



# B'NAI B'RITH CAMP

MASTER DEVELOPMENT PLAN  
DECEMBER 2009





# Contributors

## Steering Committee Participants

Irving Potter	Chairman, B'nai B'rith Camp Men's Association Board
Michelle Koplan	Executive Director, B'nai B'rith Camp
Miles Newmark	Facilities Subcommittee Chair, B'nai B'rith Camp
Kyle Rotenberg	President, B'nai B'rith Camp Men's Association Board
Stan Rotenberg	B'nai B'rith Camp Men's Association Board
Steve Kantor	B'nai B'rith Camp Men's Association Board
Dan Pittman	B'nai B'rith Camp Men's Association Board
Barb Gordon	Day Camp Director, B'nai B'rith Camp
Lisa Klingsporn	Conference & Retreat Manager, B'nai B'rith Camp
Rachel Rothstein	Associate Director, B'nai B'rith Camp
Mike Morrow	Site Manager, B'nai B'rith Camp
Milt Carl	President Emeritis, B'nai B'rith Camp Men's Association
Marty Zell	B'nai B'rith Camp Men's Association Board
Hal Mink	B'nai B'rith Camp Men's Association Board
Jefferey Weitz	Jewish Community Center Board
Dave Gold	Men's Camper
Ken Unkeles	Bnai B'rith Camp Men's Association Board

## Consultants

Walker Macy  
111 SW Oak Street, Suite 200  
Portland, Oregon 97204  
(503) 228-3122

John Kyle Architects  
P.O Box 12438  
Portland, Oregon 97212  
(503) 224-0891

SERA  
338 NW 5th Avenue  
Portland, Oregon 97209  
(503) 445-7372





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# Introduction

B'nai B'rith Camp (BB Camp), located on the scenic Oregon Coast, is the premier Jewish resident camp in the Pacific Northwest. Founded in 1921, BB Camp is dedicated to providing the finest summer experience for today's campers while preparing them to be tomorrow's community leaders. BB Camp strives to teach the values and ethics of Jewish living by example, experience and through creative expression.

With the growing demand for youth camping, family retreats and adult conferencing, the existing facilities at B'nai B'rith Camp can not meet the present demand. Currently, BB Camp is at 90% capacity for youth camp programs, with waiting lists for camp attendance. The camp also hosts a Day Camp program for local children. Although the Day Camp program is only in its third year, there is considerable and growing demand for this service to the local community. The rental market for off-season events at the camp, such as weddings, conferences and retreats, has greatly expanded since 2001. In addition, there is a demand for higher quality facilities. It was with these concerns in mind that planning work was initiated for a new Master Plan for the property. The Master Plan strives to preserve the integrity of the site, and its historic use as a rustic camp environment, while responding appropriately to current operation needs and future goals for a quality year round facility for youth and adults.

## B'nai B'rith Camp Mission and Identity

B'nai B'rith Camp is dedicated to helping young people grow in a responsible, mature manner within a Jewish atmosphere. The camp provides visitors with opportunities in a twenty-four hour outdoor setting, to gain a deeper understanding of themselves, their Jewish heritage and their fellow people. B'nai B'rith Camp is committed to providing a safe camp environment in which relationships are characterized by dignity, respect, and equitable treatment. In summary, the Camp's mission is to build Jewish community, cultural identity and to foster lifelong friendships, not necessarily spiritual faith. The Camp motto has evolved into "Building Friendships for Life".

## Purpose of Master Plan

The purpose of the Master Plan is to provide a framework to guide development over the next 25 years in a manner which preserves the unique natural resources of the site and meets the needs of the camp and local communities. The Master Plan strives to provide guidance for future physical improvements and facility expansions at the camp site that are viable and of high quality.

## Planning Process

The Master Plan for the B'nai B'rith Camp, presented herein, was developed under the direction of a Steering Committee composed of B'nai B'rith Men's Camp Association (BBMCA) Board members, members of the camp's Strategic Planning Facilities Sub-Committee and camp staff. The Steering Committee provided an important decision-making role throughout the project. The design team conducted a series of three workshops with the Steering Committee at key points throughout the project to discuss the project, gain feedback and to ensure that the final Master Plan for BB Camp fully represented the consensus of project team. Summary meeting notes from each meeting are available in Appendix A.

The team took a slight detour from the established process when it was determined that the condition of the existing Dining Hall required further study before a clear re-development decision could be made. Once the Dining Hall evaluation was completed, a fourth meeting was held which focused upon architectural design and phasing.

Through this planning process, existing facilities and site limitations were evaluated, physical program needs were established and plans for site and facility development were developed and refined. Phasing options were explored and discussed with the Steering Committee. The Master Plan process for BB Camp consisted of the following steps: Program Development; Site Assessment and Considerations; Concept Design and

Design Refinement; and Master Plan Development.

The most significant changes affecting the future of the BB Camp will involve a gradual expansion and upgrade of some of the camp's key support and program facilities, including a renovation of the Dining Hall, replacement of the Executive Building with a new Community Center Building and the relocation of the Gymnasium Building.

The following general goals derived from the planning process were used to guide master planning efforts:

- Continue and expand the youth camp program as the primary use at BB Camp.
- Replace the Executive Building with classroom, office and camp support functions.
- Provide a large indoor program space that can accommodate the entire camp.
- Provide a dining hall that can accommodate the entire camp.
- Upgrade the quality of facilities.
- Upgrade and increase the senior housing facilities.



Site Visit







# Existing Conditions

## Brief History of the Camp

The Jewish Community Center (JCC) was originally formed as the B'nai B'rith House and served the South Portland based Jewish community as a neighborhood recreation and community center. The B'nai B'rith House was probably started by members of the local chapter of B'nai B'rith, which is and was a national fraternal organization. The B'nai B'rith House started the camp in 1921. The Camp's first year was held in Wallula, Washington. It then moved to Neskowin for a couple of years. In 1925 it moved to its current location on land donated by the Meier family. The B'nai B'rith House changed its name to the Jewish Community Center in the later 1930's but the camp kept its original name. The Camp was owned and operated by the JCC since its inception. Recently, ownership has transitioned to the B'nai B'rith Camp Men's Association. The B'nai B'rith Camp is open to all who can attend.



*B'nai B'rith Camp Location on Devil's Lake*

## General Property Description

The B'nai B'rith Camp site is located on the east side of Devil's Lake, with its eastern boundary formed by East Devil's Lake Road. The site is just south of Neotsu, Oregon, near Otis and Lincoln City. The site consists of approximately 12 acres of mixed coastal forest, a lake edge with wetlands, and hilly terrain, offering a natural setting for a variety of activities. A primary focus of the Camp is its location on Devil's Lake which is a 684 acre freshwater lake that connects to the Pacific Ocean via the "D" river to the south in Lincoln City. The lake is approximately 3 miles long but only 0.4 miles wide, so the site is subject to the temperate coastal climate. The Devil's Lake shoreline predominantly supports residential development of coastal homes and vacation rentals but there is also a State Park and four local parks. This attractive water feature is ideal for coastal recreation including boating, fishing and water activities.

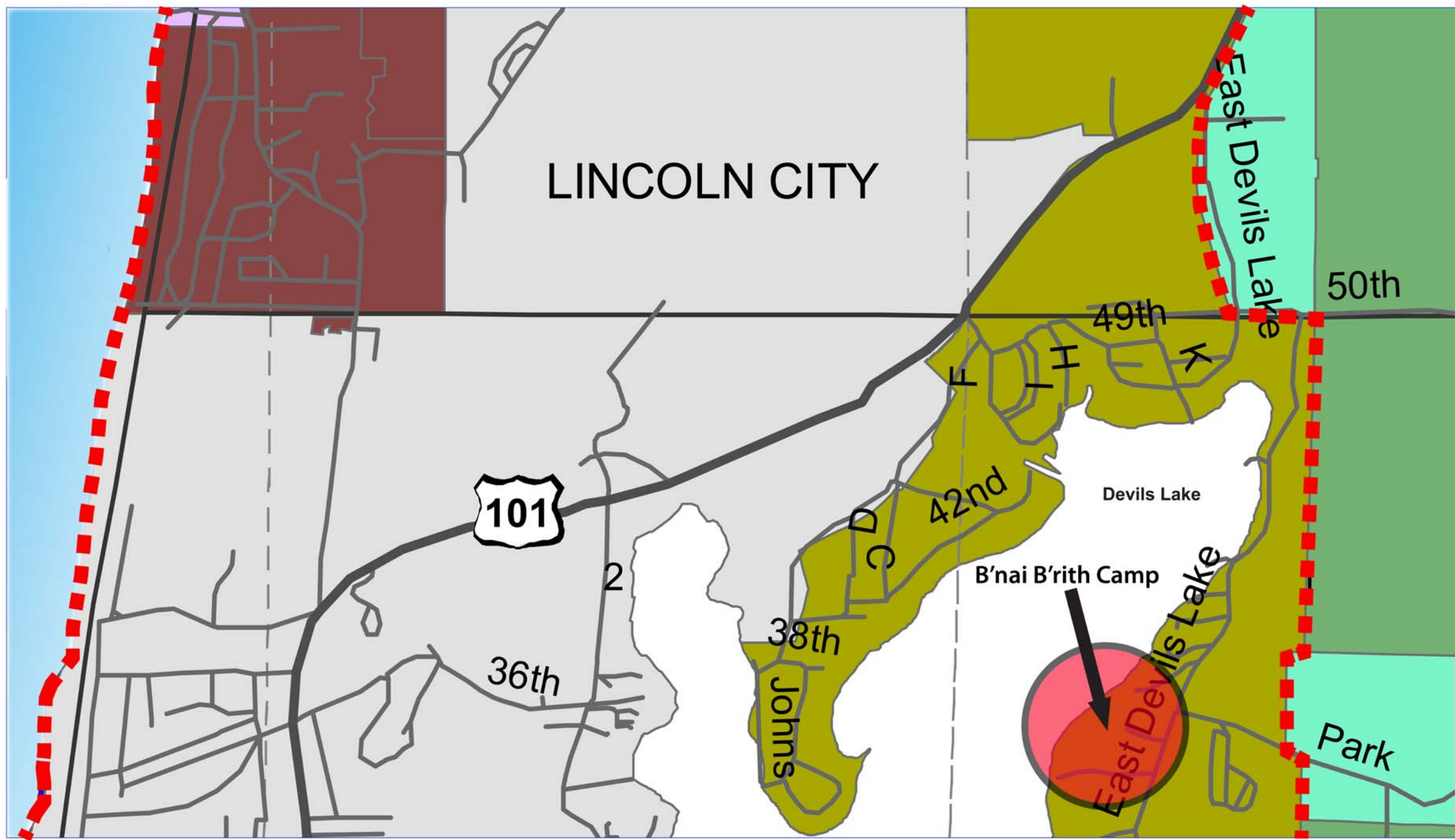


*Aerial of Site*

Devil's Lake can be water quality challenged during certain months of the year, given its popularity as a coastal destination, the lakeshore development, and the recreation pressures. There is local awareness of the situation and attention has been given to various solutions. Local agencies are promoting the maintenance and restoration of shoreline vegetation for the natural water cleansing functions vegetated lands provide. Much of the lakeshore on the BB Camp site is naturally vegetated with a mix of native and non-native species, including naturally occurring wetlands. This not only provides local water quality improvement benefits but also functions as a privacy screen for the camp. The north portion of shoreline has been filled by approximately three feet of fill and a seawall is present. Directly south of the seawall is a shoreline area that has been cleared of vegetation. Near the southern property boundary, a long-established beach and a dock visually connect the camp with the lake.

The property is abutted on the north and south by single family residential development. There is a KOA camp across East Devil's Lake Road to the east. While the impact of surrounding development is minimal on the core camp, there is concern about privacy and security. Perimeter fences surround the land edges of the camp, including the East Devil's Lake Road edge. It is recommended that heavily vegetated buffers be maintained along perimeter areas adjacent to residential development.







Zoning					
	A-C [Agricultural Conservation]		M-W [Marine Waterway]		RR-2 [Rural Residential]
	C-1 [Retail Commercial]		P-F [Public Facilities]		RR-5 [Rural Residential]
	C-T [Tourist Commercial]		R-1 [Residential]		T-C [Timber Conservation]
	CITY		R-1-A [Residential]		Lincoln City UGB

Figure A: Zoning Map

## Site Context, Land Use and Zoning

About one half of the property surrounding Devil's Lake is within the City of Lincoln City and the rest is within the jurisdiction of Lincoln County, but within the Urban Growth Boundary (UGB) of Lincoln City (See **Figure A**). The BB Camp site is located within Lincoln County. While the site is also located within the UGB of Lincoln City, it is still subject to Lincoln County codes. According to current Lincoln County zoning, the property is zoned R-1 Residential but has operated as a camp since 1925. The historic and continuing use of the property as a camp constitutes a lawful non-conforming use. Non-conforming uses are allowed to continue, but any alterations in structure, new building improvements, or changes in use will be subject to review by Lincoln County through a Conditional Use Review process.

As part of this study, the design team reviewed documentation and conditions of approval attached to conditional use permits involving the B'nai B'rith Camp for changes to the lake house and garage structure. This information was provided by the Lincoln County Department of Planning and Development. The conditions of approval addressed the following general issues:

- Method of sewage disposal for the proposed adult housing use.
- Restrictions on the number of parking spaces provided near abutting residential property to the north.
- The installation of a sight-obscuring fence between adjacent residential properties and the proposed parking area.
- Restriction on the use of parking area and yard surrounding the lake house for camp activities.
- Restriction on the use of the existing dock for camp activities.
- Visual screening of camp program use spaces from adjacent residential property.

These conditions of approval are important to consider because they highlight the type of approval criteria likely to arise in future Lincoln County review of camp redevelopment proposals.

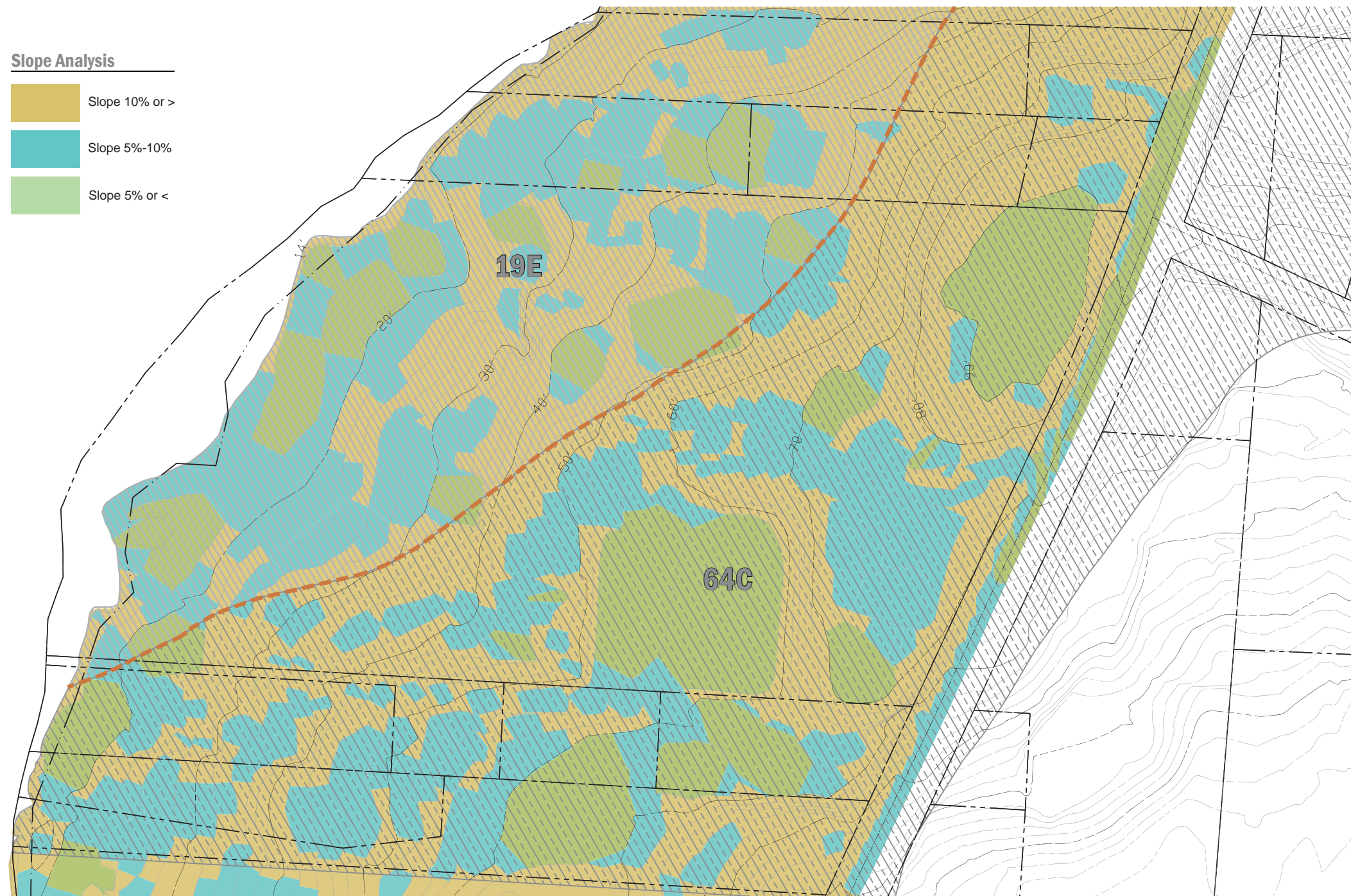
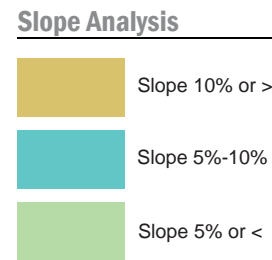
## Setbacks & Other Regulatory Considerations

Lincoln County code was reviewed for applicable provisions to site planning and building development. The code establishes setbacks on the property under the provisions of R1 zoning designation, including: a 20 foot setback along East Devil's Lake Road; and front, side and rear yard setbacks. These may vary depending upon proposed building heights, which are also restricted to be under a 30 foot height.

No provisions were found to restrict tree cutting on the property. The site is not located within any Lincoln County inventoried natural resource areas. Therefore, there does not appear to be any limitations or restrictions on site natural resources at the county level, other than those outlined herein.

Lincoln City is a Pacific Ocean coastal community and, as such, has been engaged in tsunami evacuation planning. The B'nai B'rith Camp site is partially within the designated tsunami evacuation area, with the estimated land area below 40 feet in elevation (presumed NAVD(88); *see \*note on page 11*) being vulnerable. During future redevelopment activities, it is recommended that all major camp buildings (i.e. Dining Hall, Community Center, and Gymnasium) be located above this elevation.





**Soils**

**19E Fendall-Winema Silt Loams**  
 Winema & similar soils: 50%  
 Fendall & similar soils: 30%  
 Drainage Class: Well-drained  
 Depth to Bedrock: 40"-50"

**64C Winema-Fendall Silt Loams**  
 Winema & similar soils: 45%  
 Fendall & similar soils: 40%  
 Drainage Class: Well-drained  
 Depth to Bedrock: 54"-64"

Figure B: Soils & Slope Map



## Soils

The soils found on a site can greatly influence development potential based on numerous characteristics including composition, slopes, permeability, erosion potential, stability and other limitations. Two predominant, but related, soil types are found on the property: Fendall-Winema Silt Loams, and Winema-Fendall Silt Loams (See **Figure B**). These two soil types are well drained and have similar characteristics of composition, slopes, permeability, erosion potential and stability. However, the specific percentages of soil units that make up the composition vary between the two soil types. Winema-Fendall Silt Loams are found on the upper half of the property near East Devil's Lake Road. Fendall-Winema Silt Loams occur on the lower half of the site closest to Devil's Lake (USDA, NRCS, 2006). These soil types are suitable for the type of construction proposed for the camp, and where these soils occur on fairly gentle slopes, they are also suitable for septic drainfield construction. Generally, areas within either soil designation have acceptable percolation rates, as indicated by existing drainfield locations.

