



Long Range Property Plan – Biannual Update

Implementing our vision and plan for council camping properties | Nov 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 is the second six-month update to share our progress toward priorities identified in the long-range plan. The first update was published in May 2015, and is also available at www.cpcbsa.org/lrpp.

Facility Committees

A key recommendation of the LRPP was that the council build and strengthen council-level and property-level facilities committees so that they could take on key aspects of planning, policy development, and management of facilities in conjunction with council leadership and camp rangers. We have made significant progress in this area, having recruited an all-new council facilities committee, chaired by Steve Huffman, and facility committees with new volunteers at several properties. The council facility committee has already met several times, has determined key focus areas for their first year, and are already developing new initiatives to help with project development, planning, service weekends organization, and more.

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

A great amount of progress toward planned projects has been made at the four properties (Baldwin, Butte Creek, Clark and Meriwether) which were identified for significant investment in the term of this plan:

Camp Baldwin

Construction of eight new cabins has been completed. These new cabins will serve summer camp staff, and participants in year-round clinics and activities now in development. They will also be available for troop and group use. A new well, pump and storage tank have been installed, and were instrumental in providing water during the very dry summer.



Baldwin – replacement septic system

We have completed a new septic system with pump stations and new drain field for the existing shower house and for a planned shower house to be built next spring. Several campsite dining shelters and patrol boxes were replaced this year, along with horse feeders at the corral. A newly formed facility committee at Baldwin has begun meeting and making plans for further improvements and service weekends. 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 now complete and stocked with rainbow trout; it was enjoyed by many over the summer. Our Order of the Arrow lodge built a new mini-dac campsite for summer and year-round use; an addition greatly appreciated by campers this summer. Meetings with local counties have begun as we refine plans for campsite relocation and housing upgrades. We anticipate completion of new campsites (moving most campers off 'the hill') in time for summer 2016, and additional housing and water system improvements to be underway by summer.

Camp Clark

The campfire bowl has been completely rebuilt, and is a dramatic improvement with more and better seating, stairs, and disabled access. Several staff cabins were renovated with new bunks, doors, windows, lighting, and paint to provide more comfortable housing. An Adopt-A-Project mini-dac campsite was built by ESCO Corporation to complement the site they built last year, and the council executive staff held a service project to repaint mini-dacs throughout camp before summer camp began. The first of several cabins is under construction, in what is planned to become a family cabin village available for off-season family and group use.

Camp Meriwether

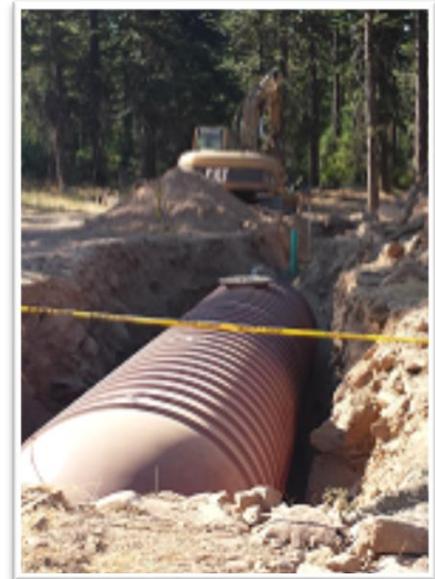
Many buildings at Meriwether received deferred maintenance catch-up such as new windows, doors, and electrical repairs. A trail around the lake to provide better fishing access is nearly complete. Renovation of an existing cabin is underway to provide warm and secure housing for our year-round program coordinator. The development of a master plan for the Meriwether/Clark property is in early stages, with extensive survey work already completed which will help determine areas that may be utilized for new program opportunities such as expanded shooting facilities and other developments.



Camp Baldwin – cabin building work day



Camp Baldwin – eight cabins completed



Camp Baldwin – water storage tank installed



Butte Creek – new fishing pond

'Maintain' Properties: Progress to date

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

General Projects

The council has purchased new program equipment such as kayaks, stand-up paddleboards, archery equipment, firearms, climbing gear, and more that replaced aging supplies and introduced exciting new program elements. Additional program equipment replacement is planned, with focus on aquatics and shooting sports.

Aubrey Lodge

Repairs to stove hoods have been completed, and minor repairs to restroom floors, bunks, and water tank are planned for next spring. We also plan to replace the couches in the great room.

Camp Cooper

We focused on construction of several campsite shelters at Camp Cooper this spring, and a new generator was purchased and installed before summer camp. The generator shed is planned for replacement in the near future.

Camp Ireland

A portable, lightweight bridge model for seasonal creek crossing has been selected for installation after the winter flooding season. Repairs to the campfire bowl access and seating took place prior to camp, and replacement of the stage area is planned for spring. The old broken barbecue pit has been removed and is planned for replacement next spring.

Camp Lewis

Repairs have been made in some of the campsites this year, and we have funding for additional campsite roofs, floors and bunks. Several service days have been held to rebuild the campfire bowl; at least one more service day is needed to finish this Rotary-funded project. Heavy equipment is on site now to extend the earthen berm at the shooting ranges, an NRA-funded project; next are roof and deck repairs to complete the range shelters.

Nanitch Lodge

The lodge is looking much better and is more comfortable after several years of continual repairs by a small group of dedicated volunteers. Upgrades on the lodge continued throughout the summer. Installation of a floodlight to illuminate the tubing hill was completed, along with



Camp Clark – ESCO Adopt-A-Campsite



Camp Clark – campfire bowl complete



Camp Clark – campfire bowl complete



Camp Clark – new cabin underway

replacement of many new dual-pane windows, and some additional siding replacement.

