

## Tango-Lowy, Torene

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**From:** Karen Umberger [REDACTED]  
**Sent:** Thursday, February 3, 2022 1:11 PM  
**To:** Tango-Lowy, Torene  
**Subject:** Re: MWC members and supporters \*\*VISION PAPER DUE \*\*

**EXTERNAL:** Do not open attachments or click on links unless you recognize and trust the sender.

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Torene. Here are my suggestions for the Master Plan

### Facilities

1. Remove and replace Yankee Building
2. Expand Sherman Adams Building
3. Continue plans for water and septic improvements
4. Add outside seating area, perhaps a picnic area

### Operational

1. Determine how to keep access to the Sherman Adams building and Tip Top House at no charge
2. Work with partners to improve the mountain experience
3. Relook at food service
4. Is there a better way to operate concessions currently there are three
5. Look at the structure of the Commission is it serving the needs of Mt Washington
6. Protect the fragile environment

On Thu, Feb 3, 2022 at 11:26 AM Tango-Lowy, Torene <[torene.k.tango-lowy@dn-cr.nh.gov](mailto:torene.k.tango-lowy@dn-cr.nh.gov)> wrote:

Hello MWC members and supporters,

Just a friendly reminder that your **Vision for the Summit of Mt Washington** paper is due tomorrow, Feb. 4<sup>th</sup>.

Please send a one-page paper with a bullet-list of your vision for the summit in the foreseeable future. You can email your paper to me at [Torene.K.Tango-Lowy@dn-cr.nh.gov](mailto:Torene.K.Tango-Lowy@dn-cr.nh.gov) or to [MtWashingtonComments@dn-cr.nh.gov](mailto:MtWashingtonComments@dn-cr.nh.gov)

Historical documents, including the 1970 Master Plan, are posted under "Master Plan Activities" located at the bottom of the [Mount Washington Commission webpage](#). Parks is in the process of setting up a separate webpage for the Master Plan activities.

Thank you,

## Master Planning Assignment 2.3.22

Chris Thayer, AMC - Mt Washington Commission Member

Visioning Exercise – aspirational elements of visitor experience, outdoor accessibility and inclusion, operations sustainability, and natural resource values

Vision leads to goals, objectives, and tactics for a 10-year master plan where all partners contribute to success and ultimate outcomes

### Suggested Vision:

\* MW State Park is recognized as an iconic visitor experience in New England. Thousands of visitors experience the highest peak in the northeastern United States safely navigating its legendary weather, enjoying one-of-a-kind adventures by foot, rail, and car, inspiring outdoor memories, and mountain stewardship.

\* MW State Park's accessibility by foot, rail, or car provides a welcoming and inclusive space in a high mountain environment for all. Regardless of sex, race, class, or orientation, the summit experience is enjoyed by all who seek natural outdoor spaces. Park visitors become part of a growing inclusive community who have a love and passion for enjoying and protecting the outdoors.

\* MW State Park operations are guided by sustainability practices including care and attention to summit development, carrying capacities, and building system designs and maintenance. The unique and sensitive alpine environment surrounding the summit inspires park partners to achieve the goal of Net Zero emissions from existing sources no later than 2050.

\* MW State Park, by virtue of its location and history serves as a base of scientific research and monitoring for high alpine environments, weather, and dark sky conservation. Research scientists in partnership with public agencies, academic institutions, industry, and community scientists perform field studies that enhance our understanding of high mountain environments' significance to wildlife and humans. Walk-on naturalist programming informs and educates visitors about the unique and fragile alpine flora and fauna and the threats posed to this ecosystem by climate change.

Vision for the Mt. Washington State Park 10 years hence:

To get ten years down the road with the MWSP, first agree to:

Do no harm

Allow no expansions, renovations, significant changes or master planning to summit operations until:

A thorough, scientific environmental analysis of current summit conditions is conducted to be used as a baseline to judge future master plans with the basic goal of no future deterioration of environmental conditions.

Only then consider building enhancements, replacements, expansions.

Involve the general public as well as Commission members in all master planning.

