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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 three 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; and Camp T. Brady Saunders, which is oriented towards Scouting. 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.

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 provided by a Planning Committee from the Heart of Virginia Council.

The committee members were:

- George McGovern: Scout Executive
- John Blackmore: Volunteer, V.P. Property
- Mark Larson: Volunteer, Council Commissioner
- Paul Kreckman: Volunteer
- Mic Mullins: Staff
- Heather Mulvihill: Staff
- Pat Dillon: Staff

Quinn Evans Team

- Rob Comet: Principal
- Syd Knight: Principal
- Peter Russell: Designer

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. Additionally, 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. 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.
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 masterplan:

- 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.
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...

• The teepee housing options that were built by volunteers, which have never served as intended and need repair or removal.

• 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 useable 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 an unimproved, wooded area with three or four designated group camping areas for Troops bringing their own tents and equipment. It lacks permanent toilets, water, and a parking area, which would make it even more useful as a nearby weekend getaway for many troops in the Council.

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, the Scout camp cannot be used year-round because its water system is not freeze-proof. All camps suffer from the lack of flush toilets (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 entry is tucked away behind woods that abut the road and does not create an effective sense of arrival. 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, portable toilets
   • Replace gang-toilets with single room toilets at Dining Hall
   • New shower rooms
   • Outdoor shelters at camping areas

2. Improved housing: demolish teepees and add "treehouse" cabins

3. Playground areas: Welcome Center area, and near Dining Hall

4. New expanded pool and water park

IMPORTANT:

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

DESIRED:

9. Nemat Trail improvements

GENERAL/CAMP S. DOUGLAS FLEET

IMMEDIATE:

10. Main entrance improvements
    • fencing, entry gate, plantings

11. Parking area
    • Restoration for training and housing

12. Shower/Toilet building

CAMP T. BRADY SAUNDERS

IMMEDIATE:

A. 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

B. Dining Hall Expansion, to possibly include scoutmasters room

C. Improved Central gathering area around dining hall and trading post
   • Fire pit, small amphitheater, paved walkways
   • Recreational game areas, activity pavilion

D. Improved Trailblazer activity area
   • Shelters/storage per activity area
   • Toilets

E. Improved Shooting sport area
   • Expanded rifle and archery ranges
   • Shelter area. Toilets

F. Waterfront improvements
   • Shelters for shade
   • Toilets, showers
   • Expanded waterfront, boat storage

G. New trade skills focused building

H. New bridge connecting Dining Hall area to Waterfront area

DESIRED:

I. Relocated low ropes course

J. New climbing wall/zip line element

K. New dormitory-style staff housing: 60 beds
NEEDS AND PRIORITIES

Infrastructure improvements are proposed throughout both camps. See Part Five: Resources for proposed Infrastructure Map.

1. 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:

10) Main entrance improvements
11) Parking area
12) Toilet/Shower building

CAMP T. BRADY SAUNDERS:

A) Infrastructure improvements
B) Dining Hall Expansion
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) Relocated low ropes course
J) New climbing wall/zip line
K) New dormitory-style staff housing

Infrastructure improvements are proposed throughout both camps. See Part Five: Resources for proposed Infrastructure Map.
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.
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, thus there are relatively few improvements identified as pressing 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 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

- More and better toilets and showers: 24%
- Improved swimming pool: 23%
- Improved sound system in dining hall: 18%
- Improved covered areas in campsites/firepits: 4%
- Second gaga pit, improve current gaga pit: 4%
- Replace teepees: 8%
- More powerful fans in fort/yurt: 6%
- Climbing wall/ropes course: 3%
- Shade in program area: 3%

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

1. 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.
2. 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; replacing the teepees with new housing; better fans in the bedroom units.
3. 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.
4. 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.
5. Add additional toilets and eliminate any remaining pit or portable toilets.
6. Add additional showers or toilet/shower rooms.
7. The teepee-style housing has never been successful. Remove and replace with new housing units.
8. 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.
9. Need permanent shelters with power and lighting in campsites with tents.
10. Add more informal play and recreation areas. No play activity area near welcome center to entertain families during check-in and check-out.
11. Current staff do not have lounge area for after-hours relaxing and socializing.
12. Current staff housing is mostly tents and a few cabins. Not adequate for recruiting and retaining staff for a summer.
13. The historic Aspenwall House, in the center of camp, is the oldest masonry structure in Goochland County (1830) and as a registered 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.
14. The Nemat Trail, which connects the two camps, has some areas in poor condition and needs upgrading.
15. 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.
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传统单间厕所，many with showers internal to the room. Includes extending water lines and adding new septic fields.
   Budget: $320,000

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: $100,000

3. Infrastructure - add outdoor shelters at campsites:
   Open-sided wood structures sized to accommodate picnic tables for the campers, with power outlets, wi-fi, and lighting. Assume one per 5 campsite areas.
   Budget: $150,000

4. Replace Teepees with Tree House cabins:
   Add three clusters of elevated “treehouse” cabins, each 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. Toilets building nearby will be added. Cost in infrastructure budget
   Budget: $350,000