## Slopes

As part of the site assessment for the property an analysis of slopes was undertaken as depicted in Figure B. Topography (2 foot contour interval) for the site was obtained from the Lincoln City Geographic Information Systems data base. The Lincoln County vertical data provided is based upon the NAVD(88) datum, a more recent datum that adjusts for vertical elevation differences between east coast and west coast surveys (Findorff, 1997).

Slopes were separated into 3 general categories: steep (10% or greater), moderate (5-10%), and shallow (5% or less). Topography can greatly affect buildable area, soil type and septic suitability. The site contains varied topography with a band of steep slopes separating the upper part of the camp from the lower westerly half of the site near the lake. A

distinguishing feature of the site is an upland ridge which runs roughly north/ south through the middle of site. Beautiful views of Devil's Lake can be experienced from the upper vantage point.

From a constructability perspective, slopes of less than 5% are the easiest to build on and will accommodate ADA access or sports field development. However, a large percentage of the gentle slopes on the property already contain the existing septic drainfields, thereby negating development potential. Slopes of 5-10% are still workable for road or path construction, but will involve some grading to create functional solutions. Slopes steeper than 10% generally present challenges for construction as well as for universal access for all users.

## Wetlands and Flood Plain

A portion of the central vegetated lake edge area on the property would be considered wetland. Vegetation characteristic of wetlands and evidence of wet soils can be readily observed from the open central lawn area, especially near the playground. Native wetland species observed in this area include: Willow (*Salix sp.*), Pacific Ninebark (*Physocarpus capitatus*), Skunk Cabbage (*Lysichiton americanum*), Slough Sedge (*Carex obnupta*),



Wetlands

Cow Parsnip (*Heracleum lanatum*), and Rushes (*Juncus sp.*). Lincoln County development ordinance requires a 20 foot setback for development around all wetlands. The wetlands found on the site would also be subject to Federal and State removal/ fill wetland regulations if impacted.

Devil's Lake is the local collection basin for storm drainage of the surrounding land and coastal hillsides. As such, much of the shoreline would be considered to be within the 100-year flood plain. For planning purposes, the elevation of the 100-year flood occurrence on the property is estimated to be 17 feet NAVD(88) (National Flood Insurance Program, 1980, *see \*note below*). Construction of permanent structures within the 100-year flood plain area is generally prohibited. Trails and trail related facilities such as picnic tables, benches, viewing platforms, and interpretive signage may be permitted when reasonable upland alternatives are not practical and when development is done in a manner which minimizes disturbance.

The mean high water elevation of Devil's Lake is approximately 14 feet NAVD(88) in elevation (*see \*note below*).

(\*note: Some of the older planning documents reviewed for this planning effort are based upon vertical elevations on the NGVD(29) datum. The design team adjusted up NGVD(29) vertical elevations by 3.29 feet so that they could be compared to the topography provided by Lincoln County GIS data which is based upon NAVD(88) (Personal Communication with Robert Lennox, PLS, Bluedot Group, March, 2009). For example, the mean high water elevation of Devil's Lake is reported to be 10.4 feet in elevation on NAVD(29). To convert this to NAVD(88), the design team added 3.29 feet, and used the 14 foot contour line on the site plan for planning purposes.)



## Vegetation

The site vegetation is a mix of open and flatter lawn areas, interspersed with forested, sloped areas. Developed areas are generally covered with either pavement or lawn vegetation. The undeveloped portions of the site are covered with remnants of the naturally-occurring coastal plant communities, often on steeper slopes. The predominant native plant assemblage represented on the site is a mixed upland northwest coastal coniferous/ deciduous forest. The dominant tree species observed in these areas include: alder (*Alnus rubra*), Douglas fir (*Pseudotsuga menziesii*), western red cedar (*Thuja plicata*), Sitka spruce (*Picea sitchensis*), and western hemlock (*Tsuga heterophylla*). Typical native understory species found in the plant community include: salal (*Gaultheria shallon*), indian plum (*Oemleria cerasiformis*), salmonberry (*Rubus spectabilis*), elderberry (*Sambucus racemosa*), evergreen huckleberry (*Vaccinium ovatum*), swordfern (*Polystichum munitum*), youth-on-age (*Tolmiea menziesii*), and false lily-of-the-valley (*Maianthemum dilatatum*).

Some of the naturally vegetated areas have non-native species invading the areas. English ivy (*Hedera helix*), Scotch broom (*Cytisus scoparius*),



Vegetation

Himalayan blackberry (*Rubus discolor*), laurel (*Prunus sp.*) and holly (*Ilex sp.*) are the typical invasive species observed on the site. The presence of these species within the native plant communities may present a future youth camp programming opportunity for environmental study, ecological restoration, and stewardship. Invasive species could be removed by youth camp work parties, and vegetated areas supplemented or re-vegetated with native plant materials.

There is also a wetland fringe along some portions of the lake edge, with native wetland plant species, as previously discussed.

## Infrastructure

**Water.** A public water source serves the property from the east where a twelve-inch water main is found within the East Devil's Lake Road right-of-way. This water main is fed by two reservoirs having a total capacity of over six million gallons. According to the Lincoln City water staff, static pressures available at the BB Camp range from 80 pounds per square inch (psi) (near the lake front), to about 60 psi (tennis court elevation). The City water staff thinks that fire flows of about 2200 gallons per minute (gpm) can be obtained along East Devil's Lake Road.



Existing Fire Protection

The camp's water line connects to the City system at a point just north of the existing tennis court (and south of the camp entrance road). According to City officials, BB Camp has a 2 inch water meter. While the size of the connecting water line is not known with certainty, it is likely to be on the order of two to four inches in diameter which is too small to provide adequate fire protection throughout the camp. The water line extends west to the center of camp near the existing turn-around. From there, small diameter water lines provide water service to individual buildings and a local system of exterior water taps that provide a minimum level of fire fighting capability.

**Sanitary Sewage Disposal.** A subsurface sewage disposal system is in place on the camp site to serve the existing camp buildings. This existing collection and primary treatment system components are of mixed age and were installed in conjunction with various camp construction or remodeling projects in the past. The exact routing of the collection system piping and drainfield trenches is not precisely known. The system generally consists of septic tanks, pump tanks and four subsurface drainfields. One drainfield is located near the camp site manager's residence, one is found



Sanitary Sewage System Infrastructure



under the ballfield, and the two remaining drainfields are located in open lawn area down by the lake. Drawings of the existing system are schematic in nature, but provide the best available information. The general locations and sizes of the existing drainfields have been added to the site base map to be considered during planning (See **Figure C**). It is essential that these drainfields be protected from development until such a time as public sewers become available.

The subsurface sewage disposal system was studied by Cascade Earth Sciences and upgraded in 2003. The existing drainfields remain undersized, based on current Oregon Department of Environmental Quality (DEQ) requirements, but are considered approved as an “acceptable repair to an existing system, given existing site constraints”. It is unlikely that the DEQ will agree to any capacity increase without bringing the existing system much closer to compliance with current rules (Personal Communication with Brian Rabe, Cascade Earth Sciences, May, 2009). Please refer to Appendix B for a Memorandum detailing the communication with Cascade Earth Sciences.

The real limitation to camp expansion is the limited land area available for additional drainfields. The ballfield drainfield is a good location in terms of soils, gradient, and size. The drainfields near the lake do not meet current 100 foot setback requirements and would not be permitted under current DEQ rules. A request to increase camp capacity may trigger current drainfield requirements to be met, which mandate both an initial drainfield (which is in place) plus a replacement drainfield reserve sufficient to accommodate approximately 6,000 linear feet of trench (approximately 200' x 300' in area). While the existing system will remain legal as long as it continues to function adequately, if this system fails, it will likely have to be brought up to current standards.

**Natural Gas.** The BB Camp site has natural gas provided via service by Northwest Natural Gas. The primary connection and meter is found on the north side of the existing Executive Building which is likely to be replaced in the future. When this occurs, a new point of connection should be identified, and existing natural gas lines will have to be relocated accordingly. A new gas line was extended to the new women’s shower building this year.

**Electric Power and Telecommunications.** Electric power is provided by overhead service from Pacific Power. Telecommunications services are provided via underground cable by Centurylink. Power and telephone service providers have indicated that current infrastructure is adequate to accommodate future camp requirements.



Campfire Circle

## Site Character and Assessment

The existing development pattern of the camp was observed and recorded graphically in **Figure C**. In general, the camp has developed with housing on the north and south perimeters, and the majority of the camp function and support buildings in the center of the site. This development pattern tends to foster a more internally focused camp function. Given the current residential zoning and the surrounding residential land uses, this pattern may also help to minimize interactions with adjacent residential neighbors.

Outdoor recreational facilities, such as tennis courts, volleyball, ropes course, playgrounds and the ball field, are scattered throughout the camp. While this pattern disperses the recreational activity around the site, it may require more effort by camp staff to supervise. This dispersed quality of recreation and other facilities results in a lack of clear open space, and the camp appears visually congested.

On a positive note, remnant native woodlands remain intact on steeper sloped lands, forming transitions between developed zones. These



Site Character





- LEGEND**
- ⊙ WATER HYDRANT
  - ⊕ WATER SYSTEM VALVE
  - ⚠ WATER CONTROL VALVE
  - GAS METER
  - GAS LINE
  - ELECTRIC POLE
  - FLAG POLE
  - CHAINLINK FENCE
  - ▭ DRAINAGE FIELD
  - 100 YR FLOODPLAIN ELEV. (APPROX. 17')
  - ORDINARY HIGH LAKE WATER ELEV. (APPROX. 13.7')
  - TSUNAMI ELEV. 40'
  - PROPERTY LINE
  - ▨ SETBACKS

- Key**
- |                                                                                                                                        |                                                                                                                                                     |                                                                                                                                                          |                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| <span style="display: inline-block; width: 20px; height: 10px; background-color: red; border: 1px solid black;"></span> Camp Functions | <span style="display: inline-block; width: 20px; height: 10px; background-color: yellow; border: 1px solid black;"></span> Housing/Residential      | <span style="display: inline-block; width: 20px; height: 10px; background-color: #4F7942; border: 1px solid black;"></span> Wooded Cover                 | <span style="display: inline-block; width: 20px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span> Open Lawn |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: gray; border: 1px solid black;"></span> Camp Support  | <span style="display: inline-block; width: 20px; height: 10px; background-color: #6495ED; border: 1px solid black;"></span> Recreational Facilities | <span style="display: inline-block; width: 20px; height: 10px; background-color: #9ACD32; border: 1px solid black;"></span> Lake Edge/Wetland Vegetation | <span style="display: inline-block; width: 20px; height: 10px; background-color: #D3D3D3; border: 1px solid black;"></span> Pavement  |



Figure C: Assessment Diagram



wooded areas buffer the camp perimeter, separate various parts of the camp and create zones of development. It is the wooded setting and wooded surroundings in large part that give BB Camp its rustic feel.

**Figure C** also illustrates all of the gravel and asphalt paved areas in the camp. Paved access is provided to each building meeting fire access



*Central Camp Area*



*Teva Center*

requirements. However, pavement layout and circulation is largely utilitarian and appears to have been expanded in an ad hoc manner over time. Despite the amount of pavement, there are very few designated parking spaces. When the camp hosts weekend events where many visitors arrive in cars and require parking, parking around the camp can be unorganized and cluttered.

### Development Potential

Due to the combined influences of topography, soils, tsunami and flood plain elevations, new development or redevelopment should generally occur on higher portions of the site. It is recommended that all of the buildings be located above the 100-year floodplain elevation (17 feet), and major camp buildings be sited above 40 feet in elevation. There does not appear to be any soil limitations other than topography. Land areas with slopes less than 10% that are outside designated development setbacks are generally more suitable for construction and will be easier (less costly) to redevelop. Areas that are suitable for development of septic drainfields have already been developed as such. Relatively flat land that does not already support septic drainfields is limited for the establishment of organized parking facilities.

In addition to the development potential dictated by site considerations, the B'nai B'rith Camp property also contains a number of significant assets that offer positive opportunities for future development as well as a few limitations that will present challenges to redevelopment efforts, including the following:

### Site and Facility Assets

- Given the relatively short distance, the location is convenient for travel from major metropolitan areas of Portland and Vancouver.
- The site has an attractive natural character with remnant woodlands offering good opportunities for restoration, stewardship and environmental study.
- Devil's Lake provides an attractive amenity and recreational resource.

### Site and Facility Limitations

- Flood plain, wetlands and tsunami evacuation areas.
- Septic system expansion limitations.
- Utilities will require upgrades for redevelopment.
- Limited undeveloped land available.
- Designated parking areas are inadequate for larger gatherings.





New Dining Hall



# Master Plan Physical Program

## Planning Background

During the first workshop with the project Steering Committee, the site and facility physical program was discussed in detail. The design team explored what currently works at the camp, elements that are considered sacred or “iconic”, and elements that have passed their useful life at the camp. The group discussed the desired vision for the future B’nai B’rith Camp. Through the planning process, the physical program was established and then refined.

The most significant physical program issue that will affect the future of the Camp is the desire to expand the capacity of the Youth Overnight Camp Program. Currently there is a wait list for the summer youth camp. In general, Jewish camping organizations such as the Foundation for Jewish Camp; and the American Camp Association are showing a national trend in camp expansion by ten percent.

The following general principles derived from the initial programming phase were used to guide concept design efforts:

- Continue and expand the Youth Overnight Camp Program as the primary use at B’nai B’rith Camp
- Provide a large indoor program space that can accommodate the entire camp
- Provide a dining hall that can accommodate the entire camp
- Expand the Day Camp Program to better serve the local community
- Provide additional/ upgraded adult housing facilities
- Upgrade the general quality of facilities

## B’nai B’rith Camp User Groups and Physical Program

Over the past 10 years, B’nai B’rith Camp has grown from a summer camp for children with a few rentals throughout the school year, to an evolving facility with multiple operation centers to serve group rentals and retreats. BB Camp also hosts a relatively new, non-faith based Day Camp serving the local community.

The following sections of the report describe the four main user groups in detail: Youth Overnight Camp; Day Camp; Weekend Getaways; and Conferences and Rentals. The existing and desired physical program elements that are necessary to support each of the camp uses are outlined accordingly.

### Youth Overnight Camp

The original and hallmark use for B’nai B’rith Camp is the overnight camp. Every summer BB Camp is called home by approximately 500 children (ages 6-16) and 90 staff (from across the country and around the world). Since 1921, BB Camp has been dedicated to providing the finest summer experience for today’s campers while preparing them to be tomorrow’s community leaders. The Camp has consistently proven to be a great place for youth to learn about themselves, their Jewish identity, their environment, and how to relate to others.

B’nai B’rith Camp offers a wide range of activities for youth campers, including: arts and crafts, Jewish enrichment, athletics, aquatics, water skiing, sailing, canoeing, hydrotubing, swimming in the outdoor heated pool, dancing, nature experience, singing, high and low ropes challenge courses, leadership, community service, drama, creative writing, Shabbat celebrations, overnights and trips. BB Camp is licensed by the State of Oregon and accredited by the American Camp Association.

From June through August, B’nai B’rith Camp offers one 1-week session and two 3-week sessions. The 1-week session, referred to as the Maccabee Camp session, is primarily for first time youth campers (Youth entering grades 2 – 8). Camper incentive grants are offered for campers, sponsored by the Foundation for Jewish Camp and the B’nai B’rith Camp Men’s Association. The 1-week session serves as an introductory experience, provides a “taste of camp”, and helps to ensure adequate future enrollment.





During the 3-week sessions, children are divided up into age groups for their camp experience. All ages are present at the camp simultaneously and camp programs are progressive, to encourage return campers. BB Camp age groups are as follows:

- Younger Unit (Massada) - Youth entering grades 4 – 6
- Older Unit (Sinai) - Youth entering grades 7 – 8
- Teen Village (K'far Noar) – Youth entering grade 9
- Leadership in Training (Teva Mitzvot) - Youth entering grade 10
- Leadership in Action: Leadership & Counseling - Youth entering grade 11
- Counselors – 17 & 18 year old

The children are arranged by age group into cabins, and they experience the camp programs and activities with their cabin group. BB Camp also offers progressive off site experiences for each age group. Day trips and overnight trips range from local overnight trips to weekend field trips. They become more adventurous for older youth campers. Youth campers in the fourth through sixth grade may go on an overnight trip to a nearby beach, whereas ninth graders might elect to experience a weekend of theater in Ashland or rock-climbing at Smith Rocks.

#### Day in the Life of an Overnight Camper

8:00 am	Reveille
8:30	Breakfast (Everyone)
9:15	Camp Clean-up
10:15	Skill Builder Hour
11:15	Chug Aleph - Activity Hour
12:15 pm	Lunch
1:30	Rest Hour/Socializing/ Camp Store
2:30	Elected Activity (by Individual – swimming is popular)
4:00	Chug Bet - Activity Hour
5:00	Chug Gimmel
6:00	Dinner
8:00	Evening Program Activities (Performances, capture the flag as a camp group, poetry night, etc.)
10 pm approx.	Lights Out
Saturday	Day of Rest (Shabbat)
Sunday	All Day Programming (Everyone)

Showering occurs at breaks throughout the day, and everyone is required to take a shower before Shabbat which begins Friday evening. The entire camp population is present on site only on Shabbat.

Currently, the camp program offerings and available housing are at close to capacity given the quality of housing stock in particular. There is a desire to expand and upgrade the camp facilities from quantity and quality standpoints.



