



FOR YOUTH DEVELOPMENT®  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

## **YMCA of Columbia-Willamette**

### **CAPITAL CAMPAIGN VISION 2019-2020**

#### **1. Duncan's Woods YMCA Camp**

- **160 acres on Mt. Hood**

#### **2. Beaverton HOOP YMCA**

- **Add a Child Development Center**
- **Add Association Services Offices**

**Vision:** To serve youth through our YMCA programs in both rural and urban communities.

**Mission:** To put the Christian principles of love, respect, honesty, responsibility and service into practice through programs that build a health spirit, mind and body.

**Why:** The YMCA is purchasing the Hoop property to continue to provide important programs for the community of Beaverton and to continue to do so in the future by owning the property. Our current lease expires in mid 2020 and we have serious doubts that it will be renewed and this one of a kind youth sports facility will be turned into a warehouse space. Success drives the Beaverton Hoop YMCA operation, and capital expansion will allow us the opportunity to continue to serve thousands of teens, adults and seniors each year.

**History:** Since 1868 the YMCA of Columbia-Willamette has offered a diverse range of quality, affordable programs that help children thrive and grow, inspire young people to lead, bring families closer together and encourage individual health and wellness. The Y is a volunteer-driven charitable nonprofit where everyone is welcome. **2018 is our 150<sup>th</sup> year anniversary.**

# **Duncan's Woods YMCA Camp**

35705 East Road 2656, Government Camp, OR 97028



Duncan Campbell, prominent Portland business leader and advocate for at-risk youth in our community had a vision. That vision was to serve the neediest and most fragile youth of our Oregon communities in an overnight resident camp setting away from the distractions and dangers of their local neighborhoods. To this end, Duncan purchased 160 acres of land near Trillium Lake in the Mt. Hood National Forest and for over two decades looked for the perfect partner to put his vision into action.

In the spring of 2016, the YMCA of Columbia-Willamette and Duncan Campbell joined forces, with a shared vision, to develop and create a new overnight camp on that 160 acres of land. Sold to the YMCA for well under market value it is a catalyst to continue to develop and grow the YMCA of Columbia-Willamette's camping services. With a vision to serve at least 50% of the camper population coming from at-risk or fragile backgrounds, our new operation will allow us to provide life-impacting experiences and development of new skills in a safe space.

Traditional youth camp programs will be enhanced by the natural surroundings of Mt. Hood and Trillium Lake and may include activities such as: multi day backpack trips, mountain biking, a variety of water activities on Trillium Lake, eco studies, forestry, mountain climbing, wilderness survival, habitat restoration and more. The variety of activities will be endless and ever developing as program areas are created.



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With the addition of 200 year-round beds, the site will be a perfect place to develop shoulder season programming around summer camp. Outdoor School, retreats and conferences are perfect examples for use of the site from mid-April through the end of October while summer camp is not in session.

### **The Need**

Kids who come from tumultuous family situations need the help and mentorship of caring adults. When youth and teens have the influence of a thoughtful, interested adult, they are more likely to develop self-confidence, make better decisions and avoid risky behaviors.

There is an identified nature deficit disorder (lack of time outside the house in nature) and a loss of community neighborhoods. The lure of gangs in many neighborhoods is taking over the family/community structure that no longer exists within many homes. Peer pressure and social media are creating new ways to bully and distract youth into making poor and/or dangerous decisions.

### **The Solution**

Camping is a very effective way to change the lives of youth, especially when that experience is coupled with well-trained, caring adults who teach and mentor these young people. The American Camping Association offers the following case:

#### **The Case for Camp—why kids need it more now than ever**

Change is a part of life. It is often directly related to survival and can enrich one's life in ways unexpected. Childhood is in essence a time of profound change and development. It is exciting and disquieting at the same time. When it comes to our children, we need to be sure that change is made for the better.

We've been so concentrated on the brain, we forget about the rest of our bodies. This change in focus has led to an obesity rate that is unacceptable. Our kids are not as healthy as the generation before. Families used to live in a community. We've lost that, keeping kids inside and losing a sense of neighborhood. Add to that the fact that our kids stand to inherit all the economic, social, and environmental challenges we've created, and the legacy we have left our children and youth begins to look bleak.

So, how do we prepare our children with the skills and more importantly, the competencies they will need to tackle changes in our world? A quality camp experience provides our children with the opportunity to learn powerful lessons in community, character-building, skill development and healthy living— a meaningful, engaged and participatory environment.

**Camp promotes community.** It creates this great space that shows kids how to live together and care for one another. There are norms and negotiation of boundaries; there are rules. Camp is a place where kids can practice growing up, stretching their social, emotional, physical and cognitive muscles outside the context of their immediate family. This is what childhood is supposed to provide.

