

# BEAR BROOK BEAR HILL



C. SOUTHERN PARKS







- > Largest developed state park in New Hampshire
- > Activities for everyone
- > Group sites and event spaces
- > Horseback riding
- > Mountain biking
- > CCC historic resources and museum complex

NEAREST URBAN AREA NORTH: MANCHESTER - 25 MINUTE DRIVE  
NEAREST URBAN AREA SOUTH: CONCORD - 30 MINUTE DRIVE

PARK INFO		ACTIVITIES		PARK AMENITIES	CAMPSITE TYPES
<ul style="list-style-type: none"><li>&gt; 9,976 Acres</li><li>&gt; 2 Working Campgrounds: Beaver Pond (101 Sites) and Bear Hill Camp (8 Cabins)</li><li>&gt; Established as State Forest: 1916</li></ul>		<ul style="list-style-type: none"><li>&gt; Swimming</li><li>&gt; Fishing</li><li>&gt; Hiking</li><li>&gt; Horseback Riding</li><li>&gt; Wildlife Viewing</li><li>&gt; Archery/Bow Hunting</li><li>&gt; Canoe/Kayak</li></ul>		<ul style="list-style-type: none"><li>&gt; Beach</li><li>&gt; Playground</li><li>&gt; Canoe Rentals</li><li>&gt; Camp Store</li><li>&gt; RV Dump Station</li><li>&gt; Learning Environments</li><li>&gt; Picnic Pavilion</li><li>&gt; Event Pavilion</li></ul>	<ul style="list-style-type: none"><li>&gt; Cabin</li><li>&gt; Standard (no hookups, some with room for trailer, some tent only)</li></ul>



## BEAR BROOK STATE PARK WAS ESTABLISHED IN 1943

- > The park began its life as a start forest in 1916 with the gift of Catamount Hill and Catamount Brook. Civilian Conservation Corps began work at Bear Brook in 1935 constructing one of the nation's first Recreation Demonstration Areas.

## 2 WORKING CAMPGROUNDS - BEAVER POND AND BEAR HILL CAMP

- > Located in the southeast of the park, Beaver Pond is the largest working campground with 101 campsites. Bear Hill Camp currently has 8 cabins available for rent.

## CATAMOUNT POND AND PAVILION

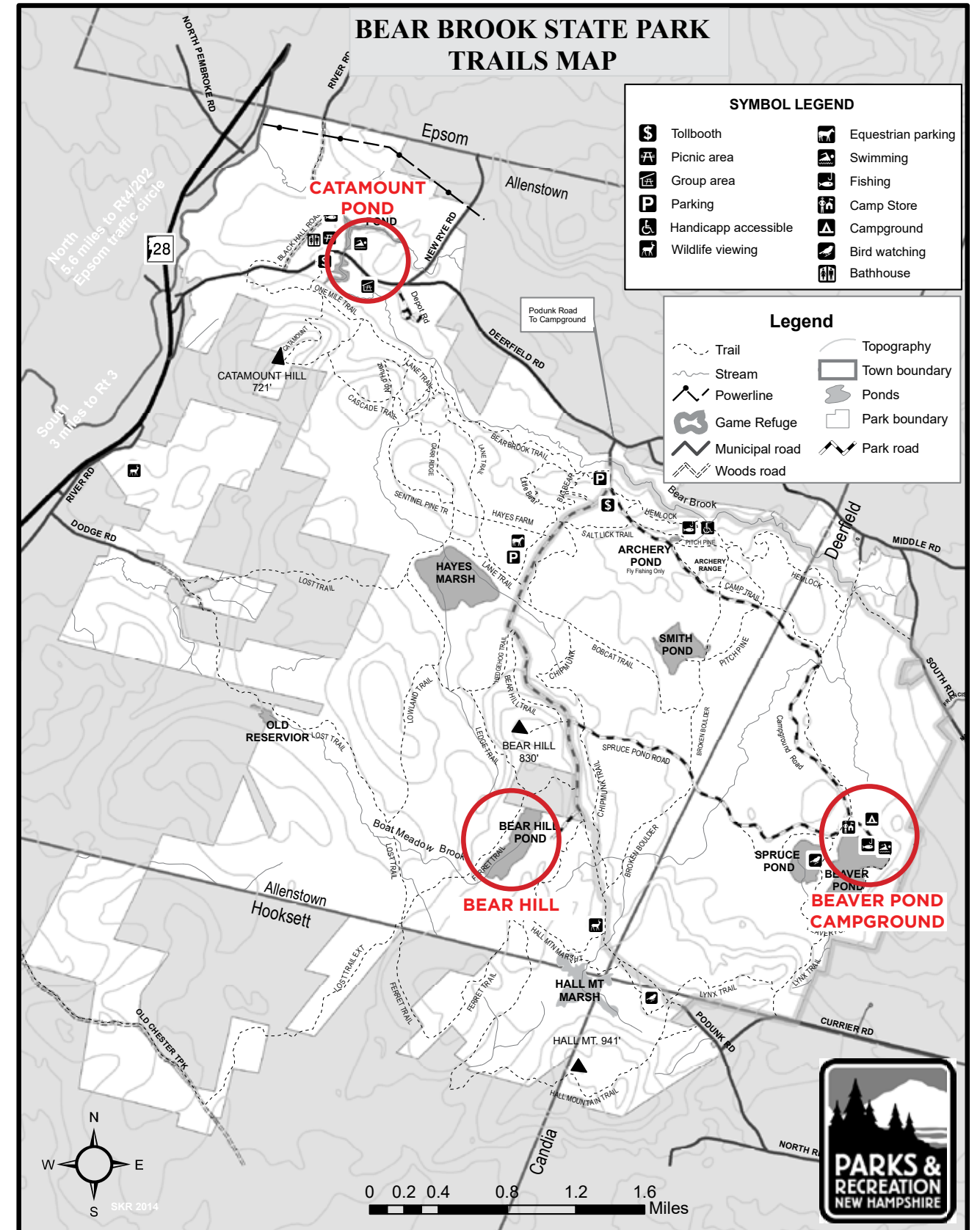
- > At the northern entry of the park is the Catamount Pond Picnic Pavilion and Group Pavilion. This is a popular location for day use guests and events.

## HAYES FIELD

- > At the center of the park is Hayes Field. This is a popular starting point for mountain bikers and equestrian riders.

