



PAWTUCKAWAY

C. SOUTHERN PARKS



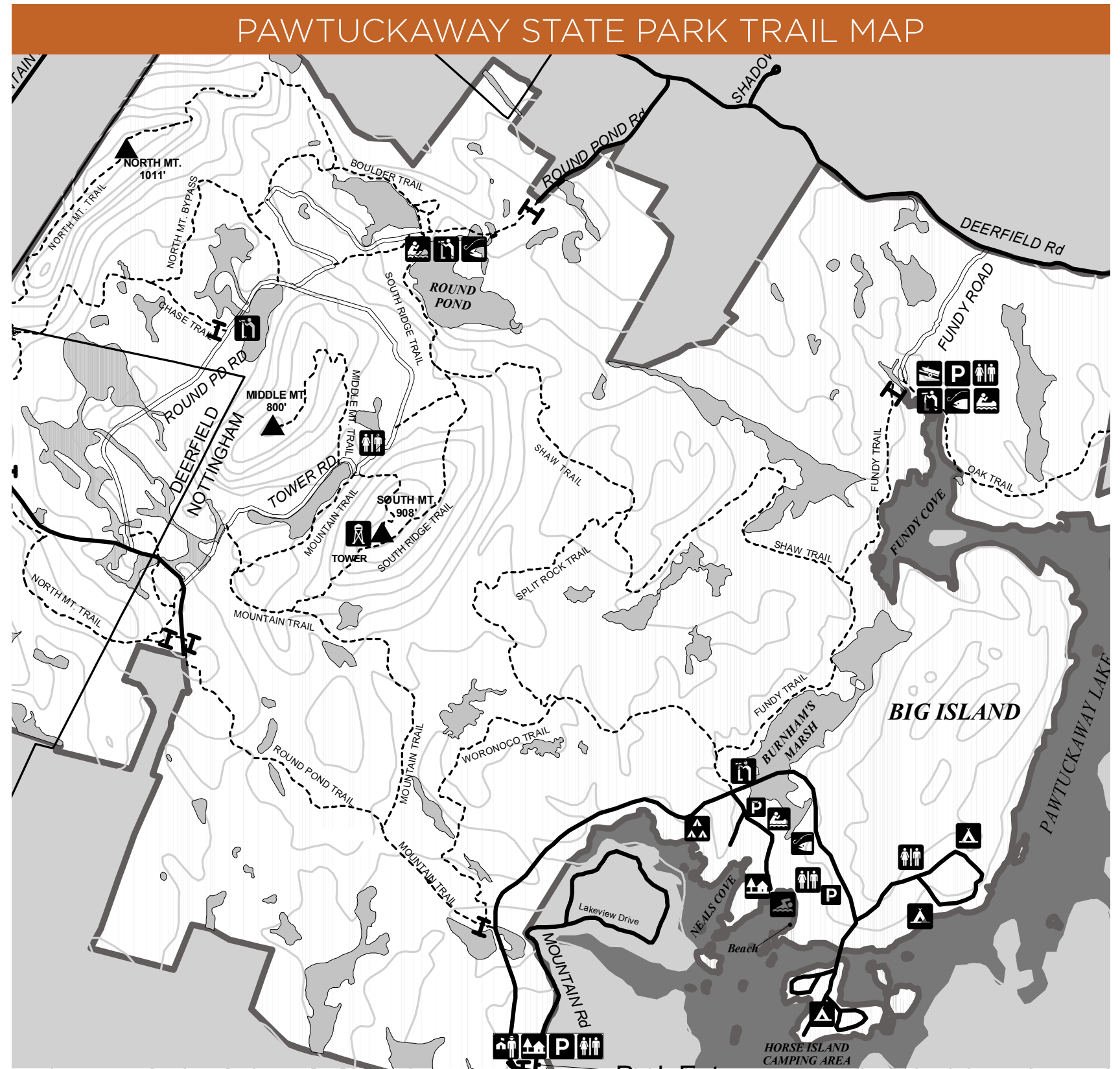
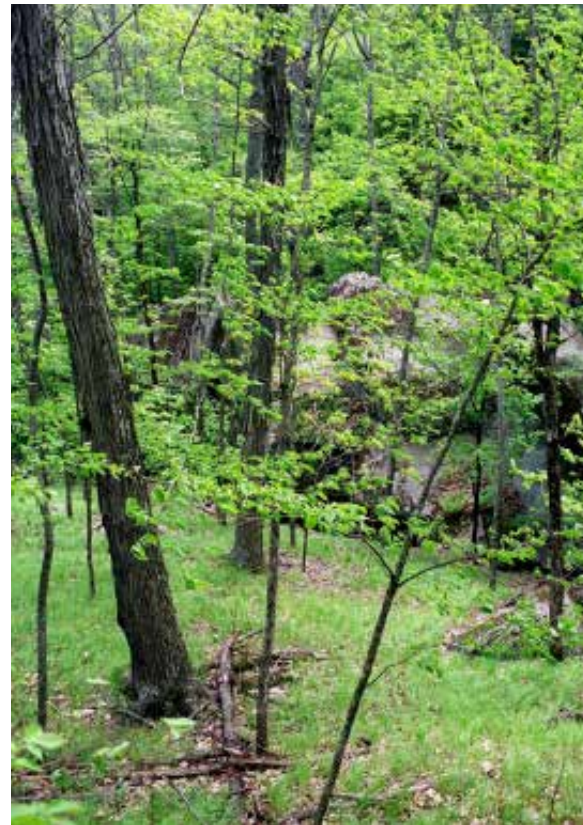


