clay loam	Moderately firm	Moderate
40–60"	Brown clay loam	Firm, slight mottling	Moderate/Slow
60–72"	Reddish-brown clay loam	Firm	Slow

Estimated conceptual absorption/percolation rate: 30–40 min./inch
Seasonal soil indicators: Minor mottling below approximately 44–48 inches
Limiting condition: Moderately restrictive clay-loam horizon at depth

Suitability: **SUITABLE — CONVENTIONAL SYSTEM**

B-2 demonstrates appreciably better soil characteristics than B-1. The deeper topsoil/loam profile, reduced clay concentration, improved structure and better internal drainage provide a more favorable soil absorption zone.

A conceptual absorption rate of approximately 30–40 min./inch falls comfortably within the range the State recognizes for conventional disposal-field evaluation.

Subject to verification through actual field testing, **B-2 is the preferred area for a conventional gravity-fed septic absorption field.**

COMPARATIVE FINDINGS

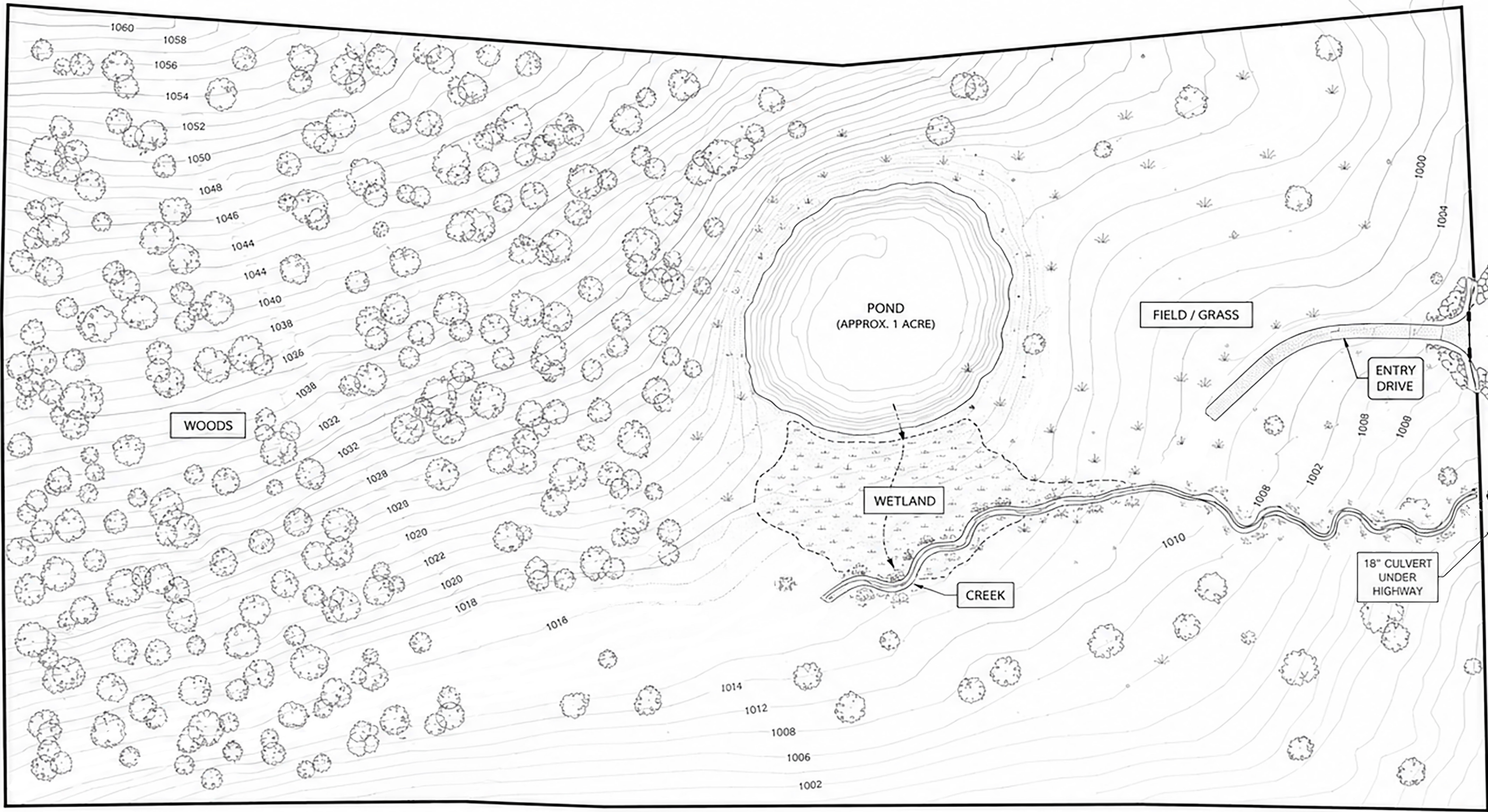
B-1: High clay concentration → slow drainage → marginal suitability → oversized field/more laterals likely required
B-2: Loam and clay-loam profile → moderate permeability → suitable for conventional absorption field → **preferred septic location**

The preferred field should follow existing contours, remain outside the wetland and natural drainage corridor, and be protected from grading and vehicular traffic. State rules similarly require conventional field trenches to follow contours and prohibit vehicle traffic over disposal fields.

