

PREFERRED CONCEPT BEAR HILL

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



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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 picnic pavilion and shower building will be converted into 4 staff housing



RECREATION OPPORTUNITIES BEAR HILL

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

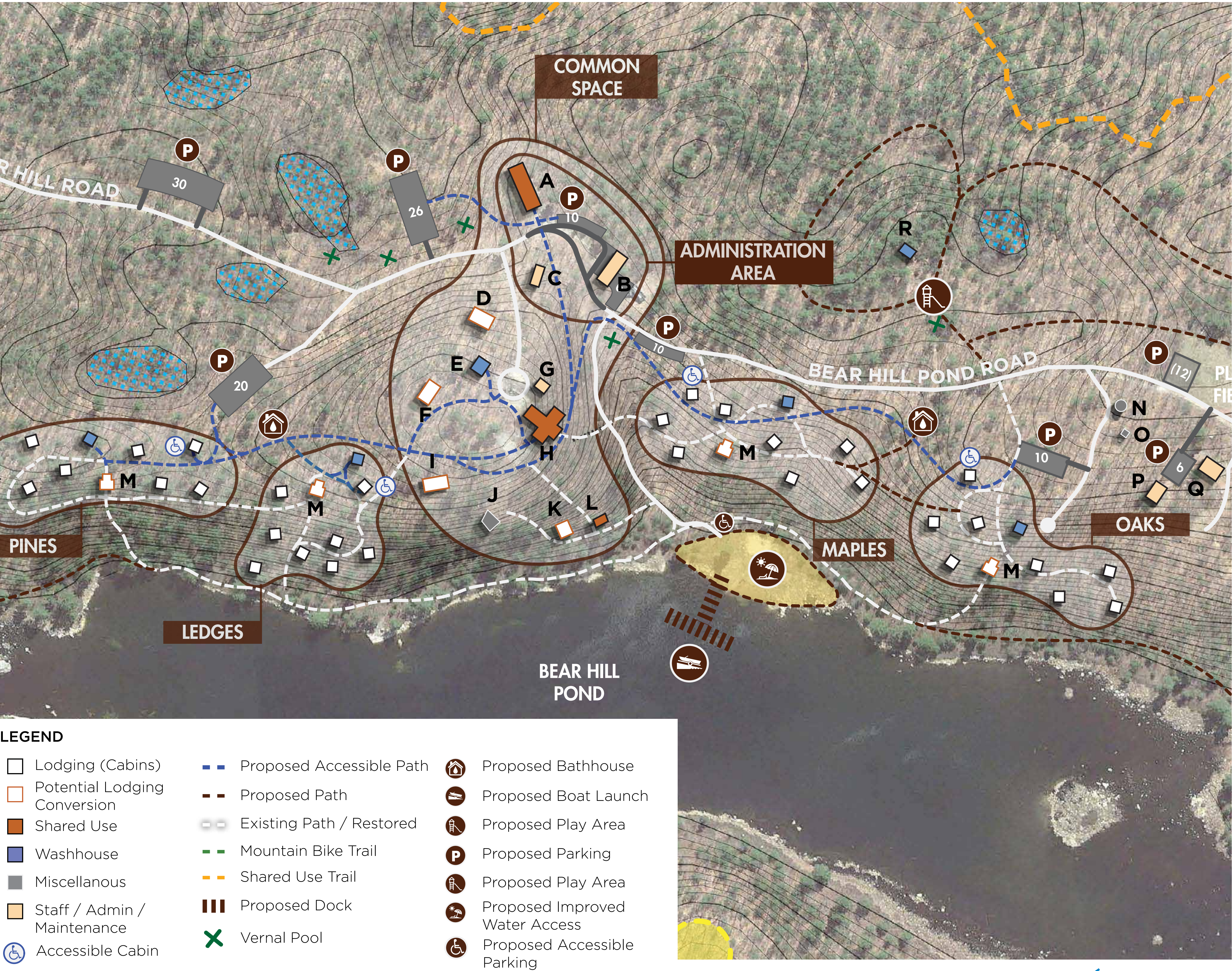
5. BEACH IMPROVEMENTS

- > 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



PROPOSED STRUCTURES BEAR HILL

Structure Type	Envisioned Re-Use
A. Scannel Hall	Office / Store
B. Maintenance Garage*	Firewood Storage
C. Administration *	Director's Office
D. Help's Quarters*	Potential Lodging
E. Central Washhouse*	
F. Infirmary*	Potential Lodging
G. Ice House*	Storage
H. Dining Hall/ Kitchen*	Dining
I. Staff Quarters*	Potential Lodging
J. Lookout Deck	
K. Craft Shop*	Potential Lodging
L. Nature Lodge*	Historic Exhibits
M. Unit Lodge*	Potential Lodging
N. Water Tower*	
O. Pump House*	
P. Picnic Pavilion	Staff Housing
Q. Shower Building	Staff Housing



* Structures with Historic Significance

TOTAL LODGING CAPACITY BEAR HILL

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



PREFERRED CONCEPT CATAMOUNT POND

1. EQUESTRIAN CAMPING POD

- > Potential for 22 Improved Sites (W/E)
- > Each site has a 2-horse corral, tent pad, fire pit, and picnic table
- > Mix of pull-through and back-in sites
- > Could be implemented in phases

2. CENTRAL BATHHOUSE

- > A new bathhouse with showers is centrally located within a comfortable distance from all campsites

3. HISTORIC PAVILION

- > The existing pavilion will be renovated in place
- > A mounting station and grass area are located nearby to create a common space around the pavilion

4. PERIMETER LOOP TRAIL

- > A perimeter loop trail for equestrian campers will support walking and horseback riding within the campground

5. HORSE CROSSING

- > A separated horse crossing using a horse-friendly surface material and traffic calming measures

6. RENOVATED TOILET BUILDING

- > The existing toilet building will be renovated in place

