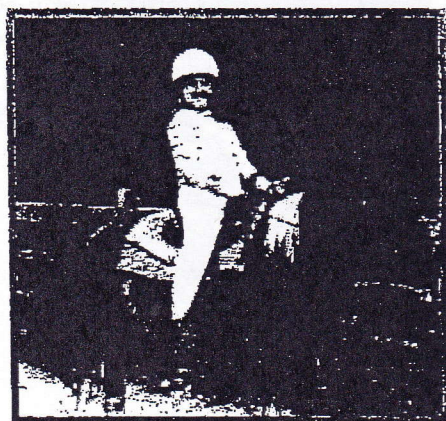


# Development Plan Girl Scouts of Lake Erie Council

CAMP CROWELL/HILAKA

CAMP LEJNAR



Schmidt Copeland Parker Stevens



## Introduction

This summary report is the culmination of several years of work by the Girl Scouts of Lake Erie Council and Schmidt Copeland Parker Stevens. The purpose of the Development Plan is to provide a management tool for physical development of Camp Crowell/Hilaka and Camp Lejnar.

The development recommendations in this report are based on the potential capabilities of the site resources to meet the projected membership needs and program requirements. They are structured to ensure that sufficient development opportunities are created to meet future needs.

The proposed development for both program and facilities is a bold step towards incorporating environmental awareness into every girl and adult who encounters these two sites. Every effort will be made to immerse the individuals into the natural environment with accessibility for all from wheelchairs to accessibility for the blind. At every step of development, alternative and environmentally sensitive construction methods will be pursued to respect the environment and provide long-term cost effectiveness.

This report recaps the specific findings that were reviewed in detail by the Committee from January 1998 through March 2001. The detailed

rationale for each recommendation, cost analysis, site data, and program materials has been incorporated into the Resource Manual. A copy of this manual is available at the Girl Scouts of Lake Erie Council office and on file with the planning consultant.

The acceptance of this report by the Board of Directors concludes the most critical phase of planning and marks the beginning of the most exciting and rewarding phase, IMPLEMENTATION! Accomplishment of the plan will be dependent upon the Board's commitment to raise the necessary funds for essential program and operational staff as well as the construction of the operational, program, and housing facilities outlined in this report.

The Camp Crowell/Hilaka and Camp Lejnar Development Plans for the Girl Scouts of Lake Erie Council provides a comprehensive guideline to create a unique program for youth and adults that blends the history and traditions of the past with the challenges and opportunities of the future.

It is time to translate the dream into reality. A reality that will positively affect the lives of girls and our community today and for many years to come!

## Context

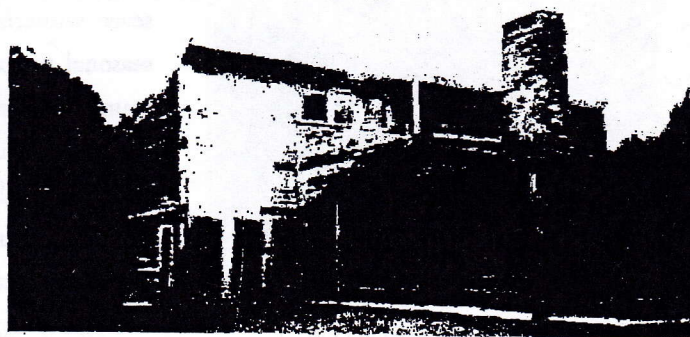
The Girl Scouts of Lake Erie Council serves a membership of 20,000 girls and adults.

Camp Crowell/Hilaka is a resident camp providing programs for individuals and troops. The main program opportunities consist of the summer camp and troop camping, offering traditional camp activities with a substantial horseback riding program. Camp Lejnar provides troop camp and core camp offering traditional camp activities in a fairly undeveloped setting.

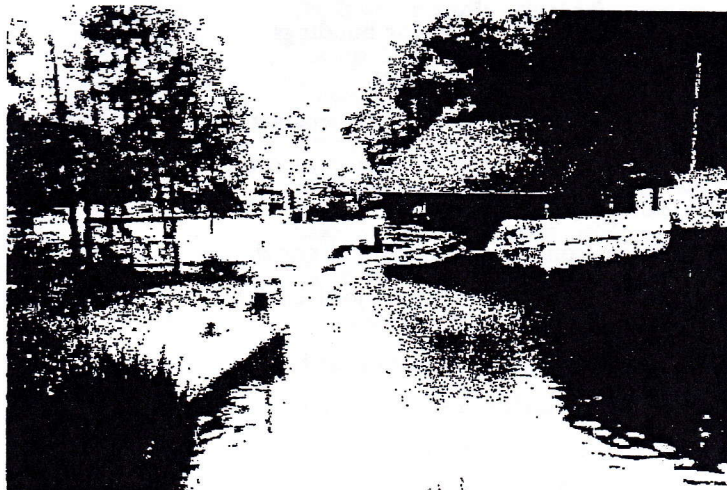
The primary goal for the development plans is to increase the year-round capabilities and increase the troop capacity. Camp Crowell/Hilaka, "Where Girls Begin", will become a premier site for Environmental Education programs.

### GOALS: CAMP CROWELL/HILAKA

- Provide year-round operation and programs
- Develop programs and facilities to focus on environmental education
- Relocate/expand the equestrian program



