

# HEART OF VIRGINIA SCOUT RESERVATION MASTER PLAN

2023



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**THE MASTER PLAN SHOULD BE CONSIDERED A FLEXIBLE, LIVING GUIDE FOR THE MAINTENANCE AND DEVELOPMENT OF THE RESERVATION OVER THE NEXT 20 YEARS**



# PART ONE

## EXECUTIVE SUMMARY

The Heart of Virginia Scout Reservation Master Plan was undertaken to provide a framework for the maintenance, growth and direction of the roughly 600 acres of land owned by the Heart of Virginia Council in Goochland County, Virginia. The reservation is made up of four camps: Camp S. Douglas Fleet is the short-term camping facility, a small rustic camp which was determined not in need of much change and therefore not a major part of this Master Plan; the Cub Adventure Camp, which serves Cub Scout programs; Camp T. Brady Saunders, which is oriented towards older youth (ages 11-18); and Finley Albright Conservation Area, the newest addition with a focus on wilderness adventure, environmental conservation, ecology, and biodiversity. This master plan will provide a guide for investments as well as a framework for immediate to long term improvements, by guiding the location of major built elements and addressing broad land use, infrastructure, pedestrian and vehicular circulation.

The planning principles which directed the planning effort embraced the ideals of scouting:

*“The mission of the Boy Scouts of America is to prepare young people to make ethical and moral choices over their lifetimes by instilling in them the values of the Scout Oath and Law.”*

One of the ways scouting meets that mission is stated in the goal to “Offer a Premiere Outdoor Experience.” Providing quality outdoor experiences at the Heart of Virginia Reservation

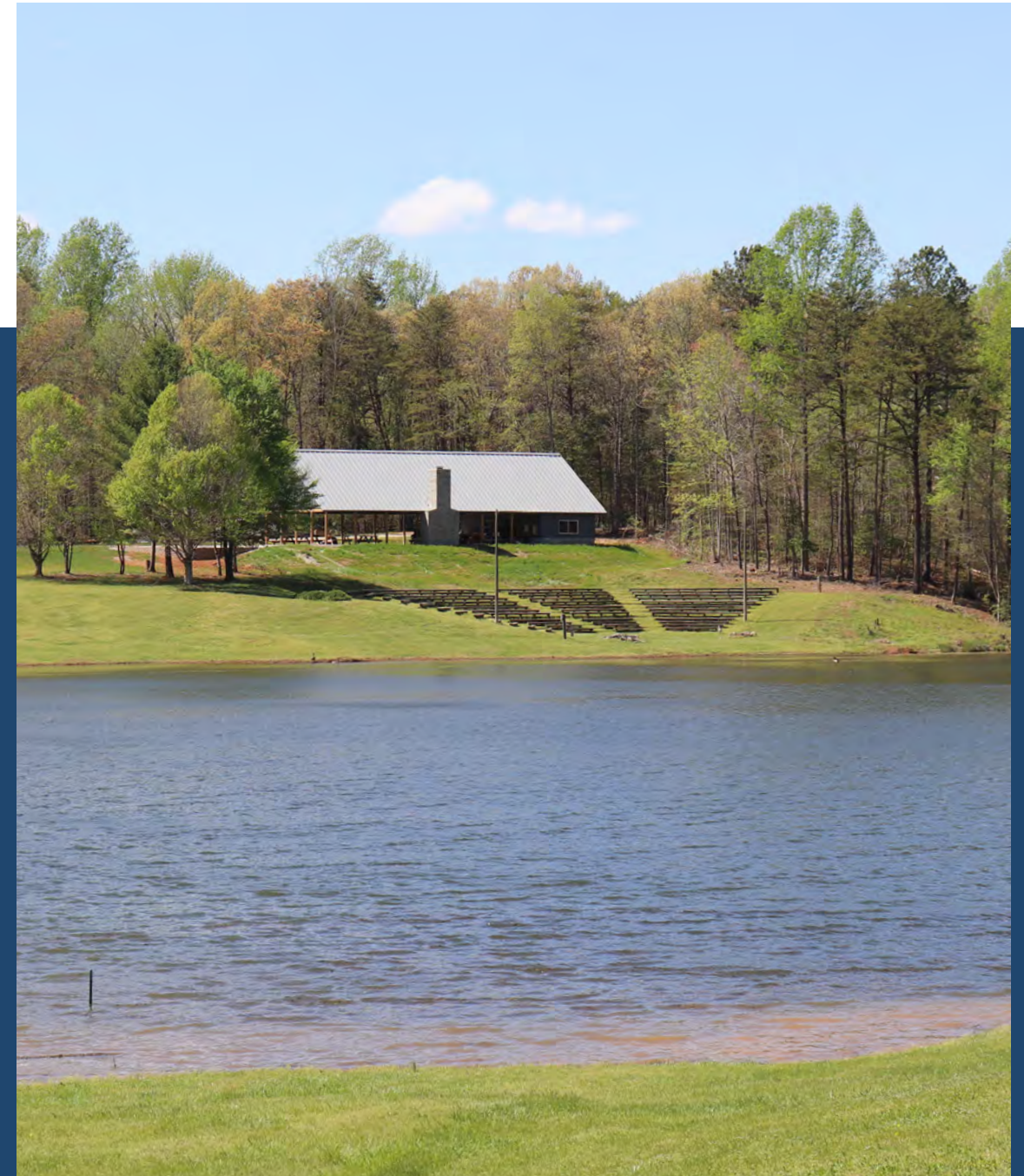
is one of the ways the Council strives to meet that goal. This master plan establishes the foundation for that effort.

While the planning effort considered the traditional “summer camp” use, it focused on making the reservation a year-round asset by assuming weekend and holiday events and programs conducted for scouting at camp, as well as community use by non-scout groups when compatible income-producing opportunities present themselves. It viewed needs and priorities through the lens of creating a quality “visitor experience”, making sure the facilities are the first choice to scouts for summer programs, weekend events and for rental use by outside groups.

The plan should be considered a flexible, living guide for the maintenance and development of the reservation over the next 20 years. It is intentionally broad and conceptual in scope to allow for flexibility in implementation and to adapt to changing realities. It is hopefully aspirational and serves to create a vision of the future of the camp.

This study document is organized in four main sections: Part 1, an executive summary; Part 2, an overview of the camp conditions and recommended improvements; Parts 3 and 4, more detailed analysis of each camp and budget estimates for the recommended improvements; and Part 5, attached resources to support some of the conclusions.

This study was funded by a generous grant from the Luck Companies Foundation.



*The Mack Ruffin OA Lodge Leadership Training Center and Amphitheater at the Heart of Virginia Scout Reservation provide programmatic needs for Order of the Arrow ceremonies*

# PLANNING METHODOLOGY

The planning process was led by a team of professionals at Quinn Evans, with oversight and input from the following committees, boards, leaders, and staff:

- Planning Committee
- Activities Committee
- Program Committee
- Executive Board
- Albright Heritage Committee
- Pack and Troop Leaders
- Council Staff

The planning process required gathering and reviewing current data on the site: facilities, original design and planning goals, civil engineering surveys, and prior camp assessments, including the 2018 Southern Region Areas 5 & 7 Camp Properties Evaluation conducted by the BSA national organization. This information was supplemented by several site visits to inspect the camp in person. Secondly, data on the programs offered, attendance, and vision for the future was obtained and reviewed.

The process also included input from focus groups representing the camp “customers”, one workshop for Camp T. Brady Saunders and one for the Cub Adventure Camp. Additional focus groups included pack and troop leaders and Albright Heritage Committee members. The Cub camp input was supplemented by 180 responses to camp exit surveys obtained over three years. Such broad-based input and participation is important to verify and validate the planning recommendations and to gain broad support for its conclusions.

Recommendations have been categorized into three groups to guide the order of improvements by need.

- Immediate: High priority that should be implemented immediately.
- Important: High priority but can be implemented in next 3-5 years.
- Desired: Desired improvement to be accomplished when funding is available.

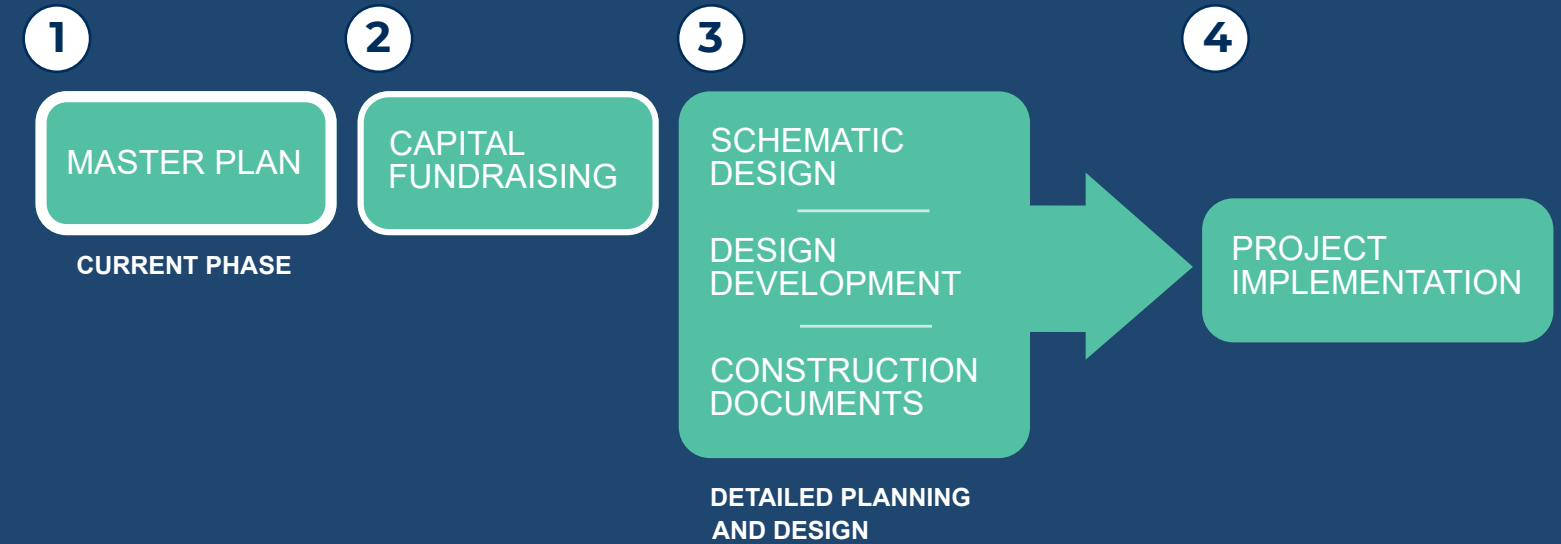


*Cub Adventure Camp Joyce Dining Hall and Lansing Administrative Building*

# IMPLEMENTATION AND NEXT STEPS

Ideally, it is a goal of the master plan to not only create a future vision, but lead to active implementation and realization of your expressed goals. Some considerations on how to use this master plan:

- This plan is a guideline and naturally broad based. It needs to be flexible enough to adapt to changing circumstances we cannot predict at this time. Who, for example, could have seen the impact of Scouting's pivot to open to girls, or the implications of scouting in the age of pandemics?
- The suggested priorities are just that, suggestions. Actual timing will depend on success in fundraising, priorities of donors, changing conditions, and which projects can be completed with in-house staff and volunteers and which require will additional design and outside contractors.
- A master plan is intentionally a broad overview. Further planning and design will be required for most of the recommendations that follow to further explore the full range of potential solutions, fill in project details and obtain accurate cost estimates.
- Also, an analysis of implementation will show that some projects are well suited to use of volunteers or staff. Other projects will need the oversight of professionals (architects, engineers, landscape architects) and general contractors. Also, some projects can be done incrementally, while others benefit by grouping them into a project of scale.



# PART TWO

## CAMP OVERVIEW

### CUB ADVENTURE CAMP

The Cub Adventure Camp, built in 2002, is situated on roughly 160 acres, part of the contiguous Heart of Virginia Scout Reservation in Goochland County. This camp is on a beautiful site that was part of the Boiseau estate which was gifted to the Council and has enough land for future improvements and expansion. The facilities and infrastructure have been well maintained and are generally in good condition for their age. Exceptions include...

- In the heart of the camp is the original estate house. This large, antebellum brick house was named "Aspenwall" by its builder, Dr. John Morris, and is the first masonry building built in Goochland County (1827) and is of significant historic relevance. It is currently used for storage and is in need of preservation.
- The existing pool is too small and becomes too warm for swimming during some days of the Summer.

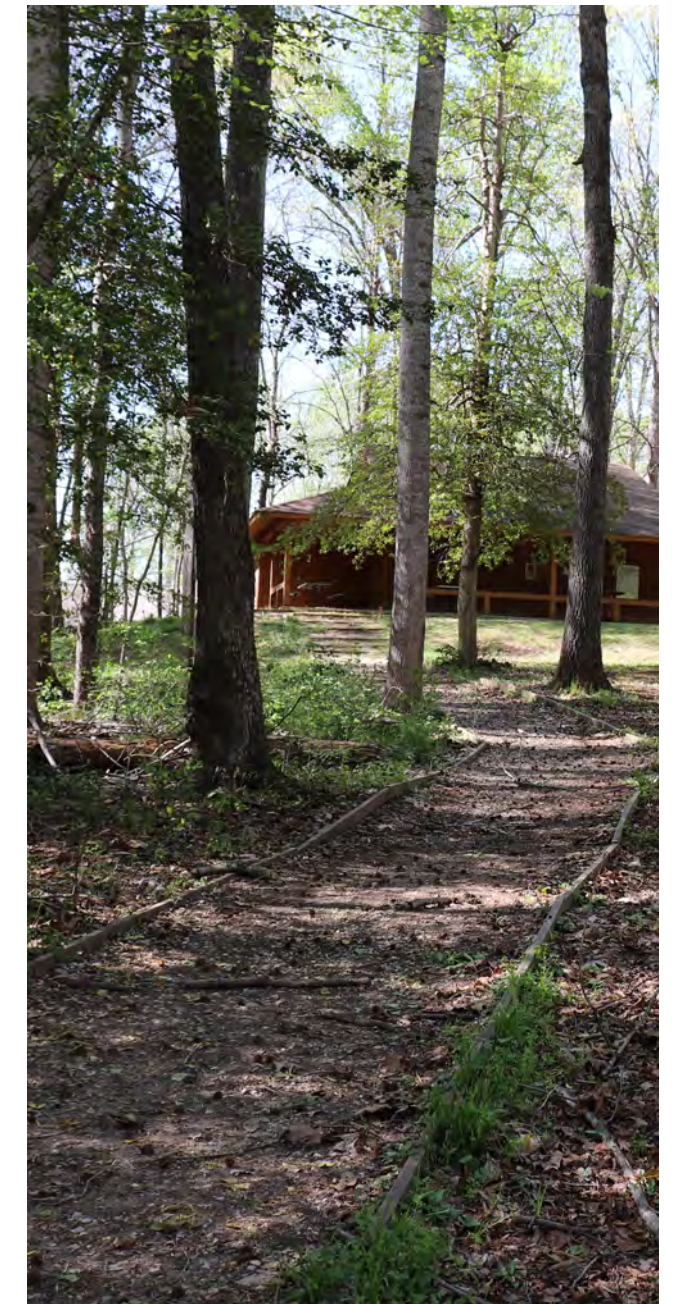


*The size and condition of the Sharp Pool is among the Cub Camp's more pressing issues*

### CAMP T. BRADY SAUNDERS

The first camp was built on this property in 1964 and was substantially reorganized a few years later when a stream was dammed to create the lake which forms the geographic center of the camp. While a new Reinhart STEM Center and Mack Ruffin OA Lodge Leadership Training Center were added over the last several years, the camp generally suffers from outdated infrastructure and needs both new and refreshed facilities. The current water system cannot be maintained during freezing weather, so most of the camp is not usable in winter months.