Interior of Cabins



Pool



Supporting the well established youth camping program, the current and desired future physical program elements are summarized below:

### Youth Camp Housing

#### Current

- 18 beds / Cabin (Unit)
- 2-5 Staff Counselors (need to comply with ACA 1:8 ratio) / Cabin; 12 -16 campers/ Cabin
- 8 Women/ Girls Cabins
- 8 Men/ Boys Cabins (Includes Tatooners Cabin)
- Lack of Storage
- Lack of Privacy
- 240 total beds in Cabins, 175 (185) campers = full capacity

#### Desired Program

- 18-20 beds/ Cabin (Unit)
- Average 3 Staff Counselors/Cabin, 15 -17 campers/ Cabin (Unit)
- Half of desired capacity to house Women/ Girls
- Half of desired capacity to house Men/ Boys
- 295 - 305 total beds in Cabins, 250 campers = full capacity



Women's Cabins

### Staff Housing

#### Current

- 6 Permanent Staff; 84 Seasonal Staff – 90 Staff Total
- Approximately 45 – 55 of 90 seasonal staff are camp Counselors
- Remainder of seasonal staff are health care, food service, camp program support staff
- Adult Housing:
  - Relocated Little Cabin: 4 beds
  - Dining Room Storage Area: 6 beds
  - Lake House: 4 bedrooms
  - Apartment above Arts & Crafts
  - Caretaker Residence
- Staff Lounge in non-functional restroom building near Tatooners

#### Desired Program

- 6 Permanent Staff; 84 Seasonal Staff – 90 Staff Total
- Adult Housing:
  - 12 – 16 Additional Dormitories
  - Relocated Little Cabin: 4 beds



Lake House

- Lake House: 4 bedrooms
- Apartment above Arts & Crafts
- Caretaker Residence
- New Staff Lounge Space
- Alumni/Small Retreat Space

### Bathrooms

#### Current

- 2 toilets and 2 lavs/ Cabin (Restrooms not appealing)
- New Women's Shower House near Women's Cabins (15 shower stalls)
- 8 showers in central camp building for Men
- 1 lav in the other Relocated Little Cabin near Tatooners

#### Desired Program

- Consider Cabin units with Restrooms; 2 toilets and 2 lavs / Cabin
- Men's Shower House near Men's Cabins (13 showers, 5 lavs & 1 toilet)
- Women's Shower House near Women's Cabins (13 showers, 5 lavs & 1 toilet)



Men's Cabins



## Dining

### Current

- Dining Hall with seating capacity for 250 children or 130 adults
- Kitchen can meet capacity - kitchen meets Kosher requirements
- Small Stage/ Presentation Space
- Small Storage Space (Used to meet Staff Housing needs – see above)
- Outdoor Deck Space (structurally unsound)

### Desired Program

- Expand Dining Hall seating capacity to 350 (250 campers plus 100 staff)
- Kitchen meeting capacity
- Remove Stage/ Presentation Space (goes to Assembly)
- Storage Space for dining related equipment
- Expanded Outdoor Deck Space (overlooking Devil's Lake)

## Assembly Spaces/ Classrooms

### Current

- Group assembly possible in Dining Hall – 250 children or 130 adult seating capacity
- Possibility of indoor assembly on Basketball Court
- 1 Classroom Space in Main Office/JEC Building

### Desired Program

- Expanded Dining Hall – 350 seating capacity
- Large group Assembly Space for 350 seating capacity
- 1 Classroom Space in Main Office/JEC Building
- 3 - 4 Classroom Spaces: 40 people each
- 3 Multipurpose (Conference) Rooms: 40 people each

## Infirmiry

### Current

- Health Care building with 2 patient rooms (building is in disrepair)
- Nurse residence in Health Care building

### Future Needs

- Replace Health Care building & residence



Existing Dining Hall



Existing Basketball Court



Existing Infirmary



## Camp Support

### Current

- Main Office Building near Camp Entrance/ Jewish Enrichment Center (Classroom)
- Scattered Offices in various campus buildings
- Maintenance/ Operations/ Winter Storage Building: located right on Lake frontage
- Scattered Storage in various camp buildings

### Desired Program

- Main Office Building near Camp Entrance/ Jewish Enrichment Center (Classroom)
- 3 Office Spaces in new “Community Center Building”
- Maintenance/ Operations/ Winter Storage Building: re-locate
- Additional Storage Space
- Storage for 2 gators, trackhoe, riding mower, wood storage and possibly compost facility



Existing Camp Office and Jewish Enrichment Center

## Camp Program and Indoor Recreation Facilities

### Current

- Arts & Crafts in newly renovated North building
- Gymnasium/ Library Building:
  - 2/3 Basketball Court – not enough room for spectators
  - Game Room – too small, not girl friendly
  - Camp Store – very popular
  - Multi-purpose Space = Sefria (Library)
  - Upstairs Office used as Storage Space
- Teva (Nature) Center/ Fireplace Structure - currently used for nature study and winter storage facility

### Desired Program

- Art & Crafts Facility
- Gymnasium Building with Indoor Recreation Program:
  - Basketball Court – with Space for Spectators
  - Improved Game Room Space
  - Camp Store
  - Multi-purpose Space (Sefria)
  - Storage Space
  - Storage Facilities
- Nature Study Facility

## Outdoor Camp Program and Recreation Facilities

### Current

#### Recreational Facilities:

- Tennis Courts/ Outdoor Basketball Courts: not well used, in disrepair, smokers deter use
- Basketball Hoop near Men’s Cabins
- Softball/ Baseball
- High and Low Ropes Course: limited, outdated, “shabby chic”, needs supervision
- Climbing Wall: needs supervision
- Swings
- Volleyball: not popular
- 2 Playgrounds with structures: one located adjacent to wetland
- Pool & Hot tub
- Outdoor Group Gathering Spaces, aka “Chill Hill”
- Outdoor Stage with Seating
- Campfire Area near Lake
- Lake Access/ Dock & Boat House: Lake activities are most popular
- 3 Ski Boats
- 13 Canoes
- 4 Paddle Boats
- 1 Dingy
- 1 Sailboat

### Desired Program

#### Recreational Facilities:

- Basketball Hoop
- Softball/ Baseball
- Updated High and Low Ropes Course
- Updated Climbing Wall
- Swings
- 2 Playgrounds with structures



- Pool
- Outdoor Group Gathering Spaces: “Chill Hill”
- Designate/ Provide places to experience/ interact with Nature
- Establish Lake/ Wetland Restoration Program
- Relocated Campfire (further from Lake Edge)
- Informal Open Spaces
- Seasonal Lake Access/ Dock & Boat House: Provide increased opportunities – “Get more kids on the water”
- 3 Ski Boats
- 13 Canoes
- 4 Paddle Boats
- 1 Dingy
- Additional Sailboat
- Seasonal/ Temporary Boat Storage Facilities near Lake

### Infrastructure & Site Circulation

#### Current

- Random Parking along roadways, next to tennis courts, at entrance turn-around
- Staff Parking – 50 cars
- Rentals – Events parking, as many as 130 – 150 cars
- Circulation problematic during arrival and departure periods
- City Water: 12” main in East Devil’s Lake Road R.O.W.
- Gas Service by NW Natural Gas
- On-site underground sewage disposal system
- Overhead Electric Power by Pacific Power

#### Desired Program

- Organized Parking Facilities
- Parking for 60 cars may be required by Lincoln County
- Access and circulation to accommodate forward moving bus routing; stacking for 5 buses; and food truck, garbage truck and U-haul
- Expanded on-site Water Service and Fire Protection
- Relocated Gas Meter and Main

- On-site underground sewage disposal system. When City sewer service is available, pump to the City system and reclaim drainfields for other purposes
- Underground Electric Power and Communications

### Security

#### Current

- Fencing on all sides except Lake frontage
- Sliding/ Locking gate at entrance
- Some Lake frontage vegetation

#### Future Needs

- Maintain Fencing on all sides except Lake frontage
- Sliding/ Locking gate at entrances
- Restore/ increase Lake frontage vegetation



Existing Canoe Storage Area



Turn-around



Existing Gymnasium/ Library Building



## Day Camp

In 2006, the camp established a non-faith based Day Camp for children in the local community. Since its inception, the Day Camp has served over 500 children in the Lincoln County area from June through September. The purpose of the Day Camp has grown from providing local youth with basic competency skills to developing and implementing high level experiential education to support a struggling community. Current programs offer opportunities for children to build self-confidence, strengthen social skills, explore new activities, appreciate nature and have fun.

The camp is in the process of implementing a new initiative called Project FIT (Fun Innovative Team building). This is an innovative approach to teaching local children to live healthier lives by immersing them in character building activities that promote positive youth development, growth and leadership. Project FIT curriculum is presented 3 hours per day, broken up throughout the daily schedule with typical fun camp activities (swimming, boating, sports, arts and crafts, performing arts, etc.).

Day Camp is conducted daily from 9:00 am to 4:00 pm, however early arrival and late departures are also accommodated. The current home base for Day Camp is a Yurt, where the children gather upon arrival and in preparation for departure.

B'nai B'rith Camp offers seven 1-week Day Camp sessions for approximately 25 children per session. Typical Day Camp users range in age from 5 to 13. During each session day campers are divided into three groups of 6 to 8 by age, as follows:

- Kindergarden through 2nd grade
- Youth entering Grades 3 through 6
- Youth entering Grades 7 & 8



Day Camp Yurt



Each group of 8 children functions like a youth camp group and joins in the daily programmed activities. Younger day campers stay with separate staff throughout the day.

One challenge the camp faces is how to integrate the day campers with the established programs for overnight youth campers (who are generally older). Day campers eat lunch in the dining hall, but lunch is staggered with overnight youth campers, due to capacity issues. Separate day camp programs and offerings could be expanded if additional facilities allowed. Ideas for expanding the Day Camp include the creation of a summer pre-school program, and an after-school program from September through June. Child care centers are needed in Lincoln County, and these program additions would serve the local community in meeting this demand.

### Day Camp Facilities

#### Current

- Single Yurt
- 25 day campers per session



Interior of Yurt

#### Future Needs

- A Second Yurt possibly expanding to a “Yurt Village”
- Expansion to accommodate 50 - 60 day campers per session
- Day Camp Restroom

### Weekend Getaways

B’nai B’rith Camp extends the camp family and community experience through established off-season programming. Four annual weekend getaways include the following:

- Family Camp: families enjoy a weekend at camp
- Family and Friends Fun Day: families spend a day at camp
- Rejewvanation: weekend getaway for adult women
- Sukkot Family Shabbaton: weekend getaway for inter-faith families

There is a desire to offer more adult/ family weekend getaways but this expanded camp use might conflict with rentals.

### Conference and Retreats (Rentals)

During the off-season (September through May), B’nai B’rith Camp opens its doors to host nearly 3,000 people in a variety of group functions, retreats, shabbatons, meetings, family reunions and weddings. The campus facilities are rented to a wide range of organizations, with approximately 90% of clientele being non-profit organizations. B’nai B’rith Camp has traditionally provided access to the entire camp for groups greater than 45 people. For groups smaller than 45 persons, BB Camp sometimes rents to two groups at the same time and provides lunch in two shifts.

Examples of organized groups who have rented the camp and their group sizes include the following:

- Eugene Men’s Retreat: 110 persons
- The Oregon State Marine Board: 90 – 120 persons
- Unitarian Church Youth Group: 200 persons
- B’nai B’rith Youth Organization: 130 persons

- Portland Gay Men’s Choir: 80 – 90 persons
- Catlin Gable: 80 persons

Other organizations who have rented the BB Camp include: Sukkot Camp Starlight (Cascade Aids Project), OES, the Jewish Reconstruction Federation, Portland Jewish Academy, Cascade Pacific Council’s Boy Scouts of America, and the Basket Weavers. Many of these organizations are repeat rentals. This is due, in part, to the good service provided by BB Camp staff.

While the primary and overriding purpose of the property is the overnight youth camp, there is a desire to continue opening the facility in the off-season to the rental market. Renters are asking for more privacy and there is a demand for higher quality facilities. In a National Survey of camp facilities, the camp cabins and shower facilities were ranked low. Some rentals, such as the Oregon State Marine Board, use the waterfront facility for training on the lake but do not utilize the housing facilities. The location on Devil’s Lake is a primary attraction. The lack of assembly or meeting spaces is also a limiting factor in the types of rentals BB Camp can attract.









New Community Center Building



# Site and Facility Development

## Site Development

The site plan developed for B'nai B'rith Camp incorporates all of the physical program elements identified during the planning process, in a manner that protects the natural resources of the site to the greatest extent practicable, while providing a quality setting for youth camping, adult retreats and off-season rentals. It represents the synthesis of the best site planning ideas into one plan.

The programming phase identified several key components that needed to be accommodated on the property, including:

- New Community Center Building
- Expanded Dining Hall
- New Men's Shower Facility (preferably located near the Men's Housing)
- Upgraded Youth Housing
- Expanded and Upgraded Senior/ Adult Housing
- Gymnasium/ Assembly Building
- Additional Classroom/ Program Space
- Expanded Day Camp
- Parking for Approximately 60 Cars
- Upgraded Recreational Facilities

**Figure D**, Site Development Plan, illustrates the proposed site development plan for B'nai B'rith Camp. An important focal point for the camp is Devil's Lake. Facilities are oriented to take advantage of views toward this attractive amenity to the greatest extent possible. New senior housing buildings are proposed on the north and south sides of camp overlooking the lake. From this vantage point, senior staff can monitor the Devil's Lake shoreline, providing added security to the lake edge of the camp. In the off-season, these camp housing buildings can serve as prime rental destinations for the camp. The south senior housing building also incorporates a program/ classroom space that could be utilized for focused

environmental education, including environmental study and stewardship programs. The camp's location on the lake also presents opportunities for water-oriented camp recreational programs.

A primary feature of the plan is the proposed relocation of the existing Gymnasium/ Library Building to another location on the site. This will allow for the creation of a central "open bowl" space near the lake. Youth campers are drawn to the lake, and the site plan responds to this. The open lawn space at the core of camp can accommodate informal outdoor gatherings and camp programs, and is surrounded by the dining, assembly/meeting, and housing buildings. It is recommended that relocated and upgraded recreational elements, such as the ropes course and the playground, remain at the edges of this space to retain visual access to the lake and lake edge vegetation.

The topography and vegetative cover on the site also aids in creating unique settings for building pads, adding privacy and separation between uses, and in framing views. The central ridge through the camp site presents opportunities for two of the three main buildings, the Dining Hall and the Community Center Building, to be sited along this ridge at close to the same elevation. The main entrances of both the Dining Hall and the Community Center Buildings are proposed to occur on the upper level, promoting an ease of circulation between these two primary camp center buildings. One focal point of the core of camp will be the area created between the new Community Center Building and Dining Hall.

The siting of the Community Center Building on this ridge topography also presents the opportunity for upper and lower levels to be accessible to surrounding grade and to minimize the grading required for redevelopment. Various meeting or program functions are proposed to be stacked within the building. Filtered to open views of Devil's Lake and the lake edge vegetation from within the buildings or from the adjoining

decks create the sense of being in nature and reinforce the rustic aesthetic of the camp. All of the proposed structures are all described in more detail in the **Facility Development** section below.

The new Gymnasium Building is located closer to the pool on the site plan, effectively developing a "recreation center" for the camp. The pool is already a high activity area, and the addition of the Gymnasium Building into this part of camp will create a secondary "recreation" focal point for camp. The smaller, younger children's playground is proposed to be relocated accordingly. Directly north of the new Gymnasium Building is the expanded Day Camp area. A playground in this location can serve both the Youth Overnight Camp and the Day Camp programs.

To further support the recreation program for B'nai B'rith Camp numerous outdoor recreation facilities are provided, including an upgraded ropes course, the pool, the ball field, two playgrounds, and boating facilities. Some of these amenities remain in their current locations to minimize costs of moving them; others are proposed to be relocated over time, as the redevelopment plan becomes fully realized. The plan shows removal of tennis courts, volleyball and the climbing wall. During the planning process it was determined that these facilities were underutilized and taking up valuable relatively flat land. The tennis and volleyball court games can be brought indoors into the Gymnasium Building with the implementation of a flexible flooring material as suggested in the discussion below. Lake access remains the same as the current condition, but boat storage facilities have been relocated and reoriented near the lake edge to make access more efficient. The plan shows all recreation facilities located purposefully to help ease the visual congestion around the camp grounds.

Given the Gymnasium/ Assembly Building's proximity to one of the primary vehicular entry routes, it can also benefit the camp by functioning as the camp "receptor". The building entrance can be designed to





Figure D: Site Development Plan



receive campgroups, and all their gear, upon arrival. With a stage inside the northern portion of the building, the new Gymnasium Building can also serve the camp as an assembly space. Please note that the library program function of the existing building has been relocated to the new Community Center Building. The siting of the new Gymnasium/ Assembly Building away from the lake is in part a response to the building function: the stage and recreation use of the facility are better accommodated without windows.

The men's and women's cabins are located in "villages" close to their current locations on the north and south sides of the central open lawn space, with views oriented towards the lake. There are fewer total buildings required than in the existing configuration because each new building is proposed to be two stories. However, there is one extra building shown on the women's side to provide as much flexibility in redeveloping the women's cabins as possible. There is not enough space on the men's side to site a fifth building comfortably.

The site plan maintains the current organizational pattern observed at the camp. Residential units are located along the perimeter, where adjacent land uses are residential. Program and camp support buildings which could be of greater height are generally located in the center of camp where they would potentially be less visible to adjacent land owners. This will be beneficial if the new building heights exceed the 30 foot maximum described in the Lincoln County Code.

The primary camp entrance remains in the same location, with the pavement edge radii increased to provide greater site distance when exiting the camp. The plan also shows the use of the northern (shared) road for bus arrival of large groups, such as groups of children attending the youth overnight camp. Buses and other vehicles enter the camp from the north entry along East Devil's Lake Road, and circulate through the eastern portion of camp and out the main entry (currently near the tennis

courts). These vehicles never drive through camp. Bus stacking for up to five buses is accommodated adjacent to the new proposed Gymnasium/ Assembly Building.

The site plan proposes the addition of two designated parking areas for visitors and staff. It is believed that the future development of assembly space, or the redevelopment and expansion of current facilities may trigger the requirement by Lincoln County to provide parking facilities for at least sixty vehicles through the Conditional Use Land Use Review process. Two areas for parking have been identified on the plan: parking along the bus entry circulation route, and a lot which replaces the tennis courts. The exact number of spaces required will likely be negotiated. The implementation of the bus entry circulation route and associated parking will require the construction of a retaining wall to minimize impacts to adjacent vegetated slopes, and provide the proper elevation for ADA accessible arrival at the Gymnasium/ Assembly Building.

A hierarchy of circulation is provided throughout the Camp. To keep the core camp area safe from traffic conflicts, vehicular traffic is restricted beyond the turnaround. Past the turnaround, a 14' paved path will be provided that will be primarily pedestrian in nature, however it will be structured to allow for maintenance, fire and emergency vehicles to access the core of camp. This vehicular circulation route through the Camp is used as a site organizational feature as well as a fire route. Narrower pedestrian paths leading to the building and facility entry areas will radiate from the wider pedestrian/service routes.

Service for the Dining Hall remains close to its current location, but during the Dining Hall remodel, it is screened from the main camp entrance view. To mitigate the existing grading issues (site drainage toward the back of the existing Dining Hall) and to facilitate delivery vehicles, a retaining wall will likely be necessary near the outer edge of the central vehicular turn-around.

The site plan proposes the relocation of the Maintenance, Storage and Operations facilities from their current lakeside site to a site north of the site manager's residence. This relocation will increase camp operations efficiency since the site manager is usually either directly responsible or supervises the functions that are conducted in house. This location increases efficiency when the camp is not in operation (a majority of the time on an annual basis) and for arrival of off-site purchases and delivery of tools, material and equipment. This location also encourages staff activity near one of the public road entrances to the camp property.

During the planning process, staff expressed a concern about the potential for lack of privacy around the site manager's home if the Maintenance, Storage and Operations were to be relocated to the new proposed location. When the site manager goes up the hill, he is home, and there is an agreement to allow him respite from camp life. It is recommended that this issue be resolved through camp management strategies, such as gating the entrance from the camp to the residence after certain hours, or restricting access to the Maintenance and Storage facilities during designated timeframes.

For security reasons the perimeter of the property will be fenced and gated, except for the lake edge. The camp office and site manager's residence remain in their current locations to allow for surveillance and monitoring of traffic into the camp in addition to providing a reception function during non-peak times.

To reinforce the rustic aesthetic and feeling of being in nature, it is recommended that large existing trees be preserved during redevelopment as much as possible. Re-vegetation and supplemental planting with native plant materials at the edges of existing remnant wooded areas can also help define development zones. This will create an inviting and aesthetic experience for visitors to the camp.



## Proposed Infrastructure

**Water.** Given the large distribution pipe (12") along East Devil's Lake Road and the low-density development in the vicinity of the camp, available static pressure should be adequate for proposed facilities. A new camp water main, probably in the range of six to eight inches in diameter, will likely be required to accommodate all domestic water needs as well as to provide reasonable fire protection for the core area of the property. It will be necessary to install and extend this main to the north and west to provide fire protection to all parts of the camp. By adding about three fire hydrants along this extension, fire protection should be available for the expanded facility. Depending upon the fire flow requirements for the larger buildings, 6" or 8" on-site water mains with fire hydrants and FDC connections should be satisfactory. However, as fire protection requirements are driven by building size, proposed occupancy, and construction materials used, it would be prudent to confirm fire flow requirements with the local fire marshal and the camp's insurance carrier early in the design process for major structures.

**Sanitary Sewage Disposal.** The ability of the camp to expand will be limited by existing sewage disposal system. While solving the sewage disposal issue is beyond the scope of the current planning effort, options for improving and upgrading the existing sewage disposal system were explored and discussed. Any upgrades to the existing system will likely need to address both "quantity" and "quality" of effluent disposal. Options available to the camp are as follows:

- Do not increase camp capacity until a public sewer is available.
- Undertake an engineering analysis of alternative approaches, and discuss the results with DEQ to determine acceptability. Approaches might include the following:
  - Install secondary treatment to improve effluent quality (Orenco Systems or similar)
  - Add a large holding tank to reduce peak flows to closer to average flows

- Purchase adjacent property to site a large drainfield
- Install tertiary treatment (e.g., Living System™, bio-reactor) to provide effluent of high enough quality to allow for spray irrigation in buffer areas and/or to provide toilet flushing water
- Separate "grey water" (sinks, showers) from "black water" (toilets).
- Treat grey water sufficiently to allow for spray or drip irrigation and/or toilet flushing. Reserve the existing drainfields for black water disposal.
- If acceptable to the County and the City, pump treated effluent to the nearest existing public sewer.