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: $100,000

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: $800,000

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: $50,000

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: $1,000,000

9. Staff Lounge:
   Large room near Admin office for after-hours meetings and relaxing.
   Budget: $160,000

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 reminder of year. Project will qualify for historic tax credits. Includes equipment and furniture. Budget done for study inflated to current date.
    Budget: $600,000

DESIRED:

11. Nemat Trail improvements:
    Budget: $20,000

Note on budget estimates: These estimates assume 2020 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 ADVENTURE CAMP:
1) Infrastructure improvements: Toilets & showers
2) Infrastructure: Convert Dining Hall
3) Infrastructure: Outdoor shelters
4) Replace Teepees with Treehouse cabins
5) Two playground areas
6) Expanded pool and water park
7) Bouldering area / Improved fitness area
8) New staff housing dormitory-style: 30-bed
9) Staff Lounge
10) Renovations to Aspenwall House
11) Nemat Trail improvements

Infrastructure improvements are proposed throughout the camp. See page 47 for infrastructure improvements.

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.

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

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.

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: $120,000

2. **Parking Area:**
   Gravelled parking area for 10 cars. Clear trees, grade.
   Budget: $20,000

3. **Main Entrance Improvements:**
   Clear trees back from road a distance of 75' from entry in both directions. Plant grass, add fence detail along road. Create new Heart of Virginia Scout Reservation sign, and new directional signs to each camp. Add lighting.
   Budget: $100,000
CAMP T. BRADY SAUNDERS... IS AN OLDER CAMP, WITH MUCH OF ITS INFRASTRUCTURE INSTALLED IN THE 1960’S-1980’S
Camp T. Brady Saunders, the Reservation’s primary camp facility for Scouts, is an older camp, with much of its infrastructure installed in the 1960’s. 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 mostly antiquated and need replacing with the now-favored single-stall toilet rooms. Both camp sites and activity/program areas need new permanent shelters, power and water. Finally, 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.
SCOUT CAMP EXISTING CONDITIONS

1. 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.

2. 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.

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. (See Camp Center focus group discussion)

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. (See Camp Center focus group discussion).

11. The current Scoutmaster’s Lodge is a small, backroom space that was carved out of the Trading Post. It does not meet its 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 weeklong 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.

14. Campers have often asked for a zip line program, and some have mentioned missing the old climbing tower.

15. The COPE ropes course needs its lower ropes course elements relocated out of its current site, a low area that often is wet and unusable.
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 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: $260,000

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: $200,000

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: $680,000

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: $700,000

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: $120,000

6. Dining Hall Expansion, to possibly include scoutmasters’ room: Renovate main hall, improving lighting and acoustics. Remove current interior toilets, convert to serving line. Renovate kitchen, adding connected toilet, walk-in cooler/freezer units. Add seven single toilet rooms accessible from exterior with outdoor handwashing station. Add large Scoutmasters’ Lodge. See additional information from Focus Group meeting. See Dining Hall Improvements on page 31.
   Budget: $1,050,000

7. Improved Camp Center area around dining hall and trading post: Improve the area by adding new paved circulation paths, adjacent fire pit area, small outdoor amphitheater, new and 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. See additional information from Focus Group meeting. See Camp Center on pages 28-30.
   Budget: $720,000

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: $160,000

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, handwashing station. Add toilets (cost included in Infrastructure above). All facilities should meet BSA Range Design Standards for Shooting Sports.
   Budget: $250,000

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.
   Budget: $120,000

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: $650,000

12. New bridge connecting Dining Hall area to Waterfront areas: Wood/composite pedestrian bridge on concrete posts and abutments.
   Budget: $20,000

13. Relocate low ropes course
   Budget: $20,000

14. New climbing wall /zip line element
   Budget: $80,000

15. New 60-bed dormitory-style staff housing: Wood frame structure to include mix of 2-bed and 4-bed rooms, with 4 separate toilet/shower rooms. Large lounge space attached.
   Budget: $2,000,000

IMPORTANT:

1. New Trade Skills building

DESIRED:

1. Improved Camp Center area around dining hall and trading post

NEW PROJECTS:

1. New Trade Skills building

1. Improved Trailblazer activity area

1. Improved Shooting sport area

1. Waterfront improvements

1. New bridge connecting Dining Hall area to Waterfront areas

1. Relocate low ropes course

1. New climbing wall /zip line element

1. New 60-bed dormitory-style staff housing

1. Improved Camp Center area around dining hall and trading post

1. New Trade Skills building

1. Improved Trailblazer activity area

1. Improved Shooting sport area

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1. New 60-bed dormitory-style staff housing

1. Improved Camp Center area around dining hall and trading post
The service area behind the Dining Hall is unsightly and is not screened from nearby activity areas. Improving pedestrian circulation routes within the area will direct campers toward the building’s main entrance rather than the service area.

Infrastructure improvements are proposed throughout the camp. See page 47 for infrastructure improvements.