The camp lacks a well-defined central hub and gathering space for campers. The current layout of dining hall, trading post, and health lodge lacks a clear sense of orientation and place. The addition of spaces for formal and informal socializing can create a sense of purpose and cohesion for the camp while offering new programmatic facilities at the same time.



*The Ted Lansing Trading Post and its surroundings represent a key opportunity at Camp T. Brady Saunders*

# CAMP OVERVIEW

## Camp S. Douglas Fleet

The Heart of Virginia Reservation's short term camp is Camp S. Douglas Fleet. It is a wooded area with 5 camping areas (A-E) each with four campsites for troops bringing their own tents and equipment. It has three pit latrines with two frost free water spigots. There is one large parking area with two smaller parking areas.



*Camp S. Douglas Fleet provides weekend short term camp sites*

## Infrastructure

Infrastructure improvements are needed across the reservation to bring the camps up to new standards and allow for year-round use. All infrastructure improvements are placed in the 'immediate' category because they provide the framework for other improvements that follow. For example, Camp T. Brady Saunders cannot be used year-round because its water system is not freeze-proof. All camps suffer from the lack of flush toilets (new pit toilets are no longer allowed in Goochland County) and as a camp standard, gang toilets or toilets by sex need to be replaced by single room toilets that can serve youth or adults, men or women. Also, all of the camping areas in both camps do not have permanent shelters, accommodating seating for bad weather, shade on hot summer days, lighting at night, and wifi for digital devices now being used for camp communications.

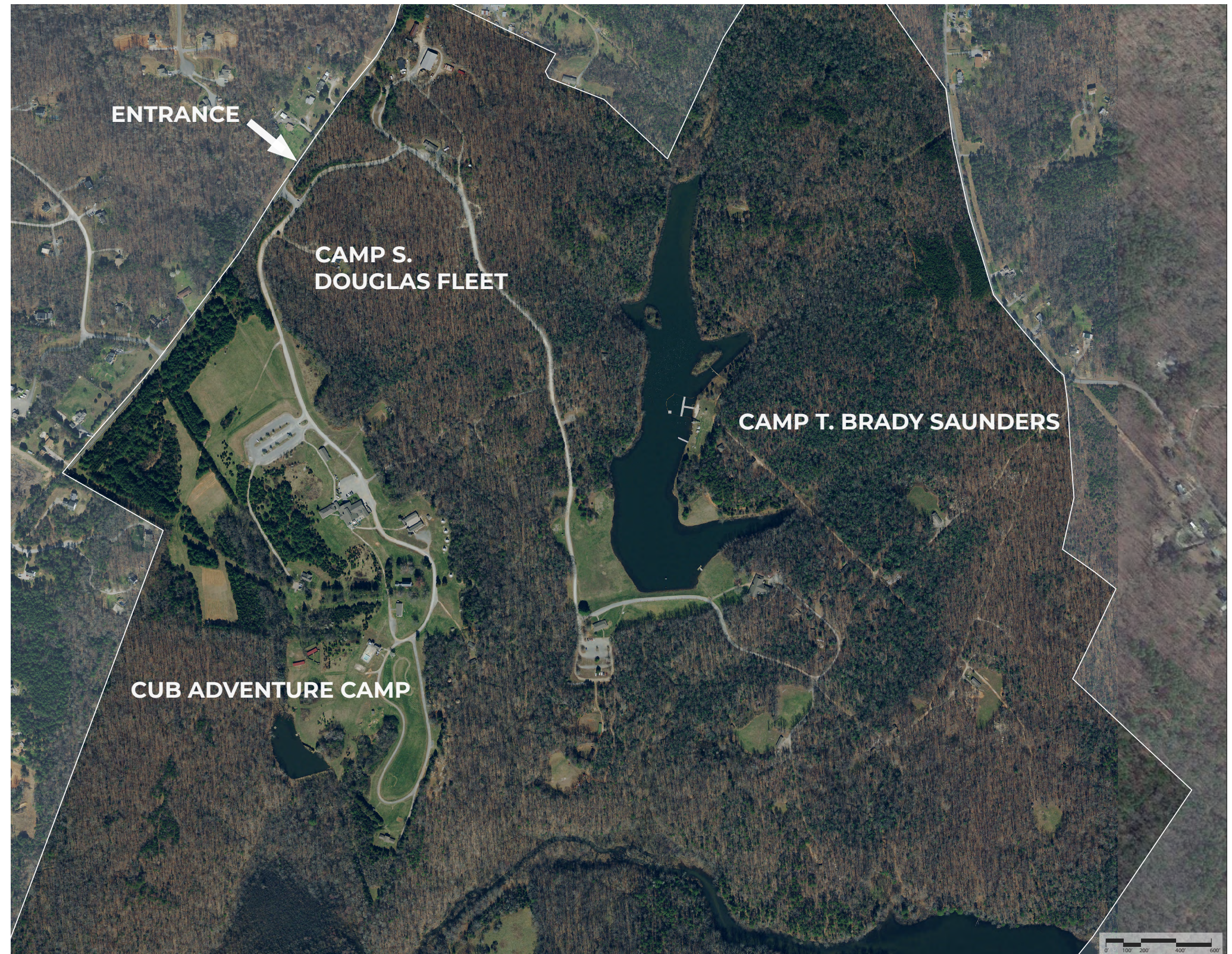


# EXISTING CONDITIONS

## AERIAL PHOTOGRAPH

The Heart of Virginia Scout Reservation landscape is defined by several important characteristics:

- Deciduous forest with evergreen trees scattered throughout.
- Central lake bisecting the reservation into an east and west side.
- Large open spaces on the western, or Cub Adventure Camp side, and smaller open spaces around the lake on the Camp T. Brady Saunders side.



# EXISTING CONDITIONS

The Heart of Virginia Scout reservation is made up of three separate camps on 600 acres, accessed from one primary entrance off of Maidens Road in Goochland County. The land has been well used and the three camps are quite distinct. The Cub Adventure camp was built on a former farm, and is dominated by the Dining Hall. The Scout camp, Camp T. Brady Saunders, is centered around a man-made lake, with its Dining Hall sitting at the top of a grassy hill. The grouping of the Dining Hall, Trading Post, and Health Lodge form the social center of camp, which is currently poorly defined and represents an opportunity for improvement.



# NEEDS AND PRIORITIES

## CUB ADVENTURE CAMP

### IMMEDIATE:

- ① Infrastructure improvements:
  - Permanent toilets replacing pit toilets
  - Replace gang-toilets with single room toilets at Dining Hall
  - New shower rooms
  - Outdoor shelters at camping areas
- ② Improved housing: add “treehouse” cabins in previous teepee location
- ③ Playground areas: Welcome Center area and near Dining Hall
- ④ New expanded pool and water park

### IMPORTANT:

- ⑤ Bouldering/Climbing area
- ⑥ New dormitory-style Staff Housing: 30-bed
- ⑦ Staff Lounge near Admin offices
- ⑧ Renovations to Aspenwall House

### DESIRED:

- ⑨ Nemat Trail improvements

## GENERAL/CAMP S. DOUGLAS FLEET

### IMMEDIATE:

- ⑩ Infrastructure needs throughout camp. See Part 5.
  - New waterlines
  - New toilets/showers
- ⑪ New Campsites with pavilions
  - ADA Accessible campsites
- ⑫ Main entrance improvements
  - fencing, entry gate, plantings
- ⑬ Parking area
  - Restoration for training and housing

## CAMP T. BRADY SAUNDERS

### IMMEDIATE:

- ① Infrastructure:
  - All new toilet buildings and toilet/shower buildings
  - upgraded water and electrical utilities, year-round water service
  - Permanent shelters at each campsite, activity area
- ② Dining Hall Renovation
- ③ Improved Central gathering area around dining hall and trading post
  - Recreational game areas, activity pavilion, improved walkways

### IMPORTANT:

- ④ Improved Trailblazer activity area
  - Shelters/storage per activity area
  - Toilets
- ⑤ Improved Shooting sport area
  - Expanded rifle and archery ranges
  - Shelter area
- ⑥ Waterfront improvements
  - Shelters for shade
  - Toilets, showers, changing areas
  - Expanded waterfront, boat storage
- ⑦ New trade skills and blacksmith focused building
- ⑧ New bridge connecting Dining Hall area to Waterfront area

### DESIRED:

- ① New dormitory-style staff housing: 60 beds

## FINLEY ALBRIGHT CONSERVATION AREA

- ① Pavilion and water access
- ② New campsites
- ③ Urban farming/environmental programs
- ④ Trail improvements
- ⑤ Renovation to Koch Nature Center

# NEEDS AND PRIORITIES

Infrastructure improvements, such as freeze proof water lines, electric lines, toilets, and showers, are proposed throughout both camps. See Part Five: Resources for proposed Infrastructure Map.

**1 A**

## CUB ADVENTURE CAMP:

- 1) Infrastructure improvements
- 2) Improved housing
- 3) Playground areas
- 4) New expanded pool and water park
- 5) Bouldering area / Improved fitness area
- 6) New dormitory-style Staff Housing: 30-bed
- 7) Staff Lounge near Admin offices
- 8) Renovations to Aspenwall House
- 9) Nemat Trail improvements

## GENERAL / CAMP S. DOUGLAS FLEET:

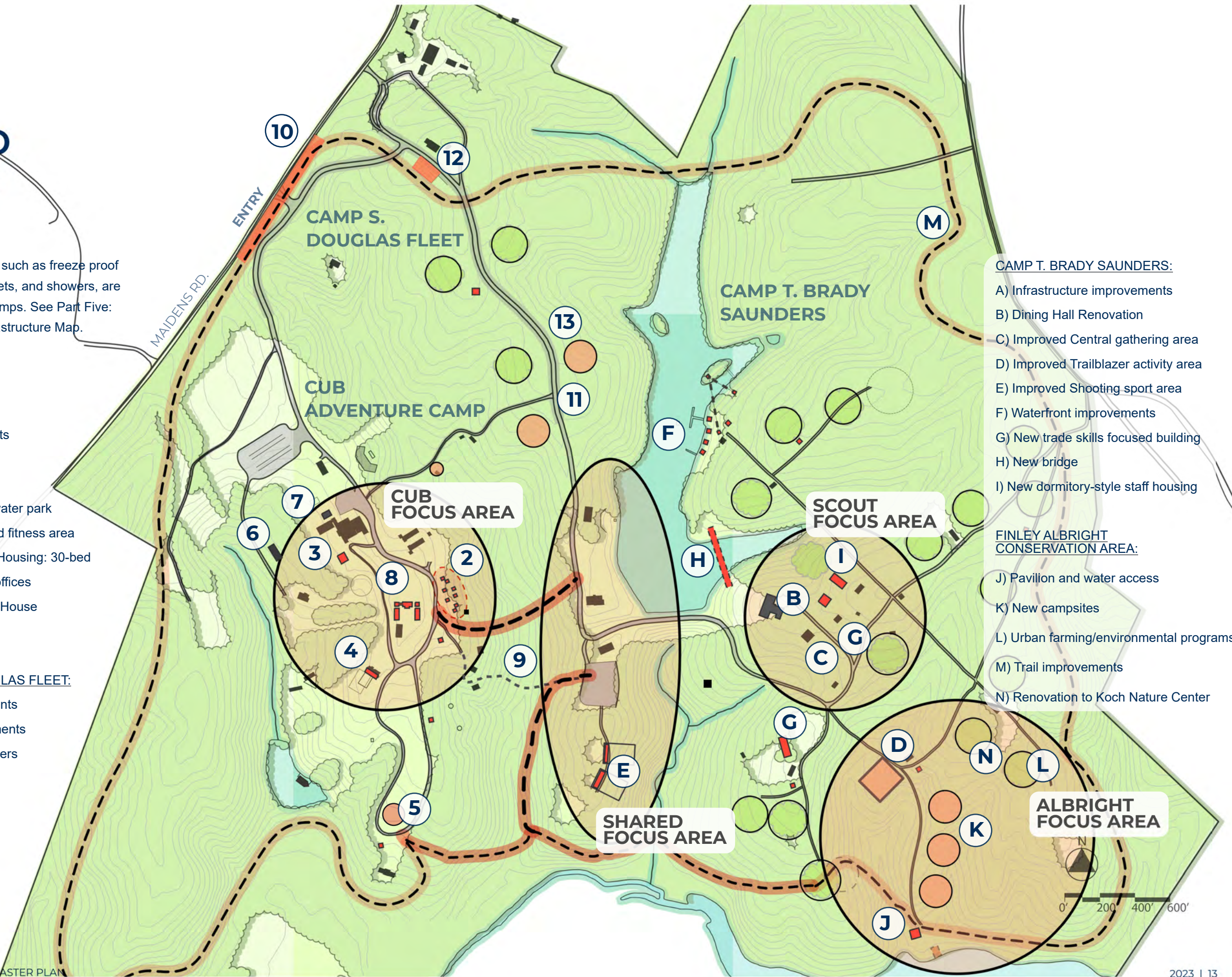
- 1) Infrastructure improvements
- 10) Main entrance improvements
- 11) New campsites with shelters
- 12) Parking area
- 13) Toilet/Shower building

## CAMP T. BRADY SAUNDERS:

- A) Infrastructure improvements
- B) Dining Hall Renovation
- C) Improved Central gathering area
- D) Improved Trailblazer activity area
- E) Improved Shooting sport area
- F) Waterfront improvements
- G) New trade skills focused building
- H) New bridge
- I) New dormitory-style staff housing

## FINLEY ALBRIGHT CONSERVATION AREA:

- J) Pavilion and water access
- K) New campsites
- L) Urban farming/environmental programs
- M) Trail improvements
- N) Renovation to Koch Nature Center



**THE MOST PRESSING NEED IDENTIFIED AT THE CUB CAMP WAS TO INCREASE THE COMFORT LEVEL OF VISITING FAMILIES, ESPECIALLY ADULTS, MANY OF WHOM ARE FIRST TIME CAMPERS AND HAVE EXPRESSED DISCOMFORT WITH THE LACK OF MORE TRADITIONAL HOUSING AND TOILETS**

# PART THREE

## CUB CAMP AND CAMP S. DOUGLAS FLEET

The Cub Adventure Camp was purpose-planned and built for the Council in 2002. Its layout, organization and condition remain relevant to the Council's needs. Cub camp's needs were identified based on staff input, a focus group discussion of pack leaders, and from 180 exit surveys of camp participants. The general need identified was to increase the comfort of visiting families, especially adults. Many are first time campers and have expressed discomfort with the housing facilities, lack of adequate traditional toilets, lack of relief from summer heat, and the size and quality of the pool. More informal play and recreation areas were identified as needs, as was the need to upgrade staff accommodations.