*Camp Lejnar: Heise Troop House*



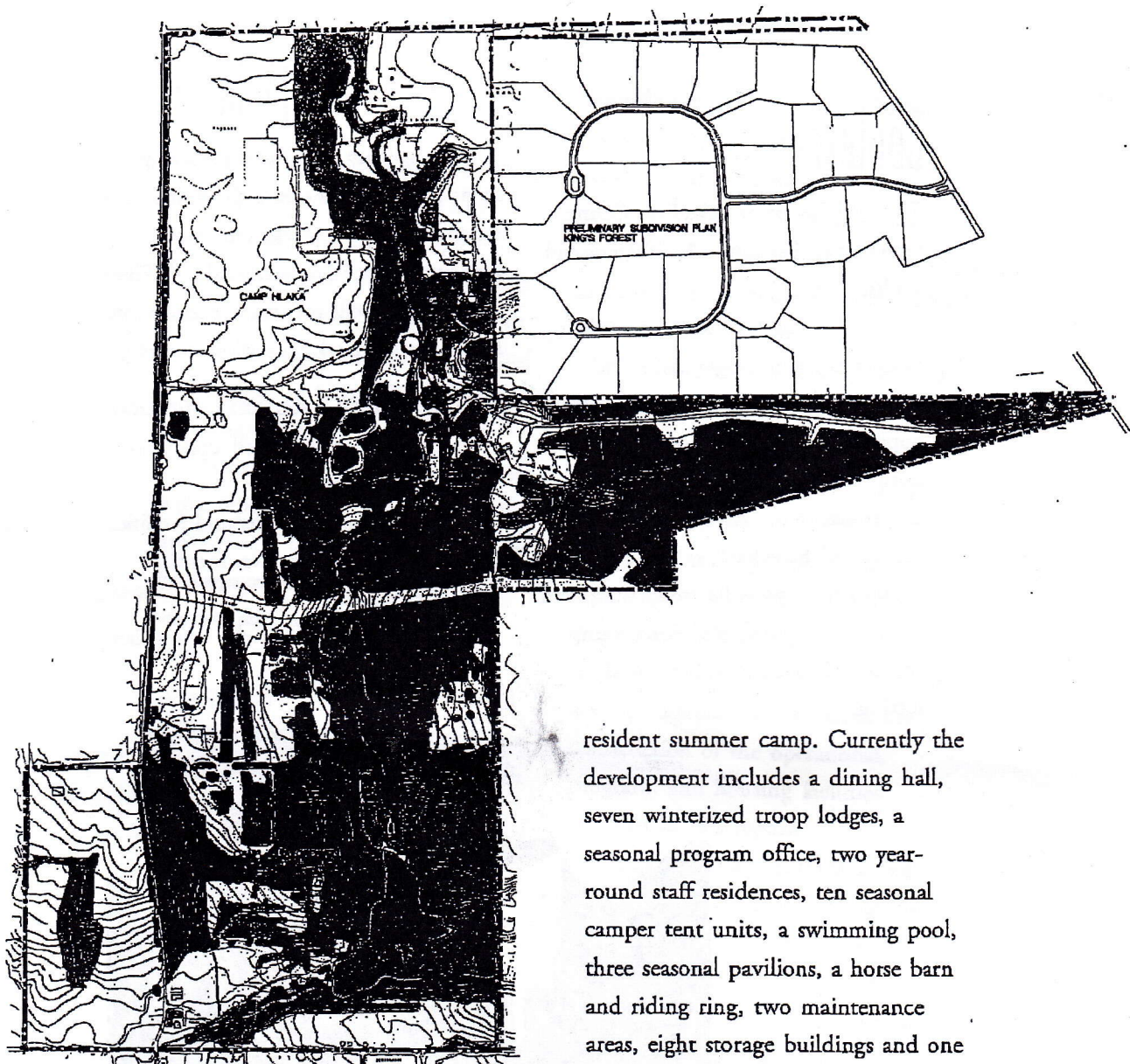
*Camp Crowell/Hilaka Mill*

Camp Lejnar, "Where Girls Grow Strong", will become an advanced outdoor adventure facility.

### GOALS: CAMP LEJNAR

- Expand year-round operation and programs
- Expand programs and facilities to serve our teen women
- Focus programs on advanced outdoor adventure





*Camp Crowell/Hilaka Existing Conditions Plan*

#### **TODAY: CAMP CROWELL/ HILAKA**

Camp Crowell/Hilaka is located in Richfield Township, Summit County, Ohio, approximately 22 miles south of Cleveland. The 345 acre site features two lakes, pine forests, woodlands, open fields, and a large ravine.

Camp Crowell was purchased in 1937, and Camp Hilaka in 1959. The camp was originally developed as a

resident summer camp. Currently the development includes a dining hall, seven winterized troop lodges, a seasonal program office, two year-round staff residences, ten seasonal camper tent units, a swimming pool, three seasonal pavilions, a horse barn and riding ring, two maintenance areas, eight storage buildings and one seasonal program building. The development is spread throughout the property, with the major buildings surrounding the two lakes.

The site is served by two separate entrances that reflect the original two camp properties. The circulation system consists of asphalt and gravel roads linking all of the major facilities.





*Camp Lejnar Existing Conditions Plan*

**TODAY: CAMP LEJNAR**

Camp Lejnar is located in Leroy Township, Lake County, Ohio, approximately 30 miles east of Cleveland. The 430 acre site features two lakes, woodlands, open fields, and a large ravine to the Paine Creek.

Current development at Camp Lejnar includes three winterized troop houses, one seasonal cabin unit, four tent units, a log cabin, one staff house, and two maintenance facilities.

The site is served by two separate entrances: one main entrance to the north of the property and one to the south at Cheraga Barn.

**THE FUTURE:** The mission of the outdoor program for the Girl Scouts of Lake Erie Council is "to develop a comprehensive outdoor program that offers girls experiential learning opportunities in each program strand, and fosters positive outcomes that will support the transfer of learning in the



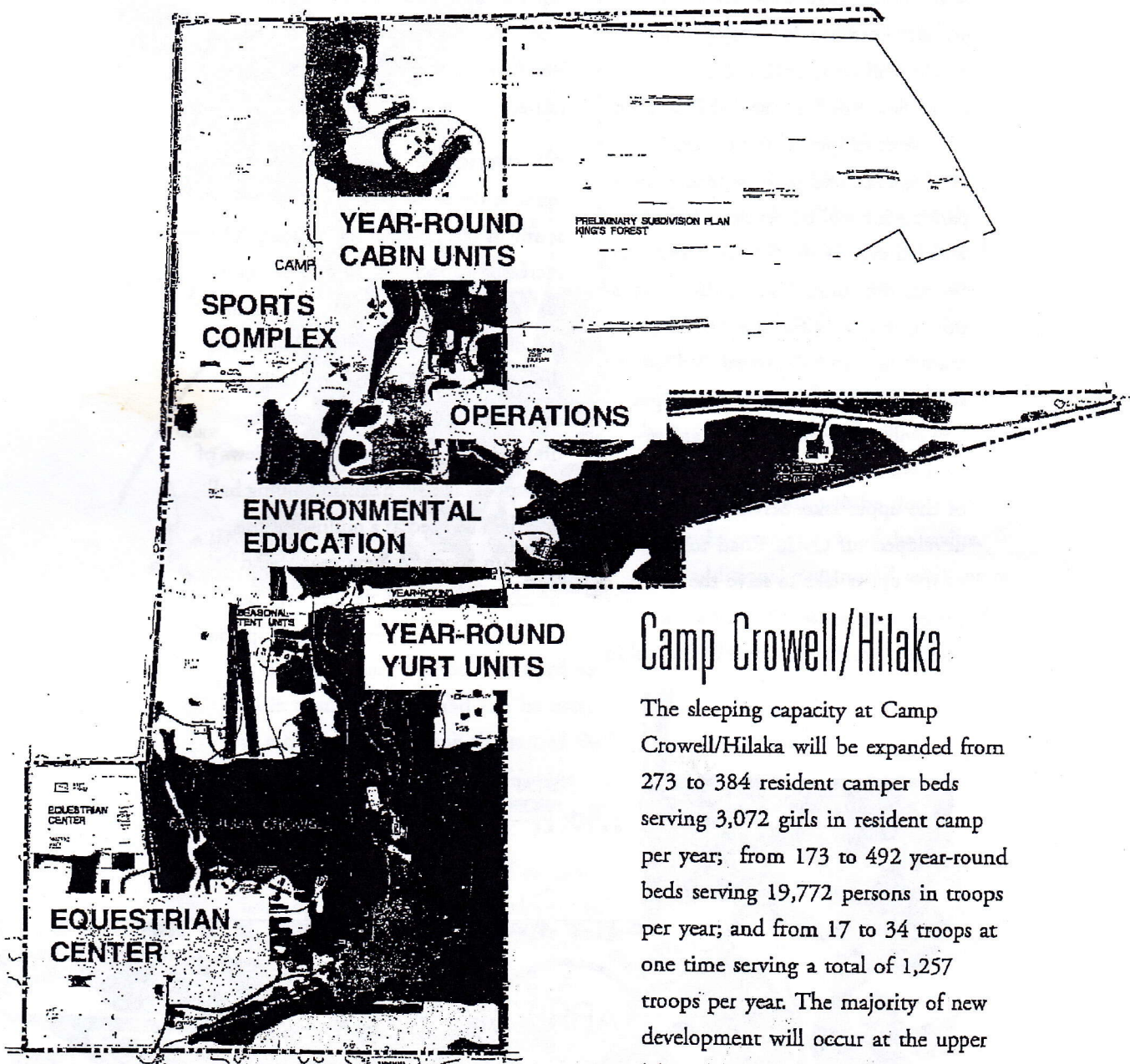
out-of-doors. This comprehensive outdoor program will utilize GSLEC properties to provide an efficient, safe environmental setting for group participation in each of the program strands." The development of the programs and the facilities at each of the camp properties will encourage a progression of camping experiences within each site, from one site to the other, and beyond the two sites.