Camp Pioneer

Repairs to some campsites, staff housing, and facilities prone to winter damage occurred last spring, including upgrades to washstands, tent frames, and general facilities. Additionally, the campfire bowl received some replacement seating and pathways this year, with more to occur next spring.

Camp Royce-Finell

Several dining shelters have been retrofitted with metal legs to prevent vandalism, benches with vandal-resistant tops, and other general maintenance has occurred this year.

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:

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. This process is ongoing.

Megan's Meadow

This unused property has been sold as recommended in the Long Range Property Plan. The council engaged real estate experts to determine a fair market value, which was reached in the sale agreement. Proceeds will be utilized to support Scouting as directed by the board of directors.

Camp Morrison

As recommended by the LRPP, this underutilized property has been sold. The council engaged forestry and real estate experts to analyze timber and property value and determine a fair-trade value, which was reached in the sale agreement. Proceeds will be utilized to support Scouting as directed by the board of directors.

Nestucca Property

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



Council staff service project at Camp Clark



Camp staff alumni service at Meriwether



Camp Lewis: rebuilding campfire bowl



Royce-Finell - vandal resistant benches

Phlox Hut

An agreement to transfer ownership of the historic Phlox Hut to Timberline Lodge was finalized in late spring. The greatest outcome of this arrangement is preservation of the historic structure, which the council simply does not have sufficient resources to properly maintain; whereas Timberline staff are experts at historic structure maintenance and preservation. Over the summer, Timberline made extensive renovations to the structure, and is retaining 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.



New program gear at many camps

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. Many are complete or underway; a few have been deferred for funding or other reasons.

Priority	Camp	Item	Estimate	Current Status
A1	Baldwin	Portable climbing wall	\$40,000	ON HOLD; Researching models & safety details
A1	Clark	Dry storage / recycling building	\$50,000	ON HOLD; Plans ready, pending funds
A1	Clark	New fire siren	\$1,500	ORDER PENDING; Install when received
A1	Council	Travelling day camp trailers (4)	\$60,000	UNDERWAY; One trailer received to date
A1	Ireland	Lightweight bridge	\$12,000	UNDERWAY; Model selected, spring delivery
A1	Meriwether	New fire sirens (2)	\$3,000	ORDER PENDING; Install when received
A2	Meriwether	Lodging upgrades	\$30,000	UNDERWAY; Refurbishing one cabin now
A2	Meriwether	Washstands (20)	\$20,000	PARTIAL; 4 completed; additional funds needed
A2	Lewis	Campsite improvements	\$20,000	UNDERWAY; Materials available, need service days
B1	Aubrey	Fire system hood upgrade	\$11,000	DONE
B1	Butte Creek	Heavy-duty truck for trailer hauling	\$45,000	DONE
B1	Clark	Paint ranger truck	\$2,000	DONE; Moved truck from another camp instead
B1	Clark	Parking lot trail develop	\$1,000	DONE
B1	Council	2 trucks per year rotate ranger fleet	\$50,000	ON HOLD; will buy used trucks pending funds
B1	Council	Central warehouse	\$500,000	ON HOLD Postponed to 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	UNDERWAY; Inspection pending
B1	Lewis	Replace parking lot outhouse	\$6,000	Material ordered; service day needed
B1	Meriwether	Paint inside flats area cabins	\$1,500	Not started
B1	Pioneer	Housing repairs	\$15,000	UNDERWAY; several completed, more in 2016
B1	Pioneer	Parking lot outhouse	\$10,000	DELAYED; pending Forest Service process
B1	Pioneer	Serving tables w/ sneeze guards	\$3,000	Pushed to 2016
B1	Salem office	Server room air conditioner	\$2,500	DONE
B2	Aubrey	Age & gender signs, changeable	\$250	DONE
B2	Aubrey	Pots & pans	\$500	UNDERWAY
B2	Clark	Campfire bowl renovate	\$40,000	DONE
B2	Cooper	Solar lights in trading post	\$1,000	Funds available
B2	Cooper	Stand up paddleboards (6)	\$8,000	DONE
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	ON HOLD; moved to 2016
B2	Portland	Parking lot resurface	\$25,000	ON HOLD pending funds
B2	Portland	Sidewalk repairs	\$5,000	ON HOLD pending funds
B3	Nanitch	Slope light replace	\$1,000	DONE
C1	Clark	Shades for dining hall windows	\$2,500	Not funded

Some projects scheduled for 2016 and later have been started or completed, including: Butte Creek fishing pond; some patrol box replacements at Baldwin; dining hall sound system and small cabin repairs at Camp Clark; some mattress pads; some tents converted to mini-dacs at Clark; renovation of a valley cabin at Meriwether; new tractors at Baldwin and Meriwether; horse feeders at Baldwin; amphitheater repairs at Ireland; and others. These projects were initiated out of schedule due to circumstance, changing need, unexpected designated gifts, or for other reasons.

Next Steps

Numerous projects are planned to continue this winter and spring, as we prepare for next summer. We are also beginning development of more detailed master plans for the Butte Creek and Meriwether/Clark properties in harmony with the vision of the long range property plan.

“Centennial Adopt-a-Campsite” Program



2016 marks the 100th Anniversary of Scouting in this area. A significant emerging opportunity to celebrate this milestone is the ‘Centennial Adopt-A-Campsite’ program – an ambitious initiative to improve one hundred campsites at our properties. This effort is expected to galvanize donors and volunteers, and to result in improved camping facilities for the enjoyment of members today and in the future..

More details are available at the council website (www.cpcbsa.org/100campsites)

Questions about this project may be directed to 100campsites@bsa.camp

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 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 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).