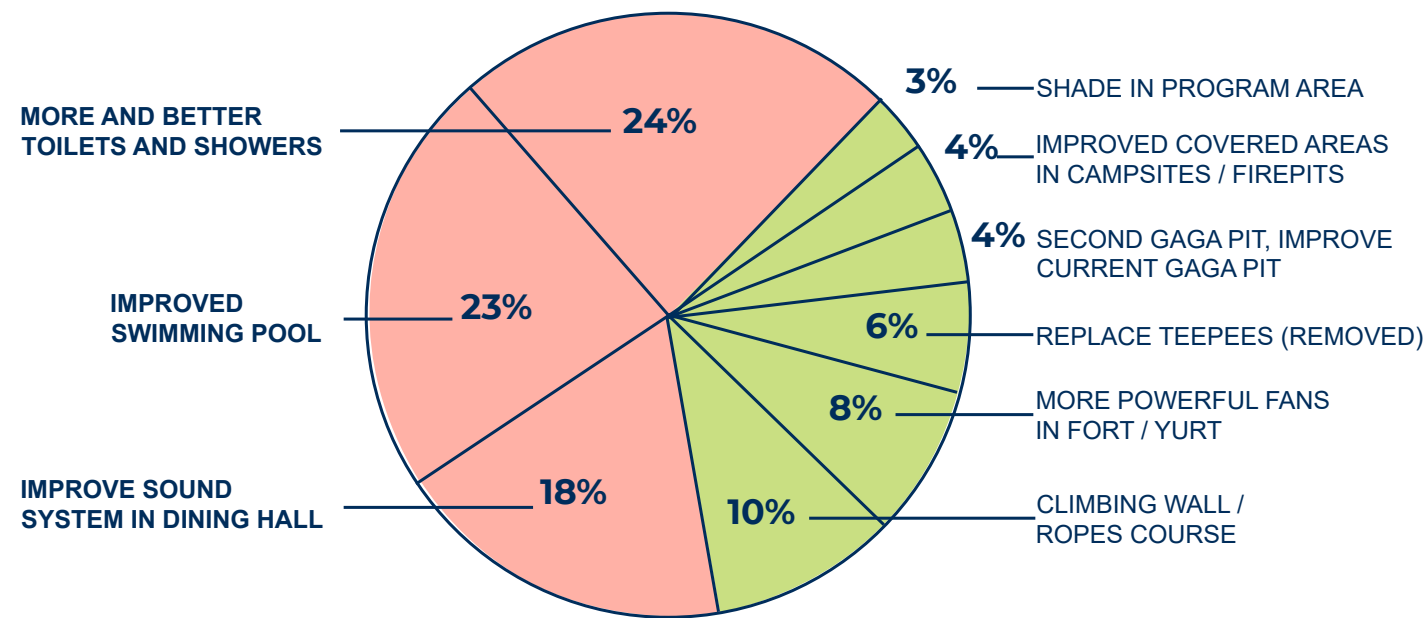


*Originally built in 1827, Aspenwall is a unique and historical asset to the camp. The house is currently used for storage, but could be used for an assortment of programs and activities*

# CUB CAMP EXISTING CONDITIONS

The Cub Adventure Camp was built in 2002 on the site of a historic estate adjacent to Camp T. Brady Saunders. The Cub camp's current and future needs were identified by input from staff, a focus group discussion of pack leaders, and from 180 exit surveys of camp participants. The general need identified was to increase the comfort of visiting families, especially the adults. Many are first time campers and have expressed discomfort with the housing facilities, lack of adequate traditional toilets, hot conditions over the summer, size and quality of the pool. Also, the addition of more recreational play areas was desired.

## TOP 3 CAMP FACILITIES IMPROVEMENT SUGGESTIONS COMPRISED 65% OF CONCERN

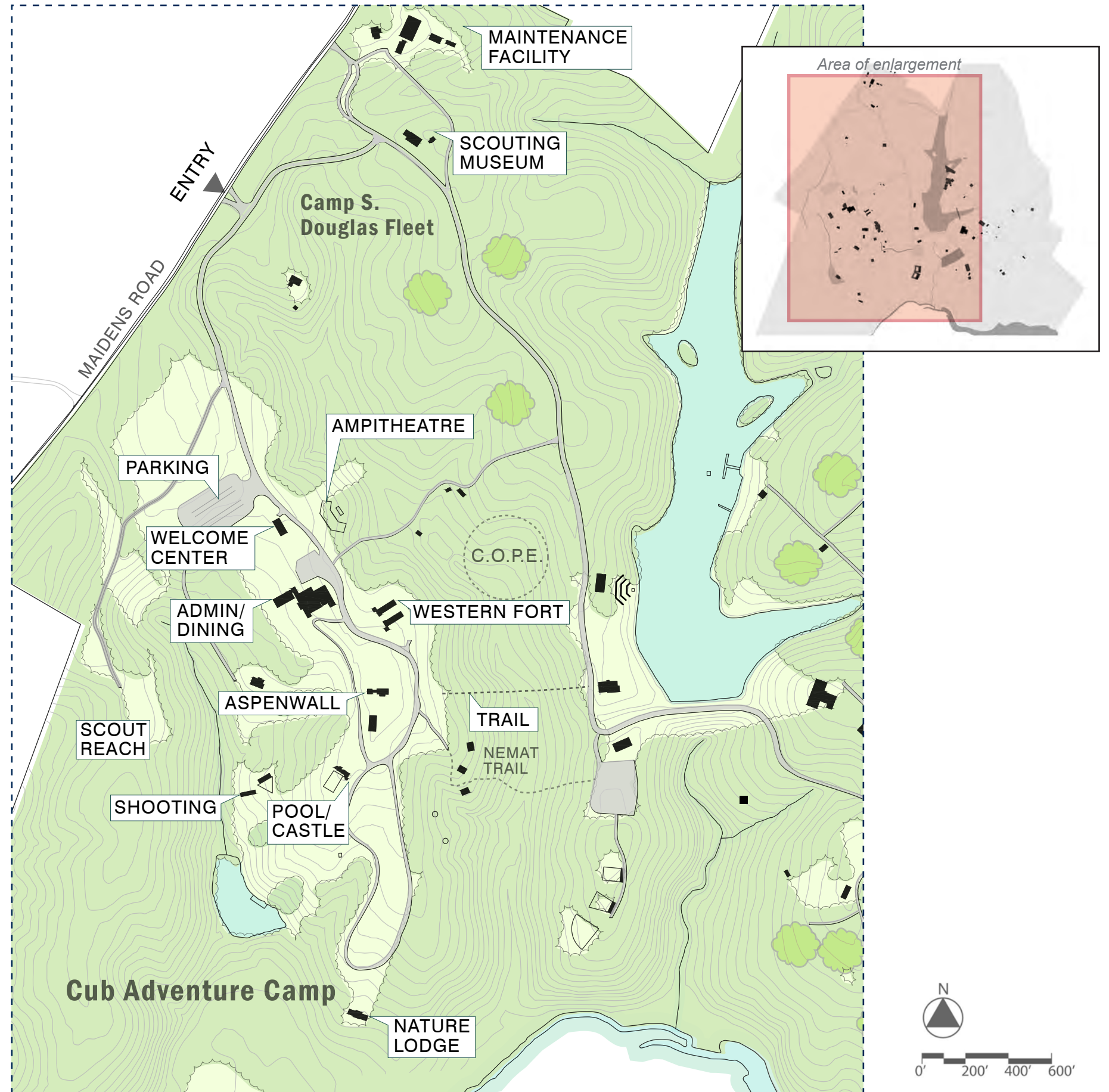
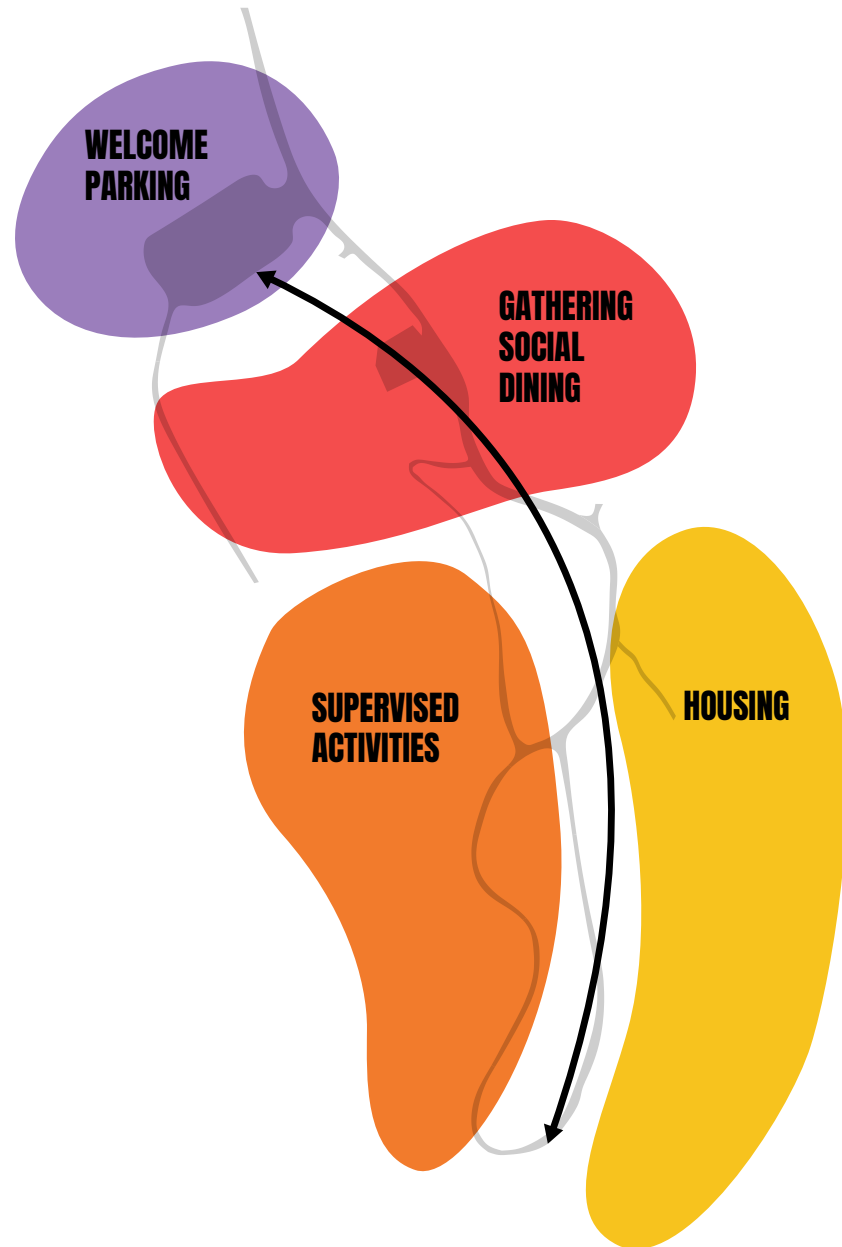


Data from 180 surveys taken over 3 years at Cub Adventure Camp.

- Per a regional staff review in 2013, the Southern Region Areas 5/7 Camp Properties Evaluation, the Cub Adventure Camp rated very high for infrastructure and facilities. They did note that better signage and entry "branding" was warranted.
- Per exit surveys conducted by camp staff of families in 2015, 2018, and 2019, the following improvements were considered most important: more and better toilets and showers; an enlarged and upgraded swimming pool, improved sound system in the dining hall; low ropes course and climbing wall; new housing in previous teepee location; better fans in the bedroom units.
- Meeting with a focus group of parents and cub den leaders confirmed the staff and survey recommendations. The general consensus was that many families are first time campers, and that they wished for more comfortable accommodations: housing, toilets, showers, fans. Also, more flexible programming that was multi-day, over weekends, shorter/ longer - to accommodate parents' busy schedules.
- The toilets at the Joyce Dining Hall are gang-style toilets. The scouting standard is individual, single-occupancy toilets that accommodate boys or girls, youth or adults.
- Add additional toilets and eliminate any remaining pit or portable toilets.
- Add additional showers or toilet/shower rooms.
- The teepee-style housing has been removed. Providing ideal location for new housing units.
- The swimming pool is too small for demand, and small size allows sun to heat water to uncomfortable conditions. The water park area is too small for demand.
- Need permanent shelters with power and lighting in campsites with tents.
- Add more informal play and recreation areas. No play activity area near welcome center to entertain families during check-in and check-out.
- Current staff do not have lounge area for after-hours relaxing and socializing.
- Current staff housing is mostly tents and a few cabins. Not adequate for recruiting and retaining staff for a summer.
- The historic Aspenwall House, in the center of camp, is the oldest masonry structure in Goochland County (1830) and a landmark structure, is important to the local preservation community. It is currently not well maintained and is used for storage. It will further deteriorate without renovation.
- The Nemat Trail, which connects the two camps, has some areas in poor condition and needs upgrading.
- Program areas for older Cubs (Webelos and Arrow of Light) would be desirable, though it should be possible to share facilities with the Scout camp for this purpose.

# CUB CAMP EXISTING CONDITIONS

The Cub Adventure Camp is organized in a simple, clear, linear fashion along the main gravel road. The administrative/dining hall facility is centrally located on this spine, with most of the housing and activity areas located further to the south.





# CUB CAMP IMPROVEMENTS

## IMMEDIATE:

### 1 Infrastructure - upgrade and increase number of toilets, showers:

Replace all pit toilets and portable toilets with permanent traditional single-room toilets, many with showers internal to the room. Includes extending water lines and adding new septic fields.

Budget: \$750,000

### 2 Infrastructure - convert Dining Hall gang-toilets to individual room toilets:

Replace existing gang-style toilets to better meet camp standard for toilets that can be used by any gender, youth or adult, or families.

Budget: \$500,000

### 3 Infrastructure - add outdoor shelters at campsites:

Open-sided wood structures sized to accommodate picnic tables for the campers, with power outlets, wifi, and lighting. Assume one per 5 campsite areas.