Camp Crowell/Hilaka, "Where Girls Begin", will provide a solid foundation of experience that will progress to Camp Lejnar, "Where Girls Grow Strong", which will in turn prepare girls to interact and contribute in the community and beyond.

**THE MASTER PLAN:** The Master Plan is the physical and graphic guideline for the future development of Camp Crowell/Hilaka and Camp Lejnar. The plan outlines the general arrangement and location of the development areas, programs, services, and natural amenities. The Master Plan implements the goals and objectives of the program guidelines and development goals through the relocation and remodeling of existing facilities. New facilities are also created to provide the structures and activity areas required to expand and improve the year-round opportunities at Camp Crowell/Hilaka and Camp Lejnar.







*Camp Crowell/Hilaka Master Plan*

## Camp Crowell/Hilaka

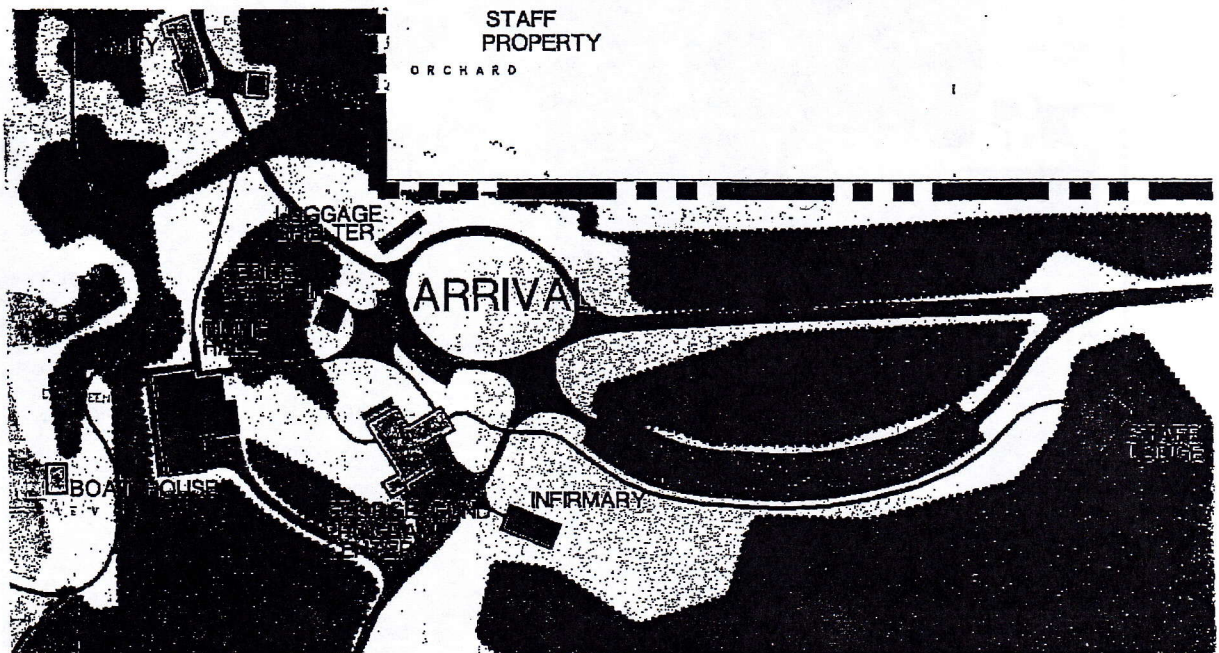
The sleeping capacity at Camp Crowell/Hilaka will be expanded from 273 to 384 resident camper beds serving 3,072 girls in resident camp per year; from 173 to 492 year-round beds serving 19,772 persons in troops per year; and from 17 to 34 troops at one time serving a total of 1,257 troops per year. The majority of new development will occur at the upper lake. New housing units at the upper lake will provide a transition from year-round cabin units to year-round yurt units, to seasonal tent units. Existing development at the lower lake will be maintained with the addition of two new Ranch Camp housing units. The remainder of land around the lower lake will be reserved for future development.