## ARCHERY POND

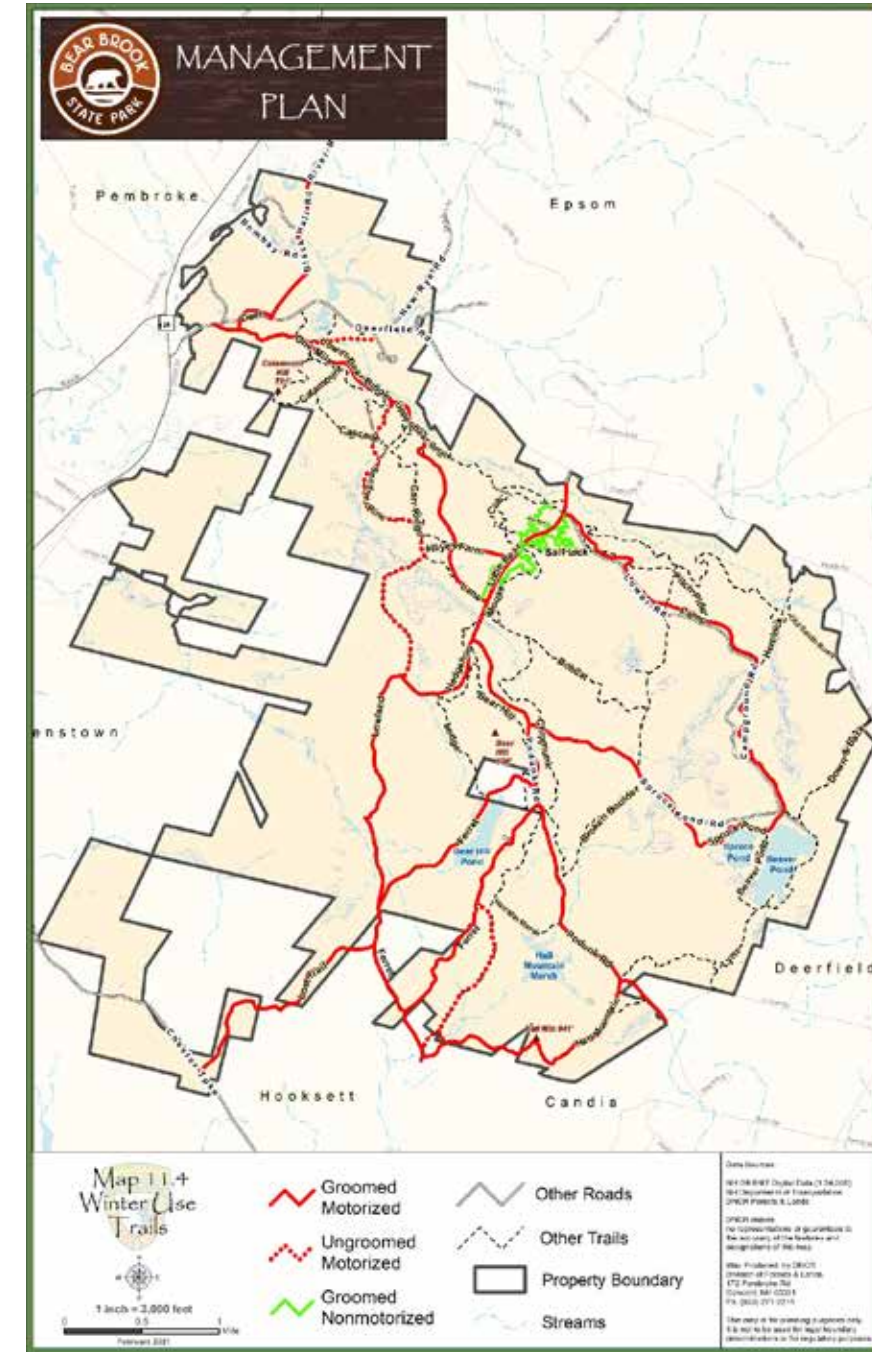
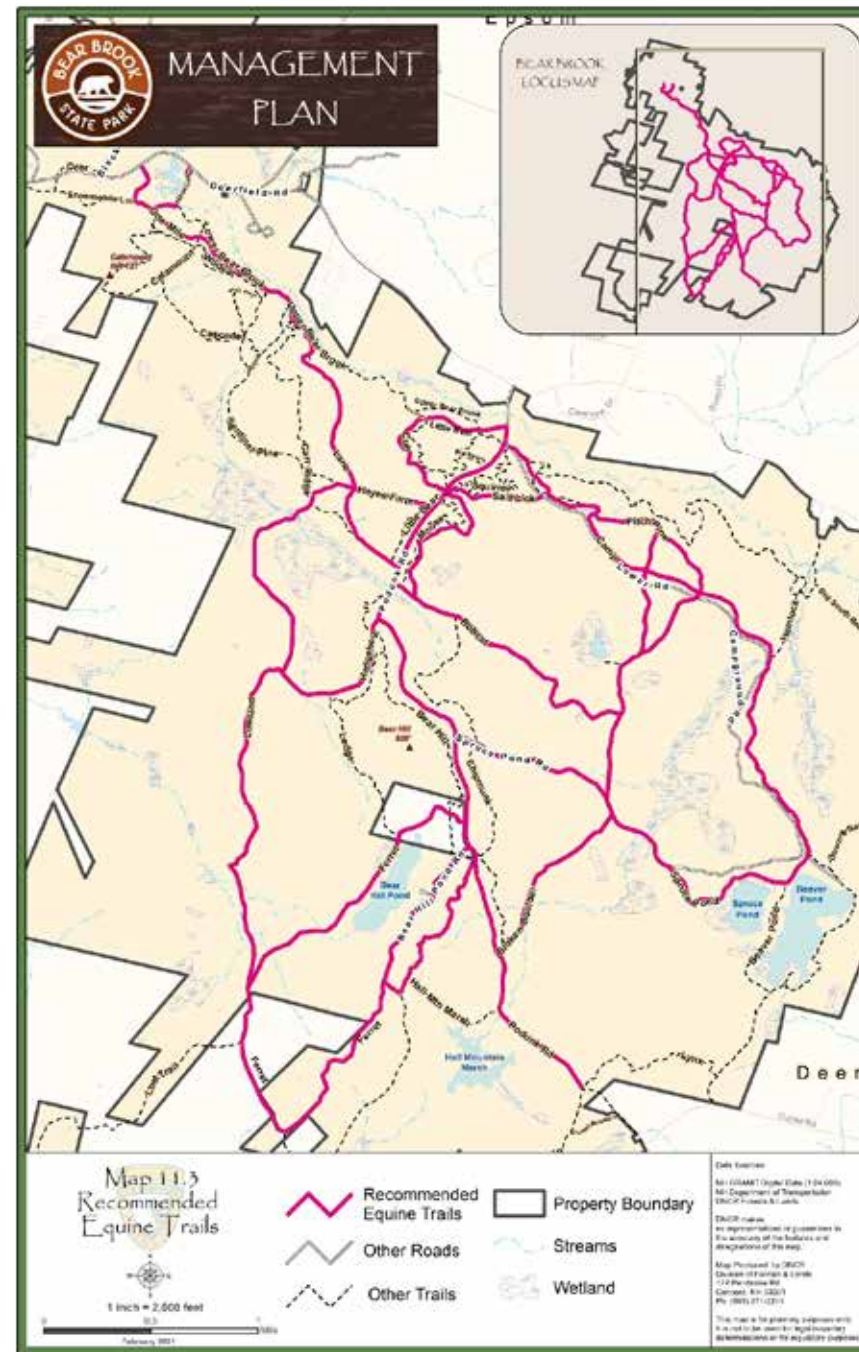
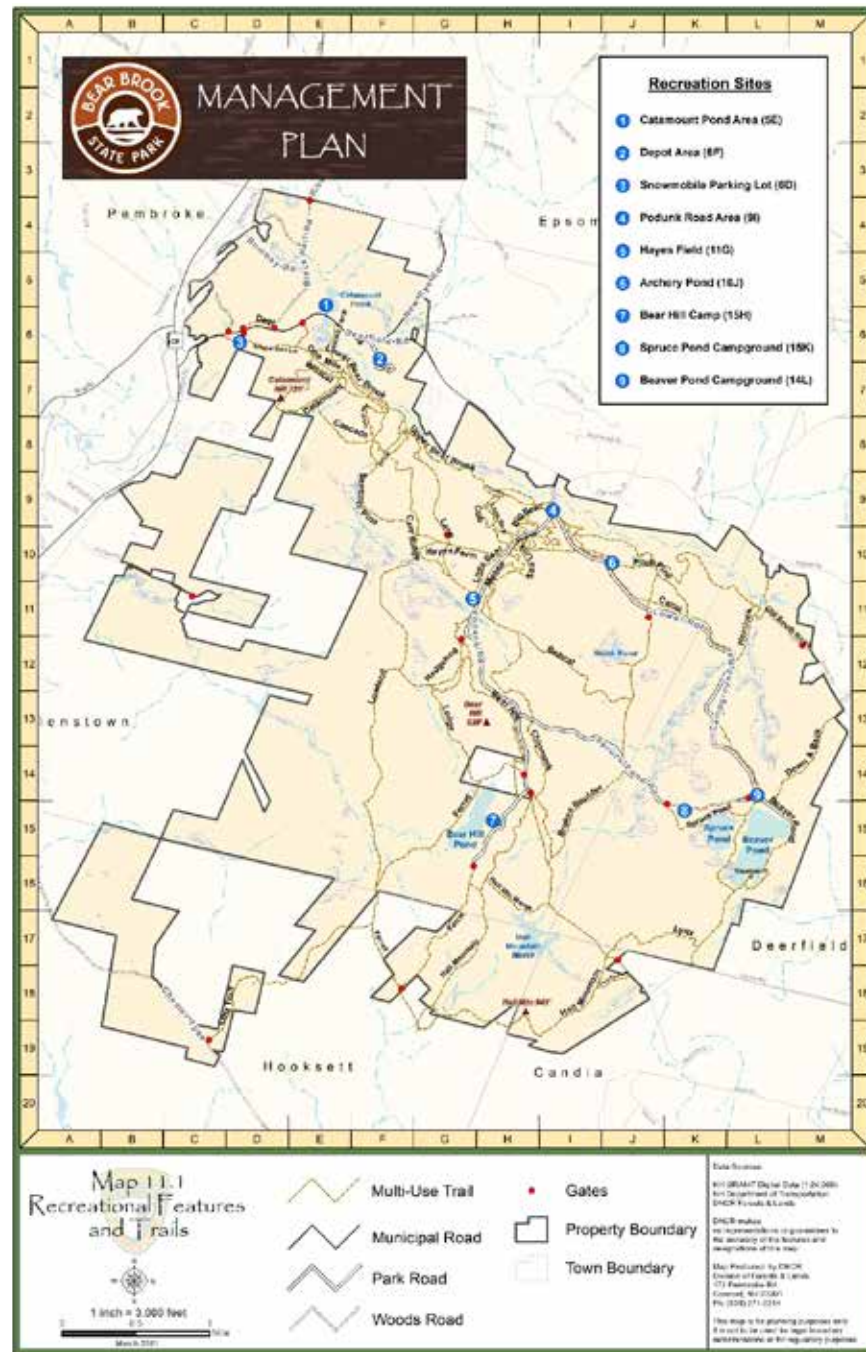
- > On the east side of the park is Archery Pond, a universally accessible fly-fishing-only pond. There are also two public archery ranges.