Budget: \$400,000

### 4 Tree House cabins:

Add three clusters of elevated "tree house" cabins in previous location of teepees. Each "tree house" with a 8 person cabin paired with a 4 person cabin. Constructed of wood with large screened areas, and on stilts within the forest canopy. toilet building nearby will be added. Cost in infrastructure budget

Budget: \$400,000

### 5 Add two playground areas:

Add one small playground near welcome center to entertain cubs and younger family during check-in. Add a second play ground near the dining hall, with more fitness-oriented elements. Areas around all elements to have mulched base for safety.

Budget: \$200,000

### 6 Expanded Pool and Water park:

Replace current pool with commercial-grade 25 meter pool, with zero-entry side pool. Expand water park with more spray features. Add expanded pool deck.

Budget: \$1,500,000

## IMPORTANT:

### 7 Bouldering area / Improved fitness area:

Improve outdoor fitness stations that are age appropriate. Locate an adjacent enclosed bouldering area to teach basic climbing skills.

Budget: \$100,000

### 8 Staff housing- 30-bed dormitory:

Wood frame structure to include mix of 2-bed and 4 bed rooms, with 4 separate toilet/shower rooms.

Budget: \$1,200,000

### 9 Staff Lounge:

Large room near Admin office for after-hours meetings and relaxing.

Budget: \$200,000

### 10 Renovations to Aspenwall House:

This project was explored in a separate study in 2010; the executive summary is included in the appendix. Restore the building using preservation standards for use as summer residence for senior staff. Use as training/conference center during remainder of year. Project will qualify for historic tax credits. Includes equipment and furniture. Budget done for study inflated to current date.

Budget: \$850,000

## DESIRED:

### 11 Nemat Trail improvements:

Budget: \$10,000

**Note on budget estimates:** These estimates assume 2023 construction costs, and do not include furniture. These budgets are construction budgets, not project budgets, and do not include any maintenance reserve, design fees, fundraising costs, equipment or furniture. Such "soft costs" often add 20-40% to the construction budget to create a project cost. They are by nature very preliminary and should be explored further once specific projects are targeted for implementation.

# CUB CAMP IMPROVEMENTS

## CUB ADVENTURE CAMP:

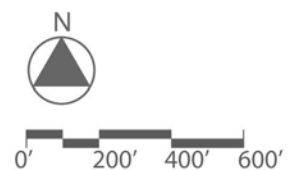
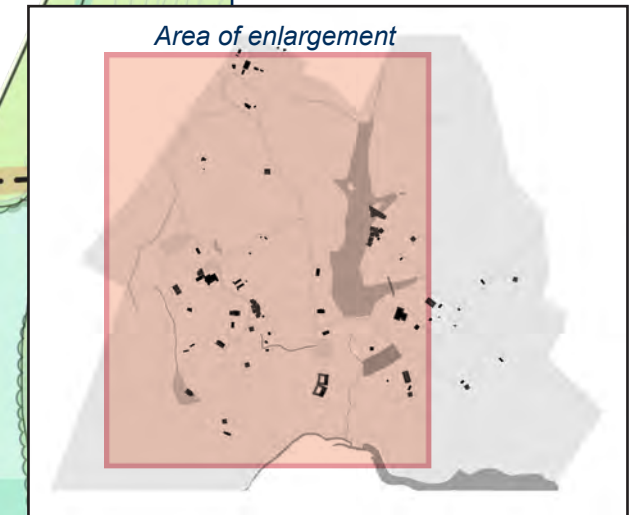
- 1) Infrastructure improvements: Toilets & showers
- 2) Infrastructure: Convert Dining Hall
- 3) Infrastructure: Outdoor shelters
- 4) Treehouse cabins
- 5) Two playground areas
- 6) Expanded pool and water park
- 7) New staff housing dormitory-style: 30-bed
- 8) Staff Lounge
- 9) Renovations to Aspenwall House
- 10) Nemat Trail improvements

Infrastructure improvements are proposed throughout the camp. See Part 5 for infrastructure improvements.

**① & ③**



The castle facade to the Sharp pool entrance adds surprise and character to the landscape, but the pool and splash pad are inadequate for the Cub Adventure Camp needs.



# CUB CAMP IMPROVEMENTS



The lack of shade over outdoor seating and gathering areas contributes to discomfort for campers and their families. Shade structures throughout the camp will provide relief from the Summer heat.



The existing pool is too small for the camp, and is at risk of becoming too warm to swim in during hot Summer days. The splash pad area is clearly worn and in need of replacement.



Single stalls restrooms and wash stations are needed throughout the Reservation. There is a desire to move away from pit latrines.



A full 25-meter pool with a zero-entry area would be a significant improvement over the existing pool. A larger pool would open opportunities for new programs and new merit badges such as scuba-diving.

# CAMP S. DOUGLAS FLEET

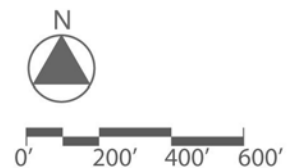
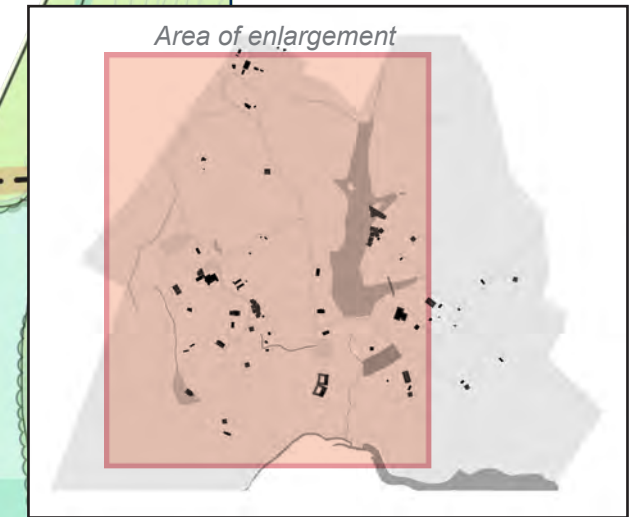
## EXISTING CONDITIONS

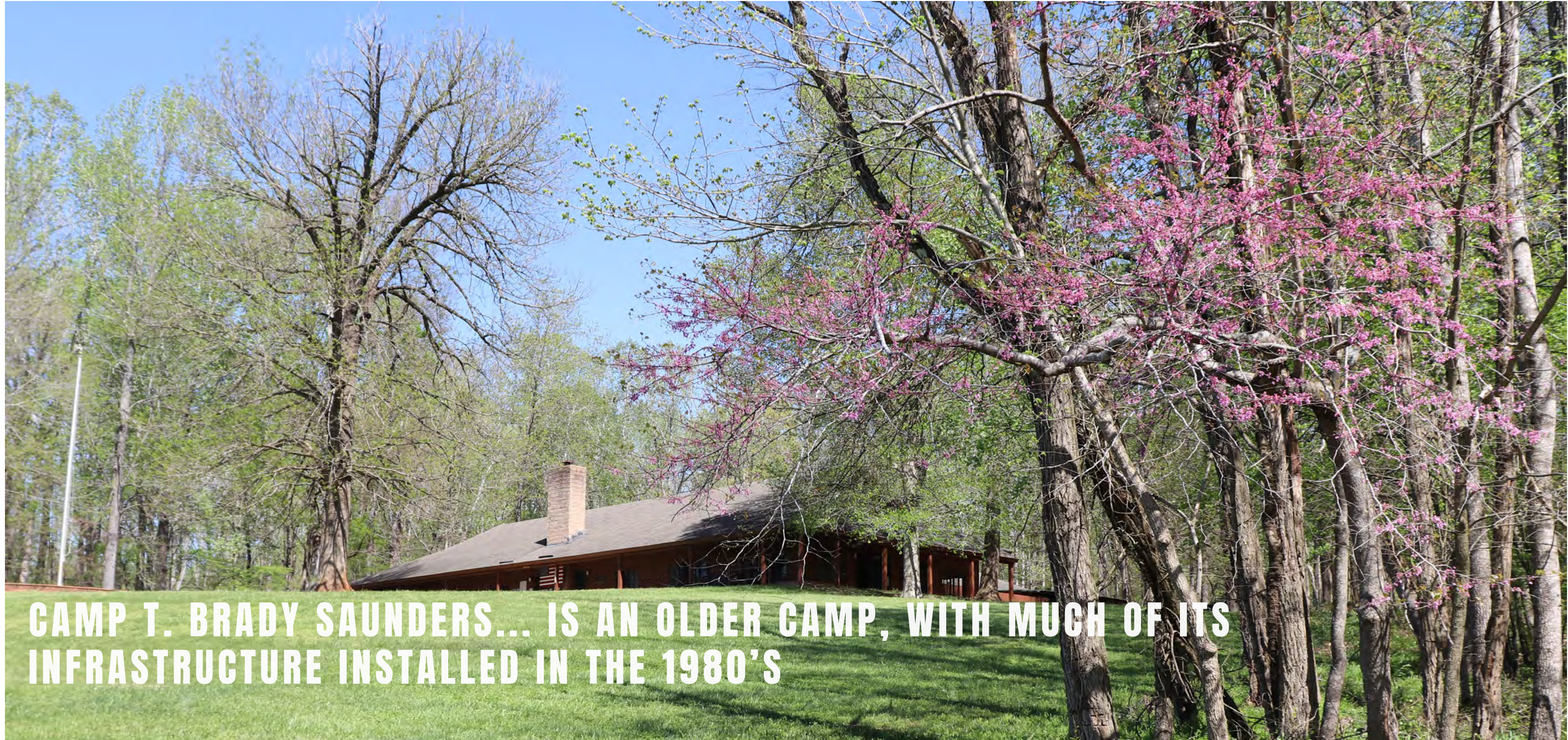
This short-term rustic camping area is an unimproved wooded area with three or four designated group camping areas for troops bringing their own tents and equipment. It lacks permanent toilets/showers, water, and a shelter which would make it even more useful as a weekend getaway near for the many troops located nearby. The new toilets/showers can also support Cub camp staff housing which is located nearby.

## CAMP IMPROVEMENTS

### IMMEDIATE:

- 1 Add Six toilets/showers:**  
Add six connected single-room toilets/showers with sinks. Include water connection and septic.  
Budget: \$250,000
- 2 Parking Area:**  
Graveled parking area for 10 cars. Clear trees, grade.  
Budget: \$50,000
- 3 New Campsites:** Access and clearing for primitive campsites. Add pavilions.  
Budget: \$250,000
- 4 Main Entrance Improvements:**  
Create new Heart of Virginia Scout Reservation sign, and new directional signs to each camp. Add lighting, plant grass, and fence detail along road.  
Budget: \$50,000





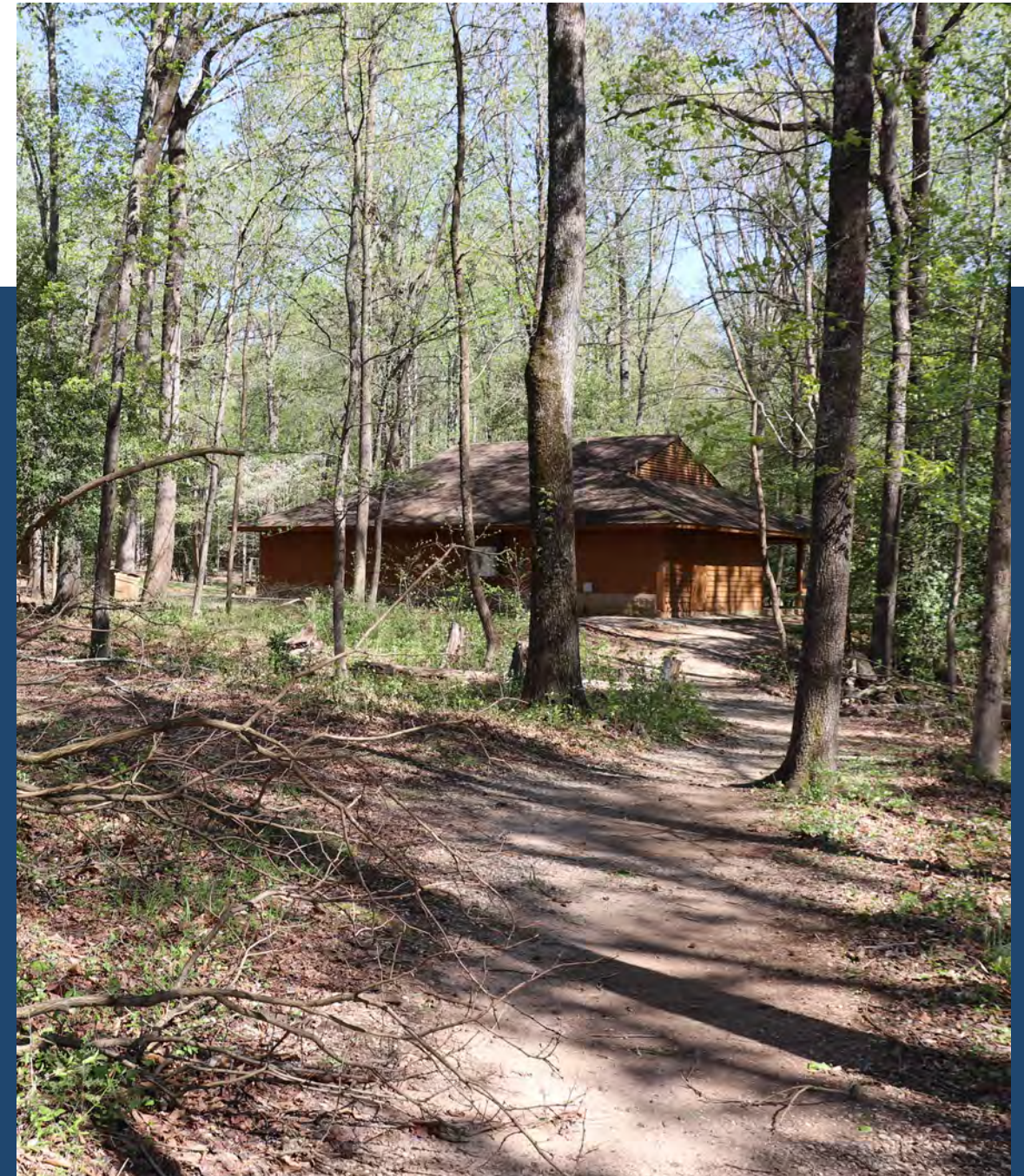
**CAMP T. BRADY SAUNDERS... IS AN OLDER CAMP, WITH MUCH OF ITS INFRASTRUCTURE INSTALLED IN THE 1980'S**

# PART FOUR

## CAMP T. BRADY SAUNDERS AND FINLEY ALBRIGHT CONSERVATION AREA

Camp T. Brady Saunders, the Reservation's primary camp facility for Scouts, is an older camp, with much of its infrastructure installed in the 1990's after it was relocated from Lake Olga area. While there have been many improvements over the years, including the new Reinhart STEM Center and the new Mark Ruffin OA Lodge Leadership Training Center, Camp T. Brady Saunders needs significant re-investment to upgrade its infrastructure. In particular, much of the camp's water system currently must be shut off in colder months, not allowing the camp to be easily used for year-round activities. The camp's toilet systems are single stall but need updating, including adding a new bathhouse on the ridge above the waterfront, and replacing with the now-favored single-stall toilet rooms. Both camp sites and activity/program areas need new permanent shelters, power and water. The area around the Dining Hall and Ted Lansing Trading Post, the camp's natural center, is poorly organized and worn out. Improving this area is one of the most important recommendations made in this plan.

