



Camp Master Planning Report

5.21.20



Overview

Over the past three years, Simon Kenton Council's volunteer Executive Board has been tracking and analyzing the viability of continuing to maintain year-round operations across four camp properties within the Simon Kenton Council (SKC).

As membership and camp usage declines, properties and facilities age and fundraising becomes increasingly challenging, current revenues are unable to cover the expenses associated with supporting the maintenance and operations of four full-scale camping properties. This challenge is not unique to SKC as councils across the nation are facing similar situations.

On November 14, 2019, the SKC Board passed an amended resolution to appoint a committee to immediately investigate revenue-generating options for SKC's camp properties. The findings were presented at the Board Meeting on January 16, 2020. After thoughtful deliberation, the Simon Kenton Council approved a recommendation proposed by the Camp Property Stewardship Committee.

SKC decided to defer any efforts to market, sell, lease, or close any Council-owned property (except a portion of Camp Lazarus that had previously been approved by the Board). A camp master planning process continued, and an updated presentation is being prepared for the May 2020 meeting of the Executive Board.

We are excited about moving forward with a master plan for our camps. We want our camps to be a destination for all our Scouts, reflect positively on our organization, and be places where the Scouting program comes to life.

Camp Master Planning Process

The Camp Master Planning Committee is using a five-step planning process defined and developed by the National BSA. This process is being used throughout the country to assist councils in addressing failing camping facilities and creating plans for new camps.



Phases

1. Programming

During this phase, the committee, with input from a number of sources including a council-wide online discussion group, developed a comprehensive “wish list” of the ideal elements of a camp to best serve SKC.

These areas included: Scope, Size, Wants, Program Areas, Must-haves, and Don’t-wants.

2. Design Development

The committee’s next task was to determine the viability and potential layout of the proposed list of desired camp components. This includes physical facilities, spatial layout, gross estimated costs, and consideration of structural and alternative energy sources.

A multi-year development plan will also be completed and published and will include incorporate transition plans for programming, camping and facility availability that will need to be altered as the camp is built.

3. Fundraising

During this phase, estimated costs per facility, including construction and ongoing maintenance, will be finalized and funding sources secured.

Working with and through the Executive Board and the Development department, money will be raised for each phase of development and facility construction.

4. Construction Documents

In conjunction with fundraising, construction documents will be finalized, and plans completed.

Working with architects, construction managers, state and local code departments, and engineers, all legal and shop documents needed for building each facility will be developed, reviewed, and filed for permitting.



5. Construction Administration

The fifth and final stage is building. Relying on a Request for Proposal process, SKC will seek closed bids for construction of the new camp facilities. All construction will be overseen and managed by Council volunteers and employees, in cooperation with National BSA.

Upon completion, projects will be closed and implemented to support the Scouting program throughout the Council.

Current Plan Overview

SKC partnered with National BSA to initiate the camp master planning process, as pictured above. Through a series of meetings and discussions with a committee comprised of volunteers from throughout the Council, the Camp Master Planning Committee worked diligently to outline the key components of the future of camping in SKC. The committee was asked to “build” the best camp for SKC’s needs, regardless of location, financial resources and other potential constraints.

In consultation with National BSA, SKC seeks to build a camp that can meet the requirements of our Scouts and Scouters while being a year-round option for the variety of programs we offer. Below are the criteria by which the committee worked to determine their recommendations.

- Weekly Summer Camp Attendance: 700 (600 campers + 100 staff)
- Variety of Camping Accommodations
- Program Specific Areas
- Year-round Bathroom and Shower Facilities
- Year-round Dining Facilities
- Year-round Training Facilities



The committee formed subcommittees aligned with four main concentrations:

- Support
- Program
- Accommodations
- Infrastructure

The subteams spent weeks discussing and outlining each area of camp. The following page includes summary results of their work.