- > Close to population centers and transit (Boston, Portsmouth, Portland, I-95)
- > Beach, boating, and lake!
- > Waterfront campsites
- > Lots to do! Activities for everyone
- > Unique landscape features and wildlife

NEAREST URBAN AREAS:
 MANCHESTER - 30 MINUTE DRIVE
 PORTSMOUTH - 35 MINUTE DRIVE
 BOSTON- 70 MINUTE DRIVE
 PORTLAND - 80 MINUTE DRIVE

PARK INFO	ACTIVITIES	PARK AMENITIES	CAMPSITE TYPES
<ul style="list-style-type: none"> > 5,500 Acres > Opened as State Park in 1966 > 3 Working Campgrounds: <ul style="list-style-type: none"> • Big Island • Horse Island • Neal’s Cove > 1 Youth Group Overnight Area and Pavilion 	<ul style="list-style-type: none"> > Swimming > Fishing > Hiking > Rock Climbing > Horseback Riding > Wildlife Viewing > Paddling > Motor Boating > Mountain Biking > Snowmobiling > Snowshoeing > XC Skiing 	<ul style="list-style-type: none"> > Beach > Bath House > Playground > Canoe/Kayak/ Paddleboard Rentals > Camp Store > Learning Environments > Picnic Pavilion > Fire Lookout Tower > Unique Geology 	<ul style="list-style-type: none"> > Cabin > Standard (room for trailer)