**ARRIVAL / CIRCULATION:** The primary entrance to Camp Crowell/Hilaka will be maintained off Broadview Road. An arrival loop road will be developed at the existing Dining Hall and parking area. A new parking lot will be developed in the wooded area at the former Whispering Woods tent unit. The existing circulation throughout the site will be maintained and improved. Vehicular access to the west side of the upper lake will be developed with an improved creek crossing at the north end of the upper lake. Service access will be developed off Oviatt Road to the west of the upper lake to serve the new program barn, activity fields and courts, and the new year-round cabin

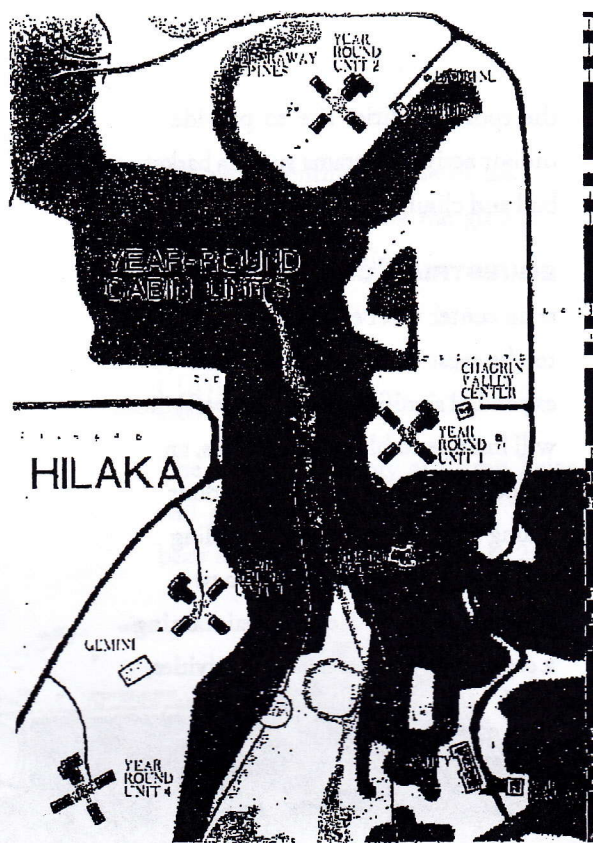
units on the west side of the upper lake. The southwest access off Oviatt Road to the lower lake will be maintained.

**OPERATIONS:** A new central maintenance center will be developed just south of the main entrance road. The increased capacity at camp and focus on year-round operations will require the development of a new year-round dining facility. This facility will be located to the west of the existing dining hall to take advantage of views of the upper lake. The existing dining hall will then be used as a multi-purpose program space. A new year-round office and check-in facility will be developed at the new arrival loop road.



*Camp Crowell/Hilaka Master Plan*



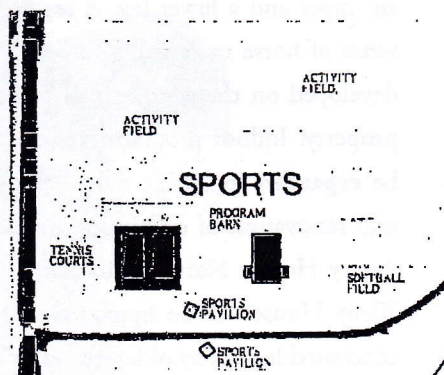


*Camp Crowell/Hilaka Master Plan*

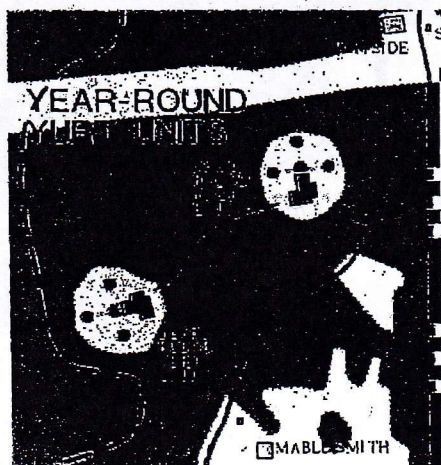
A new Infirmary will be developed to serve resident camp, and can be used as a troop house during the rest of the year. A new year-round Staff Lodge will accommodate eight program staff.

**HOUSING:** A progression of camper housing facilities will be developed on the site. Four new year-round cabin units will be developed around the

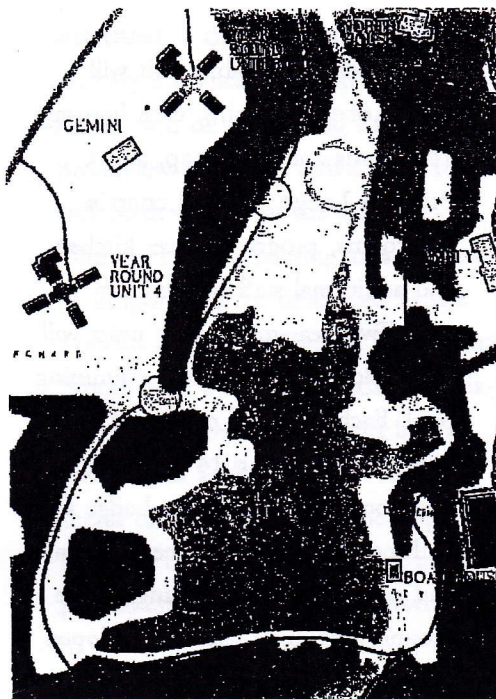
upper lake. Each cabin unit will consist of three cabins, each housing 14 persons and one troop, and a Program Lodge that will contain bathrooms, program space, kitchen, and additional staff housing for the unit. Two year-round yurt units will be developed south of the swimming pool. Each unit will consist of three yurts, each housing 14 persons and one troop, and a Program Lodge with bathrooms, program space, kitchen, and additional staff housing. Three ground tent units will be developed along the western side of the ravine. Two additional year-round cabin units will be developed at the lower lake for use by the equestrian program.



**PROGRAM FACILITIES:** Programs will focus on environmental education with maximum use of the natural resources present on the site. A series of interpretive trails will be developed with activity stations located along their length. One interpretive trail will be developed around the upper lake and will be fully wheelchair accessible and provide accessibility







*Interpretive Trail*

for the blind. A second trail will be developed along the ravine with both an upper and a lower leg. A separate series of horse trails will also be developed on the western half of the property. Indoor program facilities will be expanded including new facilities and renovation of existing facilities. Amity House, North House, and Kirby House will be upgraded and renovated for use by older girls, Cadets, Seniors, and adults, with both sleeping and meeting facilities designed to encourage innovative and inspirational leadership work sessions. Garfield House will be renovated for use as a Nature Outpost. The existing dining hall, with expanded restroom facilities, will be used as a multi-purpose program building to serve large groups of girls. A new year-round program barn will be developed at

the sports facilities site to provide indoor active programs such as basketball and climbing initiatives.