<p><u>CAMP SUPPORT</u></p> <p>ENTRANCE ROAD TYPE AND LOCATION ADMINISTRATION OFFICE VISITOR CENTER AND CAMPMASER QUARTERS TRADING POST HEALTH OFFICE DINING FACILITY KITCHEN, DINING SPACE, TABLES AND CHAIRS TRAINING CENTER AV EQUIPMENT AND INTERNET CONNECTIVITY ADULT LEADER LOUNGE AMPHITHEATER</p>	<p><u>PROGRAM AREAS</u></p> <p>PROGRAM AREA 1 AQUATICS CENTER WATERFRONT, SHOWER HOUSE, CHANGING FACILITY AND POOL COPE AND CLIMBING AREA RAPPEL TOWER, HIGH AND LOW ROPES COURSE, CLIMBING STRUCTURE AND ZIPLINES PROGRAM AREA 2 SHOOTING SPORTS AREA BB-GUNS, ARCHERY, RIFLE RANGE, CLAYS, TRAP SHOOTING, SHOTGUNS, MUZZLELOADERS AND SLINGSHOTS NATURE CENTER HANDICRAFT STEM</p>
<p><u>ACCOMMODATIONS</u></p> <p>BACKCOUNTRY TENT CAMPING CANVAS TENT CAMPING GLAMPING STAFF CABINS HEATED TROOP CABINS DORMITORY</p> 	<p><u>INFRASTRUCTURE</u></p> <p>UTILITIES ELECTRICAL, WATER AND SEWER RESTROOM FACILITIES LATRINES, LOCALIZED SHOWER/TOILET FACILITIES, AND SHELTER HOUSES QUARTERMASTER/WAREHOUSE STORAGE MAINTENANCE COMPOUND RANGER RESIDENCE</p> <p>BOY SCOUTS OF AMERICA SIMON KENTON COUNCIL</p>

Subcommittee Results

Camp Support

- Entranceway that delivers on ease of entry/exit and drop off, plus provides a good impression upon arrival.
- Paved road up to entry with speed bumps, clear signage, plantings maintained by campers at entrance sign.
- Multi-purpose building with sliding walls to encompass the visitor center, health office, training center and leader lounge (include business center).
- Dining facility that incorporates two wings to allow for scalability up to 700 campers, leaders and staff with covered space allocated for 25% of campers to sit outdoors, plus incorporates the trading post to leverage the same kitchen/supply facility as the dining hall.
- Amphitheater that is placed in a scenic area of the camp and can accommodate up to 700 + with stone/permanent seating to keep maintenance cost low.
- 2 bedroom, 1 bath campmaster house to attract talented leader for camp staff; adjacent to multi-purpose admin building (suggest two ranger houses for large camp).

Infrastructure

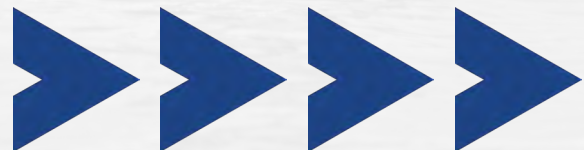
- Water: Municipal preferred, plumbing sizes will vary, plumbing additions in crimped pex tubing to support reliable connection.
- Wastewater: 50,000 gallons per day (32,500 gray water; 17,500 black water), will have to be sized, zoned and maintained to support on- and off-season use.
- Restrooms: year-round use without draining lines or shutting down for winter; unisex, single-use facilities; individual showers.
- Electrical: 3 phase power (requires new power service, drops, meter, cable), provided to key areas (dining hall, kitchen, pool, waterfront, maintenance compound), converted to single phase to power remaining areas of camp.
- Warehouse/storage: heavy duty, adjustable, modern pallet-style shelving, lift-truck access, inventory management, truck and trailer access, weather- and critter-proof.
- Maintenance compound: HVAC, steel construction, 5-6 bay work areas, drive-through bays for vehicles and equipment, weather- and critter-proof, secure tool storage, secure access and storage with security measures.
- Conveniences: Laundry facility, defined roads, signage, water runoff management, drainage.