Since public sewers are not available in the general vicinity of the camp, subsurface sewage disposal will remain the treatment approach of choice in the foreseeable future. The "quality" of the effluent can be improved by adding secondary treatment (e.g., recirculating filter, gravel filter). Secondary treatment tank(s) would require a site area of about 2,500 to 5,000 square feet, plus buffer zones. Secondary treatment facilities could be located south of the tennis courts or in the resident manager's area. Addition of secondary treatment would likely reduce the size of the required replacement drainfield.

New buildings containing food service facilities (e.g., dining hall) may require pre-treatment of kitchen wastes prior to discharge into a septic tank/drainfield installation. Several companies produce package pre-treatment units which are acceptable to the State of Oregon. As these package units require maintenance to ensure that they operate as intended, the State may require either that a certified operator be available or that an annual maintenance contract be entered into with a company that provides certified service.

When older existing septic tank/drainfield installations fail, the County Sanitarian may agree to allow repairs. However, if the sanitarian determines that the failed system(s) pose health hazards, it may be necessary to

construct new subsurface sewage disposal facilities which meet current State requirements. These new drainfields may need to be relocated farther away from water bodies, and be located on soils that meet infiltration requirements.

**Electric Power and Telecommunications.** Electric power and telephone service appear to be adequate to accommodate proposed facility expansion. In addition, internet services are now available via the telecommunications provider for this area. Utility providers should be contacted early in the design process of any major building to ensure that adequate service will be available upon completion of the building.



*Fencing around property*



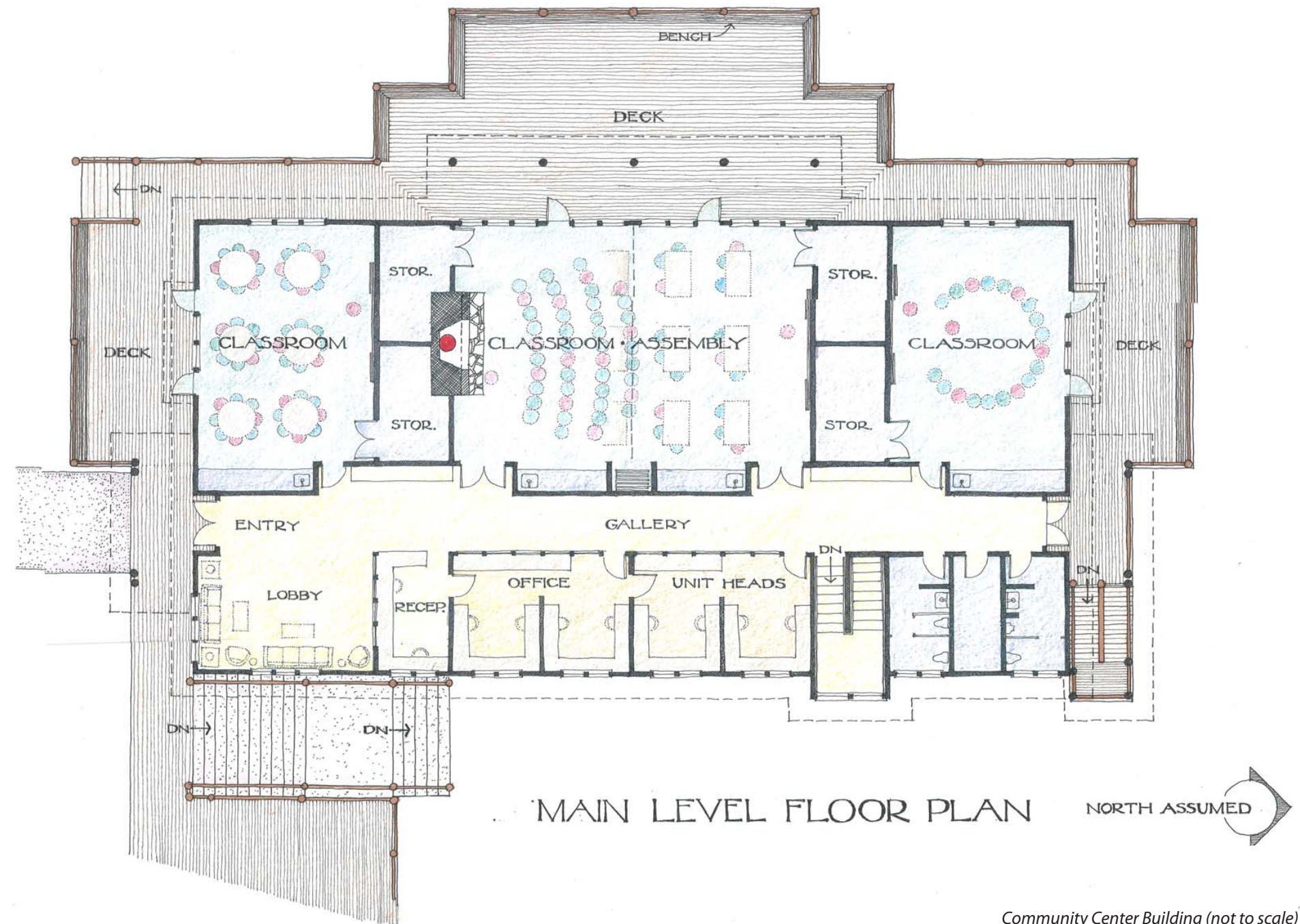
## Facility Development

### New Buildings at B'nai B'rith Camp

Several new facilities are planned for B'nai B'rith Camp including a new dining hall, indoor gymnasium and assembly building, a new men's shower and restroom building, two new senior/ adult housing and classroom buildings, and upgraded boys' and girls' cabins. The remaining structures to receive minor additions or cosmetic improvements in the short term include the existing office, the lake house and arts and crafts building, the boat house, and many of the outdoor ancillary structures. The plan calls for the infirmary to be upgraded and replaced in its current location. The goal is to provide improved program opportunities and rustic but improved lodging for 250 campers and the supporting staff. A "rustic aesthetic" is suggested for all buildings to unify the camp.

### Community Center Building

This new proposed building will serve as a central hub of B'nai B'rith Camp. The Community Center Building will replace the current Executive Building located north of the dining hall. This site is central to the camp and offers views of the camp grounds and Devil's Lake beyond. The topography of the site will allow for a two story structure with on-grade access to the lower level from the north (and west) and on-grade access to the upper level from the south.

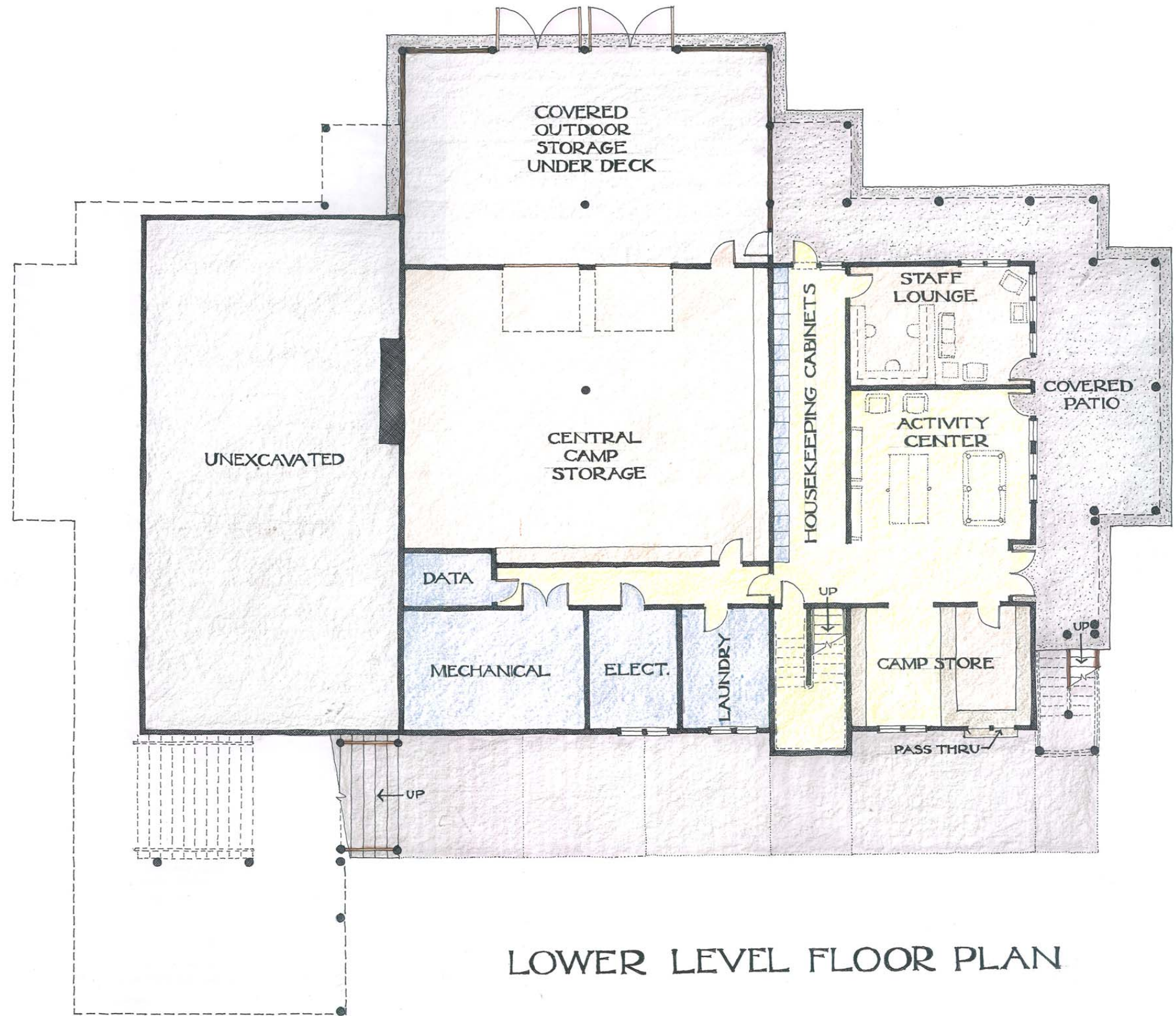


Community Center Building (not to scale)



The entry area incorporates a small lounge and reception area. Program and staff offices are located along the main circulation 'gallery' with views overlooking the swimming pool and north recreation area. A large assembly space is centrally located and can be subdivided into two classrooms. A large fireplace is incorporated on the south end of the room and a full presentation wall on the north end. Two separate classrooms/meeting rooms are provided on the south and north ends of the building. Alcoves for beverage and food service for each of these spaces are incorporated, as well as a large storage closet for furniture and equipment. Outdoor covered decks or terraces can accommodate additional breakout and activity areas.

The lower level will provide storage and camp support functions, many with direct outdoor access. This level houses an activity center/ classroom, the staff lounge, and the camp laundry/ house cleaning center. The camp store is also provided in the northeast corner of the lower level which is closest to the pool where activity is high.



LOWER LEVEL FLOOR PLAN

Community Center Building (not to scale)





SOUTH ELEVATION



WEST ELEVATION

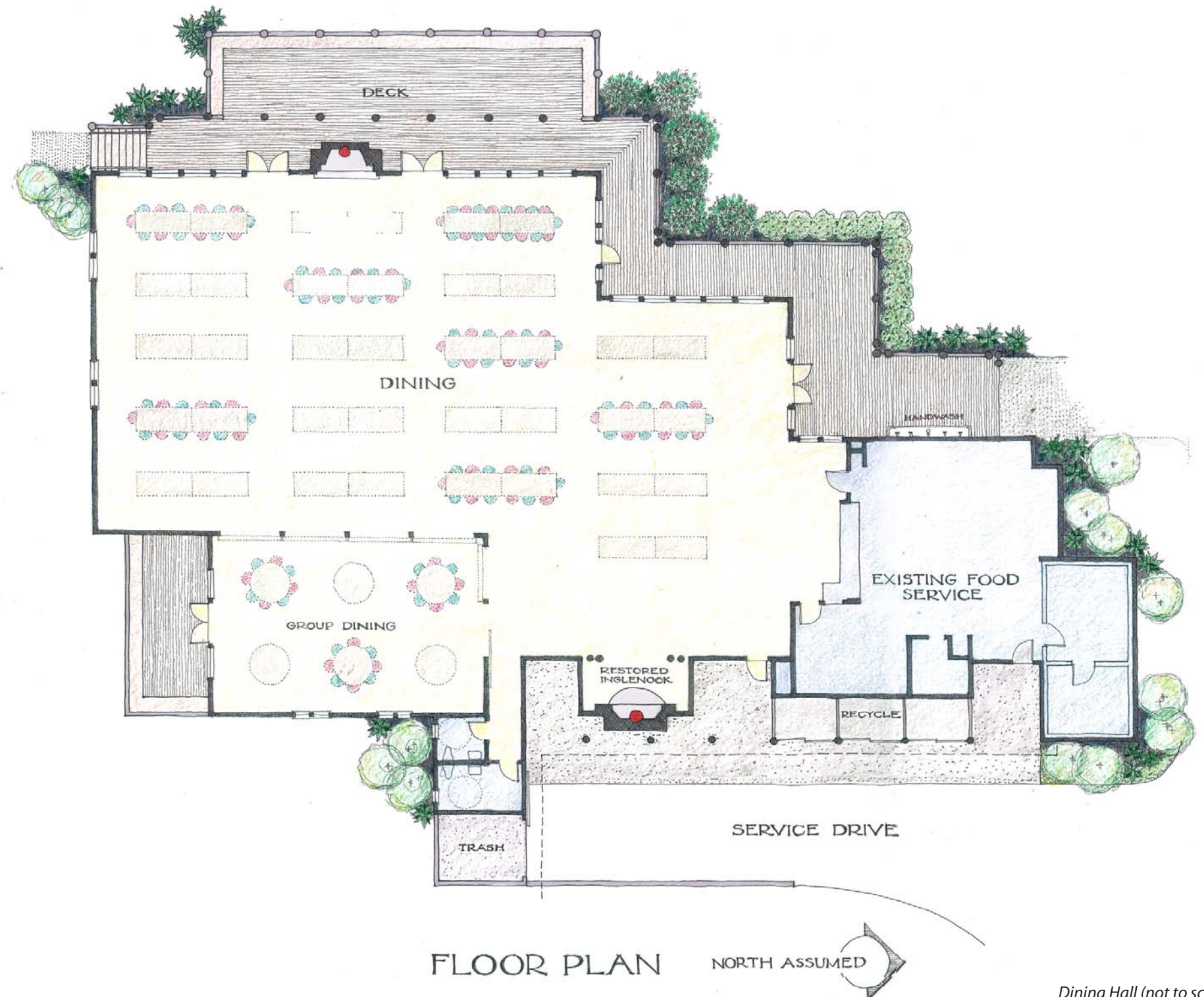
*Community Center Building (not to scale)*



## Dining Hall

As part of the planning process two options for the dining hall were initially considered: an expansion of the existing dining hall to seat an expanded camp community of 350 persons at one sitting; and the creation of a totally new dining hall, generally at the existing site. In the process of considering the first option, suspicions were raised about the structural competence and code compliance of the existing dining hall. A separate planning study added a structural engineer and a cost estimator to the planning team. This study concluded that, in fact, a major addition to the existing structure would trigger structural and energy code compliance requirements that would make rehabilitation economically unfeasible. The kitchen portion of the existing dining facility is however nearly new and kosher capable. The result of this study, and the report, were presented separately to the Board. Their decision was a third option that preserves the new kitchen portion in its existing location and demolishes or deconstructs the existing dining hall and front deck. A new dining hall and front deck, built as new, is then added to the existing recently constructed kitchen.

Although working with the existing kitchen creates some limitations, the plan shown adds a major entry to the lakeside (west) of the kitchen, oriented toward the entrance of the new community building. A wash-up station is added along this wall. The main dining space then steps toward the west to articulate divisions within the large single space and to respond to the shape of the open meadow between the dining hall, community building and the lakefront. The front deck (porch) follows suit, providing a major gathering space oriented toward the lake and allowing for outside dining in good weather. The original stone fireplace is kept in place and another is added as a focal point and welcoming element. Provision is made to divide a portion of the dining area into an "executive" dining room. The number of restroom facilities required will be determined by the local building official based on phasing and negotiation regarding the other restroom facilities available throughout the camp site. The service and delivery functions, recycling and garbage are reorganized and screened.



Dining Hall (not to scale)





WEST ELEVATION

*Dining Hall (not to scale)*



### Gymnasium/Assembly (New Men's Shower House)

Clearly the B'nai B'rith Camp has a present limitation regarding adequate indoor recreation facilities. Given the uncertainty of the coastal weather and the proposed expansion of camper numbers, the program will be greatly enhanced if this is corrected. It is also true that any camp program is improved when there is a space that can assemble the entire community that is not the dining hall. A consideration in the B'nai B'rith Camp program, however, given the required investment, is that the entire community is on site only once a week for Shabbat. The proposed solution is to expand the function of the indoor recreation facility so that it can also be used effectively as an assembly space, and may also be able to function as the camp reception facility.

The project is developed in two phases. The first is the construction of a new men's shower house. This facility, similar in program to the recently finished women's shower house, is sited to serve the existing men's cabin sites, to act as a "pool house" for the swimming pool and to possibly be the restroom for the Day Camp. To these ends it can be interconnected or separated in two sides for opposite sexes. Each side contains shower, lavatories and a separate accessible restroom with shower, toilet and lavatory. As the new cabins, which will contain showers, are built, they will effectively replace the need for this building over time. When the new gymnasium/assembly building is built most shower stalls will need to be converted to toilet stalls to meet code requirements for the new building. It is recommended that when the shower house is designed, the plumbing be engineered, as possible, for this eventual conversion. The shower house is fully accessible and on grade with the swimming pool deck.

On this restricted site, between the pool, cabin side and new entrance road, there is a grade change of approximately one level over the area of this large building footprint. The main entrance from the camp side is by a single flight of stairs and an adjacent accessible ramp (which will

likely be required to meet current code). The gym floor itself is organized around a regulation high school full basketball floor with recommended safety margins surrounding. This same floor space will also accommodate many other sport and game setups including volleyball, tennis, tetherball, shuffleboard and court games. These conversions can be accommodated up to a point by floor inserts and striping. For simplicity only, the basketball court is illustrated. There are pullout bleachers along one side of the floor for tournaments, observers or group instruction.

At the north end of the floor is a full, elevated stage with backstage and storage areas. It is intended that it will have a proscenium and curtain. The raised stage is required to be accessible, and due to space limitations, a lift is used for that purpose. The attendant storage areas are essential for the change of furnishings and equipment for the variety of floor games and the use of the space for an audience focused on the stage. The change of grade allows for storage or other usable space beneath the stage to serve the day camp site to the north.

The change of grade also makes the assembly space accessible to the camp's main drop off and departure point on the new entry road toward the north end of the floor. This enhances the welcoming, orientation and departure experience, especially in bad weather. If this opportunity is to be taken advantage of it would suggest that the gym floor would be a synthetic surface or concrete rather than the traditional polished hardwood.