For the purposes of this report, the following setback requirements should be observed:

25 ft minimum — Property Lines
50 ft minimum — Pond, Creek, Wetland/Natural Waterway
100 ft minimum — Potable Water Well

Final system location, configuration and capacity shall be determined through field investigation by qualified professionals and approval of the authority having jurisdiction.



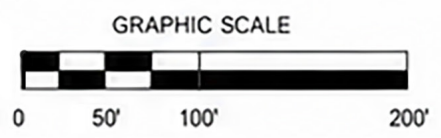
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LEGEND

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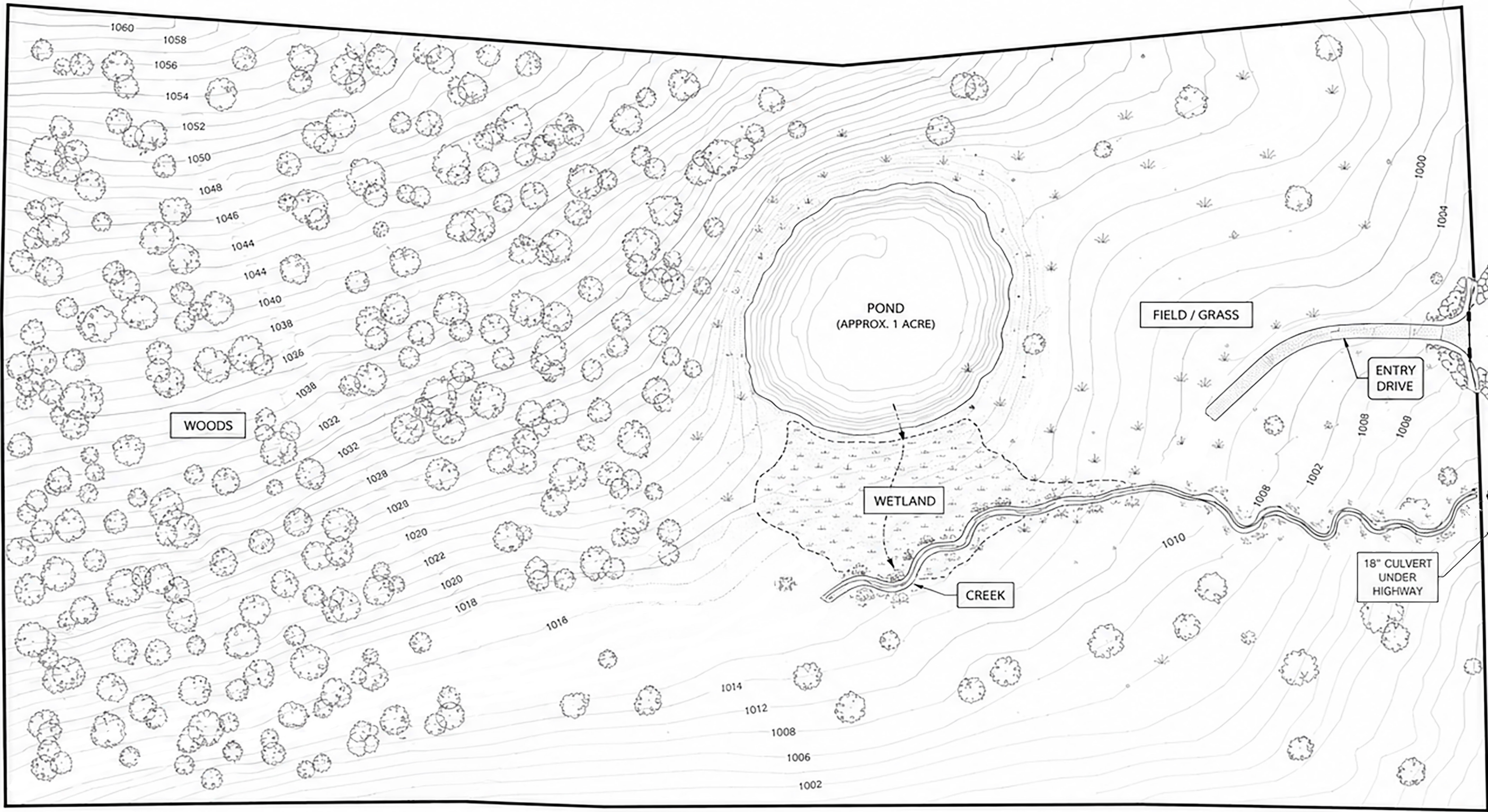


SITE PLAN
12.0 ACRES
SCALE: 1" = 100'



SITE NOTES

1. TOTAL PROPERTY AREA: 12.0 ACRES
2. CONTOUR INTERVAL: 2 FEET
3. TOPOGRAPHY SHOWN BASED ON ASSUMED DRAINAGE TOWARD U.S. HIGHWAY.
4. POND APPROXIMATELY 1 ACRE.
5. WETLAND DRAINS TO CREEK, FLOWING TOWARD HIGHWAY.