Program

- Aquatics: Pool and lakeside options, shelter houses, showers, restrooms.
- COPE/Climbing: Rappelling tower, ropes course, zipline in shaded area if possible.
- Shooting sports: 3+ sheltered firing lines separated by a storage/classroom building.
- Nature/ecology: Near water feature, secluded from rifle range, enclosed pavilion, museum/displays, nature trail with interpretive signage, various habitats.
- Scoutcraft: Four medium program shelters.
- Athletics/sports: Open/flat/field space, closer to middle camp, basketball court, sand volleyball, gaga ball pits, program shelter, fitness trail.
- Handicraft: Two buildings/shelters (one for general program, one for forging/pottery), More “centered” than isolated.
- STEM: Climate controlled, multi-room building, covered porch, restrooms, possibly multipurpose space.
- First-year campers: Center of camp, closer to “common area” & restrooms, shade available, large program shelter, four smaller “patrol” shelters, fire pit(s).
- Webelos-specific: Separate areas/locations/facilities from Scouts BSA, archery/slingshot, BB/air rifle, Scoutcraft, STEM/nature, sports, handicraft.
- Camp spirit: amphitheatre, chapel, camp spirit program (e.g., Frontiersman, Foxfire).

Accommodations

- Cabins
- Backcountry, needs to be above sea level
- Tent camping (small, medium and large areas), possibly elevated canvas tent options.
- Staff cabins – something that keeps people coming back, possibly a kitchenette, toilet/shower?
- Lodge/dorm
- Adirondacks



Camp Component

Scouts and volunteers were invited to provide feedback on the proposed plans via a Facebook discussion group. The feedback helped inform committee discussions and provided valuable input into the design for the future of camping in SKC.

In full consideration of the comments and recommendations made through the social media posts and other meetings attended by committee members, the committee finalized a list of components most desired in the ideal camp. Through a cooperative effort with Dave Cornell, Project Architect with National BSA, the committee determined the amount of acreage needed for a camp containing each of the components discussed.

The committee arrived at three possible outcomes: Utilize Camp Falling Rock, utilize Chief Logan Reservation, or consider a new camp property (a greenfield option).

To determine the viability of the existing properties, Dave Cornell laid out the desired components on maps of each property. The resulting maps are including on the following pages.

As the committee reviewed the maps, they discussed opportunities and challenges that are unique to each property. Following are examples:

- **Falling Rock:** Most of the desired components fit, greater expansion capability, varied terrain/land features, disjointed land parcels (longer walking distances), roads separate parts of camp (but could be attractive to place shooting sports across road), small lake/not ideal, closer to greatest concentration of members, but not geographically centered within SKC.
- **Chief Logan Reservation:** Bigger lake, more central geographically within the council, shorter walking distances between program areas, limited expansion capability, road access could be a challenge, not all desired components would fit on the property.
- **Greenfield/purchase new property:** Could centralize geographically within SKC, accommodate all desired components, ensure expansion capabilities, higher capital outlay for purchase, land clearing and development, significant number of years to build (assuming no usable structural assets).



Camp Support

Facility

Ranger 1
Ranger 2
Shop/Maintenance
Warehouse
Admin Office, Visitor Center, Restrooms
Campmaster Quarters
Dining Facility
Health Office
Training Center
Trading Post
Parade Field
Amphitheater
Adult Leader Lounge
Showerhouse

Accommodations

Tent Camping

C/S Large (40+)
C/S Medium (25)
C/S Small (15)
Back Country
Hammock Stands

Cabins

Staff Cabins (4)
Troop Cabins
Dormitory (50-100)
Adirondacks (4)

Program Areas

Aquatics

Lake
Pool
Waterfront
Changing Facility
Boathouse

COPE/Climbing

Rappel Tower
Climbing Structure
Hi/Lo Ropes
Ziplines

Other

Chapel
OA Ring
Nature
Handicraft
Scoutcraft
1st Year Camper
Program 1
Program 2
Teach 1
Teach Outpost

Shooting Sports

Air Rifle/BB
Archery
Ax/Tomahawk
Rifel/Muzzleloader
Shotguns
Shotguns - Clay
Shotguns - 5-Stand
Slingshots