**Camp teaches critical thinking.** We need to remember how important it is to be actively involved in the learning process, and camp affords that. We're going to need really strong problem solvers in the next century. We need the science, math and biology, but without the ability to relate, connect, empathize, or inspire innovation, how will our kids be able to make a difference in the challenges now facing us?

**The camp experience embraces the natural environment.** While children have fewer and fewer opportunities to be outdoors, the camp experience advances the outdoor learning environment. As we become more concerned , about saving the planet, we run out and make DVDs and videos about it. But the environment needs to be experienced to be appreciated. Kids need to catch tadpoles in the creek, wander among the trees, and feel the sun on their faces to understand the importance of those things. What happens to a generation that may grow up not seeing stars in the dark of the night?

**Camp creates future leaders.** The camp experience offers kids a close-up look at compassionate leadership through the camp director, counselors, resident nutritionist, and other camp personnel. And kids get loads of opportunities to practice being a leader themselves—song leader, lunch table leader, team captain, the list goes on and on.

**Camp is an equal opportunity life changer.** It addresses universal childhood needs not specific to a particular racial, ethnic or socioeconomic group. Nobody is left out. It's all about childhood development.



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**Camp has a lasting impact.** One of the greatest gifts you can give a child is a sense of success and achievement. Camp teaches kids how to be active participants, ask questions, ask for help, and try new things. They leave understanding that it's okay to feel a little uncomfortable sometimes, because that's generally what happens when you're getting ready to learn something. The camp experience translates back in real-world experience—in an "I can" attitude.

We need to advocate for our young people. We should promote opportunities for kids— give them camp experiences that serve as an antidote for the world's challenges. We need to recognize this is not a series of frivolous activities. We often think if it looks like fun it must be unimportant, but "fun" is a young person's "work"—to learn, to grow, to be productive, creative, and happy. If they don't do that work, they won't turn into healthy adults.

### Phase 1

The YMCA has obtained a Conditional Use Permit. An investment of \$1.5 million will get us started so that we can purchase all the program supplies needed, put in a well, septic system and fire suppression system, provide portable restrooms and seasonal tents for youth and adults and purchase the program equipment necessary to operate a camp.

### Phase 2

This phase will include the building of the lodge, permanent cabins, the kitchen, restroom facilities, bunk houses, outpost areas, development of program elements and equipping the camp so that winter programs can be offered. It will also include bringing electricity to the site. The estimate for this is second phase is \$8 million.

# Beaverton Hoop YMCA

9685 Harvest Court, Beaverton, OR 97005

## *Purchase rather than rent:*

Hoop building (50,000 sq. ft.) currently occupied

Second building on property (14,000 sq. ft.) to be occupied

- Add new Child Development Center on ground floor
- Add new Association Services HQ on a second floor



The YMCA has been leasing and operating the Hoop YMCA since 2008. The Hoop YMCA serves 8,974 youth through its various programs that operate inside and out of the facility. It is our only large facility in the area. Youth sports programs are both competitive and noncompetitive. The facility itself is very unique and the only one of its kind in the area. It contains six basketball courts, locker rooms and a mezzanine for health and wellness programs for adults, including Silver & Fit, Silver Sneakers, Senior Circuit and Zumba Gold programs which serve 240 older adults.

The property sits on more than five acres in Beaverton, Oregon. There are two buildings on the property. The Hoop building the Y leases is about 50,000 square feet in size. The second building is nearly 14,000 square feet and is rented by the City of Beaverton, not the YMCA. The property owner has given us an option to purchase the entire property for \$5,000,000 and was validated by an independent appraisal.



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## **YMCA of Columbia-Willamette**

### **NEW CHILD DEVELOPMENT CENTER & ASSOCIATION SERVICES OFFICES (next door to the Hoop)**

Our YMCA provides quality, affordable early childhood development within a safe, learning child care environment. Child Development Centers start serving families with children beginning at age 6 weeks. Children thrive in a caring, nurturing and learning YMCA atmosphere. Parents entrust their infants, toddlers and preschoolers into our care during the critical stages of early development. The Y prepares children to enter school with the necessary social, emotional and cognitive skills. At the YMCA infants and toddlers develop trust and security and preschoolers experience early literacy and learn about their world.



The smaller warehouse building (14,000 square feet) next door to the Hoop facility can be repurposed and improved to accommodate the addition of a new Child Development Center serving infants, toddlers and preschoolers on the ground floor and YMCA corporate offices on the second floor for an estimated \$4,750,000.

Please contact: Bruce Patton, Vice President and Chief Development Officer

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