



Long Range Property Plan LRPP Status Update

Implementing our vision and plan for
council camping properties
May 2017



Converjint Technologies Adopt-A-Project at Butte Creek

Introduction

The executive board of the Cascade Pacific Council approved and adopted a Long-Range Property Plan (LRPP) in October 2014 to provide a foundation for council property management. The plan was developed by a volunteer task group, and has been adopted as the primary guideline for council facility decisions. The full plan is available at cpcbsa.org/lrpp. This is the fourth status update to share progress toward priorities identified in the long-range plan. Previously published status updates are available at cpcbsa.org/lrpp.

Facility Committees

A key recommendation of the long-range plan was that the council build and strengthen council-level and property-level facility committees to assist with planning, policy development, and management of facilities. The council facility committee is actively engaged in several projects such as camp signage and setting up a facility maintenance software program to improve efficiency for our limited number of facility staff. The committee also held its first annual facilities summit conference to coordinate efforts and ideas among volunteers and staff at all properties.

Committees serving most individual properties are either well established or are being developed and organized to support rangers' efforts to maintain and improve facilities. Persons interested in joining the facility committee of a particular camp are encouraged to contact Bo Henderson (503.225.5744 or bo.henderson@scouting.org); or the ranger at that camp.

Property Categories

The LRPP placed each property in one of three categories: Invest, Maintain, and Exchange. Specific projects at Invest and Maintain properties were identified by priority need (health & safety, program, etc.) and scheduled by year in consideration of available and potential required resources (time, manpower, money). The following sections describe progress to-date in each of the three categories.

'Invest' Properties: Progress to date

Good progress has been made on planned projects at the four properties identified for significant investment in the term of this plan:

Camp Baldwin

The walk-in refrigerator replacement project that was started last fall has recently been completed. This installation has expanded the cold food storage capacity at camp and has allowed the camp to get rid of many older smaller cooling appliances, many of which were old and failing. An increase



Council staff painted the Baldwin dining hall as a service project at a recent training retreat.

in the storage capacity of dry goods has resulted from the extra space. Baldwin's commissary is now cleaner, more efficient and ready for the summer season.

Also completed last fall was the installation of eight new flagpoles in the main parade grounds area. This much-appreciated donation significantly improves the central area used daily for flag presentations, whole-camp gatherings, and for awards ceremonies.

Eight new cabins completed in 2015 are now utilized for summer camp staff housing, and are available for troop and group reservations September through June. This summer a new shower house will be built in the camp staff area to replace an aging shower building. The new shower house will be insulated so that it can be utilized during the winter in conjunction with the new cabins.

The council executive staff held a planning retreat at Baldwin this month, and while there completed a service project to repaint the dining hall in preparation for summer.

Conversion of all lighting at Baldwin to energy-efficient LEDs will be completed this spring. This summer, Baldwin expects to see new mountain bikes and mountain boards, and new sailboats are due to be added to the waterfront as well, giving another watercraft option on Lake Hanel.

Butte Creek Scout Ranch

A 10-year master plan has been completed for Butte Creek and approved by both Clackamas and Marion Counties, and work has started on a few pressing projects. A new water source as well as maintenance facilities and housing will set the way for building new camper cabins to replace campsites on 'the hill.' This will also create a more welcoming place for weekend use and guest groups.

Recently, Butte Creek received a new tractor which was donated through a generous local foundation gift. It is a tremendous improvement over the aging and under-sized tractor which the camp has been using for decades, and is a big help to rangers who care for dozens of horses at this busy property.

Camp Clark

Campsites at Camp Clark continue to be converted from platform tents to mini-dacs; of nine campsites, all but three have been upgraded to mini-dacs. Progress has accelerated thanks to several groups' participation in our Adopt-A-Campsite program. We continue to look for more groups that will help us improve our campsites at all camps; information about adopting a campsite can be found at www.cpcbsa.org/adoptacampsite.



New walk-in refrigerator and freezer increase food storage capacity at Camp Baldwin.



