



Long Range Property Plan – Biannual Update

Implementing our vision and plan for council camping properties | May 2015

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 property management consistent with the mission, program goals and financial priorities of the council and the national organization. The plan was developed by a volunteer task group, and is now the primary guideline for property decisions throughout the council. The full plan is available at www.cpcbsa.org/lrpp.

This six-month update is intended to maintain transparent and open communication with members and to share progress toward priorities identified in the long-range plan.

Key findings and objectives of the LRPP were:

LRPP Key findings:

- The council has a very large inventory of outstanding properties.
- There are significant maintenance issues at virtually every property; some critical.
- Many members are displeased with facility conditions at otherwise attractive properties.
- Members and guests desire better basic amenities and clean, well-kept facilities.
- For decades the council has lacked sufficient financial support, and has sacrificed maintenance in order to provide basic services. As a result, a long list of deferred facility needs has built up.
- The council has more properties than it can financially sustain.
- Operational costs exceed revenue at some properties due to low usage and other factors.
- There is not a sufficient number of volunteers engaged to manage and maintain all properties.
- The council needs to launch a capital campaign and other facility fundraising pursuits.
- Improvement in Friends of Scouting is needed to provide basic services without sacrificing facility needs.

LRPP Objectives:

- Facilities that support programs for children and adults, especially Cub Scout camping programs.
- Facilities that are well-known to members and outside groups.
- Facilities where health & safety continue to be a priority.
- Catch-up with deferred maintenance and continue planned maintenance scheduling.
- Facilities that support the council through sound financial stewardship.
- Facilities that are supported by engaged volunteer committees.
- Facilities that support National BSA standards such as Journey to Excellence.
- Facilities that meet all NCAP (National Camp Accreditation Program) standards.
- Facilities that meet our own 'NCAP-Plus' council-designated, higher standards of quality experience.
- Facilities that clearly reflect Boy Scouts of America branding.
- Facilities that support and promote sustainable property management practices.
- Any future property acquisitions are carefully selected to meet these objectives.

General Intent Categories

The LRPP placed each property in one of three general intent 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

Planned project progress has been made as detailed below, in alphabetical order, for the four properties which were identified for significant investment in the term of this plan:

Camp Baldwin

Construction of eight new cabins has begun, with intent for summer camp use and second-season use beginning this autumn. A new well has been drilled, and a new tank and pipes will be installed over the summer. Construction of a replacement septic system will begin soon for a replacement shower building, which will be started after summer camp. Many campsite dining shelters and patrol boxes are being replaced this year, along with horse feeders at the corral. Development of a master plan for Baldwin will begin when similar plans at Meriwether and Butte Creek are complete; these plans will be very specific for each property in concert with the LRPP vision and outline.

Butte Creek Scout Ranch

A new fishing pond is complete, and will be stocked in time for summer camp as a new program element. The Order of the Arrow has been hard at work building a new mini-dac campsite for summer and second-season users. Two trucks have been replaced to improve safety and towing capacity. Also, several planning meetings and on-site tours have occurred and are propelling the development of a master plan for the Butte Creek property. We anticipate new campsites, additional housing, and water system improvements, among other projects.

Camp Clark

The first of several cabins for the family cabin village is nearly complete. The campfire bowl has been demolished and rebuilding has begun toward an improved seating area with barrier-free access. Refinishing is underway on several staff cabins, with new bunks and doors to provide safer and cleaner housing. An Adopt-A-Project mini-dac campsite will be built in September by ESCO Corporation to complement the site they built last autumn. Plans for a food storage



Camp Baldwin – new cabins underway



Butte Creek – new fishing pond



Camp Clark – new cabin underway

and recycling building have been developed, and we anticipate construction to begin soon after summer camp if funding can be secured.

Camp Meriwether

Many buildings at Meriwether are in a process of deferred maintenance catch-up; several have new roofs, windows, doors, and electrical repairs. A trail around the lake is currently being built to provide better access for fishing. We are also beginning the development of a detailed master plan for the Meriwether/Clark property. This research, to include detailed property boundary and topography surveys, will help in the planning of a future shooting sports complex, and for development of potential program elements in un-utilized areas.