The addition of Finley Albright Conservation Area provides programs focused on wilderness adventure, environmental, and ecological learning, a welcomed addition to The Heart of Virginia Scout Reservation. The Finley Albright Conservation Area is sited on the south east corner of the site with direct lake access and trail opportunities.



*The center of Camp T. Brady Saunders is the area around the Dining Hall, Ted Lansing Trading Post and Alcock Health Lodge. Improving pedestrian circulation routes within the area will direct campers toward the Dining Hall and activity areas rather than adjacent service areas.*

# SCOUT CAMP EXISTING CONDITIONS

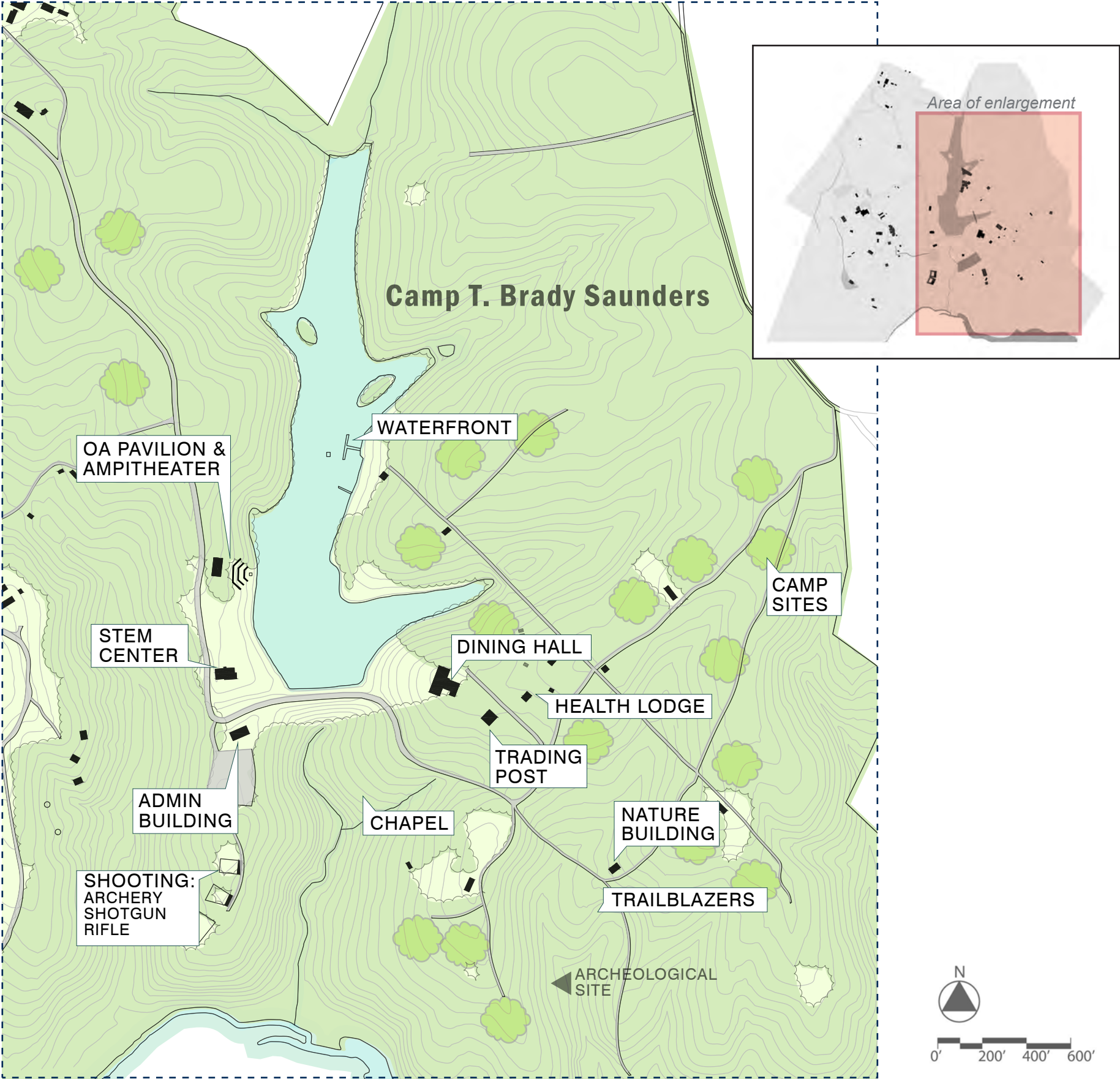
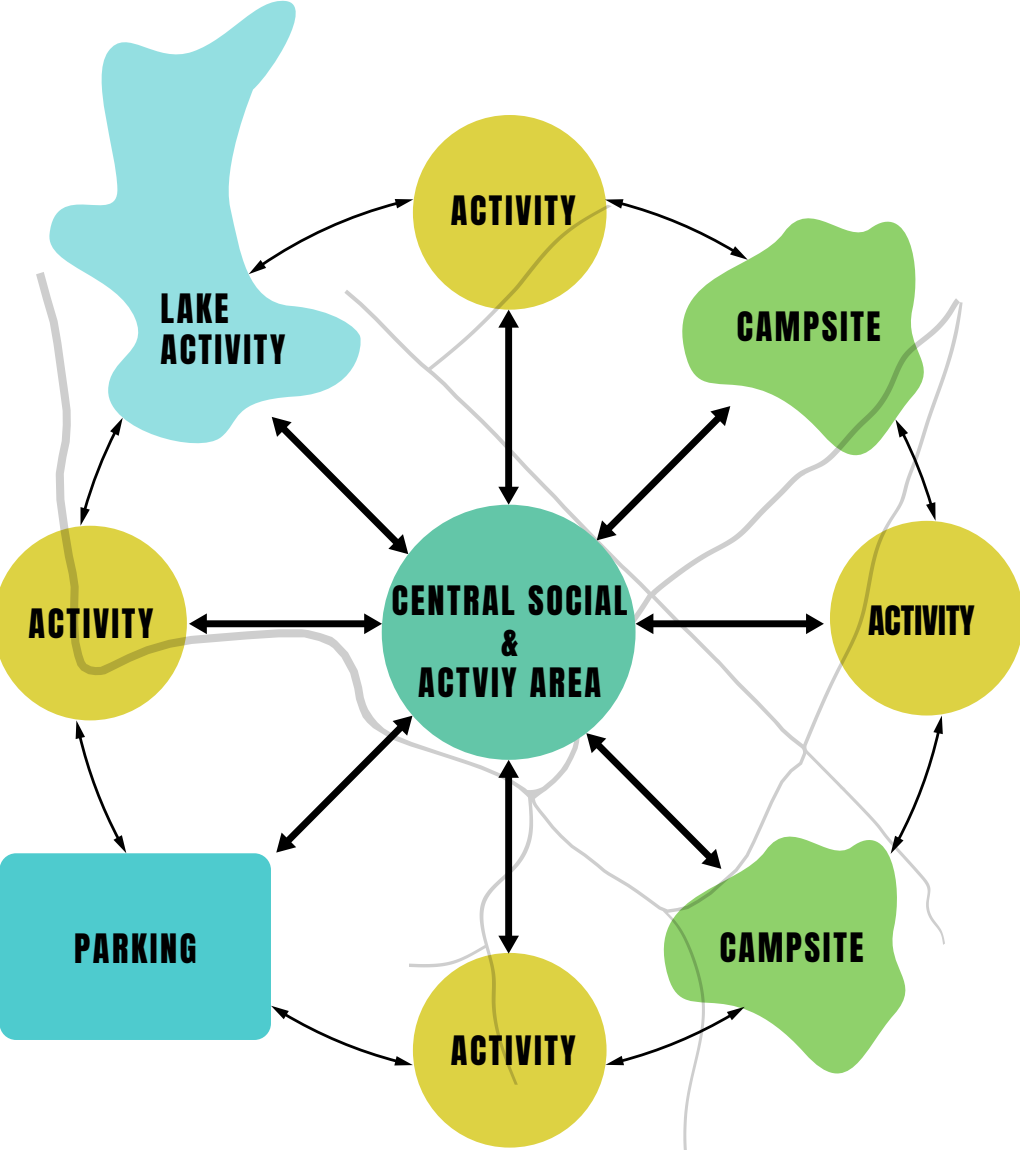
1. Water and Electrical Utilities: While the utilities are adequate, the electrical system is being upgraded to bring the main system in underground and to have it fed by a loop for redundancy. Also, campsites and activity areas need power and lighting. Water is adequate, but the piping system is antiquated and is installed too close to the surface in key areas, not allowing the system to not be used in the winter. Thus much of the camp cannot be used year round.
2. Per a regional staff review in 2013, the Southern Region Areas 5/7 Camp Properties Evaluation, Camp T. Brady Saunders scores just above mid-point in the 33 camps reviewed. Areas identified as being deficient included “Branding/ Appearance/Condition”. This is consistent with our observations about the reservation’s main entrance (addressed elsewhere) and that this camp feels a little worn out, especially in the camp center around the Dining Hall/Ted Lansing Trading Post.
3. Toilets are poorly spaced, include some pit toilets/portable toilets, and are not all set up as individual toilet/shower room units, which leads to problems separating youth and adults, and boys and girls.
4. Campsites do not have permanent shelters for gathering out of the sun and weather. As mentioned, they do not have electrical power or lighting. Standardized fire pits need to be provided at each campsite.
5. Activity/program areas do not have permanent shelters for gathering and instruction while out of the sun and weather. They are not electrified and do not have lighting.
6. The camp does not adequately support recent trends in personal digital devices and digital instruction. While the camp uses digital communications for camp schedules and announcements, it does not have adequate power for charging devices, wireless networks or digital instructional capabilities.
7. The Shooting Sports area is too small to accommodate demand.
8. The Waterfront swimming area is too small to accommodate demand, and there is inadequate shaded sitting area for campers awaiting their turn for swim lessons, boating, etc. The boat storage facilities are inadequate, as are the toilets, showers and changing facilities.
9. The Dining Hall, while a handsome structure with an ideal location overlooking the lake, is too crowded and noisy as configured (especially if using a family-style dining system). Its two toilets are absolutely inadequate. The kitchen’s size is too small to accommodate the freezer and cooler. These facilities are located outside, which is not ideal.
10. The natural camp center (Dining Hall, Ted Lansing Trading Post, Health Lodge, and its surrounding space) is poorly organized, messy, worn out, and shows heavy erosion on dirt paths. It does not encourage either organized or informal activities such as recreation and social gathering in ways that it should.
11. The current Scoutmaster’s Lodge is a small, backroom space that was carved out of the Trading Post. It does not meet the leader’s needs.
12. The Trailblazer activity area for first-time scouts is in a good location but not well set up for the program, as it lacks permanent shade shelters and activity areas with storage to support the various activities of the week long Trailblazer program.
13. The walk from the waterfront and some adjacent camping areas to the center of camp is very long and can be made more direct and scenic by adding a bridge over the narrow arm of the lake that separates the Waterfront Activity Area from the Dining Hall.

*View from Dining Hall*



# SCOUT CAMP EXISTING CONDITIONS

Camp T. Brady Saunders, which covers approximately 440 acres, is organized in a classic hub and spoke form, with the Dining Hall, Ted Lansing Trading Post and Alcock Health Lodge serving as the camp center or hub, and the individual group campsites and program activity areas arrayed around them. This type of facility depends on a strong, well-defined center and clear, efficient circulation.





# SCOUT CAMP & FINLEY ALBRIGHT CONSERVATION AREA IMPROVEMENTS

## IMMEDIATE:

**1 Infrastructure - upgraded water utilities:** Re-install entire system from west of lake dam (near new STEM center) into remainder of camp, installing to proper depth and with adequate controls to allow system to be used year-round.

Budget: \$2,250,000

**2 Infrastructure - upgraded electrical utilities:** Dominion Power is currently installing new underground service. Run new underground service to camp structures and add circuits to all campsites and activity areas for lighting and power.

Budget: \$300,000

**3 Infrastructure - upgraded toilets, toilet/shower facilities:** Replace all toilets, including all gang toilets, pit toilets and temporary toilets. Add additional toilets. Replace all showers. All new toilets should be single room toilets, or toilet/showers, to include sinks to eliminate adult-youth, male-female conflicts. Durable, cleanable surfaces. Heated. Additional toilets at Dining Hall are included with that project.

Budget: \$800,000

**4 Infrastructure - upgraded campsites with permanent shelters:** Each shelter should be open-sided post construction with shed roof. Shelters should be sized to accommodate picnic tables to seat all campsite occupants. Shelters should include quad power outlet, wifi, LED overhead lights. Each campsite should include a flag pole and raised fire pit.

Budget: \$850,000

**5 Infrastructure - upgraded permanent shelters at all activity areas:** Each shelter should be open-sided post construction with shed roof. Shelters should be sized to accommodate picnic tables to seat all program participants. Shelters should include quad power outlet, wifi, LED

overhead lights, storage closet and instructional white board.

Budget: \$350,000

**6 Dining Hall Renovation:** Renovate main hall, improving lighting and acoustics. Remove current interior toilets, convert to serving line. Add seven single toilet rooms accessible from exterior with outdoor hand washing station.

Budget: \$800,000

**7 Improved Camp Center area around dining hall and trading post:** Improve the area by adding new circulation paths and new/improved recreational game and play areas. An additional option would add an open shelter for games and activities, with storage and toilets, which could also be used for weekend activities.

Budget: \$600,000

**8 Improved Trailblazer activity area:** Add specialized shelters with storage for specific program areas within this defined program area for first-time scouts. Shelters to include lighting, power, storage and teaching areas. Nearby toilets (priced in Infrastructure above).

Budget: \$200,000

**9 Improved Shooting sport area:** Expand archery range to 16 lanes. Expand rifle range to 16 lanes. Improve shotgun trap range. Consider adding black powder rifle or pistol ranges. Add shelter, hand washing station. Add toilets (cost included in Infrastructure above). All facilities should meet BSA Range Design Standards for Shooting Sports.

Budget: \$1,000,000

**10 Waterfront Improvements:** Add four shelters for shaded seating along waterfront. Expand protected swimming area to accommodate more swimmers. Potentially add additional boating programs. Add secured boat storage area. Provide nearby toilets (cost included in Infrastructure item above) and nearby outdoor showers for rinsing off with adjacent changing stalls. New zip line element crossing the water.