## TRAIL CONNECTIONS

- > Over 60 miles of trail on 10,000 acres
- > Trails are available for hiking, running, mountain biking, and equestrians
- > Bear Hill Campground sits in the heart of the Bear Brook trail system and Catamount Pond is at the northern head of the trail system
- > Mountain biking trails at Bear Brook are ranked #2 in state after Highland Mountain Bike Park on singletracks.com.
- > Trails are very popular for equestrian use
- > Managing the network to prevent potential conflict will be important







REVITALIZED BEAR HILL CAMP CABIN



CATAMOUNT POND GROUP PAVILION / EVENT SPACE



SWIMMING AT CATAMOUNT POND PICNIC PAVILION



CATAMOUNT POND PICNIC PAVILION



SNOWY FOOTBRIDGE



MOUNTAIN BIKING VIEWS



FALL FOLIAGE TRAIL RIDING



BEAVER POND WATERFRONT CAMPSITE



EXISTING CONDITIONS

CABIN CLUSTERS

- > The Pines, Ledges, Maples, and Oaks cabin clusters all have 8 cabins, 1 washroom, and 1 shared lodge
- > Despite the consistency of the architecture, each cluster has a slightly different character due to terrain, vegetation, and views
- > The Oaks cluster was recently renovated and are the only cabins available for rent

COMMON SPACE

- > The core of the Bear Hill Camp is the shared common space which includes the dining hall, staff quarters, infirmary, rec. hall, and several other buildings.
- > Currently no clear use for the common buildings but most are in good shape.

ADMINISTRATION AREA

- > This area, which includes the office building, maintenance garage, and parking area, is the primary point of access for visitors

BEACH

- > A dock and several buildings used to be located at the beach.
- > Access to the water for swimming and non-motorized boating

Cabins

Washhouse

Shared Structures

Removed Structure

Parking

Mountain Bike Trails

River / Stream

Shared Trails

Wetlands

Beach Access

N

0'

75'

150'

300'

The map shows an aerial view of the Bear Hill Camp area. Key features include:   
 - **BEAR HILL ROAD** running horizontally across the upper left.   
 - **BEAR HILL POND ROAD** running horizontally across the middle right.   
 - **BEAR HILL POND** at the bottom center.   
 - **EARTHEN DAM AND SPILLWAY** at the bottom right.   
 - **PLAY FIELD** on the far right.   
 - **COMMON SPACE** in the center, marked with a 'P' in a circle.   
 - **ADMINISTRATION AREA** to the right of the common space.   
 - **SERVICE AREA** above the common space.   
 - Four cabin clusters: **PINES**, **LEDGES**, **MAPLES**, and **OAKS**, each enclosed in a dashed brown line.   
 - **LOOK OUT POINT** on the shore of Bear Hill Pond, with distances marked: 435' to the Pines cluster, 460' to the Ledges cluster, 360' to the Maples cluster, and 530' to the Oaks cluster.   
 - **Wetlands** are indicated by blue dotted patterns in several locations.   
 - **Mountain Bike Trails** are shown as solid green lines.   
 - **Shared Trails** are shown as dashed orange lines.   
 - **Washhouses** are shown as blue squares.   
 - **Shared Structures** are shown as orange squares.   
 - **Removed Structures** are shown as dashed white outlines.   
 - **Beach Access** is marked with a sun and umbrella icon on the shore of Bear Hill Pond.

NEW HAMPSHIRE STATE PARKS CAMPGROUND EXPANSION FEASIBILITY STUDY

SE GROUP C6



INFRASTRUCTURE

WATER SUPPLY

Water supply is provided by a drilled well that feeds a pump house (1) with a Well-X-Trol WX-250 hydropneumatic pressure tank.

Water is distributed in HDPE piping laid on the ground to the bathroom buildings and various common building with water services. These buildings include bathroom buildings for the Central, Oaks, Maples, Ledges, and Pines, dining hall, infirmary, staff quarters, art studio, and Scannel Hall.

POWER

Power is primarily supplied by overhead distribution (2).

WASTEWATER

Central Leach Field: The buildings served by the central leach field (3) were not definitively identified. It appears that the Pines and Ledges washhouses both have wastewater tanks with a pump system that most likely sends wastewater to the central leach field. The condition and functionality of the pump systems is unknown. We assume the infirmary and the dining hall are served by tanks that gravity flow to the leach field.





INFRASTRUCTURE

WASTEWATER CONTINUED

Art Studio: This building has a wash sink only and no bathrooms or other wastewater use. An apparent old wastewater pipe was observed leaving underneath the building to the north.

Oaks Washhouse: A tank gravity feeds to a distribution box and leach field **(4)**. The system appears to be in good working condition.

The Maples Washhouse: A tank gravity feeds to a distribution box and leach field. The tank and distribution box are a bit more removed from the immediate building area, and the leach field **(5)** is down the trail in a clearing west of the cabin cluster.

Shower Building: There is reportedly a tank with a leach field **(6)**.

Pit Toilet (BBR100): There is an old hot water tank that is not in use, possibly used for handwashing, but no water supply or wastewater system were observed.





STRUCTURES

- 32 CABINS\*
- 4 WASHHOUSES\*
- 18 SHARED STRUCTURES

A. Scannel Hall

B. Maintenance Garage\*

C. Administration \*

D. Help's Quarters\*

E. Central Washhouse\*

F. Infirmary\*

G. Ice House\*

H. Dining Hall/ Kitchen\*

I. Staff Quarters\*

J. Lookout Deck

K. Craft Shop\*

L. Nature Lodge\*

M. Unit Lodge\*

N. Water Tower\*

O. Pump House\*

P. Picnic Pavilion

Q. Shower Building

R. Toilet Building

\* Structures with Historic Significance





STRUCTURES  
COMMON SPACE



STAFF QUARTERS

Built	1936
Size	41'-3"x17'-9"
Construction Type	Stone foundation, stone fireplace, stick framing, double hung windows, waney board siding, recent metal roofing. gable roofing porch, heavy timber construction. Electric and plumbing utilities.
General Condition	Overall the structure is in good condition. Typical repair of stone foundation, windows repaired or replaced, general clean up & carpentry. Stone fireplace that needs inspection.
History	Staff housing four bedrooms, main living room and large porch. Did not have bathroom and kitchen.
Potential Re-Use	Future camp operation could redesign interior for staff housing or group rental. Possible addition of bathrooms with septic connection
Accessible	Doesn't meet current ADA standards, but could be provided.
Historically Significant	Yes



CRAFT CABIN

Built	1937
Size	27 1/2' X 19'-0"
Construction Type	Stone foundation, stick framing, double hung windows, waney board siding, porch, electric and plumbing utilities.
General Condition	General condition is good needing typical repair of stone foundation, general carpentry windows repaired or replaced, interior demo of more recent additions to the interior..
History	Used by camp organizations for craft and other workshop activities.
Potential Re-Use	Could be reconfigured to be large group family rental cabin. Excellent location with view of pond. Possible addition of bathrooms with septic connection (pump station needed).
Accessible	Doesn't meet current ADA standards, but could be provided.
Historically Significant	Yes



NATURE LODGE

Built	1936
Size	27'-6"x14'-6"
Construction Type	Stone foundation, stick framing, double hung windows, waney board siding, recent metal roofing. gable roofing porch heavy timber construction. Electric and plumbing utilities.
General Condition	Overall the structure is in good condition. Typical repair of stone foundation, windows repaired or replaced,
History	Nature museum and nature "base" exhibits with displays and cabinets for programs for campers
Potential Re-Use	Good location overlooking pond. Good rental cabin for larger groups and families. Possible addition of bathrooms with septic connection (pump station needed).
Accessible	Doesn't meet current ADA standards, but could be provided.
Historically Significant	Yes



STRUCTURES  
CABIN CLUSTERS



CABINS

Built	1936
Number of Buildings	24
Size	12'-6"x20'x6" 13'x19'-4
Construction Type	Stone foundation, stick framing, double hung windows, waney board siding, recent metal roofing. gable roofing porch heavy timber construction.
General Condition	The condition of the remaining cabins varies quite a bit, but in general all need some stone foundation repair, replacement of some wood foundation sills, waney board replacement, re-roofing, interior clean up and general carpentry.
History	Sleeping cabin for 4 campers,
Potential Re-Use	Continue with original use with some upgrades by adding more ADA accessible cabins, window. Could sleep 6 guests.
Accessible	Some cabins can be made ADA accessible.
Historically Significant	Yes
Summary of Renovations for the Oaks Unit	Historical character has been maintained with only minimal modifications, i.e. window storm shades, ADA accessibility, modified porch railing.