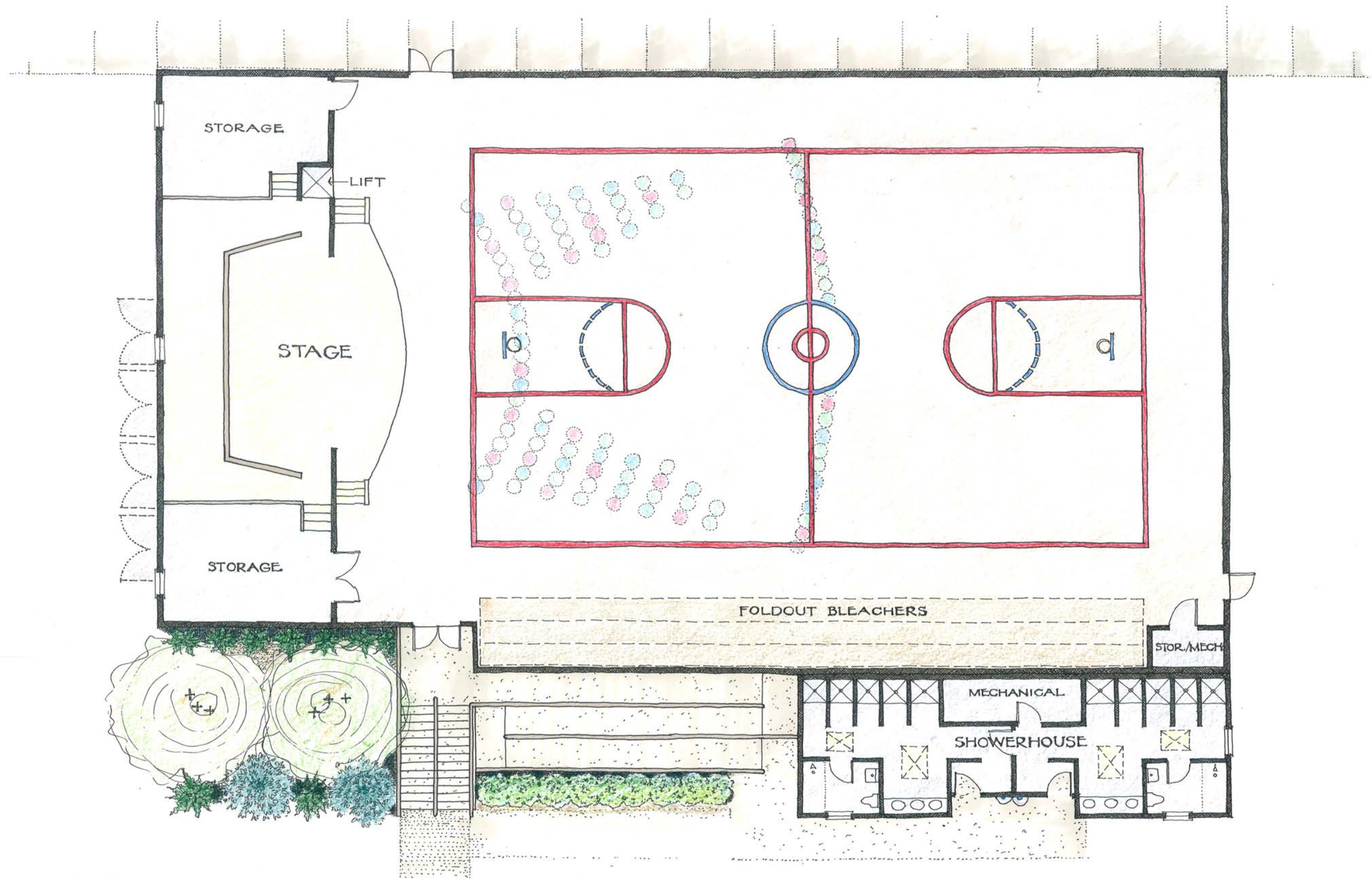
When design of this facility is undertaken, careful consideration should be given to development of the camp program as well as potential use by outside groups. What level of presentation and performance needs to be supported? How sophisticated does the stage need to be? What level of lighting and acoustical performance? Also as a seasonal gymnasium this shell could be pretty simple, but if it needs to be heated then it needs to be insulated. If it is insulated it will need interior finishes. There are also major mechanical ventilation requirements for assembly spaces and the building code considers them a high-hazard occupancy. There's considerable cost difference between a shelter and a well performing building envelope.



WEST ELEVATION

*Gymnasium/Assembly (not to scale)*





FLOOR PLAN

Gymnasium (not to scale)



## Housing

Housing improvements at the B'nai B'rith Camp site include: a new youth cabin model and two additional senior/ adult housing units, with and without classroom space integrated within the ground floor of the building. Following is the discussion of each proposed housing units.

**New Cabin Model.** The planning process established that the camp user population can be expanded. However, there is a limited amount of usable land for all the required program needs. In order to accommodate the increased numbers on this limited site, some, or all, of the new and replacement housing units need to be two stories high. The program established that the basic cabin community would have 16 campers with 2 or 3 counseling staff. This is similar to the current use, although experience suggests that sometimes more campers are crowded into the existing cabins. It was decided that housing two camper communities in the same building separated by floor level would be acceptable.

The existing cabins are plain but serviceable. However, they do not meet today's expectations for comfort and individual privacy. The three-week camp session at B'nai B'rith Camp is a long one and a common complaint is the lack of storage space for campers' belongings. Due to dimensions and limited square footage in the existing cabins, this problem cannot be solved without reducing camper beds. The existing cabin units are also not energy efficient and although "grandfathered" don't meet other current code requirements. There is an established use by way of an attached deck/ porch for an outdoor "program" space for each cabin community.

The plan for the new cabin structure includes a more generous open sleeping area for 16 campers in bunk beds. The additional area and dimensions allow for lockers and sliding storage bins under the beds. Egress windows allow for generous light and natural cross ventilation. As illustrated, this sleeping area could actually be narrower in dimension and still function, however,

consideration should be given to reducing the more spacious feeling for the long-term camp session, some add back cost for the building envelope being more complex, and eliminating the opportunity in the future to subdivide the space and still meet code for circulation.

Additional interior spaces include a separate alcove for the counselor staff but open to the sleeping bay, and an inside social/program space for the cabin community. This space is illustrated with storage and pullman kitchen incorporated. In this new model showers are added to the toilets and lavatories. The outdoor program area for each cabin community is retained at the lower level at either end, separated by the building. Whether this is a deck or terrace will be determined by individual site and grade considerations.

This new double cabin represents an increase in the scale of buildings from present experience. It is illustrated here as a simple form, and design consideration should be given to details such as window placement, decks, railings roof overhangs, eyebrow roofs, windows, etc. that help reduce the scale of the building.



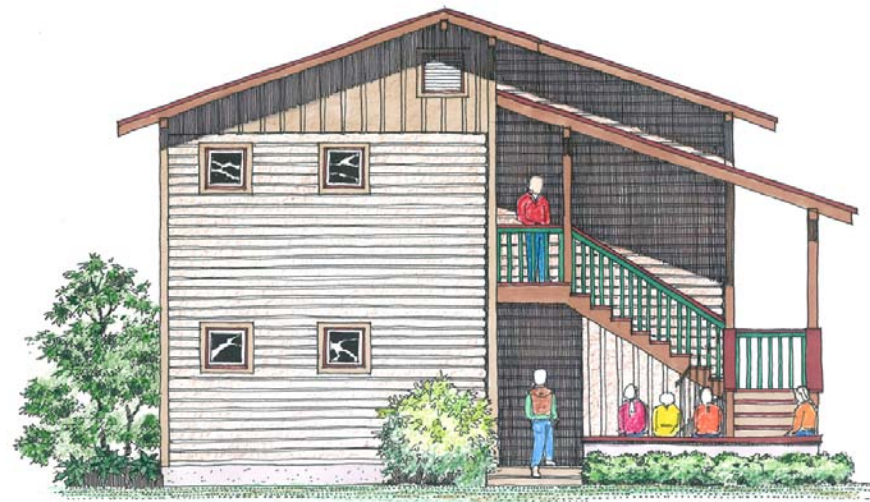
FRONT ELEVATION



FLOOR PLAN  
UPPER LEVEL SIMILAR

*New Cabin Model (not to scale)*





REAR ELEVATION

### Senior/Adult Housing

Senior staff are those who are resident for all or most of the summer camp season and require a greater degree of privacy and permanence than can be provided by the cabin/dormitory housing. Examples range from the waterfront director to the camp doctor. At present many of these persons are housed off site in commercial facilities. Some are currently housed in the Executive Building which will be replaced by the new Community Center Building.

To address the need for adult and senior staff housing, two new units are proposed in the plan. One is near the southern boundary of the camp on the lake and the other on the lake to the north adjacent to the existing lake house. Both new facilities are sited to orient toward the waterfront, which has the additional benefit of placing staff presence to observe the lakeside access to the property when camp is in session. The enhanced quality of this housing type will also encourage expanded use of the camp by (typically) adult groups during the off-season and increase rental income.



SIDE ELEVATION

*New Cabin Model (not to scale)*

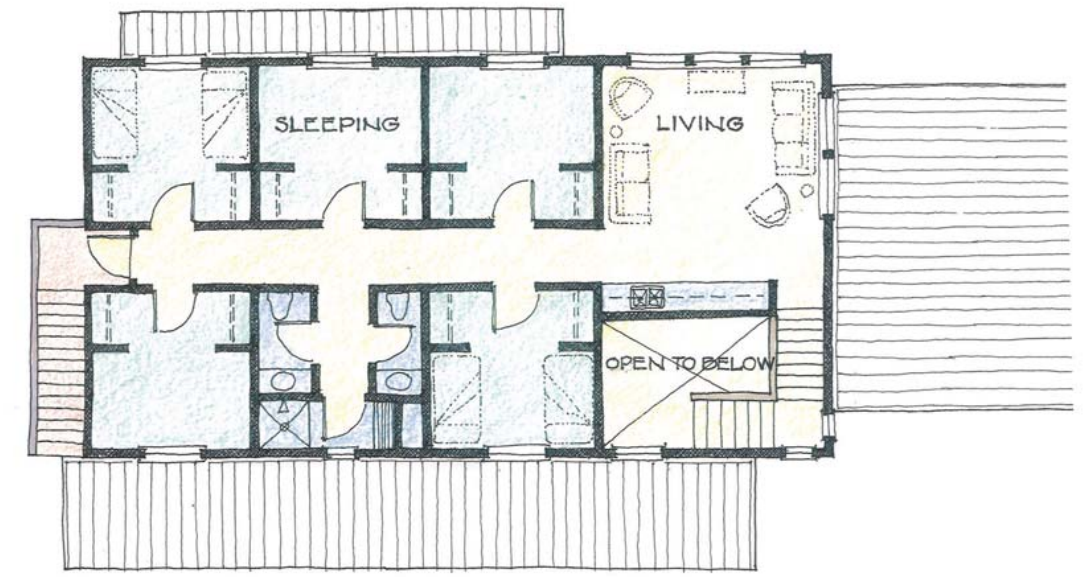


**South Senior/Adult Housing Unit.** Due to its location and special site this is a multipurpose facility. The lower level contains a program space for a group up to 40 persons and, because of its convenience to the waterfront activity, adjacent storage for small watercraft is attached. The upper level has housing for up to 10 persons.

The lower level contains the building entry, with coat storage and coffee bar in a small lobby, as well as restrooms and space for equipment and furniture storage. The program space has three orientations: a fireplace wall, a working wall and a view wall looking out to the lake and opening onto the terrace. The fireplace wall enhances the ability of the room

to serve a social function and can also be the focus for a presentation. The “working wall” contains marker boards, tack board, screens, etc. and can also be the focus for a presentation format. Adjacent storage allows for the room to be conveniently reconfigured for tabletop workshop, presentation seating or a social function.

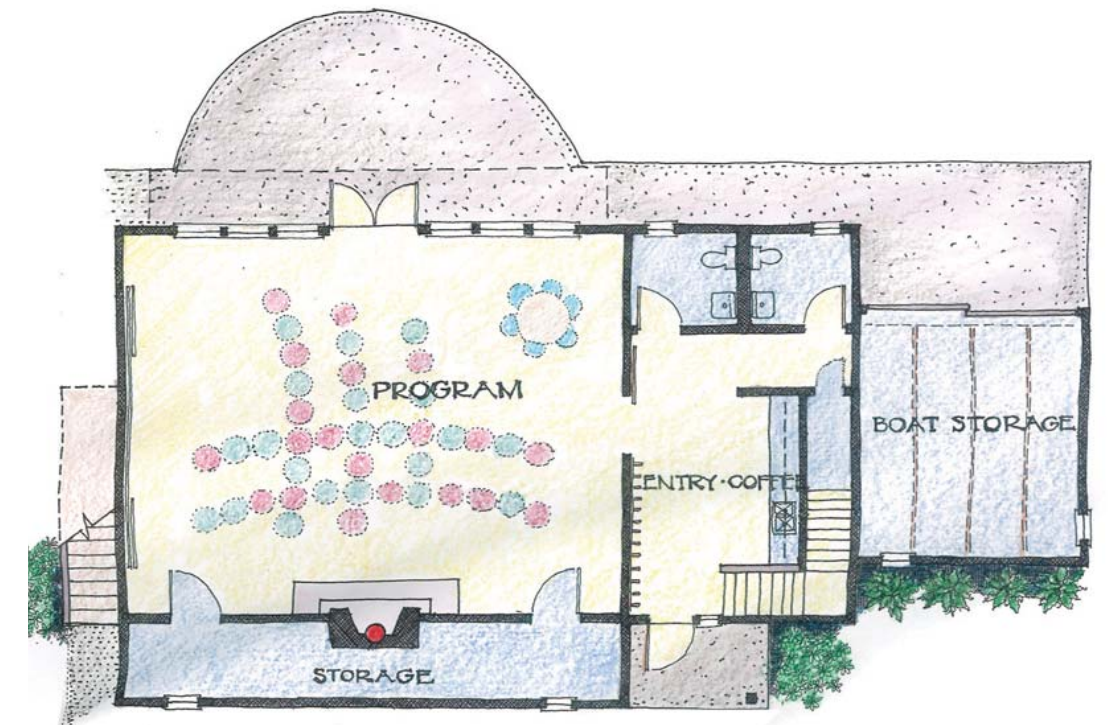
The upper level is accessed from the entry lobby and contains five sleeping rooms intended for single or double occupancy. There is a living room area with adjacent pullman kitchen and a compartmented bath down the hall.



UPPER LEVEL FLOOR PLAN



WEST (LAKESIDE) ELEVATION



LOWER LEVEL FLOOR PLAN

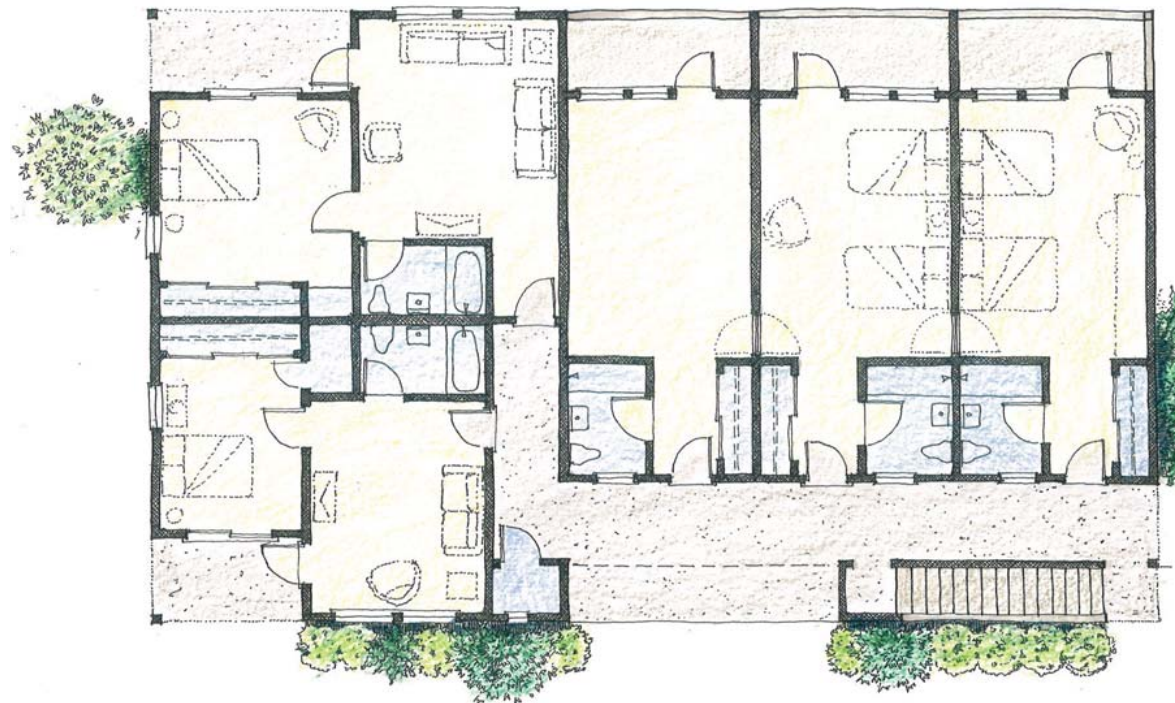
*South Senior Adult Housing (not to scale)*



**North Senior/ Adult Housing Unit.** The north unit contains housing only, in eight separate units with some alternative combinations possible. This building could be used to house families of various sizes. It is sited adjacent to the existing Lake House and can also be used in conjunction with that facility. Six of the rooms; three on grade and three on a second level, have two double or a queen and a double bed(s), a work/study desk, a generous closet and a full bath. Each room has a deck or terrace on the lakeside. Each unit has a lockable interconnecting door so they can be combined according to individual family needs. The remaining two units are at grade level and consist of two separate spaces that can be bedrooms or a private bedroom with living room or a private adult bedroom with adjacent children's room. Each has a full bath and a small outside terrace. The rooms on grade are planned to be fully accessible.



EAST ELEVATION



FLOOR PLAN



WEST (LAKESIDE) ELEVATION

*North Senior Adult Housing (not to scale)*



### Storage and Maintenance Facilities (Near Site Manager's Residence)

Before the present lakeside storage and shop facility is decommissioned as its current site, those functions will be replaced at two other locations. There is also a storage function in a partial lower level of Tattoos cabin, which will be replaced. The majority of these storage and service functions are related to the operation of the camp; the men's and women's cabins, dining hall and supporting program facilities. The majority of these functions will be housed in the lower level of the new Community Building with on-grade access for smaller service vehicles including the motorized carts and pickup trucks. This central location will be much more efficient and will include laundry, furniture storage for change outs, including for men's camp, replacement materials and spare parts, housekeeping supplies and garaging for the service carts.

The remaining maintenance and shop functions will be located in a new building(s) near the site manager's residence. Part of this facility will need to be enclosed and heated while other parts might be simply weather protected. The actual shop functions will depend on the skills of the staff and camp policy. The amount and type of spaces needed at this location was not specifically determined in this planning process.



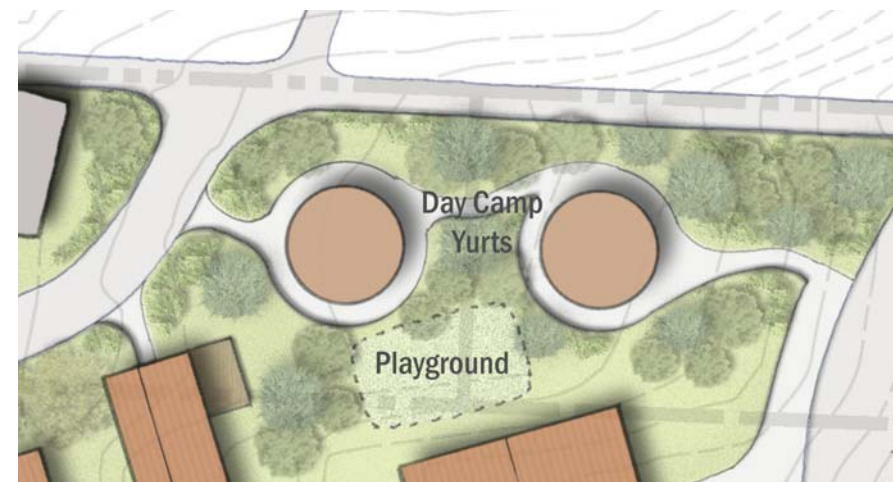
Proposed Maintenance Facility (not to scale)

### Day Camp

To provide the finest summer experience for non-faith based summer Day Camp users, expanded Day Camp facilities are proposed. The plan proposes the relocation of the existing yurt and the addition of another yurt in close proximity to effectively create a "yurt village" in the north-central portion of the site. With this addition of facility space, separate day camp programs and offerings can be expanded.