**EQUESTRIAN CENTER:** The equestrian center will be relocated to the west of Oviatt Road, and expanded significantly. The new facilities will include stables for 30 horses, an indoor classroom facility, an indoor riding arena, several outdoor riding rings, and pasture areas. The new location for this facility, maintaining a separation from the camp activities,



*Camp Crowell/Hilaka Master Plan*



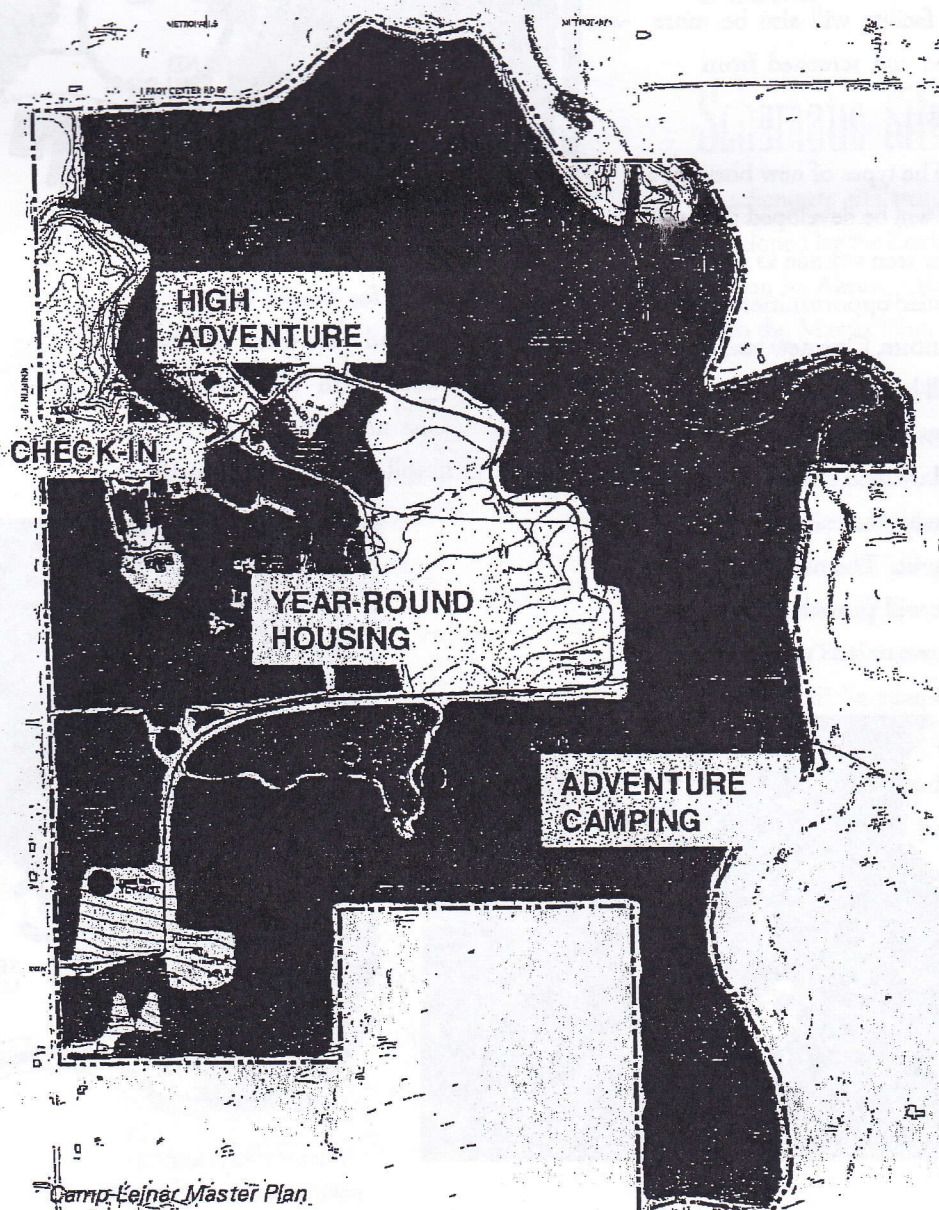
will allow continuous use of the equestrian program by the girls as well as the community.

## Camp Lejnar

The sleeping capacity at Camp Lejnar will be expanded from 124 to 291 beds for core camp, from 136 to 209

year-round beds, and from 9 to 17 troops. This will serve a total of 782 troops per year with 13,656 persons per year. The majority of new development will occur near the existing development at North Lake.

A variety of housing units will be developed to support the adventure program, including traditional cabins, yurts, and treehouse units. Several