'Maintain' Properties: Progress to date

Planned project progress has been made as detailed below, in alphabetical order, at properties which were identified for a 'hold-and-maintain' status during the term of this plan:

General Projects

The council has budgeted to deploy program equipment such as rowboats, kayaks, stand-up paddleboards, archery equipment, firearms, climbing gear, and more to replace aging supplies and to introduce exciting new program elements. Some has been ordered already; all is planned to be in place for camp operations this summer.

Aubrey Lodge

Minor repairs to restroom floors, bunks, stove hoods and water tank are planned for autumn.

Camp Cooper

Construction of several campsite shelters and two outhouses is underway at Camp Cooper. Replacement of the generator shed will take place after summer camp.

Camp Ireland

A portable, lightweight bridge span for seasonal creek crossing has been ordered and will soon be installed. Repairs to the campfire bowl are planned prior to camp, and rebuilding the barbecue pit will occur after scheduled camp sessions.

Camp Lewis

Several campsite are being renovated this spring and summer, including shelter repair or replacement, new heavy-duty fire rings; and Adirondack roof, bunk, and structural repairs. The campfire bowl is being replaced through a Rotary grant and donations, and the bb-gun



Camp Clark – rebuilding campfire bowl



New program gear headed to many camps



Nanitch – renovating restrooms this year



Camp Lewis – renovating Adirondacks



Royce-Finel – vandal resistant benches

and archery ranges are being rebuilt with the help of an NRA grant. A recent donation will permit the construction of a new activity shelter, to be started after summer camp.

Nanitch Lodge

One set of restrooms was recently renovated, and there are plans to renovate another set of restrooms later this summer. Additional minor items such as paint, pegs and hooks, and lighting repair are budgeted for completion this fall.

Camp Pioneer

Repairs to campsites and facilities prone to winter damage are occurring this spring; these repairs include upgrades to washstands, tent frames, and general facilities. An outhouse is planned for the parking lot area this spring, and refinishing of the dining hall floor after the summer season. Additionally, the campfire bowl is budgeted for replacement seating and pathways this spring and summer.

Camp Royce-Finell

Several dining shelters have been retrofitted with metal legs to prevent vandalism, benches with vandal-resistant tops, and the entrance trail has been cleaned up for the expected spring influx of campers.

Sea Base

Ongoing maintenance items recently completed or underway include electrical and other minor repairs.

'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. Progress has been made as detailed below, in alphabetical order:

Dillon Property

The council has engaged volunteer legal counsel to consult with heirs to the donor of this property to ascertain what options exist toward the eventual release of this property from council holdings.

Megan's Meadow

An open and ongoing dialog with heirs to the donor of this property is progressing toward what we believe will be a positive agreement for family members and for the council. At this point we are unable to predict a closure date.

Camp Morrison

The council has engaged forestry and real estate experts to analyze timber and property value so that an educated decision can be reached regarding next steps for this property. The council is presently engaged in dialog with two potential buyers. If an immediate sale is not feasible, a timber harvest may occur prior to marketing the property. Proceeds from the property and/or timber will be utilized to support Scouting and to support other properties as directed by the board of directors.

Nestucca Property

This property is available for immediate sale; timeline is unpredictable.

Phlox Hut

The council reached an agreement with Timberline Lodge, the closest neighbor to Phlox Hut, to transfer ownership of the historic Phlox Hut to that organization as of May 1, 2015. The greatest outcome of this

arrangement is the preservation of this historic structure, which the council simply does not have sufficient resources to properly maintain; whereas Timberline staff members are experts at historic structure maintenance and preservation. Timberline plans to renovate the structure into a small lodging attraction similar to Silcox Hut, and to retain elements of Scouting's heritage at the site. Although the hut will no longer be dedicated to our use, Scouting will continue to benefit through lodging at the renovated hut as special event auction items.

Planned Projects Summary

The LRPP identified specific projects by priority need (health & safety, program enhancement, etc.) and scheduled by year in consideration of available and potential required resources (time, manpower, money). The following projects were recommended for 2015. Although there are many projects ongoing, significant progress has been made in many areas, as also noted in the property descriptions above.