Howie Wemyss

2/7/2022

## **The Future Mount Washington Summit**

- 1. Up to date Communications and Maintenance Facility**
- 2. The old Generator Building Foundation Cleaned up**
- 3. Winter Access**
- 4. A Bigger presents of the Museum**
- 5. More Rest Room Facilities**

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## Vision – Summit Mountain Washington

- Quality Information and Access for the Diversity of Visitors
- Sustainable Summit Facilities remains no larger than current footprint
- Management promotes the desired experiences of see iconic views
- Information, Education, Access Features and Trail Maintenance promotes protection of the fragile alpine environment



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**Caring for the land and serving people**

## 2032 Vision for the Mount Washington Summit, the Commission and the Cooperating Partners

Donna French Dunn  
Interim Executive Director  
Mount Washington Observatory

- The summit is a model of sustainable tourism/land management.
- Building footprints remain the same or are reduced, improved viewscape. Balance of historic and modern facilities.
- Significant work toward a visitor center that is LEED certified or equivalent, emphasis on renewable energy sources.
- World-class Mount Washington Observatory weather research facilities, indoor/outdoor laboratory and testing space.
- Managed/conserved resources – reclaimed water, sewage management.
- Enhanced protection for the fragile alpine ecosystem at the summit - pathways, trails, signage.
- Cap the number of visitors during peak times through a reservation system.
- Collaboration with other high-traffic parks/tourism sites to establish effective messages and information for visitor management.
- The RSA and all changes since the Commission was formed are reviewed. The Commission returns to the authority intended at its inception.
- The commission has a sub-group that helps coordinate the communications the entities on the summit to the public/visitors, establishing a joint communications package of some kind that gives consistent signage/info to visitors all around the region.
- Coordinated educational programs/visits for school and other groups. Showcase information on history of the summit, climate, environment and conservation work.
- The Commission has funds for administrative support separate from any one of the cooperating partners on the summit.
- The cooperating partners on the summit recognize their interdependence and respect their independence, working through the Commission for both new initiatives and disputes. Trust and respect are at the center of all interactions.
- The next Commission master plan for the summit of Mount Washington is complete and approved by the Governor and Executive Council.

## Vision For Summit of Mount Washington

*Improve the visitor experience by working together to reduce congestion; facilitate the removal and cleanup of unsightly items; provide exhibits and experiences that highlight the uniqueness of the mountain; improve the Summit hiking trail network; and maximize revenue to the State.*

1. **Financial Support:** Summit Stakeholders agreement to financially support Summit betterment projects.
2. **Entrance Fee:** Conduct study regarding charging a fee to enter the Sherman Adams Building - fee amount, how/where visitors are notified about the fee, educating visitor on purpose of fee/how it will be utilized and efficient/professional method(s) for charging the fee.
3. **FMV of State Property:** Conduct study to determine FMV of any State property being utilized by any party that is not allowed by deeded rights. Summit Stakeholders to be heard on all contracts to be made inside Summit Circle.
4. **Telecommunications Facility:** Enter into ground lease with third-party to construct and operate. Reduce number of towers and relocate Yankee Building off Summit as much as possible. New Yankee building to include classrooms for educational lectures/demonstrations.
5. **Sherman Adams Building and General Summit Clean-Up**
  - a. Bury fuel tanks. Remove construction debris. Pave gravel locations to entrance and observation deck. Repair tiles on observation deck, cracked cement, roof leaks and a coat of fresh paint.
  - b. Fill every inch of available wall space with historical photographs/memorabilia from Summit Stakeholders.
  - c. Conduct study examining whether concession/gift shop space is being utilized to full potential with overall goal of improving quality and presentation.
  - d. Sherman Adams Building open year-round with longer hours (8AM – 7 PM).
6. **Summit Trails:** Improvement/maintenance of all trails on the Summit with new signage. Create additional hiking trail network with signage to keep visitors on the trail, entertained and dispersed.
7. **Educate Uniqueness of Summit:** Educate our visitors (scientific, botanical, geological).
  - a. Create display boxes of growing rare flora indigenous to the alpine climate. The rare flora is interesting to the visitor – this is opportunity to educate importance of protecting the Summit.
  - b. Guided educational tours along new Summit trail network and use of classrooms.
8. **Mount Washington Summit Adventure Experience App** (See Pikes Peak App)
  - a. Nature Gallery – Base to the Summit hosts a very diverse population of plants, animals, and insects.
  - b. Summit Challenge – Visit all \_\_\_\_ locations on the Summit to collect badges...
  - c. “Summiteers” – Weather-related experience sponsored by MWOBS initiating visitors with wind tunnel simulation – great photo op (charge/donation for initiation to benefit MWOBS).
  - d. Educational and historical audio, video, and pictorial presentations included in the App.
  - e. My Summit Photos – Save and share on all social media platforms (create hashtags & filters). Our visitors themselves will promote NH and the Summit Adventure Experience for all of us.
  - f. Collaborative and aggressive promotion of Summit Adventure Experience App.
  - g. Donate Now Link - Mount Washington State Park.