Budget: \$300,000

## IMPORTANT:

**11 New Trade Skills building:** Enclosed high-roof space, with four large bays (600 sf ea.) with outdoor access from garage doors. Designed to support trades-based career options such as welding, HVAC repair, motor repair, and so forth. Space heaters, but not air conditioned. Single office, storage rooms, toilet. Assume structure of approximately 2,700 Sf.

Budget: \$700,000

**12 New bridge connecting Dining Hall area to Waterfront area:** Wood/composite pedestrian bridge on concrete posts and abutments.

Budget: \$120,000

## DESIRED:

**13 New staff housing(60-bed dormitory-style):** Wood frame structure to include mix of 2-bed and 4-bed rooms, with 4 separate toilet/shower rooms. Large lounge space attached.

Budget: \$2,250,000

## FINLEY ALBRIGHT CONSERVATION AREA:

**A Pavilion and water access:** Pavilion with boat storage and necessary clearing for water access.

Budget: \$100,000

**B New Campsites:** Access and clearing for primitive campsites.

Budget: \$15,000

**C Urban farming/environmental programs:** Improvement of existing structures, clearing of existing vegetation for in-ground and raised planting beds.

Budget: \$10,000

**D New improvements and renovation:** Walking and hiking trails with educational elements.

Budget: \$4,000

**E Renovation to Koch Nature Center:**

Budget: \$75,000

# SCOUT CAMP IMPROVEMENTS

**SCOUT CAMP:**

- 1) Infrastructure: Water utilities
- 2) Infrastructure: Electrical utilities
- 3) Infrastructure: Toilets and showers
- 4) Infrastructure: Shelters at camp sites
- 5) Infrastructure: Shelters at activity areas
- 6) Dining Hall renovation
- 7) Improved Camp Center
- 8) Improved trailblazer activity area
- 9) Improved shooting sports area
- 10) Waterfront improvements
- 11) New Trade Skills area with shelter
- 12) New bridge
- 13) New staff housing

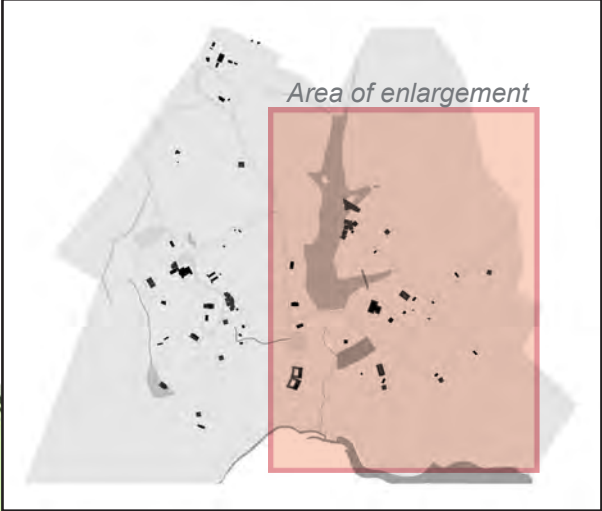
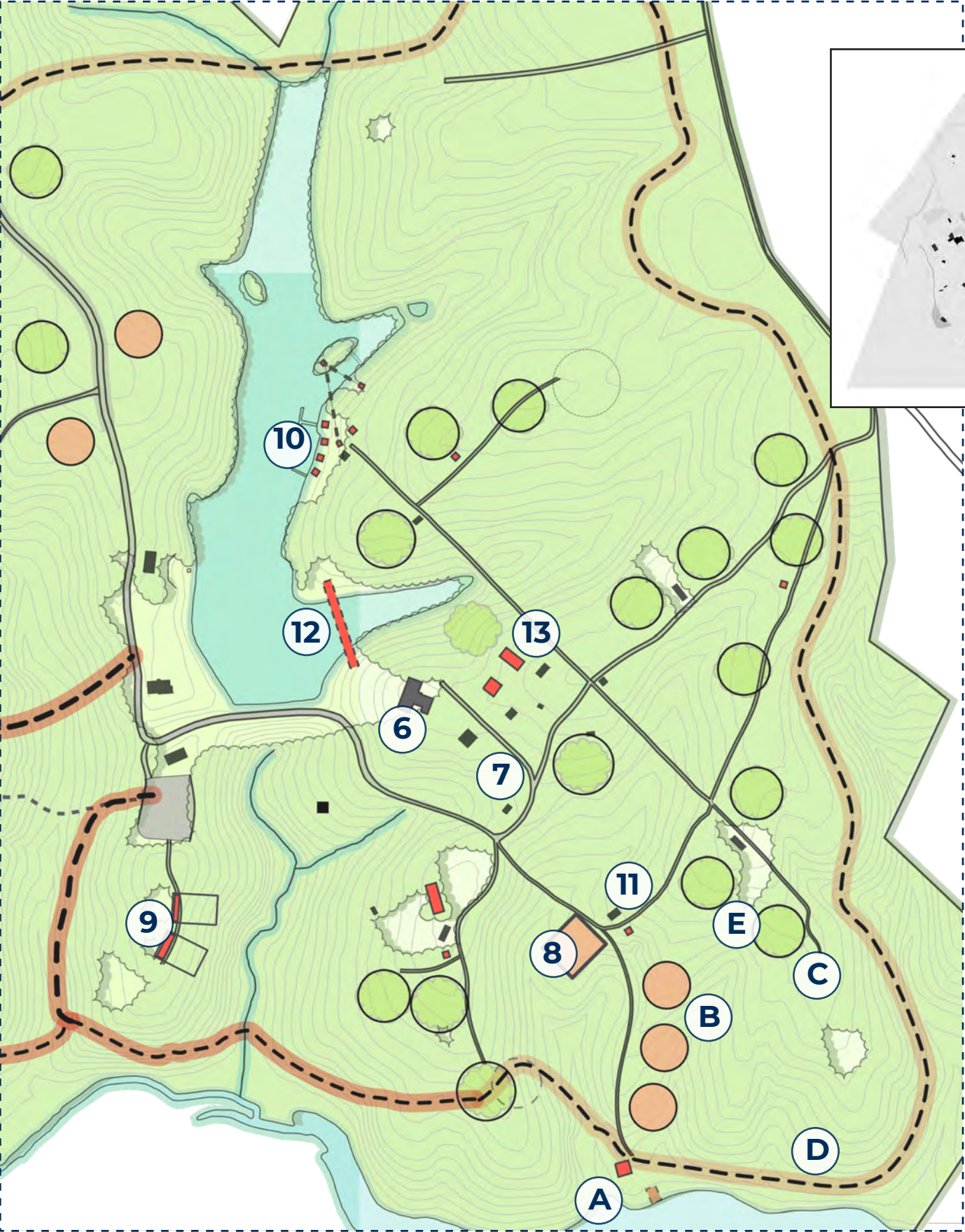
Infrastructure improvements are proposed throughout the camp. See Part 5 for infrastructure improvements.

**1 - 5**

**FINLEY ALBRIGHT**

**CONSERVATION AREA:**

- A) Pavilion and water access
- B) New campsites
- C) Urban farming
- D) Trail improvements
- E) Environmental Programs

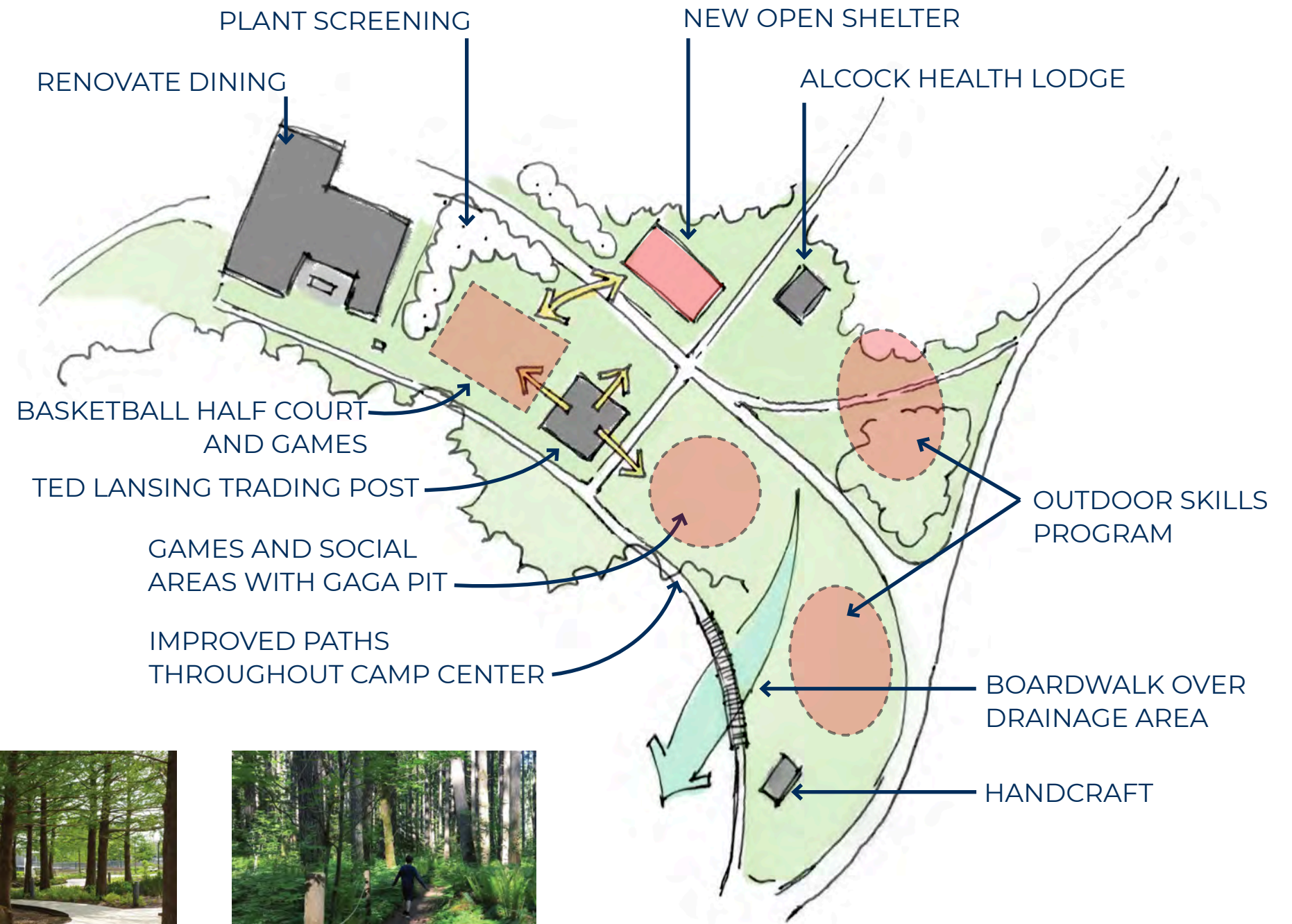


# SCOUT CAMP CENTER

Camp T. Brady Saunders hub and spoke layout encourages a camp center revolving around the Dining Hall and Ted Lansing Trading Post. Surrounding activities and campsites radiate from the center and encourage connections to activity areas and campsites.

The current camp center is worn down and lacks clear circulation routes. Improving the area with new circulation paths, new recreational and play areas, and a new open air shelter will provide gathering areas for Summer camps as well as greater year round possibilities.

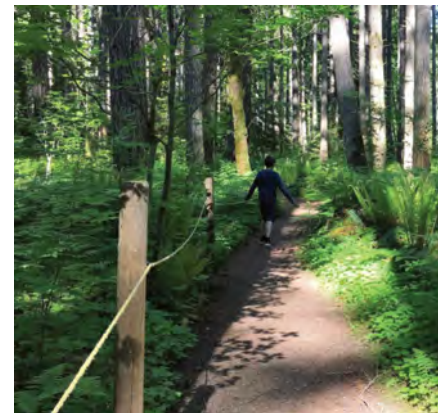
- Recreational and play areas:** Additional and improved gaga pits, popular among young scouts, can be added to the camp center. A flat area between the dining hall and trading post is an ideal spot for court surfacing such as a basketball half court. Recreational areas such as the volleyball court, which looks to be unused and placed in a natural drainage path, can be relocated and replaced with more popular activities.
- Open shelter:** A large outdoor covered area at the camp center could be a centerpiece for the area. The shelter could also be utilized in bad weather, as the Dining Hall does not have the capacity to hold all campers at once.
- Improved paths:** Clear pathways will improve circulation and provide better access for campers.



EXISTING PATH



TRAIL IMPROVEMENT: FORMAL & INFORMAL



# PART FIVE

## RESOURCES

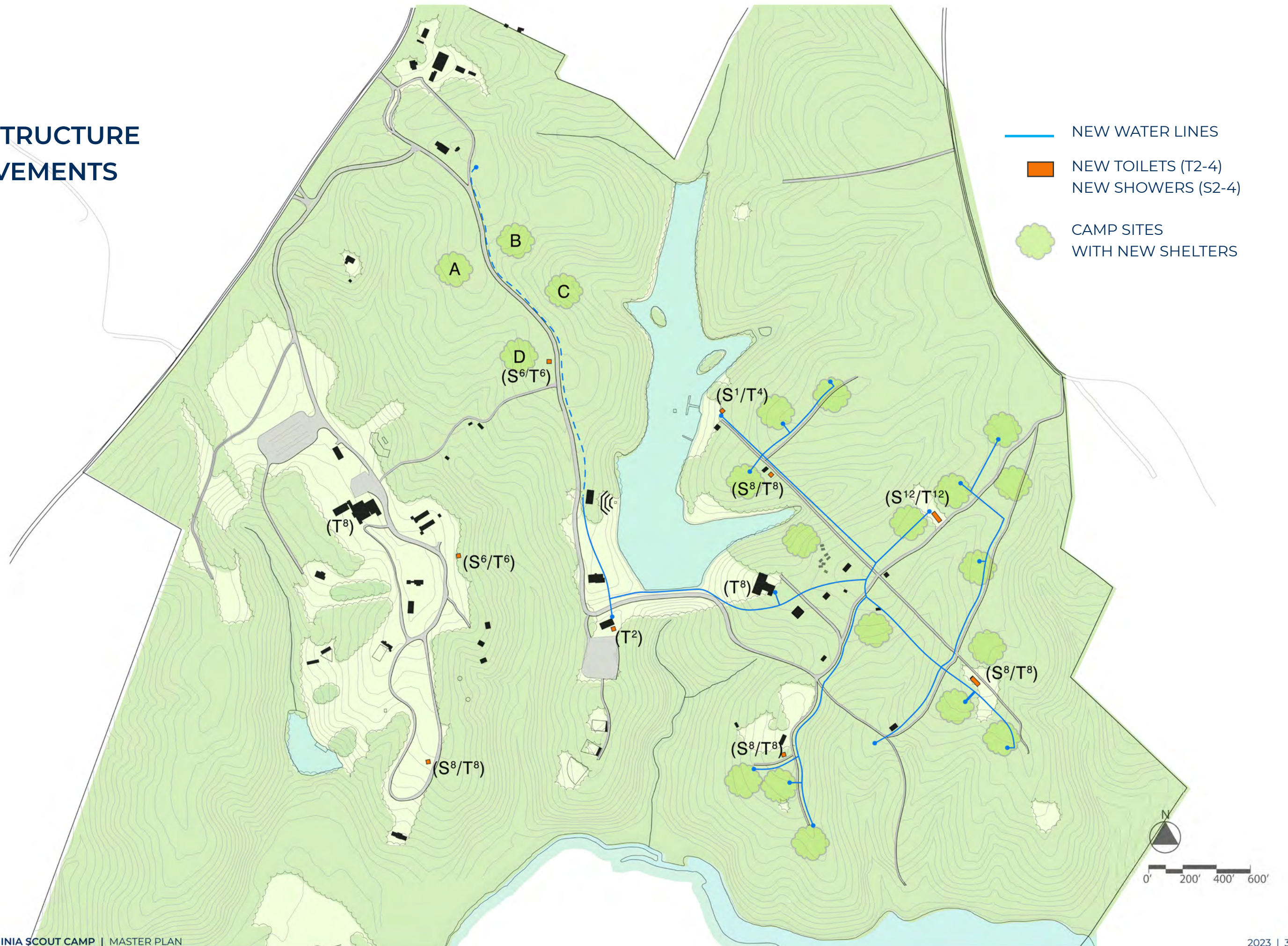
A number of plans, diagrams and other resources were developed during the course of the master planning process. Some were used to illustrate the design team's assessment of the existing camps, while others outlined various planning concepts or alternatives. Some of these images have been included in this portion of the report in the hope that they may be useful to future discussions and planning efforts.