Comparison Chart

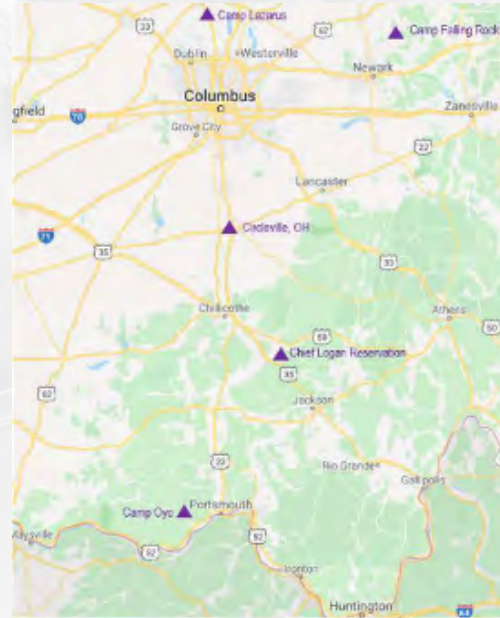
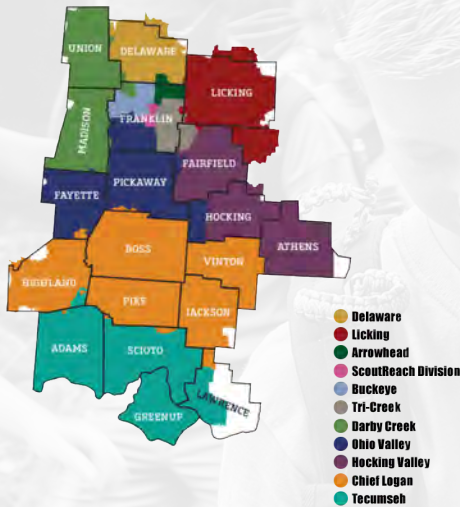
Upon review of the above maps, given limitations of terrain, topography, and available buildable acreage, not all components were able to be included on either existing property. The chart below demonstrates the noted limitations.

Simon Kenton Council - Comparison Chart										
Camp Acreage										
	Facility	Acreage	Quantity	Total Acreage	Note	Greenfield	Estimate	Camp Falling Rock	Estimate	Chief Logan Reservation
Maintenance Staff Housing & Facilities										
	Ranger 1	1	1	1		✓		✓		✓
	Ranger 2	1	1	1		✓		✓		
	Shop/Mainl.	2	1	2		✓		✓		✓
	Warehouse	2	1	2		✓		✓		✓
Camp Support										
	Admin Office, Visitor Center, Restrooms	1.5	1	1.5		✓		✓		✓
	Campmaster Quarters	1	1	1		✓		✓		
	Dining Facility	2.5	1	2.5		✓		✓		✓
	Health Office	0.5	1	0.5		✓		✓		✓
	Training Center	1	2	2		✓		1		1
	Trading Post	0.5	1	0.5		✓		✓		✓
	Parade Field	6	1	6		✓		✓		✓
	Amphitheater	1.75	1	1.75	Council Ring	✓		✓		✓
	Adult Leader Lounge	0.5	2	1		✓		✓		1
	Showerhouse	0.5	4	2	#TBD	✓		2		1
Accommodations										
Tent Camping	C/S large (40+)	4.5	10	45	40-man	✓		✓		7
	C/S medium (25)	2	15	30	25-man	✓		✓		
	C/S small (15)	1.75	10	17.5	15 man	✓		✓		19
Cabins	Back Country	1	10	10	Undeveloped 10-man	✓		✓		
	Staff Cabins (4)	0.75	25	18.75		✓		17		11
	Troop Cabins	1.25	8	10	Heated	✓		✓		
	Dormitory (50-100)	3.5	1	3.5	Size TBD	✓		✓		
	Ackrondacks (4)	0.5	20	10		✓		✓		10
Program Areas										
Aquatics	Lake	50	1	50		✓				
	Pool	1	3	3		✓		✓		
	Waterfront	2	1	2		✓		✓		✓
	Changing Facility	1	2	2		✓		✓		✓
Cope/Climbing	Boathouse	1	1	1		✓		✓		
	Rappel Tower	4	1	4		✓		✓		✓
	Climbing Structure	2	1	2		✓				
	Hij/ro Ropes	1	5	5		✓				✓
Shooting Sports	Ziplines	2	1	2		✓		✓		✓
	Air Rifle / BB	1.25	1	1.25		✓		✓		✓
	Archery	1.25	1	1.25		✓		✓		✓
	Ax / Tomahawk	1	1	1		✓		✓		✓
	Rifle/Muzzleloader	1.5	1	1.5		✓		✓		✓
	Shotguns	1.5	1	1.5		✓		✓		
	Shotgun - Clay	10	1	10		✓				
	Shotgun - 5-stand	50	1	50		✓				
Other	Slingshots	1.25	1	1.25		✓		✓		✓
	Chapel	0.5	1	0.5		✓		✓		✓
	UA Ring	1.75	1	1.75		✓		✓		✓
	Nature	1	1	1		✓		✓		✓
	Handicraft	1	1	1		✓		✓		✓
	Scoutcraft	1	1	1		✓		✓		✓
	1st Yr Camper	2	1	2		✓				
	Program 1	1	1	1		✓		✓		✓
	Program 2	1	1	1		✓		✓		✓
	Teach 1	1.75	1	1.75		✓		✓		
	Teach 2	1.75	1	1.75		✓		✓		
	Outpost	11.25	1	11.25		✓		✓		✓
	TOTAL				332.25					