New flagpoles at Camp Baldwin dramatically improve the appearance of parade grounds.



New master plan for Butte Creek was recently approved, focusing on housing improvements.



A second host cabin at Camp Clark like this one will soon be constructed nearby.

Construction will begin soon on a second family-style cabin next to the one that was completed at Camp Clark last year, as well as a much-needed storage facility adjacent to the dining hall. This storage facility will have space to store dry goods, to manage recycling and trash, and to store program equipment in three separate garage style units. We expect these projects at Camp Clark to be completed by the end of this year.

Camp Meriwether

Deep studies of a proposal to lease unutilized land at the Meriwether/Clark property have been concluded, with the result that the lease will not occur. Significant funding from that project is no longer possible, but the council hopes to secure special gifts to support the vision of developing the property into a premier outdoor education and adventure center, which continues to be a central focus for the future.

Planning and fundraising toward renovation of shooting ranges at Meriwether have been underway for several years, and the project is now entering construction stages.

Camp Meriwether has long operated eight rifle shooting lanes, eight archery lanes and two or fewer shotgun stations. These minimal capacities have created strain and bottlenecks in a camp with a capacity of well over 500 campers. Scouts, adult leaders, and parents have overwhelmingly agreed in surveys and camp evaluations that shooting sports are the most popular activities, and that Meriwether ranges needed significant capacity improvement. These findings paved the way for the significant project now underway.

Vegetation and tree removal began in early May as the first step in preparation for earthwork and construction of safety berms, ranges, utilities, and range shelters. This summer will be the last that the current ranges are operated, as they'll be removed soon after camp ends when earthwork and construction will begin in earnest. Although there will be access restrictions to nearby campsites (Pine Ridge and Chinook primarily) prior to summer camp, and no shooting ranges to use this fall, it is anticipated that most of the construction will be completed by Thanksgiving, and that the new ranges will be ready well before summer camp in 2018.

When completed, Meriwether will have a new 24-lane rifle range, a new 24-lane archery range and a new 10-station shotgun range. All shooting ranges will be on the east side of the main camp road between the current rifle range site and the Fort Clatsop area. Scouts will then enjoy an entirely new shooting sports experience, with greatly expanded rifle, shotgun, and archery capacity, meaning many more Scouts will learn safe shooting skills and enjoy a wider variety of shooting sports programs at Camp Meriwether.

A recent rental group at Meriwether donated building materials for re-siding and other improvements for numerous Adirondacks has improved the appearance and usability in several campsites at Meriwether.

In addition to all this exciting activity at Meriwether, exploration continues in potential areas for several future program activities as part of the development of a master plan for the Meriwether/Clark property. A new master plan document will be submitted for approval by Tillamook County at summer's end.



Shooting Sports Complex will dramatically expand shooting capacity and variety.



New range shelters will support 24 shooters, three times the current capacity of 8 shooters.

'Maintain' Properties: Progress to date

Progress has been made on planned projects at these properties which were identified for a 'hold-and-maintain' status:

Aubrey Lodge

The lodge floor has been resealed at Aubrey as well as minor repairs to the bunks. Last summer a snow melt culvert was installed as the base of the slope. Demolition is almost completed on the shower area in the tube room with renovation being completed by the 2017 winter season. A repaired water tank and other fire suppression system upgrades are also expected this fall before snow returns.

Camp Cooper

Several outhouses at Camp Cooper have been completed since the last LRPP Update, an enhancement to campsite comfort. The spring box at the camp's water source is being rebuilt; better housing for the power generator will be built soon; and the ranger's truck has been replaced in a planned truck-replacement cycle.

Camp Ireland

The winter was wetter than normal, and as such the creek that flows through Camp Ireland flooded and caused more damage than normal to the camp. Once the waters recede enough to allow the footbridge to be placed over the creek for the summer season, many repairs will need to be done on shooting ranges, picnic shelters and other structures before camp opens in July.