- Infrastructure Improvement map
- Aspenwall Executive Summary and Aspenwall Plans



*Aerial photograph of the Heart of Virginia Scout Reservation*

# INFRASTRUCTURE IMPROVEMENTS



# ASPENWALL PLAN SUMMARY

## Executive Summary of Preliminary Report: Boisseau House (Aspenwall) Renovation Alternatives

October 3, 2010

The following is a summary of the observations, data gathered, and recommendations prepared for the Boisseau House Study Committee. The purpose of this study was to quickly develop information and recommendations to help the Council understand the alternatives associated with the historic house on the Cub Camp property in Goochland known as the Boisseau House after the recent owners, but historically known as Aspenwall. This work was done by Rob Comet and staff at BCWH Architects, Mimi Sadler, architectural preservation consultant with Sadler Whitehead Associates, Randall Strawbridge, P.E, consulting structural engineer, and Chris Dillion, Board member and attorney with experience in historic tax credit legal structures for development. Conquest, Moncure, and Dunn, contractors of the original Cub Camp volunteered to provide a preliminary construction cost estimate. This summary is supplemented by several reports, letters, photographs and building plans developed in the course of exploring this project.

1. **History of property:** The history of the property's ownership has been researched and recorded in a local account. In brief, Aspenwall was built on a 300 acre Goochland County property ca. 1827 by Dr. John Morris, who was married to Susanna Pleasants, one of Governor James Pleasants' daughters. Morris was forced to mortgage the property in 1866. In 1882 Henry Taylor acquired Aspenwall at auction. The property was donated to the Boy Scouts' Robert E. Lee Council (predecessor to Heart of Virginia Council) in 1986 by Agnes B. Boisseau, who had purchased the house with her husband Col. Duncan T. Boisseau in 1944. Although the history of the house is of interest, the eligibility of the property is dependent on the quality, rarity and integrity of the house's interior and exterior architecture. During the period the Heart of Virginia has occupied the Cub Camp, the house has been kept watertight, but unoccupied and unheated, and used for storage.
2. **Observation and Documentation of Existing Conditions:** The existing house and site was observed by Randall Strawbridge, PE, Rob Comet, AIA, and Mimi Sadler, Architectural Preservation consultant on a 2-3 hour site visit. Measurements were taken to develop existing floor plans, and the property photographed. Overall the building is in amazing condition, having many original 1800's features, and is in very good structural condition. It has also not had many significant modifications during the last almost 200 years.
  - a. The house is constructed of solid brick masonry walls, three stories in height with an English basement as the first level. It has a slate roof, and wood floor and roof structure. The double-hung wood windows are perhaps original, as are much of the interior trim, doors and wainscoting.
  - b. The old electrical and heating systems are obsolete, not in use, and need replacing. A new light-duty electrical service has been installed, connected to a few new electrical outlets to provide minimum access to power.
  - c. Some of the window sills are rotted and need replacing. The roof has been maintained, and is patched when leaks are discovered.
  - d. Recent repairs include roof repairs and replacement of some of the rear porch. Since ownership by the council, the building has had many such small maintenance projects.
  - e. A more modern "garage" structure has been added to the house with a connecting portico at some time in the past. No other outbuildings exist.

- f. Per a brief structural inspection (see attached letter from Strawbridge dated July 6, 2010) the house is in good condition, perhaps needing some tie rods installed during renovation to offset some of the effects of age and settling.

3. **Proposed Re-use of the House:** A range of possible uses for the restored house were discussed. Three or four complementary uses were decided on around which this study was completed:
  - a. Use as an executive conference center, with meeting rooms in the five rooms of the second and third level. The main floor's rooms, if renovated would be quite impressive as a meeting space with high ceilings, elegant woodwork, and great views from the large windows. A new kitchenette in the English basement can serve catered meals, lunches, etc. This function can serve the needs of the council, and possibly be rented out to corporate and other organizations.
  - b. Use the space for receptions, including fund raising events for scouting.
  - c. Use of some of the space as temporary summer residential space for one or two people to support the Cub Camp (perhaps using the rooms on the third floor as bedrooms, and the basement kitchenette and adjacent room as living/dining areas.
  - d. English basement could be used as gallery space for exhibits. These could include topics along the theme of summer camp and maybe open to the cub campers with adult supervision.
  - e. Make the first floor/English basement level accessible with a new short ramp on the up hill side of the house, and by adding a new ADA compliant toilet in that space. This should comply with ADA requirements for a historic house, with the upper floors not being compliant.
4. **Proposed Renovation Approach and Preliminary Cost Estimate:** A set of floor plans was developed to meet the program uses described above, with ADA access and a new toilet, new mechanical and electrical systems, plaster and woodwork repair, and so forth. These formed the basis of the preliminary construction cost estimate which was provided by the contracting firm of Conquest, Moncure and Dunn.
  - a. Their estimate of a complete renovation ranged from \$278,000 to \$322,000 depending on several options and assumptions.
  - b. This is only the construction cost, and other costs such as design and consultant fees, legal fees, permits, furniture for the meeting/sleeping spaces, fundraising costs, contingencies and so forth would need to be added to develop the actual Project Budget.
  - c. Besides standard project costs, the committee strongly recommends additional funds be raised as a maintenance endowment, as this facility will not generate enough revenue to fund its own ongoing maintenance costs.
  - d. For planning purposes the following can be used as the starting point for developing a project budget:
 

• Construction	\$300,000
• Furnishings (tables, chairs, Audio-visual, Phone)	25,000
• Landscaping (minimal plantings, fence repairs, signage)	10,000
• Architectural/Engineering Fees, Testing, Permits	45,000
• Historical Consulting (assumes tax credit use)	25,000
• Legal, fundraising, misc. costs	??
• Owner's contingency	<u>30,000</u>
Project Budget	\$435,000+

# ASPENWALL PLAN SUMMARY

Plus Maintenance Endowment	<u>\$100,000</u>
Total	\$535,000

**5. Historic Assessment and Tax Credit Potential:** One of the key aspects of this study was to see if the Virginia and Federal Historic Rehabilitation Tax Credit programs would be applicable to a renovation to Aspenwall, as this program can substantially reduce the cost of the renovation, for reductions of between 25-45% of eligible costs. A key determination is whether a project would qualify, which means being eligible for inclusion on the state and federal landmark registers, and if the desired use for the building would be feasible as an approved renovation and other criteria for the program. Based on site observations and some research, our historic preservation consultant determined the following:

- a. According to survey records on file at the Department of Historic Resources Aspenwall has been documented several times by Department staff, but has never been formally evaluated for National Register eligibility. However, the conclusion is that Aspenwall would likely be considered eligible for individual listing on the Virginia Landmarks Register and on the National Register of Historic Places and, therefore, that it could qualify for state and federal historic tax credits. This is because of the quality and significance of the interior and exterior features of the house and that Aspenwall has a high degree of integrity. Changes to the house, which include a ca. 1920s or '30s garage and arcade on one end and an enclosed stoop at the other, evidence high quality workmanship and minimal alterations to the historic masonry.
- b. According to Dillon and Sadler, based on conversations with specialized CPA's and their own experience, this project would not qualify for Federal tax credits due to restrictions on non-profits such as the Heart of Virginia Council "selling" projects to taxable entities and then leasing or buying them back after the tax credits are used. This is not a restriction on the Virginia tax credits, and the project would likely qualify for that program.
- c. If Virginia tax credits are used, the net effect is a possible tax credit to the investor of 25% of eligible expenses, but the process is complex, entails the state's certification of the project, specific renovation processes (often adding costs), and legal and financial complexity requiring professional assistance (also adding costs).
- d. Our consultant believes the proposed uses for the renovated Aspenwall would be considered appropriate by the reviewing authorities and reasonable through the proposed renovation.
- e. If tax credits are sought, ideally we would want a single donor to the renovation that would also take the tax credits. Tax credits generated can be sold, but that process discounts their value and requires additional expenses and is not suitable for a small project such as this.

**6. Summary Observations:** Based on the attached information and the information summarized above, one could make the following observations:

- a. The committee was charged with recommending what to do with the Boisseau House. During discussions the committee discussed we needed to at a minimum explore at least three options: to renovate the building into a new productive use, do nothing (maintain as-is), or demolish the building.
  - Demolishing the building appears to be a difficult choice: this historic building is a significant asset and could be easily resold if the scouts abandoned the site, the house has significant historic value to Goochland County and the Commonwealth making us stewards of this structure, and demolishing it could cause significant damage to our public image if that decision was made due to the very active preservation community.

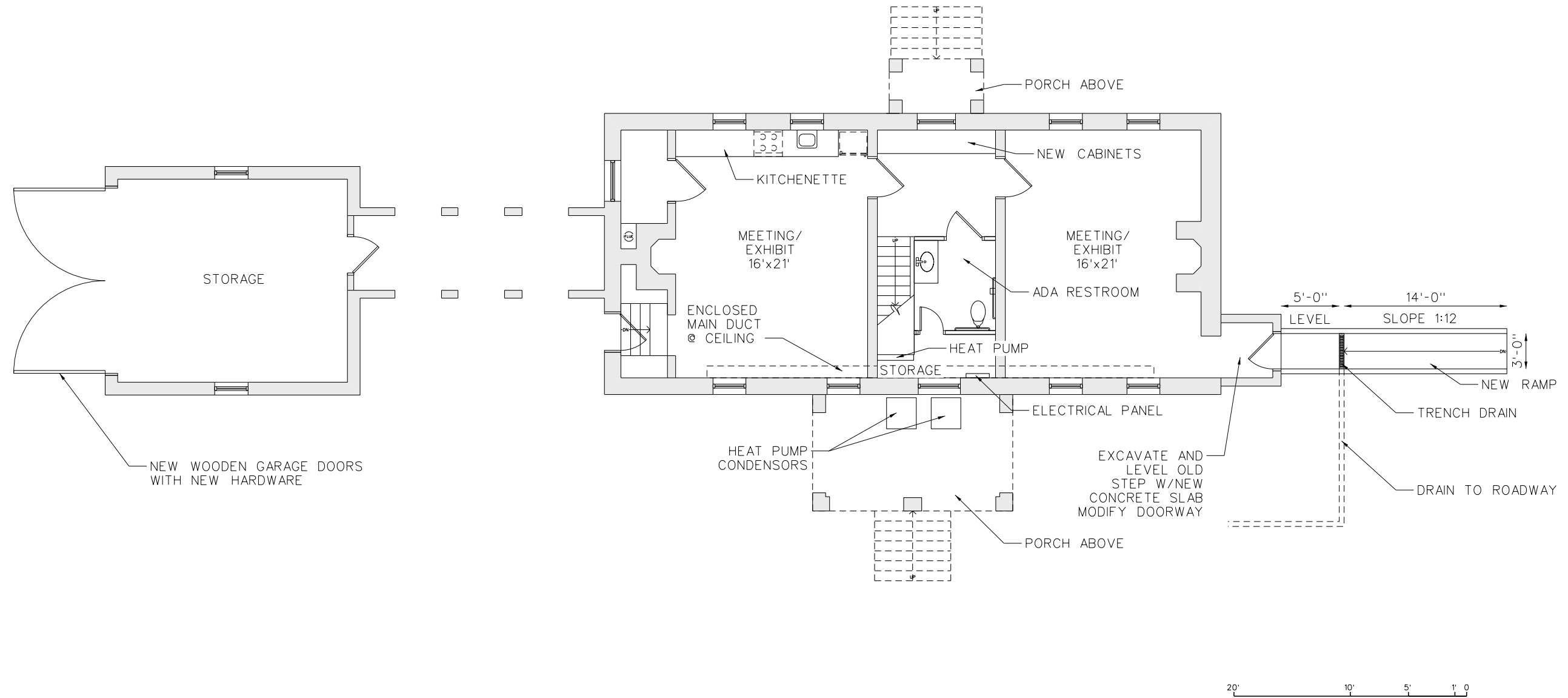
- Doing nothing was not considered a reasonable option by any of the committee. It costs the Council money to maintain the building in a safe and watertight manner, and it is not a particularly good storage building which is what it is used for.
  - Renovated, the house could be a useful meeting space, temporary residential space, and space to promote scouting and our cub program to donors. We can also highlight our stewardship of historic structures to good publicity.
- b. The renovation of this structure is very feasible, with relatively low future maintenance cost as it is a brick structure with slate roof, and would have all new interior systems. The use of tax credits could enhance its value to the right donor, but that process is complex.