Priority	Camp	Item	Estimate	Current Status
A1	Baldwin	Portable climbing wall	\$40,000	Researching appropriate models & safety details
A1	Clark	Dry storage / recycling building	\$50,000	Plans ready; pending funding
A1	Clark	New fire siren	\$1,500	Researching appropriate models
A1	Council	Travelling day camp trailers	\$60,000	One ordered; awaiting delivery
A1	Ireland	Lightweight bridge	\$12,000	Ordered; awaiting delivery
A1	Meriwether	New fire sirens (2)	\$3,000	Researching appropriate models
A2	Meriwether	Camp host lodging	\$30,000	Plan to refurbish one cabin after camp
A2	Meriwether	Washstands (20)	\$20,000	Four completed; additional funds needed
A2	Lewis	Campsite improvements	\$20,000	Work days scheduled
B1	Aubrey	Fire system hood upgrade	\$11,000	Planned for summer & fall
B1	Butte Creek	Ranger truck	\$45,000	Completed
B1	Clark	Paint ranger truck	\$2,000	Moved a truck from another camp instead
B1	Clark	Parking lot trail develop	\$1,000	Completed
B1	Council	2 trucks per year rotate ranger fleet	\$70,000	May delay based on budget
B1	Council	Central warehouse	\$500,000	Postponed to 2016 due to timeline change
B1	Council	Gate signs, roads, trails all camps	\$60,000	Not funded
B1	Council	Weekend program kits (9)	\$45,000	Not funded
B1	Lewis	Rebuild spring	\$2,500	Completed; inspection pending
B1	Lewis	Replace parking lot outhouse	\$6,000	Material ordered; need labor help to complete
B1	Meriwether	Paint inside flats area cabins	\$1,500	Not started
B1	Pioneer	Housing repairs	\$15,000	Started; will continue through summer
B1	Pioneer	Parking lot outhouse	\$10,000	Planned for June
B1	Pioneer	Serving tables w/ sneeze guards	\$3,000	Planned for purchase prior to camp
B1	Salem office	Server room air conditioner	\$2,500	Planned for mid-summer
B2	Aubrey	Age & gender signs, changeable	\$250	Planned for September
B2	Aubrey	Pots & pans	\$500	Planned for September
B2	Clark	Campfire bowl renovate	\$40,000	Underway; complete by July
B2	Cooper	Solar lights in trading post	\$1,000	Planned for June
B2	Cooper	Stand up paddleboards (6)	\$8,000	Completed; high-demand, adding more
B2	Meriwether	Handrails on trail to beach	\$5,000	Not funded
B2	Meriwether	Waterfront tower & shelter	\$10,000	Not funded
B2	Pioneer	Refurbish dining hall floor	\$10,000	After summer during low-use season
B2	Portland	Parking lot resurface	\$25,000	Planned for summer – if budget allows
B2	Portland	Sidewalk repairs	\$5,000	Planned for summer – if budget allows
B3	Nanitch	Slope light replace	\$1,000	Prior to winter season
C1	Clark	Shades for dining hall windows	\$2,500	Not funded

Next Steps

Numerous projects are planned to continue this spring and summer, and others to begin after camp in preparation for next summer. Through all this, we are beginning development of more detailed plans for several properties, in harmony with the vision of the approved LRPP. Also, as we continue to address these identified and planned projects, we are working to build a stronger volunteer committee structure to support facilities and maintenance throughout the council.

“100 Campsites for 100 Years” Initiative

2016 marks the 100th Anniversary of Scouting in this area. A significant emerging opportunity to celebrate this milestone is the ‘100 Campsites for 100 Years’ initiative – an ambitious task to improve one hundred campsites within council properties. This effort is expected to galvanize donors and volunteers, and to result in improved camping facilities for everyone, a key objective of the LRPP. More details about this initiative will be available at the council website (www.cpcbsa.org) as plans develop. Questions about the 100 Campsites project may be directed to Bo Henderson, Boy Scout Camping Director (bo.henderson@scouting.org / 503.225.5744).

Upcoming Needs

Resources

To succeed, the LRPP calls for resources – in the form of money, manpower, expertise, and 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, 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. If you’d like to help in any way, please contact Andrew Herold, Facilities Director (andrew.herold@scouting.org / 503.225.5723).



For more information

For more information about the LRPP and/or this LRPP Update, please visit www.cpcbsa.org/lrpp or contact Andrew Herold, Facilities Director (andrew.herold@scouting.org / 503.225.5723), or Jim Hill, Director of Support Services (jim.hill@scouting.org / 503.225.5753).