Camp Lewis

Significant progress has been made at Camp Lewis since the last LRPP Update. One campsite was adopted and has been completed by a local troop; and the Order of the Arrow Lodge is currently working on another. New benches have been added to the recently-renovated campfire bowl. Both rifle and archery ranges have had roofs replaced, completing a multi-year renovation project for the ranges. The storage container has been removed from the parking lot for better appearance of that area.

A new group shelter will be built this spring near the big meadow, replacing one that fell down years ago. Additionally, the property committee for Camp Lewis is working hard on improvements to campsites and the main cabin so that they may be utilized by various Scouting groups.

Nanitch Lodge

Nanitch Lodge will have a new roof completed this summer, and other ongoing maintenance projects will occur through early autumn.



Roofs on shooting ranges at Camp Lewis have recently been replaced.

Camp Pioneer

The planned remodel of the campfire bowl has received approval from Forest Service officials, and construction is set to begin when the snow melts later this spring. Refinishing of the dining hall floor is scheduled to begin in late August after camp activities conclude for the season. Other ongoing maintenance projects continue, including campsite and staff housing improvement as well as security and safety projects for the Quartermaster building.



The Camp Pioneer campfire bowl will soon be renovated, with a design similar to this recent project at Camp Clark.

Camp Royce-Finell

Campsite improvements continue at Royce-Finell. The camp is looking good after numerous work parties and projects over the past few years.

'Exchange' Properties: Current Status

Several properties were identified in the LRPP as excess assets which would better serve the mission of the council through exchange of ownership. A few of these properties have been released from BSA ownership, including Megan's Meadow, Morrison, and Phlox Hut. The council owns two other unutilized properties, and continues to work on sale of the Dillon and Nestucca properties, although these timelines are unpredictable.

The decade-long process to release Scouters' Mountain has reached a milestone – the first of three remaining parcels was closed this month, with a very significant portion (roughly 87%) going directly to Endowment for future generations and to camp improvement projects. The remaining 13% will impact Quality Program areas such as program supplies and services, Growth Initiatives such as a focus on reaching new families in underserved areas; and Marketing/PR focus areas to share the Scouting story to a wider audience and enhance Scouting's growth. More details about the Scouters' Mountain fund will be shared in the coming weeks.

Other Properties:

The **Portland Volunteer Service Center** is expecting a few maintenance updates in the coming months. The basement will be renovated to store some day camp and other program items that were formerly housed at Scouters' Mountain. Worn floors and walls in public spaces will receive fresh paint and flooring, like that recently completed in the lobby. The Portland Volunteer Service Center will also become a more sustainable property in the coming months as all lighting in the building will be converted to energy-efficient LEDs.

Thanks to a generous donor, many repairs to the **Salem Volunteer Service Center** have been completed, including exterior paint, new gutters and downspouts, dry rot repairs, relocation of the flagpole, new exterior lighting, a new sprinkler system, and new sod, shrubs, and landscaping. The building and grounds are looking great with these improvements.

Next Steps

Numerous projects are planned to continue throughout this year as described above. Work also continues toward development of detailed master plans for the Meriwether/Clark properties in harmony with the vision of the long-range property plan, and similar plans for other properties will follow.

Resources

To succeed, the LRPP calls for resources – in the form of manpower, money, expertise, and volunteer involvement. We need the help of troops, packs, service clubs, families, Eagle Scout alumni, and more. Everyone can help in some way, be it the adoption of a small project or campsite, the gifting of funds to support a project, or in any number of other efforts. We invite and encourage you and your group to help - please contact Bo Henderson, Director of Facilities Director (bo.henderson@scouting.org / 503.225.5744), or Andrew Herold, Major Projects Director (andrew.herold@scouting.org / 503.225.5723).

For more information

For more information about the LRPP and/or this document, please visit cpcbsa.org/lrpp or contact:

Bo Henderson, Director of Facilities (bo.henderson@scouting.org / 503.225.5744), or

Andrew Herold, Major Projects Director (andrew.herold@scouting.org / 503.225.5723)

Jim Hill, Director of Support Services (jim.hill@scouting.org / 503.225.5753).