# ASPENWALL PLAN SUMMARY





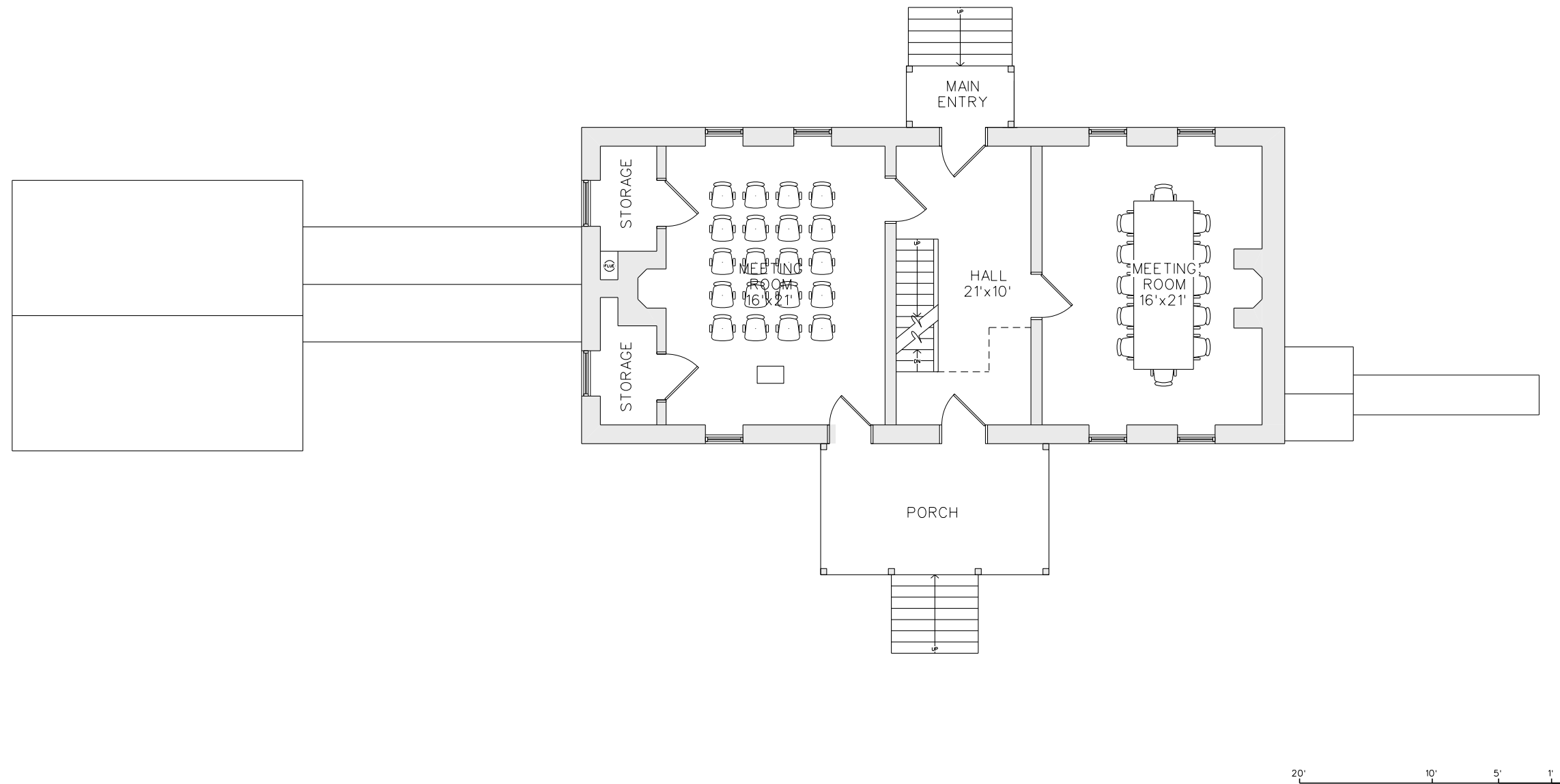
# ASPENWALL PLANS PROPOSED RENOVATIONS



Possible Re-Use Basement Plan  
Aspenwall, Goochland County

October 2010

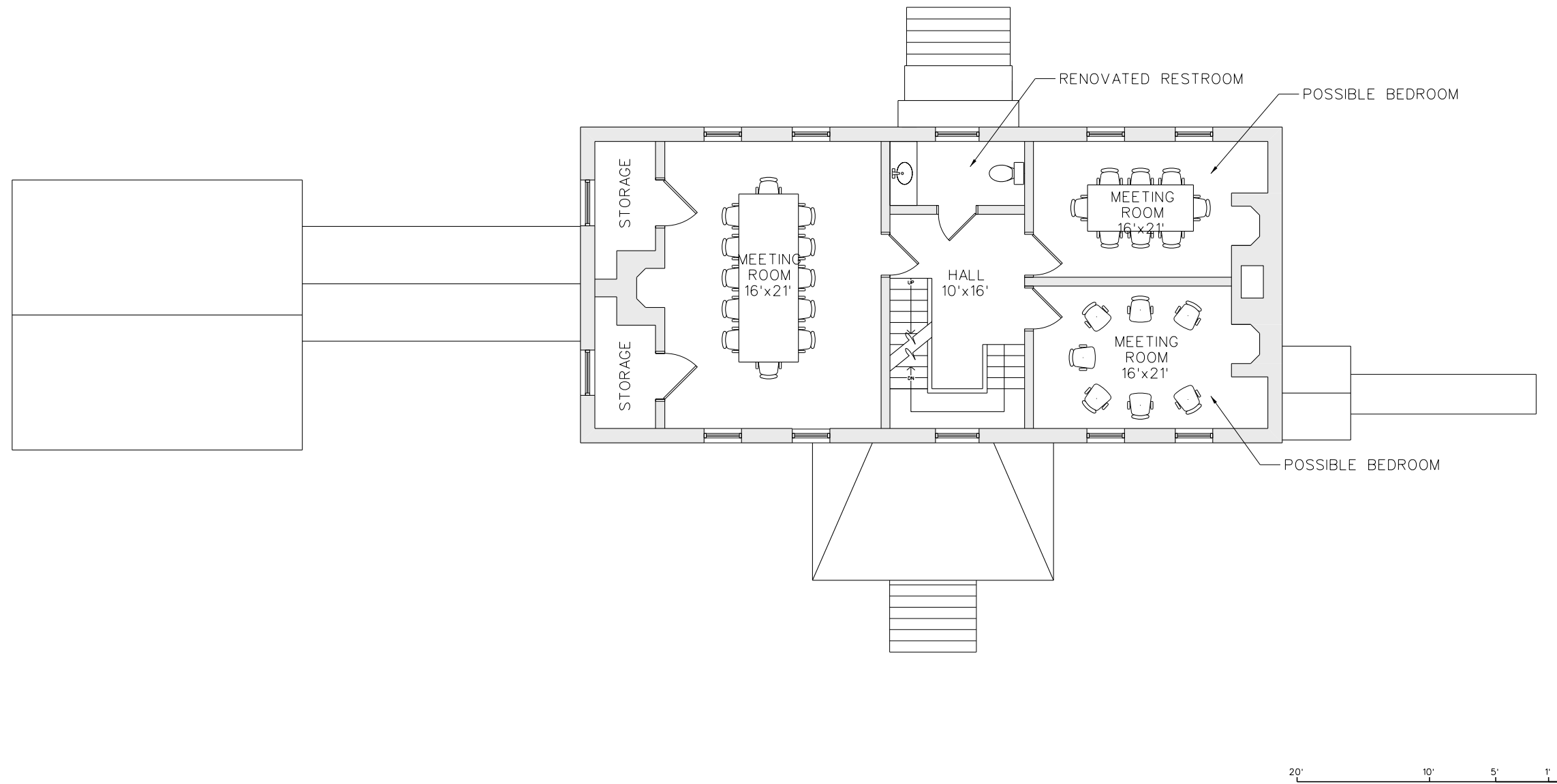
# ASPENWALL PLANS PROPOSED RENOVATIONS



Possible Re-Use First Floor Plan  
Aspenwall, Goochland County

October 2010

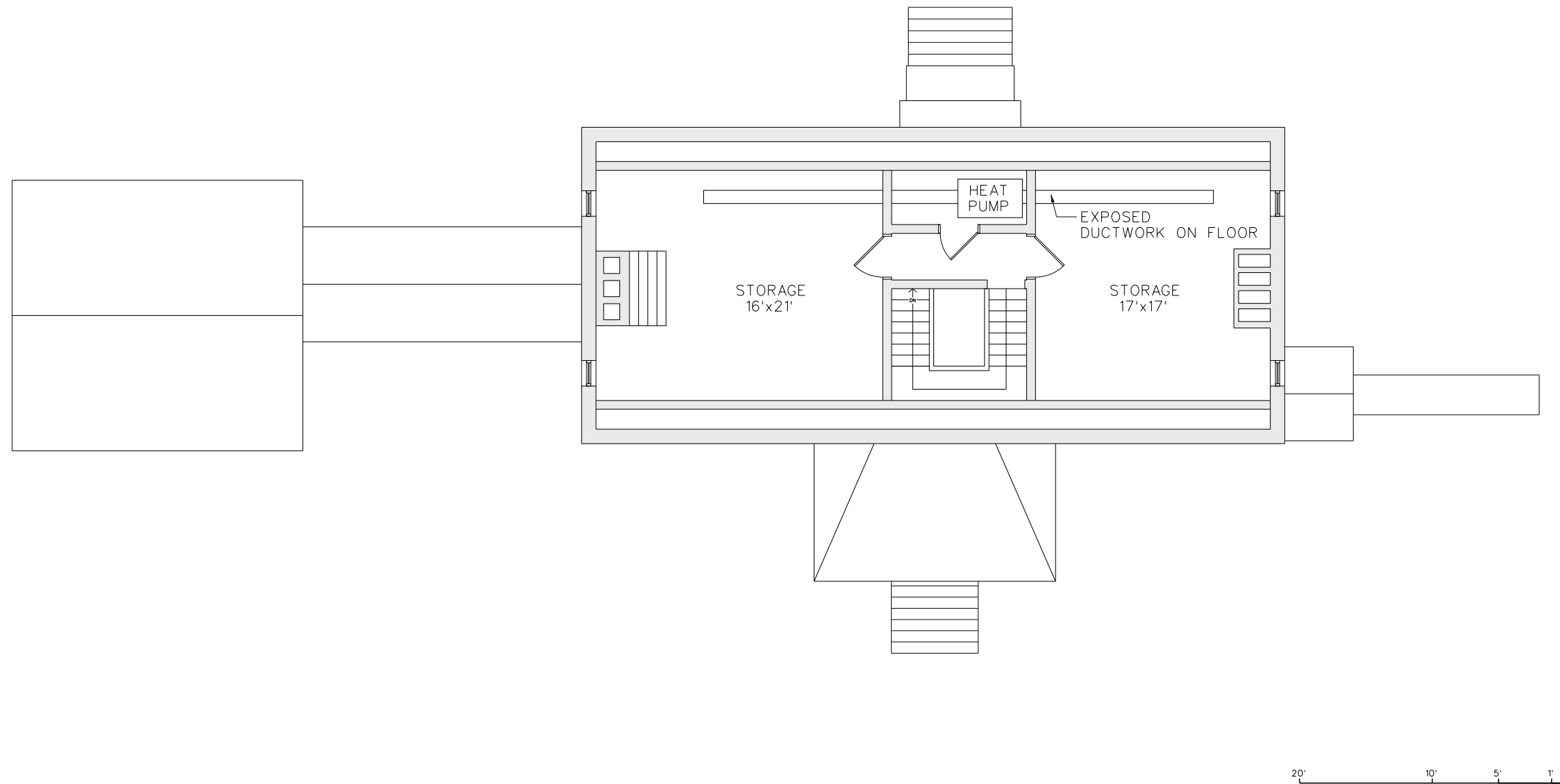
# ASPENWALL PLANS PROPOSED RENOVATIONS



Possible Re-Use Second Floor Plan  
Aspenwall, Goochland County

October 2010

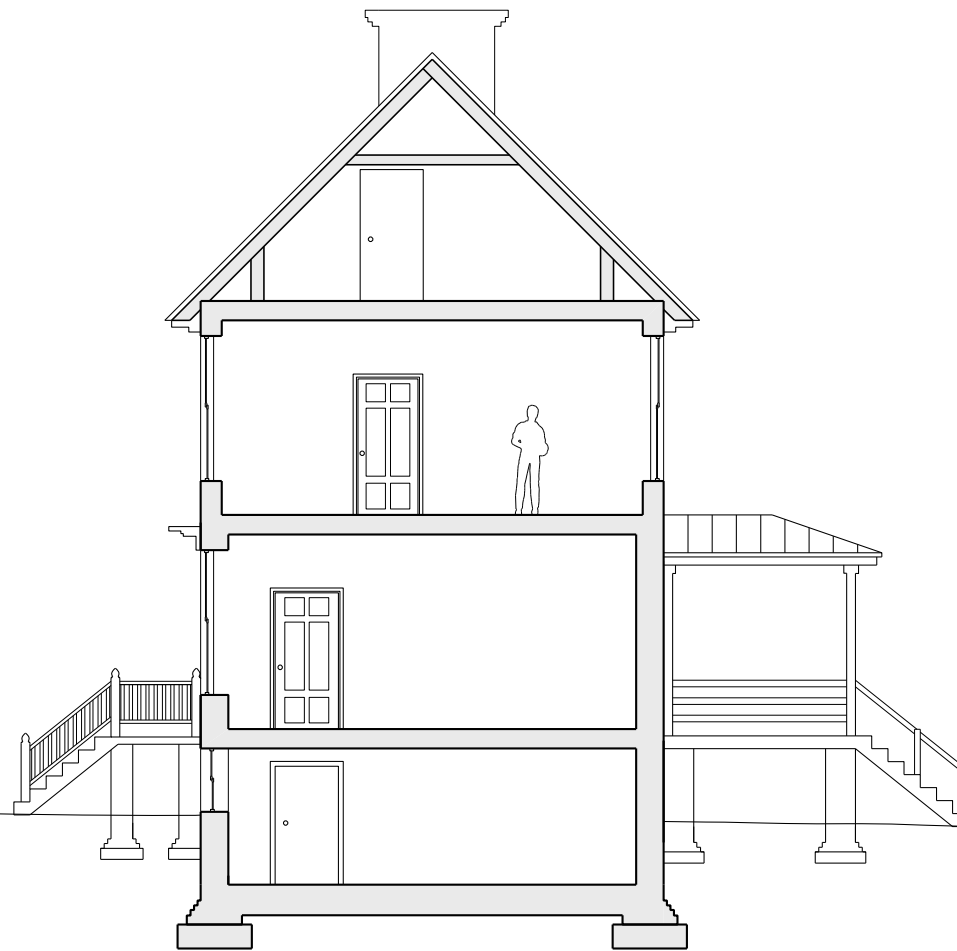
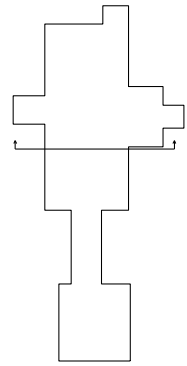
# ASPENWALL PLANS PROPOSED RENOVATIONS



Possible Re-Use Attic Plan  
Aspenwall, Goochland County

October 2010

# ASPENWALL PLANS PROPOSED RENOVATIONS



20' 10' 5' 1' 0



Possible Re-Use Section  
Aspenwall, Goochland County

October 2010



**QUINN  
EVANS**

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Madison, WI 53703  
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