Camp Lejnar Master Plan



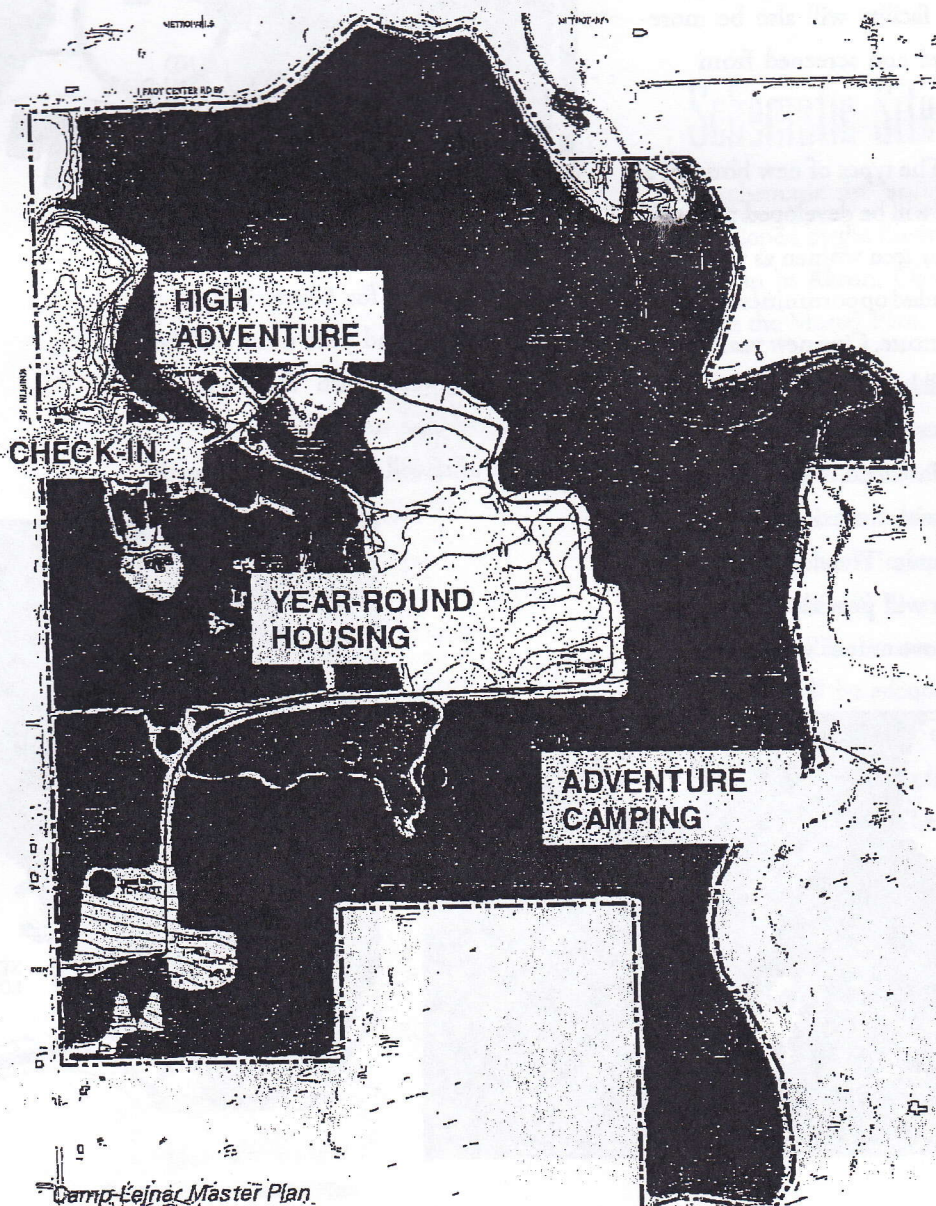
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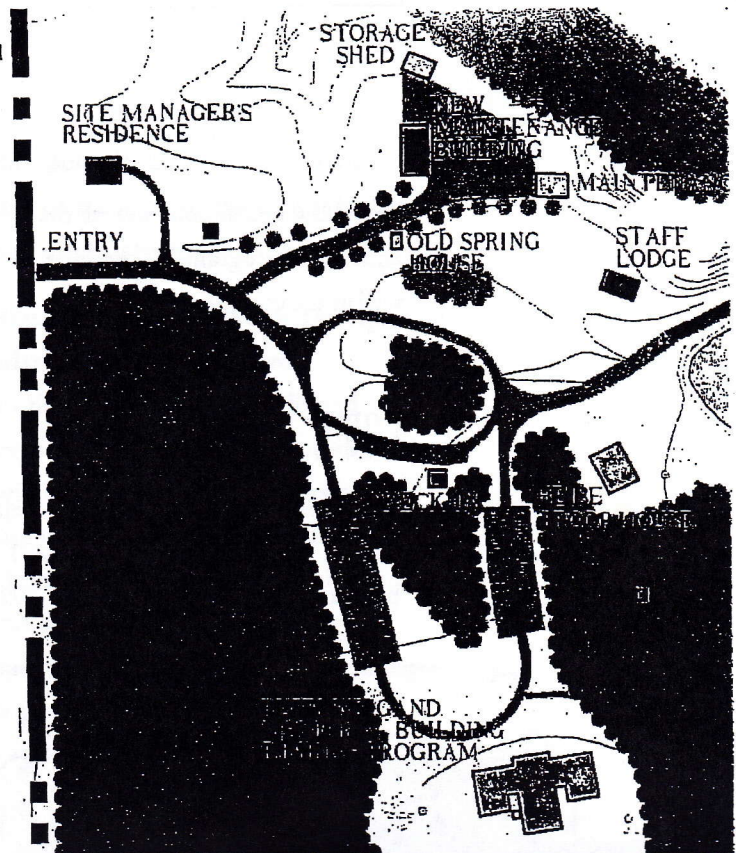
Camp Lejnar Master Plan



adventure camping sites will be designated throughout the property.

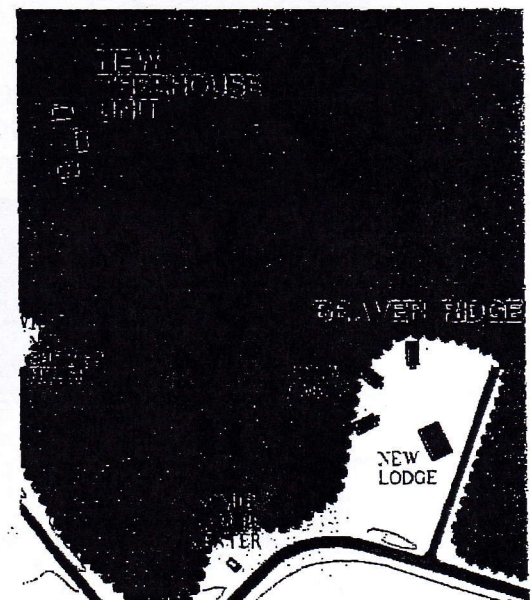
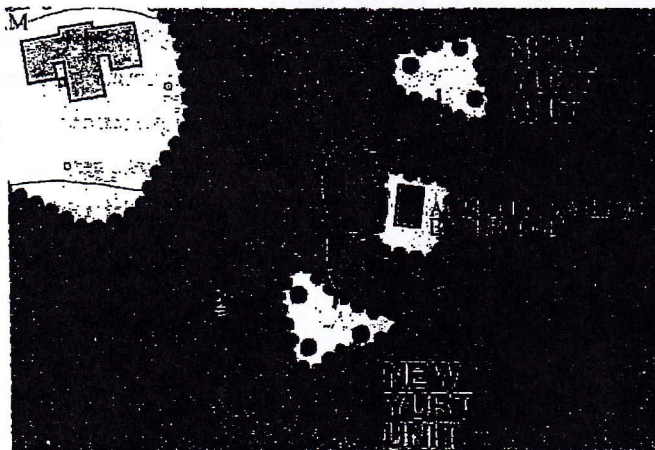
**ARRIVAL / CIRCULATION:** Improvements to the arrival sequence at camp will be made with the development of a drop-off loop and check-in station at the north (primary) entry. Expanded parking along the road to the Ruth Weigand building will minimize vehicular circulation throughout the site. Access to the maintenance facility will also be more clearly defined and screened from view.

**HOUSING:** The types of new housing at Camp Lejnar will be developed to serve troops and our teen women as they explore expanded opportunities in outdoor adventure. One new year-round cabin unit will be developed at the existing Beaver Ridge tent unit. This cabin unit is intended to operate in conjunction with the existing Forest Grove cabin unit. The new lodge at Beaver Ridge will provide showers for the Forest Grove unit as well as full



*Camp Lejnar Master Plan*

bathroom facilities for Beaver Ridge. Two new year-round yurt units will be developed between Ruth Weigand and North Lake. One new year-round treehouse unit will be developed north





of the former Fern Glade tent unit. Two new ground tent units will be developed west of Wildlife Lake, and several adventure camping sites will be designated throughout the remainder of the site.

