

# COLUMBIA RIVER VETERANS ORGANIZATION



April 19, 2017

Bill Bjerke  
Clark County Parks  
*Via Email*

## **RE: Bratton Canyon Regional Site**

Dear Bill:

Thank you for your patience and your perseverance as we work this project. I think I speak for all of us when I say that we are hopeful we are working towards the best solution possible!

I have had the opportunity to walk the Bratton Canyon Site a couple of times and I think it will work fine for our intended use.

I have reached out to Marty Snell and his staff to start some meetings with them to determine that it meets proper land use and to go through the codes and permits that we will need. I am hopeful that we can get that preliminary work done in the next few weeks.

At the same time, I would like to do what we need with your department and the County Councilors to be sure this project meets and agrees with your expectations.

To summarize what we would propose if all is agreeable:

A long-term (50-year minimum?), no cost lease from Clark County to the Columbia River Veterans Organization for the 30 acres, +/-, on the eastern portion of the Bratton Canyon Regional Site.

CRVO to handle clearing of underbrush on the property to determine best location of buildings within the site. No removal of old-growth trees without prior approval of Clark County Parks.

CRVO to prepare a draft diagram of Camp Eagles Rest including approximate location of buildings, fencelines and trails throughout the property.

CRVO to apply for all building permits needed.

CRVO would like to establish a modern yet rustic camp on the property to offer a respite to US Military veterans and first responders. Their stays at the camp would be free with all costs to host them and operate the camp coming through donations, grants and funding available for such efforts.

Veterans would sign up for stays at the camp on a first-come basis. Some stays will be as short as 2-3 days, but none are envisioned to be for more than 7 days.

While at the camp, there will be some stays that have no preset programs other than time together and day outings.

During many stays throughout the year, there will be scheduled programs and therapy sessions. Veterans can sign up for whatever type of stay they are most comfortable with.

There will be some stays that are programmed for couples and some that are directed to female veterans only.

Buildings to be constructed onsite include cabins for guests (envisioned to bunk 4 people), a joint restroom/shower/laundry building, a joint office/kitchen/mess hall/meeting space building and a handful of outbuilding for supplies and equipment. Buildings will be placed with an emphasis on screening them from adjacent properties and traffic.

CRVO is willing to maintain the property being used as well as assist appropriately to maintain the adjacent camp property.

CRVO will work with Clark County to keep an up-to-date master plan for the property.

While I am sure there are a wealth of additional questions, hopefully this letter will lay out our proposed use and what we are prepared as an organization to do to make it a reality.

Thank you again for your assistance.

Respectfully,

*Sean Guard*  
Executive Director

## **Camp Eagle's Rest**

A 501(c)(19) camp designed for military veterans, especially those who have been deployed. A place for relaxation, comradery and healing.

**Mission:** Build a rustic experience in the outdoors for military veterans that is free to the veterans who can stay for a few days or a week. Plan the facility to have the comfort amenities needed while keeping a relaxed atmosphere that blends with the surroundings.

**Purpose:** Many of our veterans suffer from a number of challenges as they return and integrate back into civilian life. Most of them are dealing with post-traumatic stress disorder for a number of years after returning. This camp would be designed to be a relaxing and safe environment where they can talk with other veterans, share their stories and challenges and learn about programs that are available to them in a non-threatening manner.

**Goal:** Raise \$3,000,000 to build and staff the camp for the first five years. Work with local contractors and building supply companies to provide labor and products at a free or greatly discounted rate. Work with local military veterans groups to encourage other vets to come out informally for meals and coffee to chat with the veterans. Explore V.A. and other programs to try and get councilors who can also mingle with the visiting veterans and just listen to the conversations and identify soldiers who may need additional programs.

## Camp Amenities

30+ forested, fenced acres.

Rustic, accessible “cabins” that can bunk four guests each

Shower and laundry facilities

Modern kitchen and mess-hall style dining area

Outdoor cooking and dining area

Storage buildings

Power and hand equipment available to maintain the property

Fire pit with small nearby stage

Horseshoe pits

Organic vegetable gardens to supply fresh vegetables

Fishing gear

Kayaks and canoes

Paddleboarding

Waterskiing

Hiking

Bicycling

Day trips: Beacon Rock, Mount St. Helens, etc.