Vision Concepts for Mount Washington; Robert Kirsch; February 11, 2022

- Sustaining the Summit Environment and Experience: Summit infrastructure systems incorporate the quality and capacity needed, to the maximum extent possible: to restore, protect and preserve the Summit environment; to provide all summit visitors with the opportunity to observe and experience that environment; and, to maintain the quality of the summit environment in perpetuity in consideration of the number of people and vehicles that will visit the Summit. Coordinate capacities of buildings, of sewage, waste, energy, and water systems, and of transportation modes to accommodate the full number of visitors expected or permitted.
  - Waste management system to be designed, sized, and operated to meet the long-term rather than short term goals and minimize environmental degradation.
  - Summit structures incorporate protective and energy efficient features with designs reducing intrusion on summit experience and environment.
  - Adopt a high standard to minimize additional structures and negative environmental consequences of existing and future Summit structures and actions, balancing historic depiction and ongoing needs.
  - To the maximum extent possible, and consistent with the presentation of historic settings, Summit facilities and infrastructure would incorporate energy and resource efficient technologies, which would be upgraded, consistent with these principles, to accommodate technical advances.
- Accessibility: Consistent with the above sustainability principles, Summit facilities and offerings would be accessible to all visitors, including the use of technology or designs to improve access to natural features and historic or scenic elements for all persons, including those with physical or intellectual disabilities.
- Financial Sustainability: The summit would have in place a system of charges that equitably spreads the costs of maintaining and upgrading Summit infrastructure features among Summit visitors and those entities using the Summit because of its elevation, rather than purposes related to the natural environment or history of Mount Washington.
- Inclusion: The public facilities would, after a public process of research and investigation, identify and considerately incorporate features sensitive to any significance of Mount Washington's Summit to indigenous people.
- Remediation of Summit Environment: Damage to and deterioration of the environment on Mount Washington would be investigated and addressed where possible, including, without limitation, removing abandoned items (not offering historic value), actions to encourage the restoration of damaged vegetation and cleanup of contaminated groundwater and soils on and around the Summit.



## Priorities for Mount Washington Commission Master Plan – Jeb Bradley

1. Recognize Mount Washington Summit and Mount Washington State Park are iconic and emblematic of the Granite State.
2. Maintain public access to the summit which is one of only two summits of NH's 48 Four Thousand Foot Summits with non-hiker access. (Cannon is the other.) Many people cannot hike to the summit of Mount Washington so the Auto Road and Cog Railway are integral to allowing people from around the globe to have access to this wonderful place in a safe and wholesome manner.
  - a. Complete water and sewer upgrades
  - b. Plan for maintenance upgrades for other summit structures
  - c. Utilize Capital Budget Process and ARPA funding
  - d. Ensure financial viability of Mount Washington State Park
3. Resolve disputes between various summit entities (State Park, Cog Railway, Auto Road, Observatory, Communications, Hikers) so that all can operate together seamlessly and effectively. Creative thinking and respect for rights of all parties is essential. A recognition that when all summit entities work together all will benefit is also essential.
  - a. Create an on-going dispute resolution mechanism
  - b. Clarify and solidify pre-existing rights of all summit entities
4. Protect the Alpine Environment of the Summit and surrounding landscape.
  - a. Determine carrying capacity of the summit infrastructure and number of visitors to ensure alpine environment is not over stressed
  - b. Recognize the value and continue the critical scientific research of Observatory and the AMC
5. Ensure a good experience for hikers. Hikers generally appreciate the services offered at the Summit and understand that when only a short distance from the Summit they return to the rugged above tree-line experience of the Presidentials.
  - a. Provide adequate safety/rescue measures
  - b. Promote hiker safety education for all season hiking
  - c. Ensure access of Summit services to hikers