COUNSELOR CABIN

Built	1936
Number of Buildings	6
Size	14'x12'
Construction Type	Stone foundation, stick framing, double hung windows, waney board siding, recent metal roofing. gable roofing porch heavy timber construction.
General Condition	Cabin conditions vary; problems with foundation, siding framing, windows are consistent with all cabins, but some are worse than others.
History	Sleeping cabin for two counselors.
Potential Re-Use	Camper cabin for four.
Accessible	Doesn't meet ADA Accessibility, but could be provided.
Historically Significant	Yes
Summary of Renovations for the Oaks Unit	Historical character has been maintained with only minimal modifications, i.e. window storm shades, improved accessibility, modified porch railing.



STRUCTURES  
CABIN CLUSTERS



WASH HOUSE

Built	1936
Number of Buildings	4
Size	21'-3"x10'-6"
Construction Type	Slab on grade, stick framing, double hung windows, waney board siding, shingle roofing, porch with heavy timber construction. Electric and plumbing utilities. Slab on grade.
General Condition	Unrenovated building shells are generally in same condition as other buildings. Interior will need new toilet and wash facilities and interior finishes that are hygienically appropriate.
History	Latrine and wash house had three stalls inside.
Potential Re-Use	Renovate to accessible restroom standards.
Accessible	Doesn't meet ADA Accessibility, but could be provided.
Historically Significant	Yes
Summary of Renovations for the Oaks Unit	Renovated several years ago with a toilet and sink and interior paneling.

LODGE

Built	1936
Number of Buildings	4
Size	728 square feet
Construction Type	Stone foundation, stick framing, double hung windows, waney board siding, recent metal roofing. gable roofing porch heavy timber construction.
General Condition	The condition varies quite a bit, but in general all need some stone foundation repair, replacement of some wood foundation sills, waney board replacement, re-roofing, interior clean up and general carpentry, and window repair or replacement.
History	Meeting place for unit campers to get together for activities.
Potential Re-Use	Would make a good group and family cabin rental or continue original use as a meeting place for campers.
Accessible	Doesn't meet ADA accessible, but could be provided.
Historically Significant	Yes
Summary of Renovations for the Oaks Unit	Historical character has been maintained with only minimal modifications, i.e. window storm shades, improved accessibility, modified porch railing.



STRUCTURES  
COMMON SPACE



SCANNEL HALL

Built	1972
Size	2002 square feet
Construction Type	Standard stick construction with wood truss roof framing, concrete slab, pier foundation, TS-11 siding casement windows. Electric service provided.
General Condition	Good condition, solid construction, not part of original camp.
History	Replaced burned down original recreation building, and was used as recreation building ad general assembly.
Potential Re-Use	Building is a large hall and probably would continue to serve that purpose or office/ store.
Accessible	Yes
Historically Significant	No



HELPS QUARTER'S

Built	1936
Size	660 square feet; 36"x17"
Construction Type	Slab on grade, stick framing, double hung windows, waney board siding, recent metal roofing, heavy timber construction.
General Condition	Overall good condition needing typical repair of stone foundation, windows repair or replace, interior clean up clean up and general carpentry.
History	Camp service employees housing.
Potential Re-Use	Could be converted into larger rental cabin for groups and families, or camp staff housing.
Accessible	Doesn't meet current ADA standards, but could be provided.
Historically Significant	Yes



CENTRAL WASH HOUSE

Built	1936
Size	11'0"x21'-3"
Construction Type	Stone foundation, concrete foundation, stick framing, double hung windows, waney board siding, recent metal roofing. gable roofing porch heavy timber construction. Electric and plumbing utilities.
General Condition	Overall the structure is in good condition. Typical repair of stone foundation, windows replace or repair), general clean up & carpentry, interior is tongue and groove paneling.
History	Original building with shower room, two small bathrooms, dressing area.
Potential Re-Use	Could have modernized interior layout and design and continue to be a wash house. Connected to camp electrical, water and septic system.
Accessible	Doesn't meet current ADA standards, but can be provided.
Historically Significant	Yes



STRUCTURES  
COMMON SPACE



INFIRMARY

Built	1936
Size	812 square feet
Construction Type	Stone foundation, stick framing, double hung windows, waney board siding, recent metal roofing. Electric and plumbing utilities (1990).
General Condition	General condition is good needing typical repair of stone foundation, general carpentry windows repaired or replaced, interior demo of more recent additions to the interior..
History	Infirmary with required spaces, three bedrooms, nurses bedroom, dispensary laundry, and bathroom.
Potential Re-Use	Could be converted into bath house with toilets, shower, and laundry.
Accessible	Doesn't meet current ADA standards, but could be provided.
Historically Significant	Yes



ICE HOUSE/STORAGE

Built	1936
Size	300 square feet
Construction Type	Stone foundation, stick framing, double hung windows, waney board siding, recent metal roofing.
General Condition	Poor
History	Storage of cut ice and kitchen supplies.
Potential Re-Use	Unknown
Accessible	No
Historically Significant	Yes



KITCHEN/DINING HALL

Built	1936
Size	2363 square feet with "T" shape plan.
Construction Type	Stick built construction, stone fireplace, waney board siding, exposed rafters, heavy timber framing of porch, large window openings for screens.
General Condition	This building is used as a place of assembly would need complete structural analysis of frame, many modifications and repairs done over the years particularly after 1971 time. Building will need significant repairs and upgrades.
History	Dining, kitchen, assembly, and meetings.
Potential Re-Use	Could be renovated to be a kitchen and dining hall. Good size and location with view of the lake.
Accessible	Doesn't meet current ADA standards, but could be provided.
Historically Significant	Yes

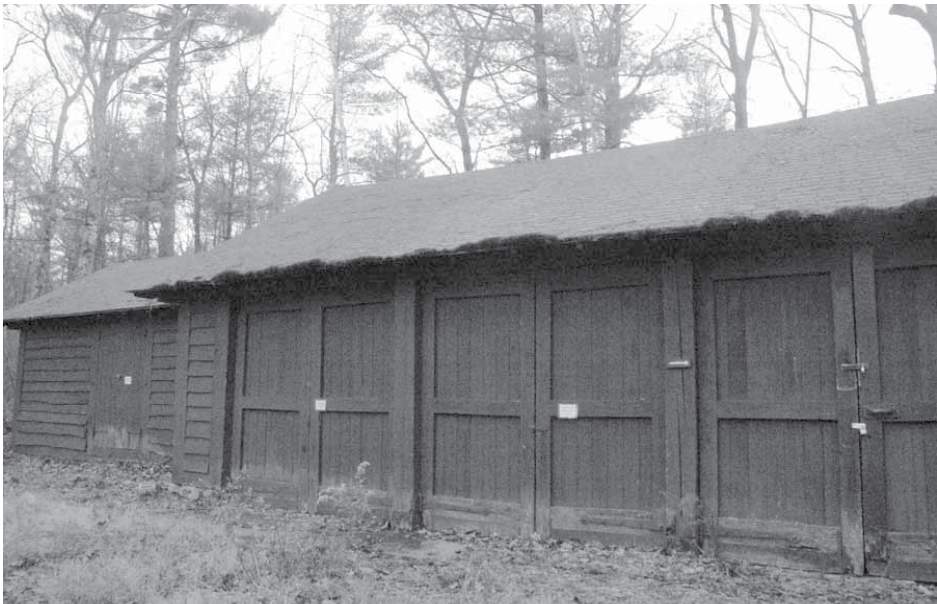


STRUCTURES  
COMMON SPACE



ADMINISTRATION BUILDING

Built	1936
Size	674 square feet
Construction Type	Stone foundation, stick framing, double hung windows, waney board siding, recent metal roofing. Electric service provided.
General Condition	Overall good condition needing typical repair of stone foundation, windows repair or replace, interior clean up and general carpentry.
History	Administrative offices and camp store, “canteen.”
Potential Re-Use	Could continue to be used for administrative services for future camp operations.
Accessible	Doesn’t meet current ADA standards, but could be provided.
Historically Significant	Yes



MAINTENANCE GARAGE

Built	1936
Size	3 Bay Garage
Construction Type	Slab on grade, stick framing, double hung windows, waney board siding, recent metal roofing. Electric service provided, and plumbing is unknown.
General Condition	Appears to be in similar condition as other buildings, but needs a more thorough inspection.
History	Vehicle storage and maintenance workshop and storage.
Potential Re-Use	Garage/workshop/firewood storage
Accessible	Possibly
Historically Significant	Yes



PICNIC SHELTER

Built	1998
Size	864 sf.
Construction Type	Wood Frame/Slab on Grade
General Condition	Decent condition
History	Built by 4H Club
Potential Re-Use	Picnics gathering
Accessible	Yes
Historically Significant	No



STRUCTURES  
COMMON SPACE



SHOWER BUILDING

Built	2000
Size	864 sf.
Construction Type	Wood Frame
General Condition	Poor
History	Built by 4H Club
Potential Re-Use	Duplex Staff Housing
Accessible	Yes
Historically Significant	No