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 expansion
7) Improved Camp Center
8) Improved trailblazer activity area
9) Improved shooting sports area
10) Waterfront improvements
11) New Trade Skills building
12) New bridge
13) Relocate low ropes course
14) New climbing wall / zip line
15) New staff housing
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 paved circulation paths, a fire pit area, small outdoor amphitheater, 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.

Diagrams further exploring the camp center can be found on pages 33-38.

- **Small outdoor amphitheater**: A small and casual amphitheater allows for an assortment of programmatic possibilities from presentations, movie screenings, and social gathering. The back of the amphitheater screen could serve as a small no ropes climbing wall.

- **Fire pit area**: A fire pit is a great gathering spaces for all ages, and will offer year-round interest for campers.

- **Recreational and play areas**: Additional and improved gaga pits, popular among young scouts, can be added to the camp center. 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.

- **Boardwalk**: A new boardwalk should carry the existing trail over the natural drainageway.

Adding features such as paved paths, a small amphitheater and a fire ring will dramatically improve the space and offer a range of programed and informal activities to Scouts and outside users alike.

The view from the Ted Lansing Trading Post illustrates some of the area’s current problems, including deteriorating facilities and an inadequate circulation system.

A new climbing wall on this site could serve dual purposes; a video screen and stage facing the Ted Lansing Trading Post and amphitheater, with a recreational climbing wall on the opposite side.
• The proposed camp center organization reinforces gathering spaces around the Ted Lansing Trading Post; the current hangout and concession stand.
• Clear signage and circulation should direct campers to the camp center.

A small casual amphitheater and fire pit can serve as a much needed social gathering spaces for Summer camps and other year-round events.
CAMP CENTER

PATH BESIDE TED LANSING TRADING POST
Current paths through the area are ill-defined and worn

FORMAL TRAILS
Trails within the camp center should be paved to support heavy use

INFORMAL TRAILS
Foot trails leading to the camp center should be clearly defined with posts, totems or other markers
DINING HALL IMPROVEMENTS

The existing dining hall, built in the 1980’s, is a handsome structure, prominently located at the top of the hill overlooking the lake. It is a visual landmark for all who arrive at the camp. Unfortunately, it also suffers from overcrowding and is in need of updates. Currently the dining hall functions with a “family-style” dining system - all guests are seated at once and table servers bring the food in large dishes, family-style. With some summer camp weeks approaching 700 campers, the dining hall is too crowded to be comfortable. The proposed solution is to convert the dining style to a serving-line system with several “seatings,” resulting in spreading out the diners, thus relieving the overcrowding. This will require a re-configuration of the front of the kitchen area to have an appropriately sized serving area, where diners move trays along serving lines to be served by kitchen staff.

Other improvements include better lighting and improved acoustical treatment for the dining hall. The kitchen should be upgraded to replace all major equipment, including new walk-in cooler and freezer incorporated into the expanded building.

The addition should include 7-8 new individual room public toilets, with an outdoor washing station. Also proposed is a new Scoutmaster’s Lounge, about three times larger than the current space.
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.

- Camp Center Site Analysis diagrams
- Aspenwall Executive Summary and Aspenwall Plans
- Infrastructure Improvement map
A series of site analysis diagrams were developed to better understand the Camp Center. Illustrated on the following pages, these included:

- Existing Conditions
- Circulation
- Natural Features
- Solar Orientation
CAMP CENTER  EXISTING CONDITIONS

ACTIVITY AREAS SHOW SIGNS OF WEAR AND TEAR
- CLIMBING WALL
- HORSESHOES
- VOLLEYBALL
- GAGA PIT
CAMP CENTER  CIRCULATION
CAMP CENTER DIAGRAM

- PROGRAM ACTIVITY
- RECREATIONAL ACTIVITY
- SOCIAL ACTIVITY

A. AMPHITHEATER, SCREEN, AND ROCK WALL
B. FIRE PIT
C. BOARDWALK
D. PAVILION
The following is a summary of the observations, data gathered, and recommendations prepared for the Boiseau 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 Boiseau 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 Dillon, 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. Col. Duncan T. Boiseau in 1944. Although the history of the property is dependent on the quality, rarity and integrity of the house’s interior and exterior features, and is in very good structural condition. It has also not had many significant modifications during the last almost 200 years.

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 complimentary 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 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 30,000

      Project Budget $435,000+
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.

   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.
ASPHENWALL PLANS PROPOSED RENOVATIONS
ASPENWALL PLANS  PROPOSED RENOVATIONS

Possible Re-Use First Floor Plan
Aspenwall, Goochland County
October 2010
ASPNWALL PLANS PROPOSED RENOVATIONS

Possible Re-Use Second Floor Plan
Aspenwall, Goochland County

October 2010
Possible Re-Use Attic Plan
Aspenwall, Goochland County
October 2010
INFRASTRUCTURE IMPROVEMENTS

NEW WATER LINES
NEW TOILETS (T2-4)
NEW SHOWERS (S2-4)
CAMP SITES WITH NEW SHELTERS