Location Overview

As the committee weighed the various options for which camp property to utilize, location was taken into consideration. Our council spans a large geography. Below are the drive times from various parts of the Council.

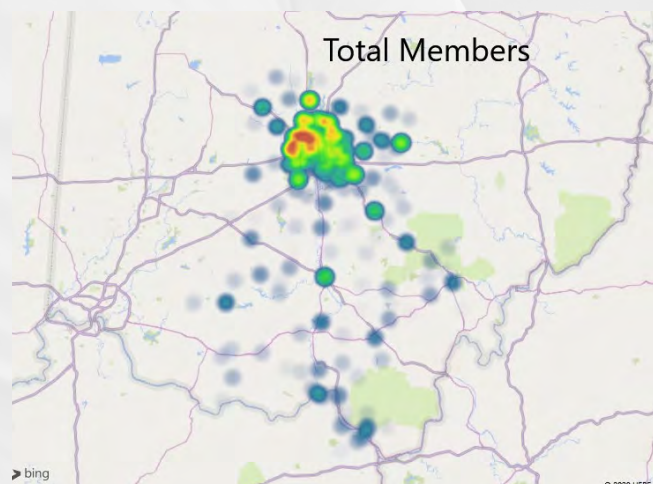
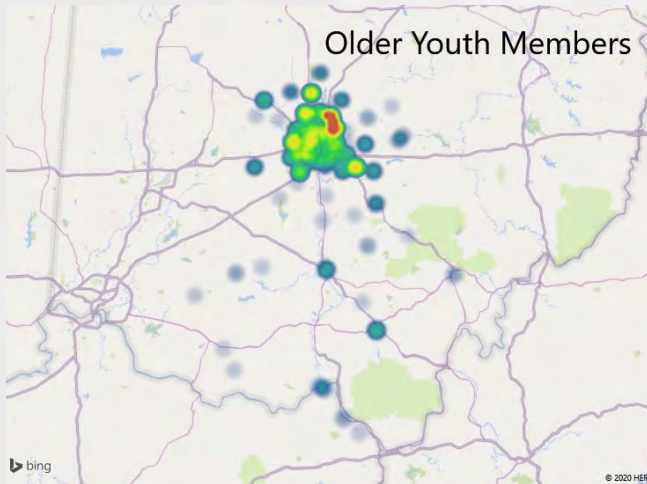
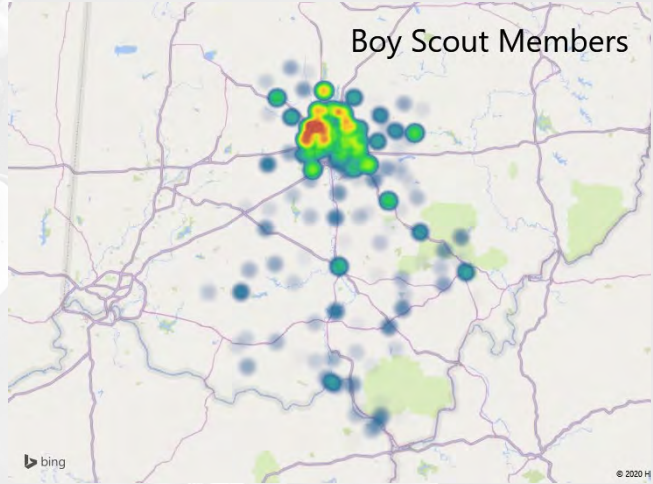
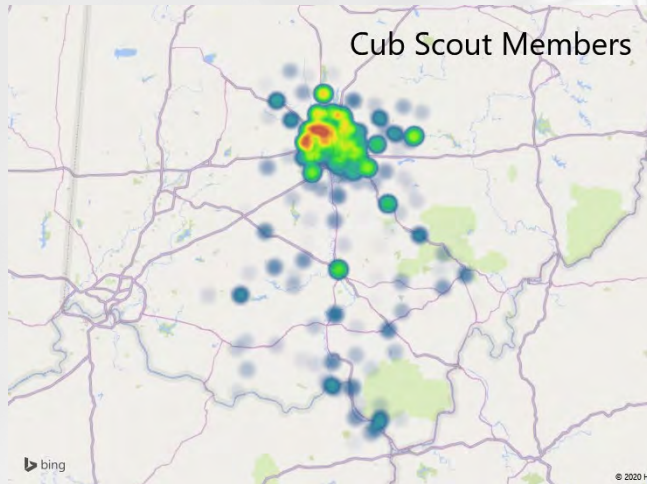
**SIMON KENTON COUNCIL, BSA
TERRITORY MAP**