Access to the Day Camp is improved by the new entrance/ circulation route through the site from the north. Day campers can easily be dropped off and picked up through this route without encountering a dead-end or cul-de-sac where three-point turning maneuvers are required. This new circulation will reduce traffic congestion within the camp when day campers are arriving and departing.

Nearby, restroom facilities that are included in the new men's shower facility can be utilized by day campers. The younger children's playground is proposed to be relocated north of the new proposed Gymnasium/ Assembly building, and can serve the Day Camp jointly with the Youth Overnight Camp users. This may be one way to physically integrate the two youth programs.



Proposed Day Camp Area (not to scale)



## Sustainability

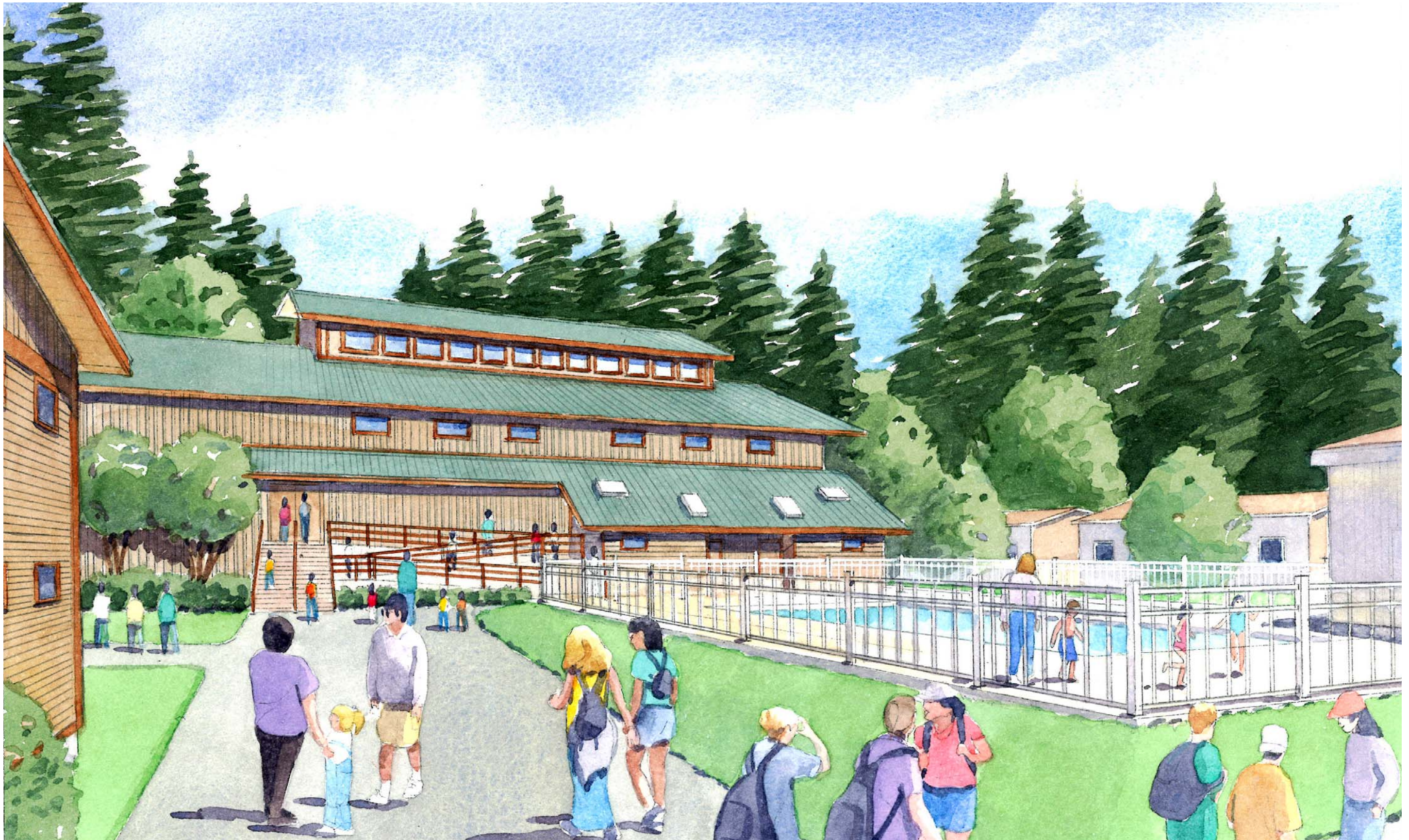
There are multiple reasons to incorporate green design approaches in the future development at B'nai B'rith Camp. Careful planning and design can minimize any associated cost premiums while providing the following benefits:

- Minimize impacts on natural systems
- Improve lake shore and riparian edge
- Create a positive and memorable setting for the summer camp experience
- Instill stewardship and respect for nature
- Provide healthy, functional and flexible facilities
- Reduce operations and maintenance costs
- Set an example for future generations and local community
- Support the local community and economy
- Increase year round use and rental income
- Help address global warming

Third Party Certification assures owners that the sustainable measures incorporated into the design of a project, are actually installed and functioning. The US Green Building Council's LEED Certification Program (Leading in Energy and Environmental Design) is one example. Certifying each building could be cost prohibitive due to the small scale of proposed camp facilities but there may be an opportunity to use the LEED Campus Application Guide if certification is desired. Green Globe's Self Certification System is another option that could be considered. At a minimum, an established Third Party Certification system should be used as a general guide in planning, design, construction and ultimately, operation of the camp facilities through time. Meeting energy efficient design mandates up front may also serve to decrease the long-term maintenance requirements of the facility.

During redevelopment of individual buildings, site design should strive to promote sustainable landscapes that reflect the natural beauty of the area, local attributes and character while integrating camp program and use objectives. Innovative stormwater management approaches that minimize the addition of new underground infrastructure and promote on-site infiltration will also support the overall health and sustainability of the site redevelopment. Other sustainable site design elements that could be considered during redevelopment include bioswales, stormwater planters, filter strips, cisterns, native plantings, and use of recycled or local materials.





New Gymnasium



# Phasing Recommendations

This chapter sets forth a framework for implementation of the Master Plan in five phases. It has been included in the report as a planning tool only. General costs were developed based on current market statistics for square footage costs. Several factors are taken into account including: the coastal location of the site, the need for grading on many projects, and the fact that only one or two buildings at a time will be constructed, which will increase mobilization costs for each project. Many factors can change priorities over the period of time usually involved in the implementation of a Master Plan. As projects are funded, budgets for building construction, site development, furnishings, fees and permits will need to be refined. The manner in which projects are combined and their time of execution will also have a bearing on their ultimate cost. In some instances, elements from one phase may be shifted to another phase depending on funding opportunities.

The estimates provided have not been inflated to provide for unknown contingency in the marketplace. Since implementation of the master plan will be undertaken over a long period of time, the effects of inflation will need to be factored in, and actual budgets evaluated when more detailed construction documents are developed and actual schedules established.

The total cost for implementation of the Master Plan is estimated to be \$20,039,690. Allowances for professional design fees and estimating contingency have been included in this figure. A breakdown of these costs is included in the Budget Summary at the end of this section. A proposed phasing plan for incremental implementation is outlined here.

## Phase 1

Phase 1 sets the stage for implementation of all subsequent phases. A top priority for the expansion of B'nai B'rith Camp is to upgrade the sanitary sewage disposal system which is the limiting factor for camp expansion. The first phase of implementation therefore includes new sanitary sewage disposal facilities and improvements to existing facilities. Another priority is the addition of a men's shower building that will replace outdated showers in the existing Executive Building. Phase 1 also includes the relocation/upgrade of existing maintenance and storage facilities that are currently located on the south lakeshore site. This will free up the land near Devil's Lake for planned Phase 2 improvements. A summary of estimated Phase 1 costs follows:

<b>New Men's Shower Building</b>	
New Building (\$200/ sf)	\$194,400
Site Improvements (allowance)	\$5,000
Infrastructure Improvements	\$23,000
	<b>\$222,400</b>
<b>Upgrade Sanitary Sewage Disposal System</b>	
Allowance*	<b>\$200,000</b>
<b>Relocate Maintenance/ Storage Building</b>	
Demolish Existing Structure	\$10,000
New Buildings (\$50/ sf)	\$227,000
Site Improvements	\$8,000
Infrastructure Improvements	\$2,000
	<b>\$247,000</b>
Subtotal Phase 1	\$669,400
30% Estimating Contingency	\$200,820
12% Design and Engineering	\$104,430
<b>Total Phase 1</b>	<b>\$974,650</b>

\* (Depends upon type of facilities, flows, etc. Does not include cost of acquiring additional land.)

## Phase 2

The second phase of implementation focuses on remodeling the dining hall. This will be the first of the three major buildings to be upgraded. The dining hall will be remodeled to accommodate 350 people in one sitting with the recently constructed kitchen remaining in its current location. This construction will likely impact the existing women's cabin that is located directly south of the existing dining hall. This cabin will have to be removed to facilitate construction of the new dining hall. Given that the new dining hall will serve the camp as an assembly space until future assembly buildings are constructed, it is possible that Lincoln County will require parking facilities as a condition of redevelopment. Therefore, this phase also includes the construction of parking and preliminary site circulation elements, including entrance road improvements, the pedestrian/ fire path down to the south lakeshore site, and a bus arrival and stacking system. In order to construct the new arrival/ bus stacking area with parking, the existing Day Camp Yurt will have to be relocated to its new proposed location. The second new building component of this phase is the construction of the south senior housing unit to lodge up to 10 adults. This new building can also serve as a small conference/ classroom facility for up to 40 persons. If necessary, it can also serve as the temporary replacement of the lost women's cabin.

Related site work and infrastructure improvements to support the new facilities would also be included in this phase. Through these improvements a distinctive camp setting and an organized, functional and aesthetic entrance experience can be created for B'nai B'rith Camp.



A summary of estimated Phase 2 costs follows:

**New Dining Hall**

Demolish Existing Structure (except kitchen)	\$50,000
New Building (\$200/ sf)	\$1,265,200
Decks/ Railings (\$75/ sf)	\$162,300
Site Improvements (incl. parking, paving, etc.)	\$309,940
Infrastructure Improvements	\$5,000
	<b>\$1,792,440</b>

**Replacement Housing/ South Senior Housing**

Demolish Existing Structure	\$3,375
New Buildings (\$170/ sf)	\$562,400
Site Improvements	\$58,645
Infrastructure Improvements	\$12,000
	<b>\$636,420</b>

**Day Camp**

Relocate Yurt	<b>\$5,000</b>
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Subtotal Phase 2	\$2,433,860
30% Estimating Contingency	\$730,160
12% Design and Engineering	\$379,700
<b>Total Phase 2</b>	<b>\$3,543,720</b>

### Phase 3

With the sanitary sewage disposal system and new dining hall in place, Phase 3 provides upgraded housing facilities for the Youth Overnight Camping program. It is anticipated that this phase will happen over time, instead of all of the housing units being replaced all at once. The replacement of existing youth cabins with the new housing model will increase capacity for up to 250 campers. This phase also includes the addition of the new North Senior (family) Housing unit near the men’s cabin. A summary of estimated Phase 3 costs follows:

**New Youth Cabins**

Demolish Existing Structures	\$40,500
New Buildings (\$150/ sf)	\$3,568,800
Decks/ Railings (\$60/ sf)	\$343,200
Site Improvements	\$280,000
Infrastructure Improvements	\$40,000
	<b>\$4,272,500</b>

**North Senior Housing**

New Buildings (\$130/ sf)	\$602,680
Site Improvements	\$20,500
Infrastructure Improvements	\$12,000
	<b>\$635,180</b>

Subtotal Phase 3	\$4,907,680
30% Estimating Contingency	\$1,472,300
12% Design and Engineering	\$765,600
<b>Total Phase 3</b>	<b>\$7,145,580</b>

### Phase 4

The focus of this phase of implementation is the replacement of the existing Executive Building, the Tattooer’s Cabin and the defunct Senior Staff Lounge with the new Community Center Building. Phase 4 includes the construction of the completed site circulation and fire protection system. Related site work and infrastructure improvements to support the new facilities would also be included in this phase. A summary of estimated Phase 4 costs follows:

**Community Center Building**

Demolish/ Relocate Existing Structures	\$35,000
New Building (\$250/ sf Upper; \$150/ sf Lower)	\$2,727,000
Decks/ Railings (\$75/sf)	\$282,300
Site Improvements (incl. grading, paving)	\$160,000
Infrastructure Improvements	\$15,000
	<b>\$3,219,300</b>

Subtotal Phase 4	\$3,219,300
30% Estimating Contingency	\$965,800
12% Design and Engineering	\$502,200
<b>Total Phase 4</b>	<b>\$4,687,300</b>



## Phase 5

The final phase of implementation completes the construction of the remaining major building – the new Gymnasium/ Assembly building. The existing building will be relocated to a new location near the pool, and adjacent to the men’s shower house. By this time, it is presumed that all of the men’s cabins have been replaced. Since each of the cabins has integral showers, the men’s shower building is no longer needed, and can be converted to a camp bathroom with external showers to serve the new “recreation center”. This phase also includes the completion of other elements in the Master Plan. A second yurt is added to effectively expand the Day Camp. As funding is available, the infirmary is rebuilt, and the adjacent office building is expanded. Related site work and infrastructure improvements to support the new facilities would also be included in this phase. A summary of estimated Phase 5 costs follows:

<b>Gymnasium/ Assembly Building</b>	
Demolish Existing Structure	\$24,000
New Building (\$175/ sf)	\$1,753,500
Site Improvements (incl. restoration, paving)	\$70,500
Infrastructure Improvements	\$15,000
	<b>\$1,863,000</b>
<b>Expanded Office and New Infirmary Buildings</b>	
Demolish Existing Structures	\$6,000
New Buildings (\$150/sf)	\$607,500
Site Improvements	\$35,750
Infrastructure Improvements	\$3,000
	<b>\$652,250</b>
<b>Finish Day Camp</b>	
Add New Yurt	\$18,000
Subtotal Phase 5	\$2,533,250
30% Estimating Contingency	\$760,000
12% Design and Engineering	\$395,190
<b>Total Phase 5</b>	<b>\$3,688,440</b>

## Budget Summary for Proposed Development

### Phase 1

<b>New Men’s Shower Building</b>	<b>\$222,400</b>
<b>Upgrade Sanitary Sewage Disposal System</b>	<b>\$200,000</b>
<b>Relocate Maintenance/ Storage Building</b>	<b>\$247,000</b>
Subtotal Phase 1	\$669,400
30% Estimating Contingency	\$200,820
12% Design and Engineering	<u>\$104,430</u>
<b>Total Phase 1</b>	<b>\$974,650</b>

### Phase 2

<b>New Dining Hall</b>	<b>\$1,792,440</b>
<b>Replacement Housing/ South Senior Housing</b>	<b>\$636,420</b>
<b>Day Camp</b>	<b>\$5,000</b>
Subtotal Phase 2	\$2,433,860
30% Estimating Contingency	\$730,160
12% Design and Engineering	<u>\$379,700</u>
<b>Total Phase 2</b>	<b>\$3,543,720</b>

### Phase 3

<b>New Youth Cabins</b>	<b>\$4,272,500</b>
<b>North Senior Housing</b>	<b>\$635,180</b>
Subtotal Phase 3	\$4,907,680
30% Estimating Contingency	\$1,472,300
12% Design and Engineering	<u>\$765,600</u>
<b>Total Phase 3</b>	<b>\$7,145,580</b>

### Phase 4

<b>Community Center Building</b>	<b>\$3,219,300</b>
Subtotal Phase 4	\$3,219,300
30% Estimating Contingency	\$965,800
12% Design and Engineering	\$502,200
<b>Total Phase 4</b>	<b>\$4,687,300</b>

### Phase 5

<b>Gymnasium/ Assembly Building</b>	<b>1,863,000</b>
<b>Expanded Office &amp; New Infirmary Buildings</b>	<b>\$652,250</b>
<b>Finish Day Camp</b>	<b>\$18,000</b>
Subtotal Phase 5	\$2,533,250
30% Estimating Contingency	\$760,000
12% Design and Engineering	\$395,190
<b>Total Phase 5</b>	<b>\$3,688,440</b>

## Grand Total

**\$20,039,690**



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# Appendix







## Appendix A Draft Program Summary (from Workshop #1: May 13, 2009)

### **B'nai B'rith Camp Master Plan Draft Program Summary May 13, 2009**

#### **Mission and Camp Identity**

The Jewish Community Center (JCC) was originally formed as the B'nai Brith House and served the South Portland based Jewish community as a neighborhood recreation and community center. The B'nai Brith House was probably started by members of the local chapter of B'nai Brith, which is and was a national fraternal organization. The B'nai Brith House started the camp in 1921. The Camp's first year was held in Wallua, Washington. It then moved to Neskowin for a couple of years. In 1925 it moved to its current location on land donated by the Meier family. The B'nai Brith House changed its name to the Jewish Community Center in the later 1930's but the camp kept its original name. The Camp is owned and operated by the JCC, and is open to all who can attend. Up to 30% of kids who attend Camp come from single parent Jewish families, or mixed marriages.

The purpose of the B'nai B'rith Camp is to help young people grow in a responsible, mature manner in a democratic group experience within a Jewish atmosphere that provides opportunities in a twenty-four hour setting outdoors, to gain a deeper understanding of themselves, their Jewish heritage and their fellow people. B'nai B'rith Camp is committed to providing a safe camp environment in which relationships are characterized by dignity, respect, and equitable treatment. In summary, the Camp's mission is to build Jewish community, cultural identity and to foster lifelong friendships, not necessarily spiritual faith. The Camp motto has evolved into "Building Friendships for Life".

#### **User Groups**

Over the past 10 years, B'nai B'rith Camp (BB Camp) has grown from a summer camp for children with a few rentals throughout the school year, to an evolving rental business with multiple operation centers to serve group rental and retreats. There is also a relatively new non-affiliated Day Camp serving the local community.

#### ***Overnight Camp***

The original and hallmark use for BB Camp is the overnight camp. Every summer B'nai B'rith Camp is called home by approximately 500 children (ages 6-16) and 90 staff (from across the country and around the world). Since 1926, BB Camp has been dedicated to providing the finest summer experience for today's campers while preparing them to be tomorrow's community leaders. BB Camp strives to teach the values and ethics of Jewish living by example, experience and creative expression. The Camp has consistently proven to be a great place for youth to learn about themselves, their Jewish identity, their environment, and how to relate to others.

B'nai B'rith Camp offers a wide range of activities for youth campers, including: arts and crafts, Jewish enrichment, athletics, aquatics, water skiing, sailing, canoeing, hydrotubing, swimming in the outdoor heated pool, dancing, nature experience, singing, high and low ropes challenge courses, leadership, community service, drama, creative writing, Shabbat celebrations, overnights



and trips. BB Camp is licensed by the State of Oregon and accredited by the American Camping Association (ACA).

From June through August, B'nai B'rith Camp offers one 1-week session and two 3-week sessions. The 1-week session, referred to as the Maccabee Camp session, is primarily for first time youth campers (Youth entering grades 2 – 8). Camper incentive grants are offered for campers, sponsored by the Foundation for Jewish Camp and the B'nai B'rith Men's Camp Association. The 1-week session serves as an introductory experience, provides a "taste of camp", and helps to insure adequate future enrollment in BB Camp.