**PROGRAM FACILITIES:** The program facilities will be enhanced with high adventure opportunities. The existing Ruth Weigand building will become an Environmental Educa-

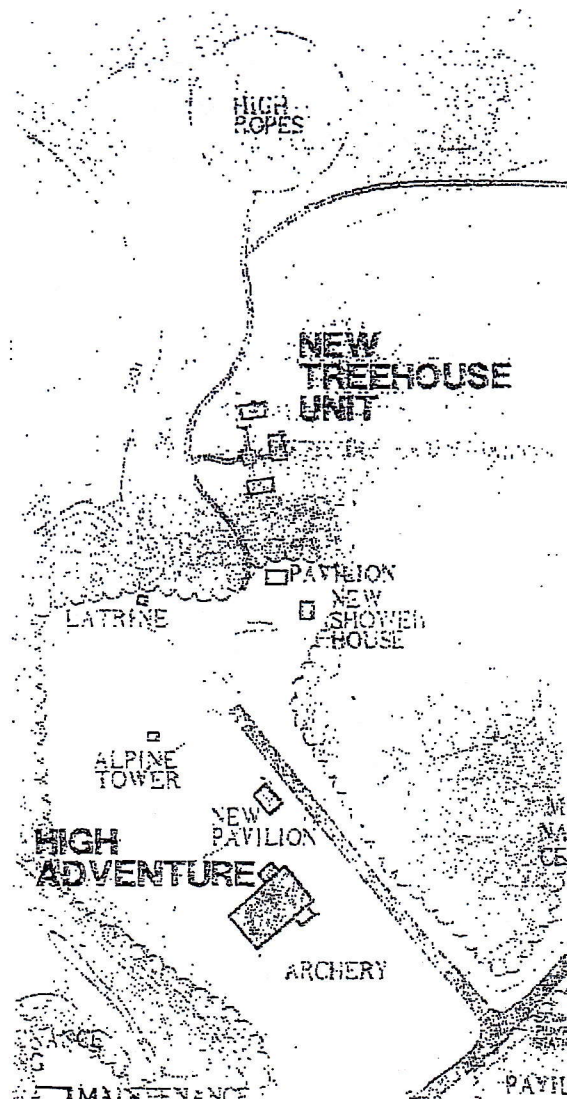
tion Center used for program and dining. A new Program Barn will be developed near the former Fern Glade tent unit to provide extensive year-round indoor climbing activities. Outdoor activities will be expanded with the development of an alpine tower, a high ropes course, an improved waterfront, and trails to provide access to the remote portions of the site.

## Schematic Site Utilities

A schematic site utilities plan was developed by the Environmental Design Group in Akron, Ohio in conjunction with the Master Plan.

**CAMP CROWELL/HILAKA:** The water wells on site are sufficient for future development. A new well will be required for the Equestrian Center to allow it to be an independent system. Water lines will be extended to all new facilities. The wastewater treatment facility will be adequate to support all future development once the second aeration tank is made operational. Sanitary lines will be extended to all new facilities with pump stations where required. Electric and gas service will be extended to all new facilities as required.

**CAMP LEJNAR:** Additional water



Camp Lejnar Master Plan



capacity will be required to support the future development. This can be done by either utilizing one of the currently capped wells or by providing additional water storage. Water lines will be extended to all new facilities. The wastewater treatment facility is not adequate to support all future development. Expansion of this system will be difficult because we anticipate that OEPA will not allow discharge into the low/no flow stream. An alternative method may be spray irrigation.

Electric service will be extended to all new facilities as required. Gas service is not currently available at Camp Lejnar; propane is used.

## Implementation Plan

The Implementation Plan outlines the basic criteria required to translate the Master Plans for Camp Crowell/Hilaka and Camp Lejnar into a positive plan of action. The Board of Directors and the Girl Scouts of Lake Erie Council will be responsible for approving the final design, establishing priorities, raising capital, appropriating funds, and construction of the proposed development. As the plans become a reality, the future of the outdoor program for Camp Crowell/Hilaka and Camp Lejnar is assured.

### PHASING AND OPINION OF

**PROBABLE COST:** The Opinion of Probable Construction Cost and Phasing Outline are based on an initial evaluation of the construction costs for each facility and site improvement. These estimates are based on general contract construction costs on a square foot or lineal foot basis, by experience, and by current cost indexes for similar projects in the northern United States. The Opinion of Probable Cost is based on year 2000 estimates.

The phasing plan defines four phases. Each phase includes construction costs, contingency, and project costs. These three categories will be the development cost for each phase.

**CONSTRUCTION COST:** The construction cost is broken down by development areas, defined in the plan descriptions. The facilities for each area are subdivided by construction type:

*Maintain:* These are items that are to be maintained in their current configuration.

*Renovate:* A cost is established for general renovation, expansion, or additional building in conjunction with an existing facility.

*Phase Out:* A cost allowance is allocated for the removal or demolition of an existing structure.

*New Construction:* A cost is established for the construction of a new building or program area. It includes allowances for building site improvements and site utilities.



Each new structure also includes an allowance for furnishings and equipment as a percentage of construction cost.

*Site Improvement:* A cost or cost allowance is established for a general site improvement. This includes circulation, site drainage, grading, and landscaping.

**PROJECT COSTS:** The project costs include budget allowances for permits, testing, insurance, professional fees for architects, engineers, landscape architects, legal expenses, and direct expenses associated with travel, reproduction, and supplies. These costs are determined by a complex series of computations and sliding percentages. They are not actual costs, but safe budget allowances for costs that are critical to the completion of each phase of construction. Again, the Opinion of Probable Cost is based on year 2000 estimates.

demand, program need, and the ability to fund the projects through ongoing fund raising efforts.

The following pages detail the development for all of the phases of the Implementation Plan.

## Phasing Summary

Implementation of the proposal will require a long-term investment by the Girl Scouts of Lake Erie Council of seventeen million dollars for Camp Crowell/Hilaka and five million dollars for Camp Lejnar to accomplish the full scope of development at these properties. While this is a very ambitious plan, it is important to note that the Girl Scouts of Lake Erie Council will proceed with development in an orderly manner, based on camper



# Immediate Development

## CAMP CROWELL/HILAKA

### OPERATIONS:

New parking area ..... \$ 138,600  
 Upgrade road at Garfield Lodge ..... 120,000

### PROGRAM:

New Equestrian Center  
     Stables - 20 horses ..... 314,200  
     Fencing ..... 65,400  
 New interpretive trail with activity stations around Lake Linnea ..... 40,900  
 Waterfront / dock upgrade ..... 10,000  
     Sub-total ..... \$ 689,100  
     Contingency 20% ..... 137,800  
     Utility allowance - sanitary, water, electric, gas ..... 53,500  
     Project Costs ..... 82,700

TOTAL CAMP CROWELL/HILAKA IMMEDIATE ..... \$ 963,100

## CAMP LEJNAR

### OPERATIONS:

New Boat House and docks ..... \$ 50,600

### STAFF HOUSING:

New Site Manager's House ..... 183,100  
 Miscellaneous phase-out ..... 9,800  
     Sub-total ..... \$ 243,500  
     Contingency 20% ..... 48,700  
     Utility allowance - electric ..... 7,100  
     Project Costs ..... 58,300