Traveling Distance to SKC Camps

	CAMP LAZARUS	FALLING ROCK	CHIEF LOGAN	CAMP OYO	CIRCLEVILLE, OH
DELAWARE	0 Hr 8 Min (5.4 mi.)	1 Hr 7 Min (47.3 mi.)	1 Hr 48 Min (92.3 mi.)	2 Hr 23 Min (125 mi.)	1 Hr 3 Min (52.6 mi.)
MARYSVILLE	0 Hr 29 Min (21.8 mi.)	1 Hr 13 Min (71.5 mi.)	1 Hr 43 Min (96.8 mi.)	2 Hr 18 Min (129 mi.)	0 Hr 58 Min (57.1 mi.)
POWELL	0 Hr 14 Min (8.3 mi.)	1 Hr 0 Min (53.1 mi.)	1 Hr 36 Min (83.2 mi.)	2 Hr 11 Min (116 mi.)	0 Hr 50 Min (43.6 mi.)
PLAIN CITY	0 Hr 27 Min (19.2 mi.)	1 Hr 26 Min (61.2 mi.)	1 Hr 36 Min (86.5 mi.)	2 Hr 11 Min (119 mi.)	1 Hr 24 Min (72.9 mi.)
HILLIARD	0 Hr 30 Min (22.2 mi.)	1 Hr 5 Min (60.2 mi.)	1 Hr 27 Min (76.3 mi.)	2 Hr 2 Min (109 mi.)	0 Hr 41 Min (36.7 mi.)
BEXLEY	0 Hr 31 Min (23.8 mi.)	0 Hr 56 Min (49.5 mi.)	1 Hr 27 Min (72.8 mi.)	2 Hr 2 Min (105 mi.)	0 Hr 40 Min (32.4 mi.)
GROVE CITY	0 Hr 41 Min (32.8 mi.)	1 Hr 10 Min (60.5 mi.)	1 Hr 19 Min (65.8 mi.)	1 Hr 54 Min (98.5 mi.)	0 Hr 33 Min (26.1 mi.)
NEW ALBANY	0 Hr 29 Min (22.6 mi.)	0 Hr 41 Min (34.9 mi.)	1 Hr 35 Min (81.7 mi.)	2 Hr 9 Min (114 mi.)	0 Hr 48 Min (41.3 mi.)
REYNOLDSBURG	0 Hr 34 Min (27.8 mi.)	0 Hr 54 Min (37.6 mi.)	1 Hr 25 Min (73.5 mi.)	2 Hr 0 Min (106 mi.)	0 Hr 39 Min (33.8 mi.)
PATASKALA	0 Hr 40 Min (34.4 mi.)	0 Hr 38 Min (28.8 mi.)	1 Hr 34 Min (82.8 mi.)	2 Hr 8 Min (116 mi.)	0 Hr 47 Min (43.2 mi.)
NEWARK	0 Hr 47 Min (43.4 mi.)	0 Hr 20 Min (12.4 mi.)	1 Hr 52 Min (102 mi.)	2 Hr 29 Min (135 mi.)	1 Hr 7 Min (62.6 mi.)
LANCASTER	1 Hr 1 Min (55.2 mi.)	0 Hr 58 Min (43.8 mi.)	1 Hr 13 Min (57.6 mi.)	1 Hr 48 Min (89.9 mi.)	0 Hr 27 Min (20.8 mi.)
LOGAN	1 Hr 17 Min (75.7 mi.)	1 Hr 23 Min (65.7 mi.)	1 Hr 4 Min (39.4 mi.)	1 Hr 52 Min (88.9 mi.)	0 Hr 44 Min (39.5 mi.)
ATHENS	1 Hr 38 Min (96.7 mi.)	1 Hr 44 Min (86.6 mi.)	1 Hr 5 Min (55.9 mi.)	1 Hr 41 Min (95 mi.)	1 Hr 6 Min (61.4 mi.)
WASHINGTON COURT HOUSE	1 Hr 10 Min (59.8 mi.)	1 Hr 41 Min (91.9 mi.)	0 Hr 59 Min (52.8 mi.)	1 Hr 34 Min (85.1 mi.)	0 Hr 35 Min (27.1 mi.)
HILLSBORO	1 Hr 42 Min (96.7 mi.)	2 Hr 12 Min (127 mi.)	1 Hr 18 Min (62.9 mi.)	1 Hr 11 Min (54.2 mi.)	1 Hr 2 Min (49.7 mi.)
CIRCLEVILLE	0 Hr 57 Min (48.2 mi.)	1 Hr 24 Min (64.6 mi.)	0 Hr 49 Min (40.2 mi.)	1 Hr 24 Min (72.9 mi.)	xxxxxxx
CHILLICOTHE	1 Hr 20 Min (68.7 mi.)	1 Hr 46 Min (94.4 mi.)	0 Hr 32 Min (22.8 mi.)	1 Hr 6 Min (54.6 mi.)	0 Hr 27 Min (21.1 mi.)
JACKSON	1 Hr 43 Min (94.6 mi.)	2 Hr 9 Min (120 mi.)	0 Hr 27 Min (17.1 mi.)	1 Hr 5 Min (56.9 mi.)	0 Hr 50 Min (47 mi.)
PORTSMOUTH	2 Hr 8 Min (111 mi.)	2 Hr 34 Min (137 mi.)	1 Hr 12 Min (50.5 mi.)	0 Hr 15 Min (10.7 mi.)	1 Hr 14 Min (63.8 mi.)
GREENUP, KY	2 Hr 21 Min (133 mi.)	2 Hr 50 Min (159 mi.)	1 Hr 24 Min (89.7 mi.)	0 Hr 37 Min (27.3 mi.)	1 Hr 30 Min (85.1 mi.)