ARCHERY SHED

Built	Not Available
Size	+/- 1000 sf.
Construction Type	Wood and Metal Roofing
General Condition	Appears to be in descent condition
History	Built by 4H Club
Potential Re-Use	No
Accessible	No
Historically Significant	No



EXPANSION OPPORTUNITIES

1. EXPANSION AREA

- > Size: 2.5 Acres
- > Slope: 0-8%
- > Existing pit toilet in expansion area
- > No focal point or views, not close to water
- > Some wet areas to avoid

2. BEACH REVITALIZATION

- > Opportunity to improve swimming access and expand water activities

3. TRAIL CONNECTIONS

- > Opportunity to improve access to existing trail network

4. LOOK OUT POINT

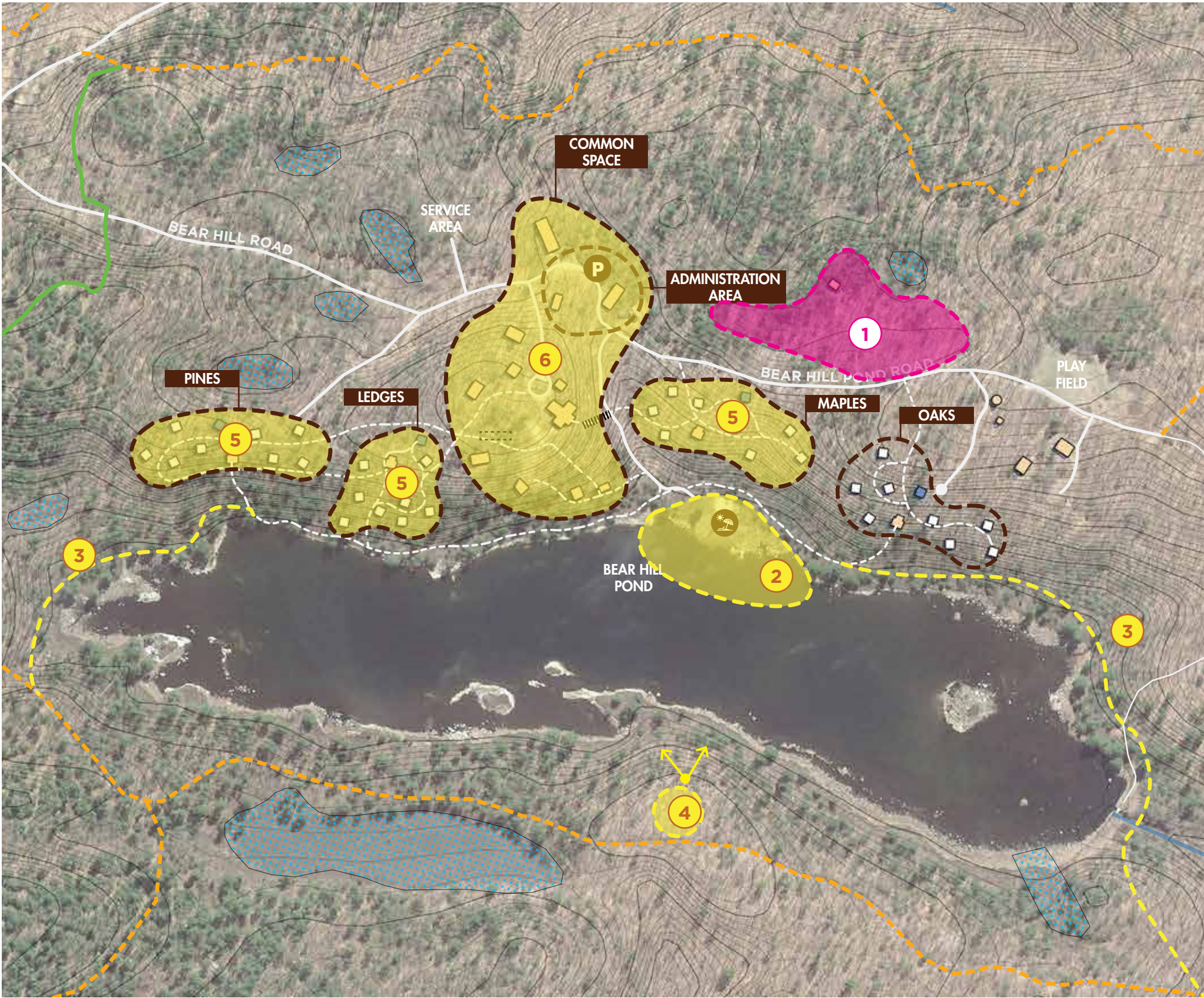
- > Opportunity for new lookout destination

5. CABIN CLUSTERS

- > Opportunity to renovate cabin clusters (similar to Oaks) and add additional amenities
- > Maintain pedestrian-oriented spaces

6. COMMON SPACE

- > Opportunity to convert some buildings to lodging rental, camp store, etc.
- > Larger buildings like dining hall present more questions in terms of program and operations
- > Opportunities for staff housing in ex. buildings





ARCHAEOLOGY REVIEW

Phase IA Archaeological Sensitivity Assessment was completed for the proposed Bear Brook State Park Bear Hill Pond Campground Expansion Project in Allenstown, New Hampshire. The project area is situated on extremely rocky terrain. No archaeological sites or areas of archaeological sensitivity were identified, and no further study is recommended.



HISTORIC SIGNIFICANCE

Bear Brook State Park was created by the National Park Service as a Recreational Demonstration Area and built by the Civilian Conservation Corps in 1935-1942. It has been a state park since 1943. Facilities include a swimming beach with pavilion and bathhouse, picnic areas with shelters, a public archery range, fishing ponds, a campground and two group camps.

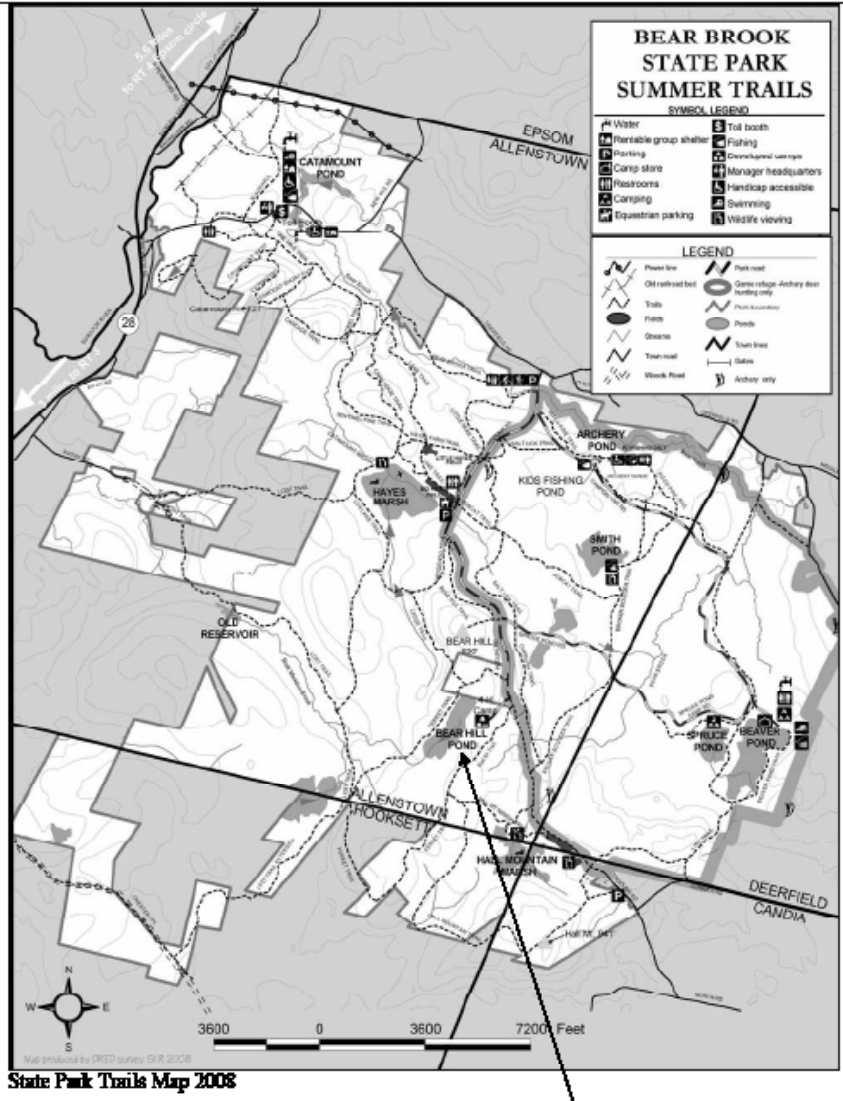
The Bear Brook State Park Historic District was determined eligible for the National Register of Historic Places in 2017. The boundary of the historic district encompasses the entire park. All buildings and structures and built landscape features more than fifty years old are assumed to contribute. Most date from the 1930s-40s and retain historic groupings and layout.

