

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



PREFERRED CONCEPT BEAR HILL

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

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 units.



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

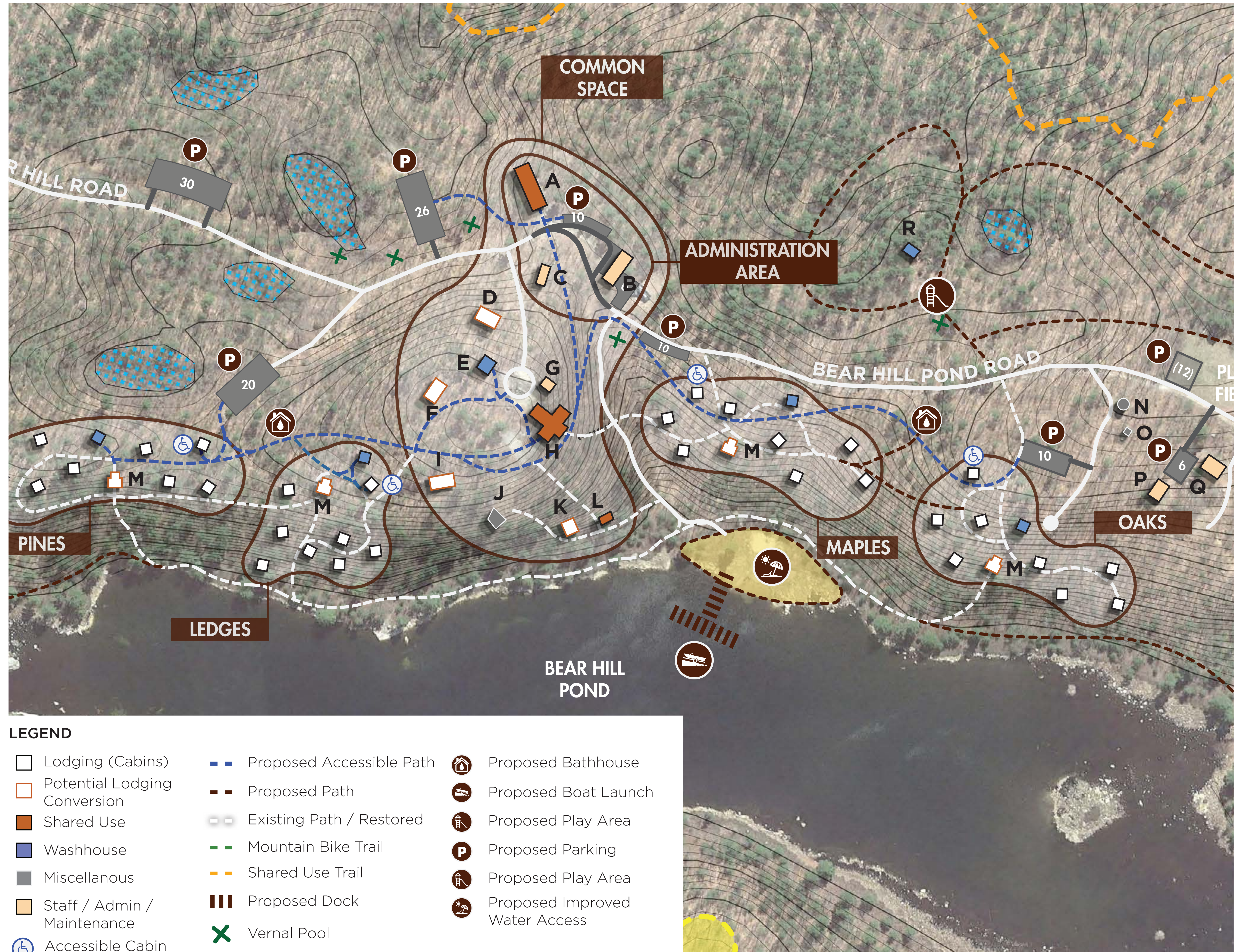


PROPOSED STRUCTURES

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

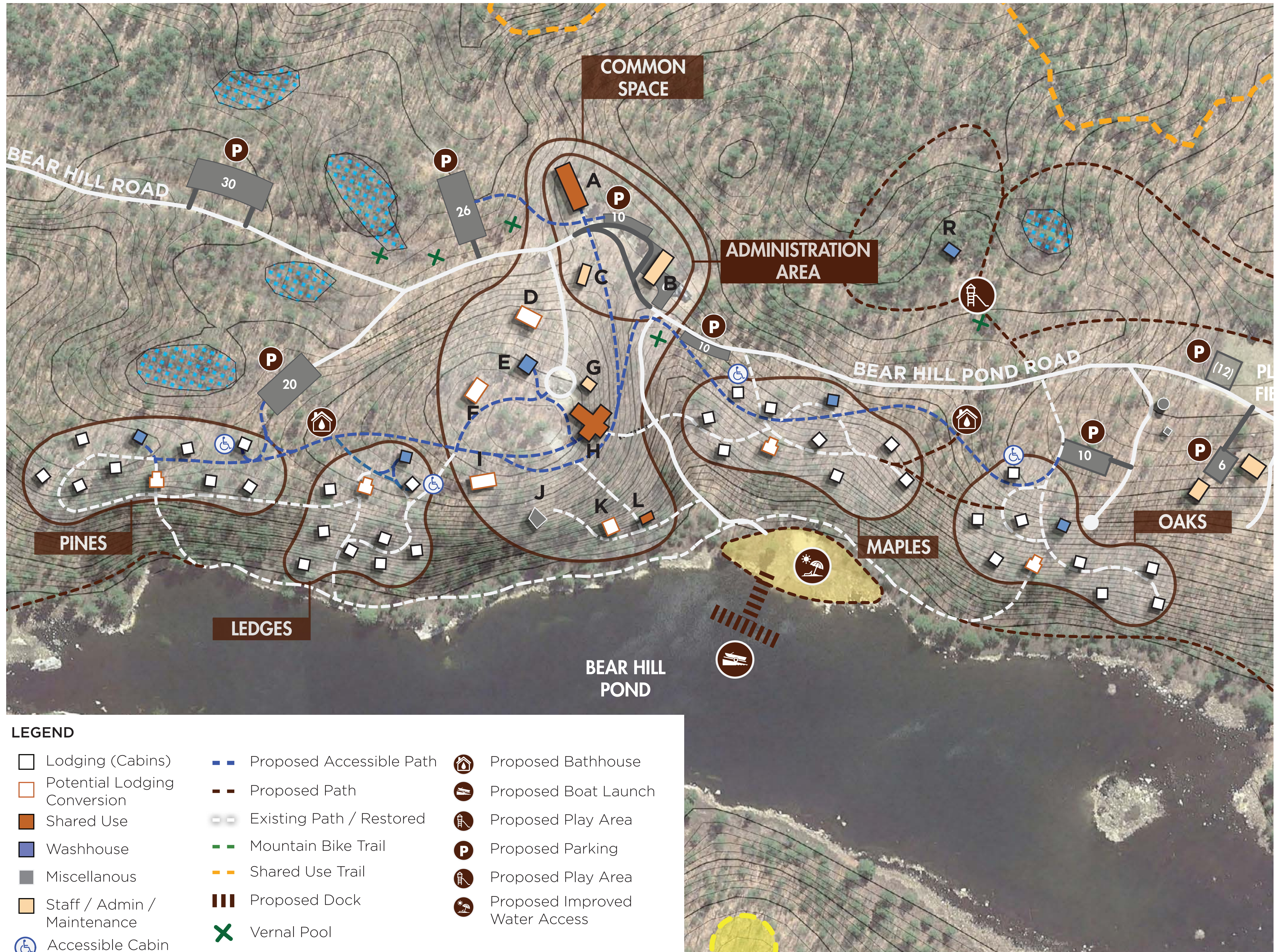
COMMON SPACE CAPACITY:

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