## Tango-Lowy, Torene

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**From:** Bryce, Philip  
**Sent:** Monday, February 14, 2022 4:09 PM  
**To:** Tango-Lowy, Torene  
**Cc:** Stewart, Sarah; Hummel, Patrick  
**Subject:** Vision for MWSP

A vision statement describes what a company desires to achieve in the long-run, generally in a time frame of five to ten years, or sometimes even longer. It depicts a vision of what the company will look like in the future and sets a defined direction for the planning and execution of corporate-level strategies.

A **vision statement** tells people what you want to accomplish over time and how your business can make things different through its purpose and activities. It provides the outside world with some insight about your goals and how you want to be perceived. Vision statements are typically aspirational and inspirational in nature. They encourage your stakeholders, employees and customers to think in terms of what you're doing and where the company is headed.

Mount Washington State Park is a must see destination for visitors to the region where all the partners are all successful and support each other while park operations are providing financial support to the rest of the parks in the state park system.

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Mount Washington Commission  
Master Plan exercise

Summit Vision for the next 10 years

- Mount Washington State Park as a fiscally sustainable operation, not only be able to continue covering operating expenses, but revenues will be available for larger, costlier maintenance and improvement projects, which are typically now and previously funded through Capitol Improvement funding.
- Adequate bathroom facilities and amenities for visitors.
- If attendance continues at present day levels, or grows, that added or new indoor space will be available to enhance the visitor experience.
- Updated and more modern informational displays within the Sherman Adams Building that provides visitors with better knowledge and understanding about the overall uniqueness of and history of Mount Washington.
- More recognition of and public understanding that the summit being a State property, facilities, and that the summit is cared for, managed by, and maintained by the NH State Park system.
- Local facilities that help support the daily State Park summit operations that are closer to the mountain than Moose Brook State Park.
- A continuation of the communal support that each organization gives to each other in times of need; the culture of helping one another out, especially amongst operational staff on the summit and on the mountain, is maintained and carried on as it exists today.
- There is a clearer path forward for the future of the Yankee Building and the important systems it supports.

Patrick Hummel  
Mount Washington State Park Manager

**Proposal for the Mount Washington Master Plan  
Looking forward to from 2022 to 2032**

By

H. Edmund Bergeron, Mount Washington Commission Vice Chair and Public Member

Research for this proposal was primarily the original Master Plan prepared by the Mount Washington Commission dated January 1, 1971.

It is obvious that the members of the Commission at the time were prominent citizens of the state with a deep interest in Mount Washington. Their report shows extensive study of all features of the Mountain from natural to man-made. The Master Plan describes their desire to display Mount Washington to the people of the State and visitors, a unique, high quality mountain experience which respects the Mountain's uniqueness, its flora and fauna, its facilities and the history of the Mountain.

I would like to see all of the aspects of the original master reviewed with regard to data gathered and each topic and recommendations and to determine any actions needed to update them or in the case of recommendations not completed, make further recommendations for actions to be taken. Additional items not envisioned in 1971 should also be considered.

Bullets regarding the recommended process are as follows;

- Determine which recommendations were completed?
- Determine which recommendations have yet to be done/completed/or partially completed?
- Update the capital improvement plan for the next 10 years.
- Review prior data on summit use.
- Review capacity proposed for the Sherman Adams Building.
- Review recommendations for summit operations.
- Review recommendations for fees.
- Review all leases.
- Review prior recommendations to protect flora and fauna.
- Engage an acceptable facilitator to guide the Commission through the process.
- Set a schedule and deliverable structure for the final report.
- Set a budget for related expenses, if needed.

The original master plan demonstrated a very detailed and thorough process. The Commission's updated Master Plan should demonstrate that we equal or exceed that effort.