Within the large district, Bear Hill Pond Camp was previously determined eligible as a historic district in 2013.

Bear Brook State Park is eligible for the National Register under Criteria A and C, in the areas of recreation and conservation, as well as politics and government, architecture and landscape architecture. Bear Brook was designed and built by the federal government as a work-relief project, to be operated as a model state park. Bear Brook State Park is significant for its “Park Service Rustic” architecture. There have been few changes to the buildings and structures planned by the National Park Service and erected by the Civilian Conservation Corps.

Bear Hill Pond Camp is significant as a fully developed and well preserved example of an organized group summer camp built in an RDA. Built in 1936-37, the camp remains as designed except for the loss of one or two buildings and a few recently built at the edges. The layout of buildings and relationship to landscape and features like the pond are significant. The central administrative buildings include the lodge, infirmary, offices, nature and crafts buildings, etc. are all original. The four units each have eight cabins, a small lodge and a washhouse. The designs by NPS architects are similar to buildings in other RDA camps.

See Appendix for complete historic resources overview by Preservation Company.





# BEAR HILL CAMP PROGRAMATIC CONCEPT

- > Maximize programming opportunities and utilization potential with a flexible design and staggered reservation approach
- > Require large groups and programs to reserve the entire Bear Camp site at least one to two years in advance; allow individuals and smaller groups to reserve any available cabins on an individual basis up to one year in advance.
- > Renovate critical shared facilities, such as the Dining Hall and Scannel Hall, for group use
- > Convert as many of the shared buildings to lodging as feasible and leverage others for interpretation, education, and gathering spaces.





### POTENTIAL GROUP USE

- Rent all cabins and the entire camp facility to groups for one-week increments for summer or “off-season” programs
- Groups could include youth camps, special camp sessions, adult camps/ retreats, seminars, conferences, outdoor training courses, school programs, family reunions, weddings, etc.
- Potential for “Pop Up” youth summer camps that want to offer overnight programming but do not have the space
- American Camp Association (ACA) guidelines for youth camps are an important constraint to the 1930s design—particularly staff to camper ratio and in-cabin requirements—but may be easier to overcome with pricing and approach of one-off camps as opposed to full-time camp operations like the 4H





## CONSIDERATIONS FOR MARKETING AND MANAGING THE SITE

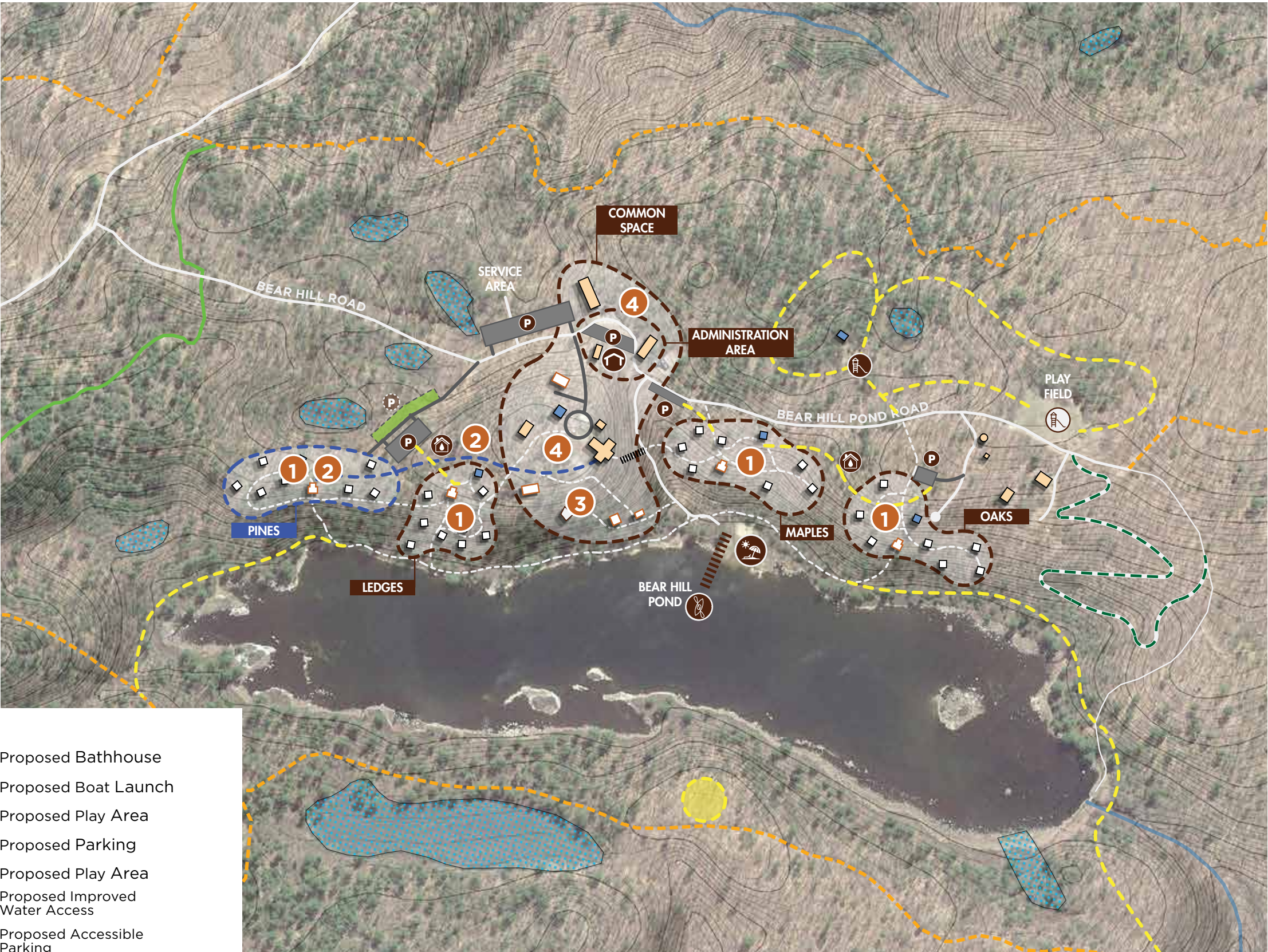
- > Consider Bear Hill Camp a bit of its own entity within Bear Brook State Park
- > Celebrate the history and CCC heritage of the site
- > Market Bear Hill Camp separately on the website and on Reserve America, offering a unique experience with access to the broader park assets
- > Bear Hill Camp Director position could support managing events and group sales, marketing for individuals and small groups
- > Provide venue, facilities, and support to renters coordinating additional services from local businesses and partners





SITE PLAN

1. RENOVATE CABIN PODS
- > Renovate all 4 cabin pods for group and individual rentals
- > Option: renovate cabin pod lodge buildings for overnight use
2. ACCESSIBLE CABIN POD/PATH
- > The Pines terrain is most suitable for an accessible pod due to its gentle terrain within the pod and between the dining hall
3. RENOVATE COMMON SPACE BUILDINGS
- > Renovate the craft, nature, helpers quarters, and staff quarters buildings into overnight rentals
4. IMPROVED ENTRY
- > A formalized parking area, renovated admin building (office/store)
- > Wood storage in existing maintenance garage
- > Improve entry loop for emergency access



LEGEND

Lodging (Cabins)	Proposed Accessible Path	Proposed Bathhouse
Potential Lodging Conversion	Proposed Path	Proposed Boat Launch
Shared Use	Existing Path / Restored	Proposed Play Area
Washhouse	Mountain Bike Trail	Proposed Parking
Miscellaneous	Shared Use Trail	Proposed Play Area
Staff / Admin / Maintenance	Proposed Dock	Proposed Improved Water Access
Accessible Cabin	Vernal Pool	Proposed Accessible Parking



SITE PLAN  
CONTINUED

1. IMPROVED PARKING ACCESS
  - > Each pod will now have a dedicated parking area and new overflow parking areas for events
  - > Wagons could be used to help guests move their belongings to their cabins
2. ACCESSIBLE BATHHOUSES
  - > New bathhouses are proposed between the Pines and Ledges, and also between Maples and Oaks
3. NEW DOCK AT BEACH
  - > A new dock at the beach will help create a sense of place and allow for improved water access



LEGEND

Lodging (Cabins)