During the 3-week sessions, children are divided up into age groups for their camp experience. All ages are present at the camp simultaneously and camp programs are progressive, to encourage return campers. BB Camp age groups are as follows:

- Yonger Unit (Massada) - Youth entering grades 4 – 6
- Older Unit (Sinai) - Youth entering grades 7 – 8
- Teen Village (K'far Noar) – Youth entering grade 9
- Leadership in Training (Teva Mitzvot) - Youth entering grade 10
- Leadership in Action: Leadership & Counseling - Youth entering grade 11
- Counselors – 17 & 18 year old

The children are arranged by age group into cabins, and they experience the camp programs and activities with their cabin group. BB Camp also offers progressive off site experiences for each age group. Day trips and overnight trips range from local overnight trips to weekend field trips. They become more adventurous for older youth campers. Youth campers in the fourth through sixth grade may go on an overnight trip to a nearby beach whereas, ninth graders might elect to experience a weekend of theater in Ashland or rock-climbing at Smith Rocks.

**Day in the Life of an Overnight Camper**

8:00 am	Reveille
8:30	Breakfast (Everyone)
9:15	Camp Clean-up
10:15	Skill Builder Hour
11:15	Chug Aleph - Activity Hour
12:15 pm	Lunch
1:30	Rest Hour/Socializing/ Camp Store
2:30	Elected Activity (by Individual – swimming is popular)
4:00	Chug Bet - Activity Hour
5:00	Chug Gimmel
6:00	Dinner
8:00	Evening Program Activities (Performances, capture the flag as a camp group, poetry night, etc.)
10 pm approx.	Lights Out
Saturday	Day of Rest (Shabbat)
Sunday	All Day Programming (Everyone)

Showering occurs at breaks throughout the day, and everyone is required to take a shower before Shabbat which begins Friday evening. The entire camp population is present on site only on Shabbat.

Currently, the camp program offerings and available housing are at close to capacity given the quality of housing stock in particular. There is a desire to expand and upgrade the camp facilities from a quantity and quality standpoint. Supporting the well established youth camping program, the current and desired future physical program elements are summarized below:

**Youth Camp Housing**

**Current Housing**

- 18 beds / Cabin (Unit)
- 2-5 Staff Counselors (need to comply with ACA 1:8 ratio) / Cabin; 12 -16 campers/ Cabin
- 8 Women/ Girls Cabins
- 8 Men/ Boys Cabins (Includes Tatooners Cabin)
- Lack of Storage
- Lack of Privacy
- 240 total beds in Cabins, 175 (185) campers = full capacity

**Desired Program**

- 18-20 beds / Cabin (Unit)
- Average 3 Staff Counselors / Cabin, 15 -17 campers/ Cabin (Unit)
- Half of desired capacity to house Women/ Girls
- Half of desired capacity to house Men/ Boys
- 295 - 305 total beds in Cabins, 250 campers = full capacity

**Staff Housing**

**Current**

- 6 Permanent Staff; 84 Seasonal Staff – 90 Staff Total
- Approximately 45 – 55 of 90 seasonal staff are camp Counselors
- Remainder of seasonal staff are health care, food service, camp program support staff
- Adult Housing:
  - Relocated Little Cabin: 4 beds
  - Dining Room Storage Area: 6 beds
  - Lake House: 4 bedrooms
  - Apartment above Arts & Crafts
  - Caretaker Residence
- Staff Lounge in Non-functional Restroom Building near Tatooners

**Desired Program**

- 6 Permanent Staff; 84 Seasonal Staff – 90 Staff Total
- Adult Housing:
  - 12 – 16 Additional Dormitories
  - Relocated Little Cabin: 4 beds
  - Lake House: 4 bedrooms
  - Apartment above Arts & Crafts
  - Caretaker Residence
- New Staff Lounge Space
- Alumni/ Small Retreat Space

**Bathrooms**

**Current**

- 2 toilets and 2 lavs/ Cabin (Restrooms not appealing)
- New Women's Shower House near Women's Cabins (8 showers and 6 stalls)
- xx showers in central camp building for Men



- 1 lav in the other Relocated Little Cabin near Tatooners

**Desired Program**

- 2 toilets and 2 lavs / Cabin
- Men’s Shower House near Men’s Cabins (13 showers, 5 lavs & 1 toilet)
- Women’s Shower House near Women’s Cabins (13 showers, 5 lavs & 1 toilet)
- Consider Cabin units with Restrooms

**Dining**

**Current**

- Dining Hall with seating capacity for 250 children or 130 adults
- Kitchen can meet capacity - kitchen meets Kosher requirements, but not all the requirements are met in food selection
- Small Stage/ Presentation Space
- Small Storage Space (Used to meet Staff Housing needs – see above)
- Outdoor Deck Space (structurally unsound)

**Desired Program**

- Expand Dining Hall seating capacity to 350 (250 campers plus 100 staff)
- Kitchen meeting capacity
- Remove Stage/ Presentation Space (goes to Assembly)
- Storage Space for dining related equipment
- Expanded Outdoor Deck Space (overlooking Devil’s Lake)

**Assembly Spaces/ Classrooms**

**Current**

- Group assembly possible in Dining Hall – 250 children or 130 adult seating capacity
- Possibility of indoor assembly on Basketball Court
- 1 Classroom space in Main Office/JEC Building

**Desired Program**

- Expanded Dining Hall – 350 seating capacity
- Large group assembly space for 350 seating capacity
- 1 Classroom space in Main Office/JEC Building
- 3 - 4 classroom spaces: 40 people each
- 3 multipurpose (conference) rooms: 40 people each

**Infirmary**

**Current**

- Health Care building with 2 patient rooms (building is in disrepair)
- Nurse residence in Health Care building

**Future Needs**

- Replace Health Care building & residence

**Camp Support**

**Current**

- Main Office Building near Camp Entrance/ Jewish Enrichment Center (Classroom)
- Scattered offices in various campus buildings
- Maintenance/ Operations/ Winter Storage Building: located right on Lake frontage
- Scattered storage in various camp buildings

**Desired Program**

- Main Office Building near Camp Entrance/ Jewish Enrichment Center (Classroom)
- 3 Office Spaces in new “Community Center Building”
- Maintenance/ Operations/ Winter Storage Building: re-locate
- Additional Storage Space
  - Require storage for 2 gators, trackhoe, riding mower, wood storage and possibly compost facility

**Camp Program and Recreation Facilities**

**Current**

- Arts & Crafts in newly renovated North building
- Gymnasium/ Library Building:
  - 2/3 Basketball Court – not enough space for spectators
  - Game Room – too small, not girl friendly
  - Camp Store/ Concessionaire – very popular
  - Multi-purpose Space = Sefria (library)
  - Upstairs Office used as Storage Space
- Teva (Nature) Center/ Fireplace Structure - currently used for nature study and winter storage facility

**Desired Program**

- Art & Crafts Facility
- Gymnasium Building:
  - Basketball Court – with Space for Spectators
  - Improved Game Room Space
  - Camp Store
  - Multi-purpose Space (Sefria) - could be integrated into another building?
  - Storage Space
- Alternative “Field House” Building with Indoor Recreation Program
- Nature Study Facility
- Storage Facilities

**Outdoor Camp Program and Recreation Facilities**

**Current**

- Recreational Facilities:
  - Tennis Courts/ Outdoor Basketball Courts: not well used, in disrepair, smokers deter use
  - Basketball Hoop near Men’s Cabins
  - Softball/ Baseball
  - High and Low Ropes Course: limited, outdated, “shabby chic”, needs supervision
  - Climbing Wall: needs supervision
  - Swings



- Volleyball: not popular
- 2 Playgrounds with structures: one located adjacent to wetland
- Pool & Hot tub
- Outdoor Group Gathering Spaces, aka “Chill Hill”
- Outdoor Stage with Seating
- Campfire Area near Lake
- Lack Access/ Dock & Boat House: Lake activities are most popular
  - 3 Ski Boats
  - 13 Canoes
  - 4 Paddle Boats
  - 1 Dingy
  - 1 Sailboat

**Desired Program**

- Recreational Facilities:
  - Basketball Hoop
  - Softball/ Baseball
  - Updated High and Low Ropes Course
  - Updated Climbing Wall
  - Swings
  - 2 Playgrounds with structures
- Pool
- Outdoor Group Gathering Spaces: “Chill Hill”
- Designate/ Provide places to experience/ interact with Nature
- Establish Lake/ Wetland Restoration Program
- Relocated Campfire (further from Lake Edge)
- Informal Open Spaces
- Seasonal Lake Access/ Dock & Boat House: Provide increased opportunities – “Get more kids on the water”
  - 3 Ski Boats
  - 13 Canoes
  - 4 Paddle Boats
  - 1 Dingy
  - Additional Sailboat
  - Sailboards?
  - Seasonal/ Temporary Boat Storage Facilities near Lake

**Infrastructure & Site Circulation**

**Current**

- Random Parking along roadways, next to tennis courts, at entrance turn-around
  - Staff Parking – 50 cars
  - Rentals – Events parking, as many as 130 – 150 cars
- Circulation problematic during arrival and departure periods
- City Water: 12” main in East Devil’s Lake Road R.O.W.; 2” main on-site
- Gas Service by NW Natural Gas – meter behind central camp building
- On-site underground sewage disposal system with 4 drain fields and a pump station
- Overhead electric power: probably provided by PP&L

**Desired Program**

- Parking Facilities
  - Parking for 60 cars may be required by Lincoln County (will likely require some negotiations)
- Access and circulation to accommodate forward moving bus routing (no backing); loading/ unloading positions ( stacking) for 5 buses; and food truck, garbage truck and U-haul accommodation
- Expanded on-site Water Service and Fire Protection
- Relocated meter and main gas service
- On-site underground sewage disposal system with 4 drain fields and a pump station. When City sewer service is available, pump to the City system and reclaim drainfields for other purposes
- Underground electric power and communications to all buildings

**Security**

**Current**

- Fencing on all sides except Lake frontage
- Sliding/ Locking gate at entrance
- Some Lake frontage vegetation

**Future Needs**

- Maintain Fencing on all sides except Lake frontage
- Sliding/ Locking gate at entrances
- Restore/ increase Lake frontage vegetation

**Day Camp**

In 2006, the camp established a non-faith based Day Camp for children in the local community. Since its inception, the Day Camp has served over 500 children in the Lincoln County area from June through September. The purpose of the Day Camp has grown from providing local youth with basic competency skills to developing and implementing high level experiential education to support a struggling community. Current programs offer opportunities for children to build self-confidence, strengthen social skills, explore new activities, appreciate nature and have fun.

The camp is in the process of implementing a new initiative called Project FIT (Fun Innovative Team building). This is an innovative approach to teaching local children to live healthier lives by immersing them in character building activities that promote positive youth development, growth and leadership. Project FIT curriculum is presented 3 hours per day, broken up throughout the daily schedule with typical fun camp activities (swimming, boating, sports, arts and crafts, performing arts, etc.).

Day Camp is conducted daily from 9:00 am to 4:00 pm, however early arrival and late departures are also accommodated. The current home base for Day Camp is a Yurt, where the children gather upon arrival and in preparation for departure.

B’nai B’rith Camp offers seven 1-week Day Camp sessions for approximately 25 children per session. Typical Day Camp users range in age from 5 to 13. During each session day campers are divided into three groups of 6 to 8 by age, as follows:



Kindergarden through 2<sup>nd</sup> grade  
Youth entering Grades 3 through 6  
Youth entering Grades 7 & 8

Each group of 8 children functions like a youth camp group and join in the daily programmed activities. Younger day campers stay with separate staff throughout the day.

One challenge the camp faces is how to integrate the day campers with the established programs for overnight youth campers (who are generally older). Day campers eat lunch in the dining hall, but lunch is staggered with overnight youth campers, due to capacity issues. Separate day camp programs and offerings could be expanded if additional facilities allowed. Ideas for expanding the Day Camp include the creation of a summer pre-school program, and an after-school program from September through June. Child care centers are needed in Lincoln County, and these program additions would serve the local community in meeting this demand.

#### **Day Camp Facilities**

##### **Current**

- Single Yurt
- 25 day campers per session

##### **Future Needs**

- A Second Yurt & restroom, possibly expanding to a “Yurt Village”
- Expansion to accommodate 50 - 60 day campers per session
- Day Camp Restroom

#### ***Weekend Getaways***

B’nai B’rith Camp extends the camp family and community experience through established off-season programming. Four annual weekend getaways include the following:

- Family Camp: families enjoy a weekend at camp
- Family and Friends Fun Day: families spend a day at camp
- Rejewvanation: weekend getaway for adult women
- Sukkot Family Shabbaton: weekend getaway for inter-faith families

There is a desire to offer more adult/ family weekend getaways but this expanded camp use might conflict with rentals.

#### ***Conference and Retreats (Rentals)***

During the off-season (September through May), B’nai B’rith Camp opens its doors to host nearly 3,000 people in a variety of group functions, retreats, shabbatons, meetings, family reunions and weddings. The campus facilities are rented to a wide range of organizations, with approximately 90% of clientele being non-profit organizations. B’nai B’rith Camp has traditionally provided access to the entire camp for groups greater than 45 people. For groups smaller than 45 persons, BB Camp sometimes rents to two groups at the same time and provides lunch in two shifts.

Examples of organized groups who have rented the camp and their group sizes include the following:

- Eugene Men’s Retreat: 110 persons
- The Oregon State Marine Board: 90 – 120 persons
- Unitarian Church Youth Group: 200 persons
- B’nai B’rith Youth Organization: 130 persons
- Portland Gay Men’s Choir: 80 – 90 persons
- Catlin Gable: 80 persons

Other organizations who have rented the BB Camp include: Sukkot Camp Starlight (Cascade Aids Project), OES, the Jewish Reconstruction Federation, Portland Jewish Academy, Cascade Pacific Council’s Boy Scouts of America, and the Basket Weavers. Many of these organizations are repeat rentals. This is due, in part, to the good service provided by BB Camp staff.

While the primary and overriding purpose of the property is the overnight youth camp, there is a desire to continue opening the facility in the off-season to the rental market. Renters are asking for more privacy and there is a demand for higher quality facilities. In a National Survey of camp facilities, the camp cabins and shower facilities were ranked low. Some rentals, such as the Oregon State Marine Board, use the waterfront facility for training on the lake but do not utilize the housing facilities. The location on Devil’s Lake is a primary attraction. The lack of assembly or meeting spaces is also a limiting factor in the types of rentals BB Camp can attract.







Appendix B  
Meeting Notes from Workshop #2: Concept Plan Development  
(May 13, 2009)

MEETING NOTES

**PROJECT:** B'nai B'rith Camp Master Plan  
**JOB NUMBER:** 0906  
**BY:** Laura Herbon, Walker Macy  
**DATE:** May 13, 2009

**RE:** Workshop #2: Concept Plan Development

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On Wednesday, May 13<sup>th</sup>, the second of three Steering Committee meetings was held at the B'nai B'rith Camp. The meeting was well attended by Camp staff and the B'nai B'rith Camp Men's Association Board. The purpose of the meeting was to present conclusions from the site and building assessment phase and to discuss resulting site design concept alternatives. Three site design concepts were presented which were enthusiastically received by the Steering Committee members. The meeting included the following participants:

***Steering Committee Participants:***

Miles Newmark	Facilities Subcommittee Chair, B'nai B'rith Camp
Milt Carl	President Emeritis, B'nai B'rith Camp Men's Association
Marty Zell	B'nai B'rith Camp Men's Association Board
Hal Mink	B'nai B'rith Camp Men's Association Board
Michelle Koplan	Executive Director, B'nai B'rith Camp
Jefferey Weitz	JCC Board
Kyle Rotenberg	President, B'nai B'rith Camp Men's Association Board
Steve Kantor	B'nai B'rith Camp Men's Association Board
Irving Potter	Chairman, B'nai B'rith Camp Men's Association Board
Stan Rotenberg	B'nai B'rith Camp Men's Association Board
Barb Gordon	Day Camp Director, B'nai B'rith Camp
Mike Morrow	Site Manager, B'nai B'rith Camp
Dan Pittman	B'nai B'rith Camp Men's Association Board
Lisa Klingsporn	Conference & Retreat Manager, B'nai B'rith Camp
Rachel Rothstein	Associate Director, B'nai B'rith Camp
Dave Gold	Men's Camper
Ken Unkeles	B'nai B'rith Camp Men's Association Board

***Consultant Team:***

Laura Herbon	Project Manager, Walker Macy
Doug Macy	Principal, Walker Macy
John Kyle	John Kyle Architects
Tim Richard	Architect, SERA

Following introductions of the Steering Committee and Consultant Team, Laura Herbon began the presentation with an update of the process and schedule. She summarized the site analysis work undertaken and discussed the relevance of the Draft Summary Program document produced for the project. She presented a summary of existing conditions that are commonly considered

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111 SW Oak, Suite 200 Portland, OR 97204  
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during the site analysis phase, including: site context, zoning & land use, Lincoln County Conditional Use conditions, soils & slopes, vegetation character, site character, vehicular circulation and related issues, recreation facilities, infrastructure, setbacks and other regulatory considerations. The Steering Committee responded with the following questions or comments:

- To service the new women's shower building, a new gas line was installed along the south property line. The new gas line ties into a gas supply line that is located within the access easement just south of the camp property. It can potentially service the women's cabins in the future, and eliminates the need to run a gas line from the current meter through the center of Camp.
- A question was raised about whether Lincoln County has a Tree Removal Ordinance. The design team will clarify this.
- A question was raised about the Camp's sewage system capacity for expansion.

John Kyle presented a summary of the Camp building assessment. He discussed the findings from his building as-built documentation and analysis. He discussed the existing "barracks" style housing model and the potential impact of the single story footprint on the limited land area on the Camp property. John presented a housing building model alternative with two stories, divided bunk rooms and some limited program space. John addressed the Camp need for expanded Dining Hall seating and additional assembly and meeting spaces. The idea of replacing the existing recreation building with a new facility that may or may not combine Camp program space was also discussed.

Doug Macy followed with a discussion of the key points affecting site planning, including: the lake as a key focal point of the Camp; the central ridge through the camp that potentially offers an upper and lower levels for Camp buildings/ program; and the use of a vehicular circulation route through the Camp as an organizational feature as well as a fire route. He presented the three site design concepts which illustrate various ways to accommodate Camp structures and programs. The three site plans also illustrated different ways to incorporate organized parking facilities, including a parking lot and parking along the entry circulation route. Vehicular circulation and stacking for buses during arrival and departure was also discussed.

Following is a summary of the major comments, points of clarification or additional issues raised by the group during the Workshop:

- Kyle R. stated that they may not be able to buy additional land, so the site master plan should not have to rely on the purchase of additional land.
- Ken U. stated that it would be realistic within 5 years to develop the new Community Center. The master plan may need to preserve a site for this without losing housing.
- Steve K. asked if the Dining Hall could be expanded without the addition of more housing? Michelle K. responded with a comment about 30 children being on the waiting list already.
- Irv P. commented that the main competition is not Jewish camps.

- Stan R. stated that a priority would be to improve youth housing and add adult housing. The group then discussed ways to phase potential changes to the camp buildings, and how each of the Site Plan Concepts could be phased over time. The BBCMA needs to consider how many capitol campaigns it wants to wage. Future funding should try to incorporate operations and maintenance into new building endowments, as feasible.
- They would like the master plan to show a mid to long range location for a north shower building.
- Irv P. stated that perhaps the replacement of 2 housing units with added bathroom capacity could help to address the adult housing issue.
- Milt said that they need to be careful about the presentation of funding requests to the community. Twenty million dollars for a youth camp is a lot of money! However, they are reaching out to a new generation. There are still people out there (in the community) who are nostalgic about their Camp experience who would be willing to donate for improvements to the Camp.
- Stan R. stated that they would phase in construction and expansion.
- In general, Jewish camping organizations such as the Foundation for Jewish Camps; and the ACA, are showing a trend in camps expanding capacity by 10%.
- Miles N. asked if there could be a shower house near the pool? The team responded by adding that this idea was explored and could definitely be added. He thought that 8 additional showers would work for the Men's Camp.
- Dave G. thought that the amount of area devoted to Maintenance/ Operations was too much land area. Doug Macy stated that the design team could test the addition of adult housing on top of the maintenance/ storage building.
- The topic of whether the Tattoos Cabin could be moved came up. Ken U. mentioned that "nobody cares about Tattoos". Others stated that Tattoos could remain but could be relocated. He liked the idea of Staff/ adult housing plus program (classroom) space down by the lake instead of the Maintenance Building.
- Michelle K. reinforced this idea by stating that there is a real need for additional classroom space.
- Dave G. believes there should be a consistent building aesthetic to unify the Camp. He would also like the master plan to address sustainability. He believes there should be a sustainability policy for the Camp.
- John Kyle suggested a "rustic aesthetic" to unify the Camp.
- Milt reiterated that the number one priority should be a new shower building for the men's side.