### Other activities:

Clearing brush, maintaining grounds

Splitting wood

Camp Eagles Rest  
Board of Trustees

Col. Bob Knight, US Army (Ret)

Col. Royce Pollard, US Army (Ret)

Col. Dan Kern, Washington National Guard (Ret)

Col. Larry Smith, US Army, (Ret)

Michael Goodrich, US Marine Corp (Ret)

Stac Boyd, US Marine Corp (Ret)

Ryon Morrison, US Army (Ret)

**Camp Eagle's Rest  
Capital Budget**

Property	0	Donated
Cabins	\$204,800	8 x \$50 sf, 16'x32'
Utilities	\$100,000	Water / Septic / Electrical/Phone
Gravel	\$25,000	
Outdoor Food Shelter	\$10,125	15'x45' @ \$15 sf
Kitchen	\$100,000	
Storage Container	\$5,000	Tool Storage
Shower / Bathroom Facility	\$22,500	30'x30" x \$25 sf
Fencing	\$96,000	4,800 lf x \$20 lf
(3) 12-Passenger Vans	\$90,000	
Landscape Tools	\$4,000	Weedeaters, blowers, mowers, chainsaws, hand tools
Signs	\$2,000	Misc
(1) Kawaski Mules	\$12,500	Or similar
Laundry Facilities	\$10,000	Add into restroom complex
Storage Building	\$7,500	For overflow foods, freezers, shelving units
Director's Building / Office	\$23,200	
Furnishings	\$16,300	Chairs, tables, beds, dining tables
Linens	\$4,080	34 Sets @ \$120
Mess Hall	\$25,000	Add to kitchen building. 25'x40' @ \$25 SF
Caretaker Cottage?	\$40,000	Needed?
NCO Club	\$43,750	35'x50'
<b>Sub-Total</b>	<b>841755</b>	
Contingency	\$126,263	15%
<b>Total</b>	<b>\$968,018</b>	
Additional Contingency	\$420,878	Assumes estimates are off by 50%
1 Year Operating Costs	\$303,095	
<b>Total</b>	<b>\$1,691,991</b>	
<b>Total &amp; 4 Additional Years</b>	<b>\$2,904,371</b>	Full constructions costs plus 5 years of operation
<b>Fundraising Goal</b>	<b>\$3,000,000</b>	

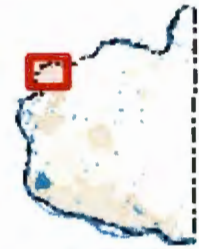
### Camp Eagle's Rest

Salaries	\$130,368	1 Fulltime Exec. Director, 1 part-time cook, 2 part-time staff
Payroll taxes	\$20,859	16% of salaries
Medical insurance stipend	\$3,600	
Annual Facility Maintenance	\$24,000	
Facility Capital Projects	\$10,000	
Land Lease	\$12	
Insurance	\$12,000	
Electrical	\$3,000	
Water / Septic	\$4,800	
Propane	\$3,000	
Supplies	\$1,800	Paper products, soaps, detergent, etc
Food	\$68,680	16 guests per day x 286 days @ \$15 per day
Transportation	\$6,000	Airport pick-ups, trips
Hats, shirts, coins	\$14,976	823 guests per year @ \$18 ea.
<b>Total Annual</b>	<b>\$303,095</b>	
<b>Annual Goal</b>	<b>\$348,559</b>	<b>Annual Budget, plus 15%</b>





# Bratton Canyon Aerial View



## Legend

### MajorRoads

- State Route
- Interstate
- Minor Collector
- Major Collector
- State Route
- Interstate

### ImageOrtho

- Red: Red
- Green: Green
- Blue: Blue

- Cities Boundaries
- Urban Growth Boundaries

## Notes:

7,230.3      0      3,615.13      7,230.3Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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# Veteran's Retreat at Bratton Canyon



## Legend

- Building Footprints
- Taxlots
- Roads
- ImageOrtho**
- Red: Red
- Green: Green
- Blue: Blue
- Cities Boundaries
- Urban Growth Boundaries

## Notes:

903.8 0 451.89 903.8Feet

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