Potential Lodging Conversion

Shared Use

Washhouse

Miscellaneous

Staff / Admin / Maintenance

Accessible Cabin

Proposed Accessible Path

Proposed Path

Existing Path / Restored

Mountain Bike Trail

Shared Use Trail

Proposed Dock

Vernal Pool

Proposed Bathhouse

Proposed Boat Launch

Proposed Play Area

Proposed Parking

Proposed Play Area

Proposed Improved Water Access

Proposed Accessible Parking

NEW HAMPSHIRE STATE PARKS CAMPGROUND EXPANSION FEASIBILITY STUDY

SE GROUP C24



SITE PLAN

1. RENOVATED CABIN PODS

- > Renovate all 4 cabin pods for group and individual rentals

2. ACCESSIBLE CABINS / PATH

- > Each cabin pod will have at least 1 accessible cabin
- > Each accessible cabin is located along an accessible path that runs throughout the campground

3. IMPROVED ARRIVAL

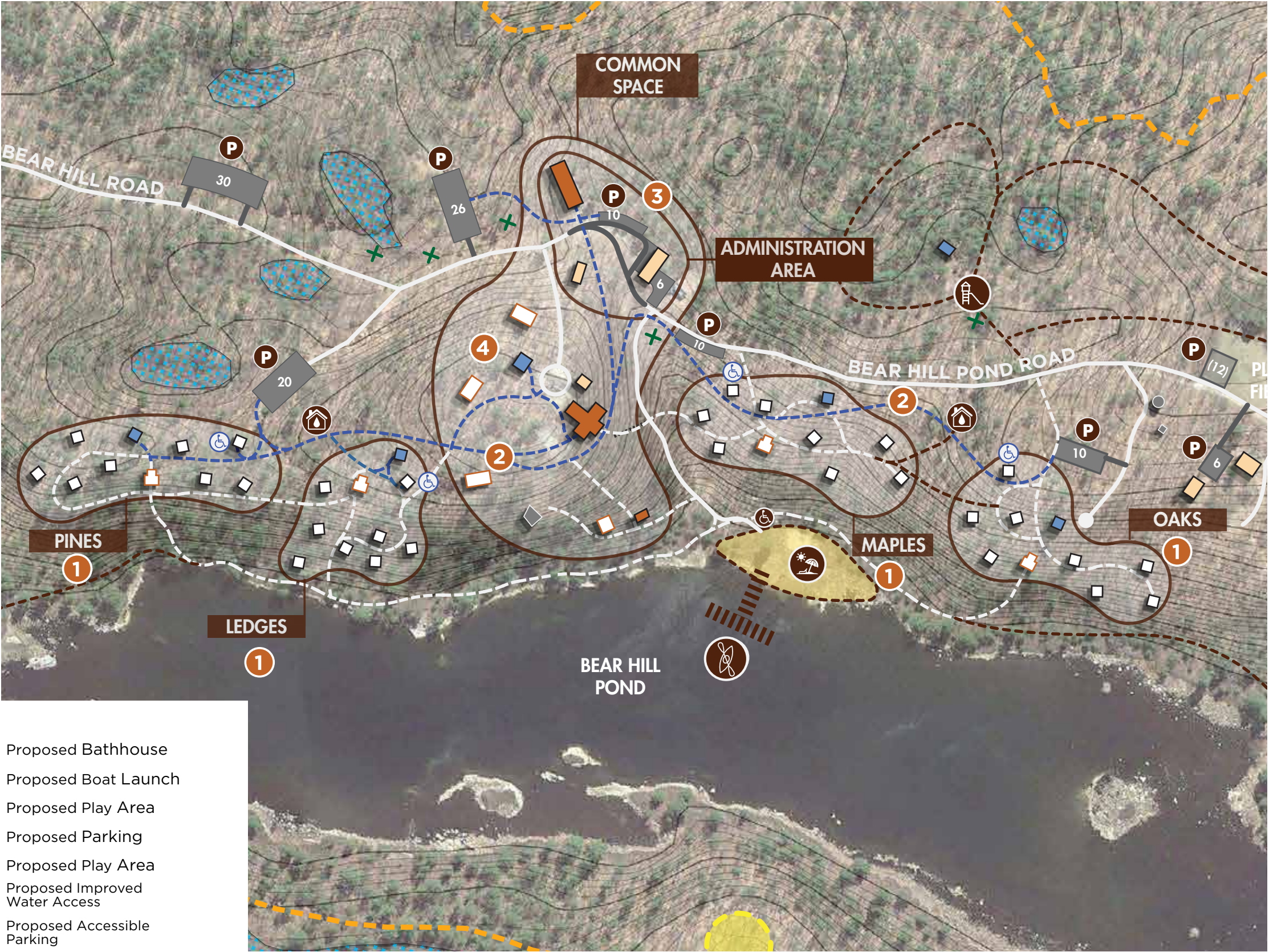
- > Scannel Hall will become the facility front desk and retail space with grab & go food, firewood storage, and a gathering space
- > A new entry loop provides opportunities for parking, improved vehicular circulation, and easy access for firewood delivery (to the Maintenance Building)

4. RENOVATED COMMON SPACE BUILDINGS AND DINING HALL

- > Buildings within the Common Space core will be considered for conversion to lodging, with the potential for some to become “Housekeeping Cabins”
- > The Dining Hall could be renovated to support group/event use and would serve as the central gathering place in the campground

LEGEND

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SITE PLAN  
CONTINUED

1. IMPROVED PARKING ACCESS

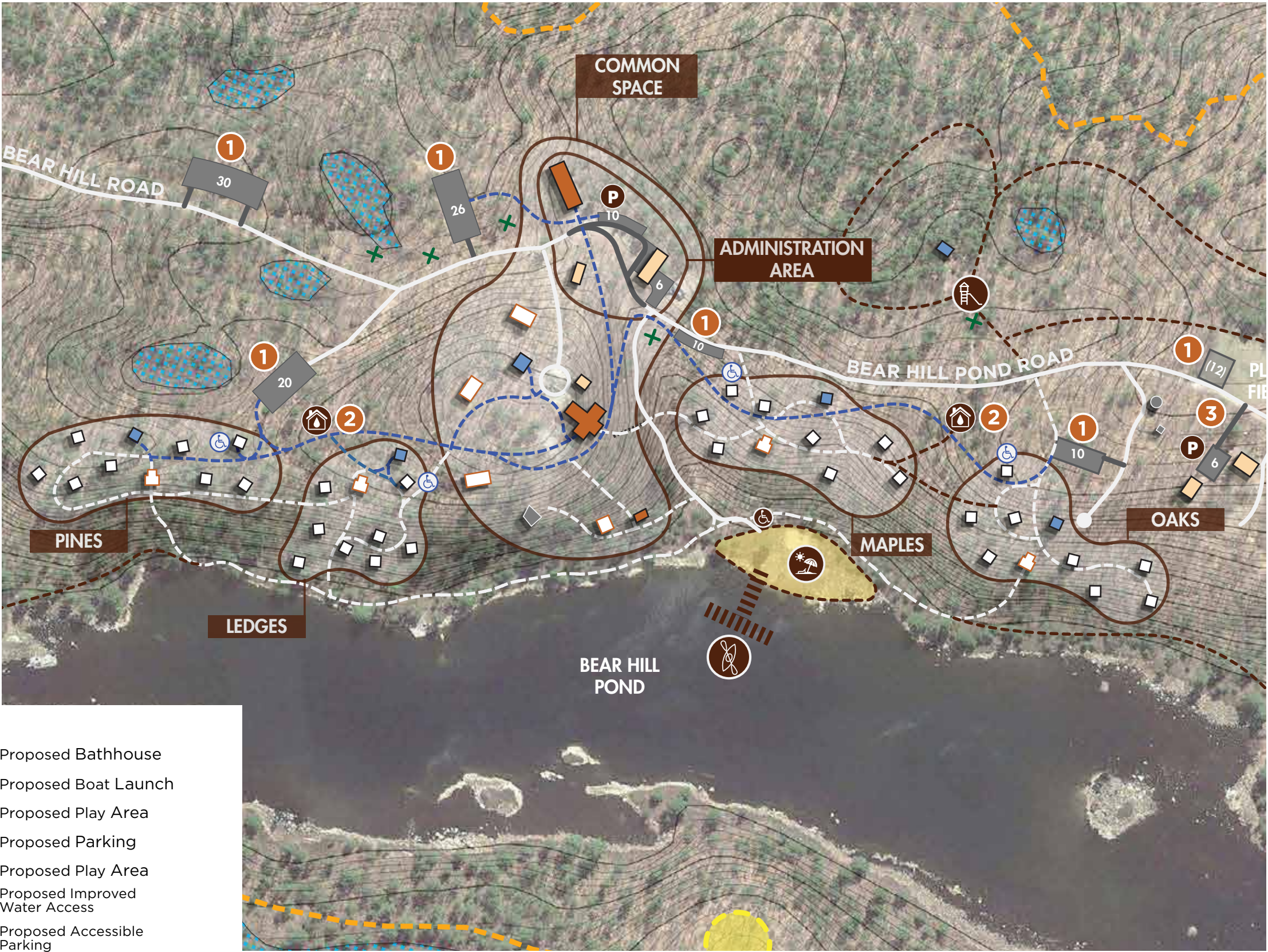
- > Each cabin pod will have a drop off and dedicated parking area close by
- > Additional overflow parking is available along Bear Hill Road, at the play field, and at the existing service area by Scannel Hall
- > Accessible parking spaces at the beach

2. ACCESSIBLE BATHHOUSES

- > Two new bathhouses with unisex bathrooms and showers are located along the accessible path between the Pines and Ledges, and Maples and Oaks

3. STAFF HOUSING

- > The existing shower building will be converted into 4 staff housing units.