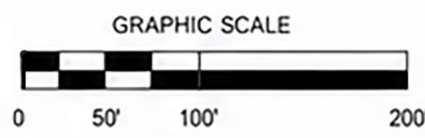
U.S. HIGHWAY

LEGEND

- PROPERTY LINE
- TREELINE / WOODS BOUNDARY
- WETLAND BOUNDARY
- CREEK
- CONTOUR LINE (2' INTERVAL)
- EXISTING TREE
- GRASS / FIELD
- POND
- LANDSCAPE / BOULDER
- 8 PARKING SPOTS
- 16 PARKING SPOTS
- PARKING W/ 24' WIDE ROAD
- FIRE TRUCK TURNAROUND



SITE PLAN
12.0 ACRES
SCALE: 1" = 100'

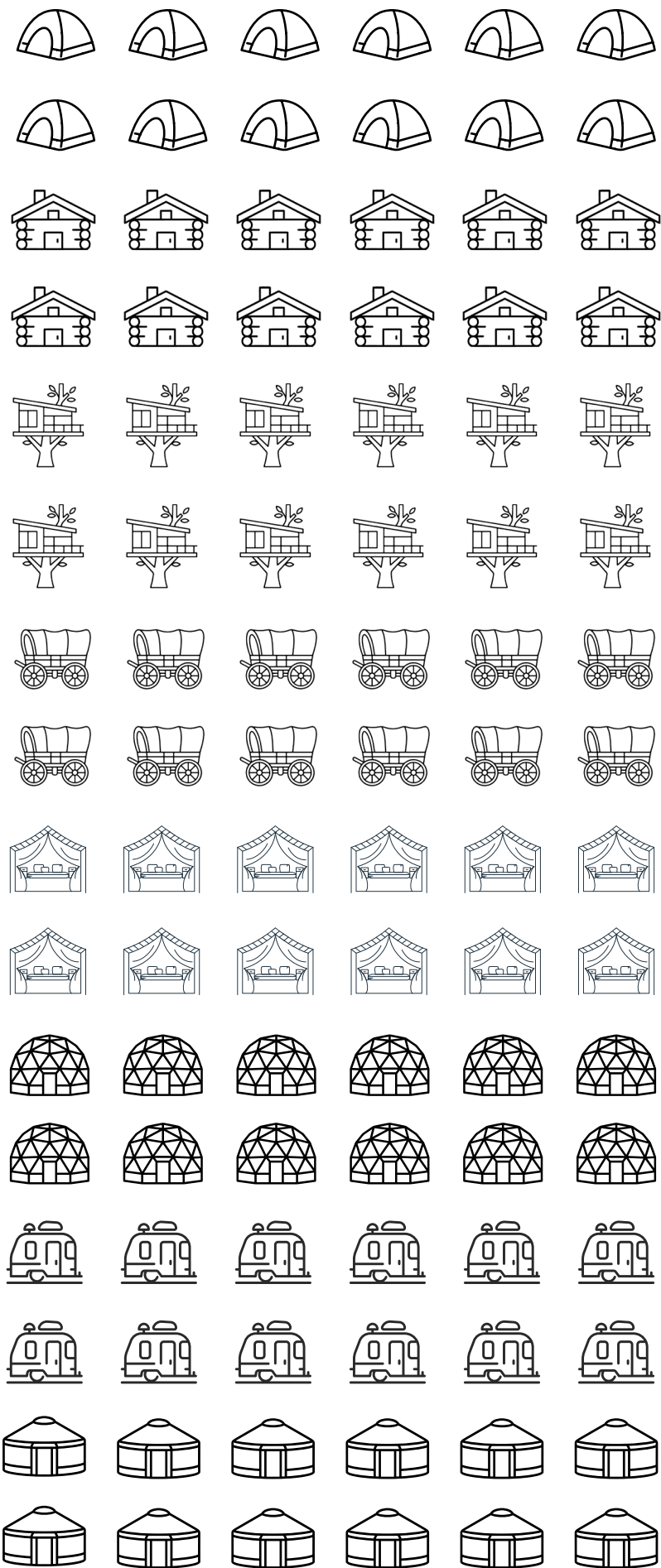


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UNIT TYPES



AMENITIES