TOTAL CAMP LEJNAR IMMEDIATE ..... \$ 357,600

TOTAL IMMEDIATE DEVELOPMENT ..... \$ 1,320,700



# Phase I Development

## CAMP CROWELL/HILAKA

### OPERATIONS:

#### New Maintenance Center

New Vehicle Storage .....	\$ 126,400
New winterized Workshop .....	96,300
Driveway .....	14,000
Dam improvements .....	140,000
Miscellaneous phase-out .....	700

### CAMPER HOUSING:

New winterized Cabin Unit 1 .....	781,300
3 winterized cabins, Lodge w/bathrooms = 42 person capacity	
New winterized Yurt Unit 2 .....	501,100
3 winterized yurts, Pavilion w/bathrooms = 42 person capacity	
New winterized Ranch Cabin Unit 1 .....	781,300
3 winterized cabins, Lodge w/bathrooms = 42 person capacity	
New Ground Tent Unit at High Lea .....	19,600
9 ground tents = 36 person capacity	

### PROGRAM:

#### New Equestrian Center

Indoor Riding Arena .....	1,156,300
Office/Classrooms .....	385,400
Arrival loop road / parking .....	95,900
Horse trails .....	34,300
New Program Barn .....	552,000
New Hiking trails .....	29,600
New interpretive trail with activity stations along ravine .....	34,300
Sub-total .....	\$ 4,748,500
Contingency 20% .....	949,700
Utility allowance - sanitary, water, electric, gas .....	1,042,100
Project Costs .....	596,400

TOTAL CAMP CROWELL/HILAKA PHASE 1 ..... \$ 7,336,700



# Phase 1 Development Continued

## CAMP LEJNAR

### OPERATIONS:

New Check-in .....	\$ 30,100
New Maintenance Building .....	157,900
New Solar Shower at Lindstrom Cabin .....	76,500
Service road to Yurt Units .....	24,400
Dam improvements .....	57,050

### CAMPER HOUSING:

New winterized Yurt Unit 1 .....	87,600
3 winterized Yurts = 42 person capacity	
New winterized Yurt Unit 2 .....	87,600
3 winterized Yurts = 42 person capacity	
New winterized Lodge w/bathrooms at Yurt Units .....	413,500
New winterized Treehouse Unit .....	259,500
3 winterized treeshouses = 42 person capacity	
New Shower House at Treehouse Unit .....	146,100

### PROGRAM:

New High Adventure Area	
Alpine Tower .....	50,000
Zipline across lake .....	5,000
Renovate Ruth Weigand to Environmental Education Center .....	54,500
Sub-total .....	\$ 1,449,750
Contingency 20% .....	290,000
Utility allowance - sanitary, water, electric .....	718,100
Project Costs .....	201,400

TOTAL CAMP LEJNAR PHASE 1 DEVELOPMENT ..... \$ 2,659,250

TOTAL PHASE 1 DEVELOPMENT.....\$ 9,995,950



## Phase 2 Development Continued

### CAMP LEJNAR

#### OPERATIONS:

Entry road re-alignment .....	\$ 163,500
Expand parking area .....	19,600
Service road access to ravine .....	69,800

#### STAFF HOUSING:

New winterized Staff Lodge - capacity 6 staff, with laundry .....	177,800
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#### CAMPER HOUSING:

New winterized Cabin Unit .....	815,900
3 winterized cabins, Lodge w/bathrooms = 42 person capacity	
New Ground Tent Units - 2 Tent Units w/composting toilets .....	87,200
9 ground tents each = 36 person capacity each, 72 persons total	
New Adventure Camping Sites (5) .....	10,900

#### PROGRAM:

New High Adventure Area	
High Ropes Course .....	20,000
Low Ropes Course .....	10,000
New Program Barn .....	552,000
Renovate Sugar Bush .....	20,100
Sub-total .....	\$ 1,946,800
Contingency 20% .....	389,400
Utility allowance - electric .....	11,000
Project Costs .....	320,200

TOTAL CAMP LEJNAR PHASE 2 DEVELOPMENT ..... \$ 2,667,400

TOTAL PHASE 2 DEVELOPMENT.....\$ 10,382,700



## Phase 2 Development

### CAMP CROWELL/HILAKA

#### OPERATIONS:

Renovate Gund Dining Hall to become winterized program .....	\$ 305,000
New winterized Dining Hall - 410 person capacity .....	2,193,800
New Office .....	164,800
New Infirmary - (Troop House in Fall, Winter, Spring) .....	298,700
New Staff Lodge - 8 staff capacity .....	254,800
New arrival loop road .....	43,600
New parking at Camp Crowell entrance .....	52,300
Miscellaneous phase-out .....	24,600

#### CAMPER HOUSING:

New winterized Cabin Unit 2 .....	781,300
3 winterized cabins, Lodge w/bathrooms = 42 person capacity	
New winterized Yurt Unit 1 .....	501,100
3 winterized yurts, Pavilion w/bathrooms = 42 person capacity	
New winterized Ranch Cabin Unit 2 .....	781,300
3 winterized cabins, Lodge w/bathrooms = 42 person capacity	

#### PROGRAM:

Renovate Kirby House .....	164,800
Renovate Garfield - winterized Nature Outpost .....	154,600
Sub-total .....	\$ 5,720,700
Contingency 20% .....	1,144,100
Utility allowance - electric .....	31,000
Project Costs .....	819,500

**TOTAL CAMP CROWELL/HILAKA PHASE 2 .....** \$7,715,300



# Phase 3 Development

## CAMP CROWELL/HILAKA

### CAMPER HOUSING:

New winterized Cabin Unit 3 .....	\$ 781,300
3 winterized cabins, Lodge w/bathrooms = 42 person capacity	
New winterized Cabin Unit .....	781,300
3 winterized cabins, Lodge w/bathrooms = 42 person capacity	
New Ground Tent Units - 2 Tent Units w/composting toilets .....	87,200
9 ground tents each = 36 person capacity each, 72 persons total	

### PROGRAM:

Renovate Amity House .....	273,200
Renovate North House .....	116,900
Hilltop upgrade .....	29,300
Mill Museum upgrade .....	23,400
Phase-out Coach House .....	8,900
Miscellaneous phase-out .....	24,500
Sub-total .....	\$ 2,126,000
Contingency 20% .....	425,200
Utility allowance - electric .....	13,000
Project Costs .....	298,100

TOTAL CAMP CROWELL/HILAKA PHASE 3 ..... \$ 2,862,300



## Acknowledgements

### Long-range Property Planning Task Force Committee

Kathy Gambarese, president  
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 Barbara Parkinson  
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SCPS Project Number: 9739.00