Membership Population Density



Closing

It's the committee's desire that the information presented in this report will aid the Council in making decisions about camp properties. We look forward to fulfilling the camp master planning process so we can provide a better camping experience for Scouts – one that reflects BSA standards, attracts members, and offers adventure and growth that will benefit youth for life.



Committee Members

Jay Jacobsmyer, VP of Properties

Christopher L. Miller, Council President

Susan Vasko, VP of Program

Will Duderstadt, VP of Marketing

Keith Morrow, Council Camping Chair

Todd Boyer, VP of Revenue Development

Greg Comfort, Past Council President

Vince Phillips, Camp Lazarus Properties Chair

Justin Cox, Camp Lazarus Properties Committee

Drew Thiele, Chief Logan Reservation Camp Director

Darren Coe, Chief Logan Properties Chair

Dave Fryman, Rock Foundation, President (Camp Falling Rock)

Brandon Ridenbaugh, Camp Falling Rock Properties Chair

Matt Shaw, Camp Falling Rock, Program Director

Deanna Biros, Executive Board Member

Connie Everhart, Executive Board Member

Shawn Millerick, Executive Board Member

Erin Thompson, Executive Board Member

Walt Guenther, Executive Board Member

Ross Bridgman, Executive Board Member

Matt Taylor, Camp Oyo Ranger

Jeff Moe, Scout Executive/CEO

Phil Smith, Director of Support Services