LEGEND		
Lodging (Cabins)	Proposed Accessible Path	Proposed Bathhouse
Potential Lodging Conversion	Proposed Path	Proposed Boat Launch
Shared Use	Existing Path / Restored	Proposed Play Area
Washhouse	Mountain Bike Trail	Proposed Parking
Miscellaneous	Shared Use Trail	Proposed Play Area
Staff / Admin / Maintenance	Proposed Dock	Proposed Improved Water Access
Accessible Cabin	Vernal Pool	Proposed Accessible Parking





RECREATION OPPORTUNITIES

- 1. IMPROVED TRAIL CONNECTIONS
  - > New trails create improved access to the existing trail system
  - > A pond loop makes exploration easy and accessible for guests
- 2. MOUNTAIN BIKE FLOW TRAIL
  - > A family-friendly flow trail offers a fun experience for mountain bikers of varying ability levels
- 3. NATURE LOOP
  - > A forested interpretive and interactive play loop
- 4. SCENIC OVERLOOK
  - > A scenic overlook encourages guests to explore the Bear Hill landscape
- 5. BEACH IMPROVEMENTS
  - > A replenished and restored beach area
  - > Non-motorized boat rentals will be available for guests to explore Bear Hill Pond
  - > A dock will provide improved swimming and fishing opportunities, as well as a nice spot to sit and view the water



**LEGEND**

Lodging (Cabins)	Proposed Accessible Path	Proposed Bathhouse
Potential Lodging Conversion	Proposed Path	Proposed Boat Launch
Shared Use	Existing Path / Restored	Proposed Play Area
Washhouse	Mountain Bike Trail	Proposed Parking
Miscellaneous	Shared Use Trail	Proposed Play Area
Staff / Admin / Maintenance	Proposed Dock	Proposed Improved Water Access
Accessible Cabin	Vernal Pool	Proposed Accessible Parking





PROPOSED REUSE

STRUCTURE TYPE

- A. Scannel Hall
- B. Maintenance Garage\*
- C. Administration \*
- D. Help's Quarters\*
- E. Central Washhouse\*
- F. Infirmary\*
- G. Ice House\*
- H. Dining Hall/ Kitchen\*
- I. Staff Quarters\*
- J. Lookout Deck
- K. Craft Shop\*
- L. Nature Lodge\*
- M. Unit Lodge\*
- N. Water Tower\*
- O. Pump House\*
- P. Picnic Pavilion
- Q. Shower Building

ENVISIONED REUSE

- > Office/Store
- > Firewood Storage
- > Director's Office
- > Potential Lodging
- > Washhouse
- > Potential Lodging
- > Storage
- > Dining
- > Potential Lodging
- > Potential Lodging
- > Historic Exhibits
- > Potential Lodging
- > Picnic Pavillion
- > Staff Housing

\* Structures with Historic Significance

LEGEND

- |                              |                          |                                |
|------------------------------|--------------------------|--------------------------------|
| Lodging (Cabins)             | Proposed Accessible Path | Proposed Bathhouse             |
| Potential Lodging Conversion | Proposed Path            | Proposed Boat Launch           |
| Shared Use                   | Existing Path / Restored | Proposed Play Area             |
| Washhouse                    | Mountain Bike Trail      | Proposed Parking               |
| Miscellaneous                | Shared Use Trail         | Proposed Play Area             |
| Staff / Admin / Maintenance  | Proposed Dock            | Proposed Improved Water Access |
| Accessible Cabin             | Vernal Pool              | Proposed Accessible Parking    |





TOTAL LODGING CAPACITY

CABIN POD CAPACITY:

Camper Cabin = 6 x 6 cabins	36
Counselor Cabin = 4 x 2 cabins	8
Lodge Capacity = 6 x 1	6
Guest Capacity per pod	50
Capacity for 4 Cabin Pods	200

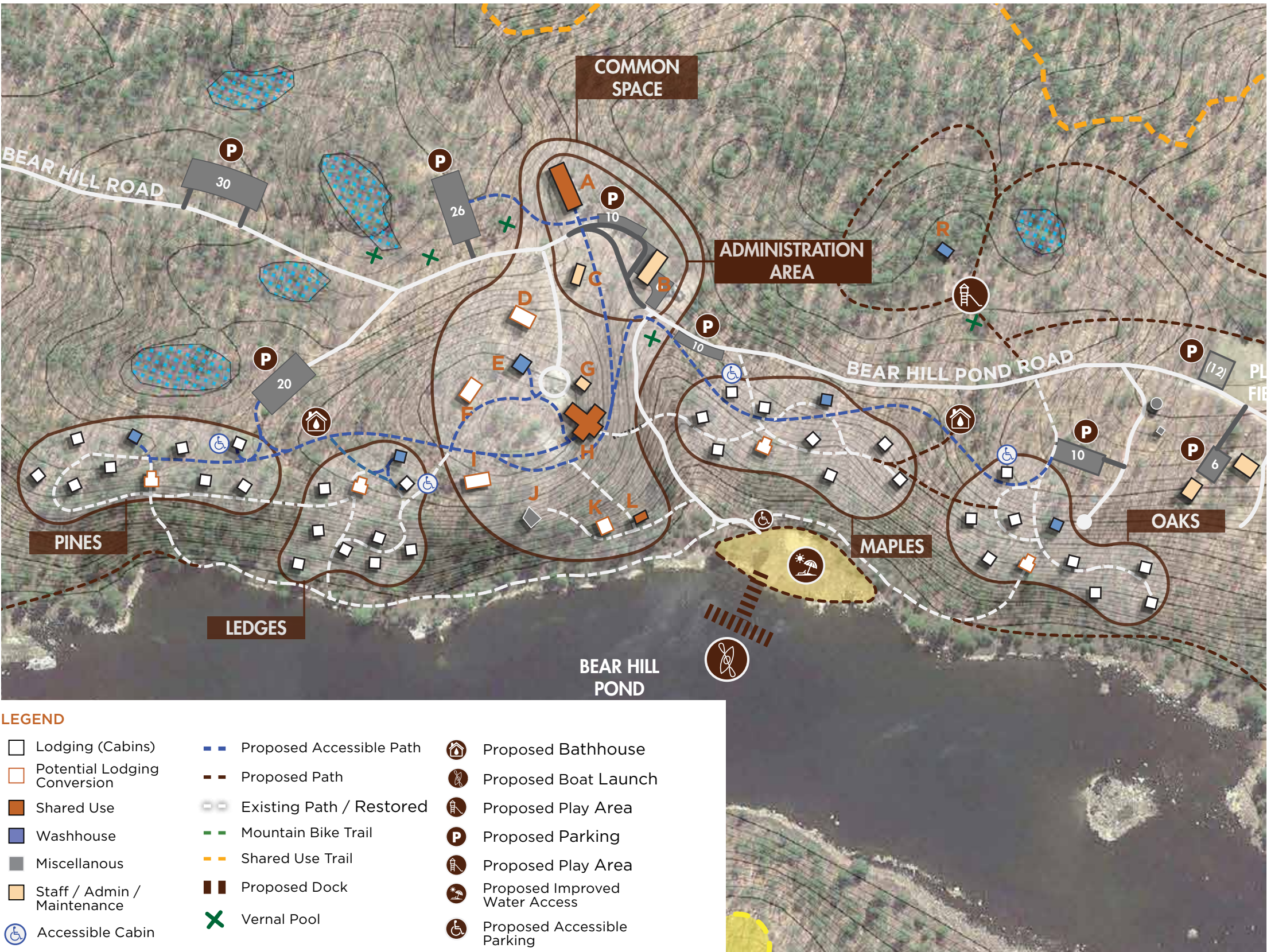
COMMON SPACE CAPACITY:

A. Scannel Hall	0
B. Maintenance Garage*	0
C. Administration *	0
D. Help's Quarters*	6
E. Central Washhouse*	0
F. Infirmary*	6
G. Ice House*	0
H. Dining Hall/ Kitchen*	0
I. Staff Quarters*	8
J. Lookout Deck	0
K. Craft Shop*	6
L. Nature Lodge*	0
Common Space Capacity	26

TOTAL # OVERNIGHT GUEST 226

Dining Hall Seating Capacity  
Approximately 115 people

\* Structures with Historic Significance





ARCHITECTURE  
STAFF APARTMENTS  
FLOOR PLAN