- Irv P. said that the Camp definitely needs 8-10 showers to replace the degraded men's shower facility in the Central Camp Bbuilding. The existing facility could fail at anytime.
- The design team will forward images of the site plan graphics and pictures of proposed cabin model, so that Steering Committee members can provide additional feedback.

Following the larger group meeting, the design team met briefly with the Michelle Koplan and the Camp Staff for additional discussion about the proposed site design concepts, and their preferences. The major comments and concerns are summarized below:

- If a decision is made to build new cabins, Staff believe there would be some benefit from building showers into the cabins.
- Staff voiced preferences for Concepts #1 and #5. With the proposed "Recreation/ Program" Building in the central location, as shown in Concept #1, the site design works better for supervision. Program space could be in the upper floor of the building with windows above overlooking Devil's Lake. Concept #5 really opens up the Camp to the lake, and this is very desirable. When kids are using the gymnasium, they don't need windows anyway. Youth campers are drawn to the lake, and the site plan responds to this. Concept #5 is more desirable for rental market.
- Staff expressed a concern about the potential for lack of privacy around the caretakers home if the Maintenance/ Operations were to be relocated to the new proposed location. When the caretaker goes up the hill, he is home, and there is an agreement to allow him respite from Camp life. John Kyle and Doug Macy suggested that this issue might be able to be resolved through Camp management strategies.
- The group discussed the desired program for the new Community Center. The following program elements were mentioned: program administration, classrooms, breakout spaces, assembly spaces. The new building could also be used for program space such as Arts/ Crafts. They felt that it would not be appropriate to locate the Infirmary in this building. Some storage space and laundry facilities would also be appropriate. Michelle and Staff agreed to discuss where they thought various program elements should go and provide additional feedback to the design team.
- Staff housing locations were also discussed. Some believed that Staff housing should continue to be provided in the middle of camp. Others thought that Camp would be better served if it were on the perimeter for surveillance purposes.







Appendix C  
Meeting Notes from Workshop #3: Design Refinement  
(June 16, 2009)

MEETING NOTES

**PROJECT:** B'nai B'rith Camp Master Plan  
**JOB NUMBER:** 0906  
**BY:** Laura Herbon, Paz Ochoa - Walker Macy  
**MEETING DATE:** June 16th, 2009

**RE:** Workshop #3: Design Refinement

On Tuesday, June 16<sup>th</sup>, the third of three Steering Committee meetings was held at Walker Macy. The meeting was attended by some of the Camp staff and B'nai B'rith Camp Men's Association Board members. The purpose of the meeting was to present 2 refined site design concept alternatives derived from preferences expressed at the previous group meeting and to share the architectural designs/modifications for the various new and existing structures on the premises. The meeting included the following participants:

***Steering Committee Participants:***

Miles Newmark	Facilities Subcommittee Chair, B'nai B'rith Camp
Michelle Koplan	Executive Director, B'nai B'rith Camp
Kyle Rotenberg	President, B'nai B'rith Camp Men's Association Board
Steve Kantor	B'nai B'rith Camp Men's Association Board
Irving Potter	Chairman, B'nai B'rith Camp Men's Association Board
Stan Rotenberg	B'nai B'rith Camp Men's Association Board
Barb Gordon	Day Camp Director, B'nai B'rith Camp
Dan Pittman	B'nai B'rith Camp Men's Association Board
Lisa Klingsporn	Conference & Retreat Manager, B'nai B'rith Camp

***Consultant Team:***

Laura Herbon	Project Manager, Walker Macy
Doug Macy	Principal, Walker Macy
Wayne Stewart	Planner, Walker Macy
Paz Ochoa	Professional Staff, Walker Macy
John Kyle	John Kyle Architects
Tim Richard	Architect, SERA

Following introductions and an update of the project schedule and process, Laura Herbon presented the adjustments to the Concept Plans #1 and 3, based on the client input at Workshop #2. In the last Workshop the client had expressed a preference for the "open bowl" near the lake. This idea was very clearly illustrated in Concept #5. However, the drawback to Concept #5 was the requirement to purchase additional land to the south in order to fully implement the plan. The Steering Committee clearly indicated that they did not want the Master Plan to be based upon this premise.

The design team had worked with Concepts #1 and 3 to better incorporate this key element of Concept #5 since the last meeting. Now the main decision facing the Steering Committee

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between the two remaining concept plans is the locations of the new Gymnasium Building and resulting cabin locations. In Concept #1, the Gym Building is shown near the "open bowl". Developing this Concept Plan would mean that the bowl landform would be smaller, but there would be a direct connection between all program elements, with the Gym Building's close proximity to the new Community Center Building.

In Concept #3, the Gym Building is shown located closer to the pool, effectively developing a "recreation center" for the camp. Given the Gym Building's proximity to the entry drive, it can also benefit the Camp by functioning as the Camp "receptor". The building entrance can be designed to receive Camp groups, and all their gear, upon arrival. The men's cabin group is located closer to the lake edge, similar to the women's cabin group.

The following questions and/ or comments were raised by the group:

- Steve Kantor asked a question about the height of the retaining wall required to create the new bus access road into the Camp. Laura stated that the location of the road had been moved west to minimize the wall height but that a retaining wall would still be required, especially to the north.
- Irv raised concern about the impact of the new Community Center Building on the limited sun on the pool in the afternoon. He was concerned that the later afternoon sun would be blocked by the height of the new building. Peak use is between 2:30 – 4:00 pm. Doug responded to this by stating that a section would need to be drawn of the building set into the graded hillside with the sun angle impact on the pool. The design team will check summer sun, noon to sunset, and the positioning of the building.
- Stan Rotenberg raised a question about having the housing upstairs and the showers downstairs in the Community Center Building (similar to the existing condition). John Kyle asserted that this mix of programming elements is not ideal.
- Stan then wanted to know if the assembly space in the Gymnasium Building could be located by the lake? John responded by mentioning several issues with trying to meet the various program elements within this building – namely, glass windows around the basketball court (need to use tempered glass), the gym floor that serves as an assembly/stage area as well, and blinds becoming mandatory due to the western exposure.
- Steve Kantor wanted to know if there would be a significant cost difference between the Concept Plans. The design team believes that the two concepts would be similar in costs to implement.
- Miles Newmark asked if stacked parking had been considered to increase the parking count? This option won't increase parking without increasing the amount of land that is devoted to parking, which is at the crux of the parking constraint.
- Barbara Gordon expressed that a third Yurt site for the Day Camp might want to be considered – as a lower priority, of course.

- Michelle Koplan stated that Concept 3 is preferred. However, she did express a concern about the potential for increased supervision behind the Community Center Building with the Gym Building in this location. The design team said that the new Community Center Building could have staff offices with windows on the Pool/ Gym Building side of the building. This was discussed further during the architectural concept design presentation.
- The rest of the group agreed that Concept #3 was the preferred direction for the site master plan.
- Barb Gordon made a comment that the Gym Building is farther from the central program building.

Next, the design team presented the architectural concept designs for various Camp buildings, including: a new Community Center building, the Dining Hall expansion, a new Gymnasium building, and various housing models.

#### **Community Center Building**

Tim Richard began the discussion with a presentation about the new Community Center Building (CCB). Handouts of the program spaces were provided to the group for reference. He presented the following key points:

- The proposed new community building will serve as a central hub of Camp B'nai B'rith. The building will replace the current office / bunk room / shower house building located north of the dining hall. This site is central to the camp and offers views of the camp grounds and Devil's Lake beyond. The topography of the site will allow for a two story structure with on-grade access to the lower level from the north and on-grade access to the upper level from the south.
- The entry area incorporates a small lounge and reception area. Program and staff offices are located along the main circulation 'gallery' with views overlooking the swimming pool and north recreation area.
- A large assembly space is centrally located and can be subdivided into two classrooms. A large fireplace is incorporated on the south end of the room and a full presentation wall on the north end.
- Two separate classrooms / meeting rooms are provided on the south and north ends of the building. Alcoves for beverage and food service will be provided for each of these spaces as well as a large storage closet for furniture and equipment.
- Outdoor covered decks or terraces will provide additional breakout and activity areas.
- The lower level will provide storage and support functions. An Arts and Crafts Classroom is provided with direct outdoor access. A camp laundry / house cleaning center, counselor lounge and camp store will also be provided on the lower level.

The Steering Committee had the following feedback about this building:

- Michelle Koplan inquired about a staff lounge (5 computers, couch, television & entertainment center). Would it be in this building? Tim asserted that enough space could be carved out of the Arts & Crafts classroom to provide a staff lounge.



- There was some discussion about the existing Camp laundry facilities and how much space is really required for this function? Washing machines could be congregated here from the entire site with the exception of the Infirmary which keeps its' own washer & dryer. It appears that the amount of space dedicated to laundry could be reduced. The "house-cleaning" (janitorial) area could be mixed in with the laundry room. The possibility was raised by Tim that the janitor's room could become the laundry room and then the staff lounge could take half of the laundry room space at the entry to the lower floor.
- Doug commented that the CCB design was amenable to phasing – the construction of part of the building could be delayed until financing was available.
- A question was also raised about the location of the Camp Store on the Master Plan. The group discussed whether it wants to be in the CCB, or as a stand alone kiosk outside the building (for example, where the deck is currently located)? Tim noted that the Camp Store could be located within the CCB and might have to take up some of the Arts & Crafts space.

#### **Dining Hall Expansion**

The architectural discussion was turned over to John Kyle, who presented his study of expanding the Dining Hall to seat approximately 350 people. As it is a signature building, he showed the expansion as a replication of the existing, which introduced a second roof. He showed the group what the expanded plan view might look like, and how much space it would require. The existing porch was expanded to allow for a flow from the Dining Hall out onto the porch, highlighting the best views of the lake from the Camp.

However, John also explained that the existing Dining Hall building does not likely meet current structural engineering code requirements. Current structural codes will make this a serious (and potentially costly) upgrade to the building. The expanded building would also need to meet current energy code. This would be difficult without major impact to the existing exposed materials. The overriding issue becomes whether expanding the building would be cost effective, given the existing condition? It might cost almost as much to build an entirely new structure. Ultimately, it was recommended that the Camp consider hiring a structural engineer to assess the current structure for expansion, and a cost estimator to assist the design team in determining whether it's worth the cost to expand the existing building with new reinforcing structure.

A discussion ensued about the "iconic" nature of the existing Dining Hall building and the question of whether it would be financially more prudent to build a new and structurally sound building instead:

- Kyle Rotenberg inquired about the stage. John Kyle responded by verifying that the stage was gone as it compromised the program space. However, Michelle stated that the stage is still a required program element in the Dining Hall, as they use the stage (or platform) for announcements and Dining Hall programs.
- Irv commented that recognizing the Dining Hall as the "iconic" building in Camp, a brand new building might functionally be a better choice.
- Miles called attention to the fact the kitchen is really on the wrong side of the building predicating the visible trash enclosure and necessary service vehical access locations.

- Doug asserted that the location of the kitchen was a constraining factor in the proposed site circulation. The group discussed the possibility of having better site circulation if the building were to be relocated, or reoriented. During this discussion the possibility of accessing the kitchen from the adjacent site to the south was raised.
- Miles commented that they may as well go with a brand new Dining Hall, if there was only a 10% differential in cost savings. They could then remove the turn around and the visible trash problems.
- Irv inquired if a new building could be built in 8 months? (Yes)
- Perhaps, they could get an easement from the Neighbors for the kitchen access, not necessarily purchase the property?
- Kyle R. inquired about the idea of expanding the building by squaring off the southwest corner. John Kyle responded that it would depend upon the building official who reviewed the proposal.
- Michelle also noted that trying to accommodate the new student count without expanding the Dining Hall or building a new structure would mean serious meal shifting and extra staffing. Moreover, this would impact the quality of the program and the Camp's sense of community (meals are one occasion when the younger and older students congregate together).
- Miles clarified that when they had identified the Dining Hall as the "iconic" building in the Camp – it was not the structure itself that brought about this comment, rather it was the memories associated with the activities that took place in the structure, i.e. the comradery with fellow campers. This is exactly what would be impacted by trying to make do by having multiple meal shifts impacting the time shared together as a larger Camp community.
- Irv and Stan stated that they would like to receive a proposal to study the structural upgrade and associated costs. Laura will work with John Kyle and Tim Richard to prepare an additional services proposal for Camp consideration. Irv will also look into the possibility of obtaining an easement from the neighbors from 7am to 7pm for delivery vehicle access.

#### **Gymnasium Building ("Field House")**

After the break, John Kyle continued with a discussion of the new Gymnasium Building proposal. John believes that the Camp should have a meeting room other than the Dining Hall for the entire Camp to meet – especially as the Gym could serve this function, justifying part of the monetary investment in building a new structure.

The Gym is built around a basketball court with a recommended 10' boundary. A stage and storage are also part of the building program. An ADA ramp or lift would have to be designed to provide universal access. Bleacher seating is shown as an impermanent element on one side of the building. Siting of the building will determine the best point of access. A clerestory allows for



diffused light to have movies and plays performed. Restrooms could be added in lieu of the storage rooms. John believes that restrooms would likely be required for this building.

- A question was raised about whether a restroom building by the pool would satisfy this issue? John stated that this might be able to be worked out with a building official.
- Irv said that the new men's shower building could become a restroom in the future.
- The bleacher seating provides a programming opportunity. Shabat services could be held in this space. Michelle stated that acoustics are an issue in the current building. John Kyle suggested that an acoustical engineer be added to the design team when the time comes.
- Michelle asked if the proposed building is a single story. This was confirmed.

### **Staff Housing**

The proposed "Staff Housing" building is shown on the site plans to be located on the Camp's prime piece of Real Estate – the waterfront. Downstairs it offers a coffee bar/rain gear area, a meeting space and 2 bathrooms. There is also a permanent storage area around the back of the building for the canoes and boats which would free up waterfront space and lake visibility. On the ground floor there is an outdoor space with a lake view, a fireplace, some storage space and a working wall. Upstairs is made up of the senior staff housing bedrooms with the beach viewing capacity. The bedrooms are single or double occupancy. There is a Pullman kitchen and a group gathering space at one end of the building. It has the potential of being a very popular off-season rental property.

Potential Issues to Consider:

- Balancing housing & conference/ program capability of the building.
- No private baths – they are located at the end of the hall – 2 separate baths (not co-ed – to be resolved by John Kyle).
- Sprinkler systems now required in any residential structure whether one or two story.

### **Cabin Housing**

Finally, John Kyle presented a feasibility study of adding the desired Camp improvements (i.e. storage/ privacy) to the existing barracks style cabin housing. In the existing cabins, the width dimension is limiting for incorporating the Camp's desired improvements. If storage were to be added to the existing structures, there would only be enough space for 14 beds. This reduction in beds would not meet the Camp's other objective of expansion. Given this, and the input from Camp staff since the last Workshop about divided cabin structures potentially creating "cliques" within cabins, John presented a new model for cabin housing, including the following key elements:

- New model could serve as a good youth camper's cabin and an decent adult space (for rentals).
- Showers for men or women are integral to cabins.
- Could be two story/ stacked or single story buildings.
- Each floor accomodates 16 campers and up to 3 staff members in their own room.

- Could be divided into 4 rooms with 4 beds each, or not divided (barracks style building would be a little wider).
- Separate communal space with small kitchenette.
- Two story building requires two separate flight of steps to meet code.
- Stacking of decks is problematic – separate decks on either end of the building is more desirable.

In conclusion, the Steering Committee had the following feedback:

- To resolve the stacking of decks issue, Miles suggested one on- grade outdoor space and an upper deck above, or both outdoor areas at grade.
- Miles also asked about the addition of a weight room for the gym. Irv and Michelle stated that there is a liability issue associated with them for Camps.
- When asked if the committee had a preference for a double decker or one level cabin – Irv responded by stating that where the double deckers fit well they should be sited, however, where they don't, then a one story cabin would be preferable.
- Miles asked the group if making the cabins (floors) bigger to accommodate 24 people instead of 19 would be desirable? Michelle felt that smaller cabins that accommodate 19 people would be better.
- Irv mentioned that the Camp is committed to building the new men's shower building this coming year, preferably by September. This is imperative for the Camp to meet basic operational standards.
- Other priorities identified for 2009 include, building storage facilities by the Caretaker's House and clearing out the Lake front storage. The new structures by the Caretaker's House are proposed to be inexpensive and minimalistic storage spaces for now.
- Michelle brought up the need for staff housing that accommodates families. Currently "adults with families" are housed in the Lake House. It sounds like the Camp would like to see additional housing dedicated to this type? One of the cabins near the Lake House (and waterfront) on the men's side of Camp could be dedicated to this use. The design team may need additional input on the numbers of adults with families to consider this further.



Appendix D  
Memorandum about B'nai B'rith Camp Sewage Treatment  
System (June 29, 2009)

**MEMORANDUM**

Subject: B'nai B'rith Camp Sewage Treatment System  
From: Wayne Stewart  
Date: 29 June '09

I talked with Bryan Rabe, Soil Scientist with Cascade Earth Sciences, (541) 926-7737. The following memorandum documents our conversation.

1. The existing drainfields are undersized, based on current DEQ requirements, but are approved as an "acceptable repair to an existing system, given existing site constraints."
2. According to Brian, it is unlikely that DEQ will agree to any capacity increase without bringing the existing system much closer to compliance with current rules.
3. The "quality" of the effluent can be improved by adding secondary treatment (e.g., recirculating filter, gravel filter). Secondary treatment tank(s) would require a site area of about 2,500 to 5,000 SF, plus buffer zones. Secondary treatment facilities could be located south of the tennis courts or in the resident manager's area. Addition of secondary treatment would likely reduce the size of the required drainfield.
4. The real limitation to expansion is the limited land area available for drainfields. The ballfield drainfield is a good location in terms of soils, gradient, and size. The near lake drainfields do not meet current 100 foot setback requirements and would not be permitted under current DEQ rules.
5. Based on current DEQ subsurface sewage disposal requirements and the existing capacity of BB Camp, the calculated summer peak flow is approximately 15,000 gallons per day.
6. Actual effluent flows were determined in July 2006 and averaged 8,700 gallons per day, over a 30 day period. It must be noted that these are average flows, and that peak daily flows can range from 1.2 to 1.4 times average flows (10,400 to 12,000 gpd).
7. A request to increase camp capacity may trigger current drainfield requirements, which mandate both an initial drainfield (which is in place) plus a replacement drainfield reserve sufficient to accommodate approximately 6,000 linear feet of trench (approximately 200' x 300' in area).

8. The current DEQ staff person is a “by the book” administrator. He is not likely to agree too much variation from current rules when reviewing expansion proposals.
9. In my opinion, options available to the camp are:
  - a. Do not increase camp capacity until public sewer is available
  - b. Undertake an engineering analysis of alternative approaches, and discuss the results with DEQ to determine acceptability. Approaches might include the following:
    - o Install secondary treatment to improve effluent quality (Orenco Systems or similar)
    - o Add a large holding tank to reduce peak flows closer to average flows
    - o Purchase adjacent property to site a large drainfield
    - o Install tertiary treatment (e.g., Living System™, bio-reactor) to provide effluent of high enough quality to allow for spray irrigation in buffer areas and/or to provide toilet flushing water
    - o Separate “grey water” (sinks, showers) from “black water” (toilets). Treat grey water sufficient to allow for spray or drip irrigation and/or toilet flushing. Reserve the existing drainfields for black water disposal.
  - c. If acceptable to the County and the City, pump treated effluent to the nearest existing public sewer.