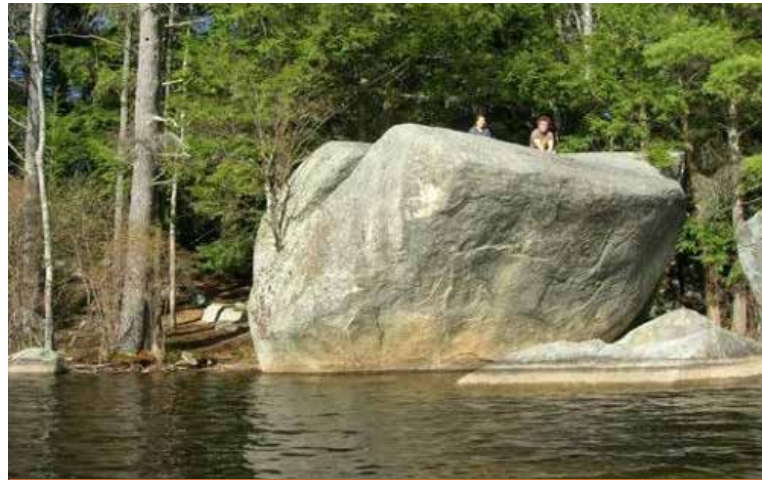
- > Pawtuckaway State Park is made up of two connected sections:
 - Recreation facilities on Lake Pawtuckaway to the Southeast
 - Pawtuckaway State Reservation to the Northwest
- > Historic resources are cast throughout the landscape including: cemeteries, cellar holes, historic ruins, a fire-tower, and much more.
- > Many large boulders can be found throughout the park and are popular with rock climbers.
- > Eastern Shoreline of Pawtuckaway Lake is privately owned with extensive residential development.



SITE PHOTOS



PAWTUCKAWAY BEACH PICNIC AREA



LARGE GLACIAL ERRATIC AT NEAL'S COVE



PAWTUCKAWAY STATE PARK FIRETOWER



VIEW FROM SITE 44



PAWTUCKAWAY BEACH



GLACIAL ERRATIC ON THE TRAILS



PAWTUCKAWAYS RECENTLY BUILT CABINS



WATERSPORTS ON LAKE PAWTUCKAWAY

EXISTING CONDITIONS

NEALS COVE CAMPGROUND AND DAY USE AREA

YOUTH GROUP AREA

- > 1 Large pavilion and 4 group campsites with lean-tos
- > Reserved sites for youth groups only
- > Group pavilion area has associated parking lot, shared with canoe launch, and small playfield
- > Underutilized during week due to lack of youth groups availability
- > Proximity to Neal's Cove campground makes noise a potential issue

NEALS COVE CAMPGROUND

- > Developed in 1965, was part of the first phase of construction, used as a picnic area until the early 1990s
- > Home to the Camp Store, Boat Rental, and Picnic Pavilion
- > Campground is served by one toilet building and is densely populated
- > Features great views, waterfront campsites, and unique natural features

BEACH

- > Very popular area and a staple of the Pawtuckaway experience
- > Already at capacity, 700-1,000 guests per day pre-pandemic
- > Facilities include parking lot, bathhouse, playground, and picnic area
- > Used by overnight and day guests

- | | | | |
|--|------------------------|--|--------------------------|
| | 175 Standard Sites | | Bathhouse |
| | 4 Group Sites | | Parking |
| | 4 Youth Group Lean-tos | | Picnic Site |
| | 1 Remote Site | | Playground/ Play Field |
| | 5 Cabins | | Site Visit Wetland Flags |
| | Structure | | Trails |
| | Boat Launch | | Bridge |



EXISTING CONDITIONS

HORSE ISLAND CAMPGROUND

- > Developed in 1966, campsite is fully built out and densely populated
- > Features standard, tent-only, and 1 group campsites, as well as 3 toilet buildings and a boat launch for campers only.
- > Fantastic waterfront views

BIG ISLAND CAMPGROUND

- > Developed in 1967, Big Island is the largest campground at Pawtuckaway
- > Camping options include standard sites, 5 cabins, and 1 remote campsite
- > Majority of sites are inland and do not have water views

- | | | | |
|--|------------------------|--|--------------------------|
| | 175 Standard Sites | | Bathhouse |
| | 4 Group Sites | | Parking |
| | 4 Youth Group Lean-tos | | Picnic Site |
| | 1 Remote Site | | Playground/ Play Field |
| | 5 Cabins | | Site Visit Wetland Flags |
| | Structure | | Trails |
| | Boat Launch | | Bridge |



SITE UTILIZATION 2019-2021

QUICK FACTS

- > Average 3-Year Utilization: 57%
- > Average Peak-Season Utilization: 76%
- > Average Non-Peak Season Utilization: 47%

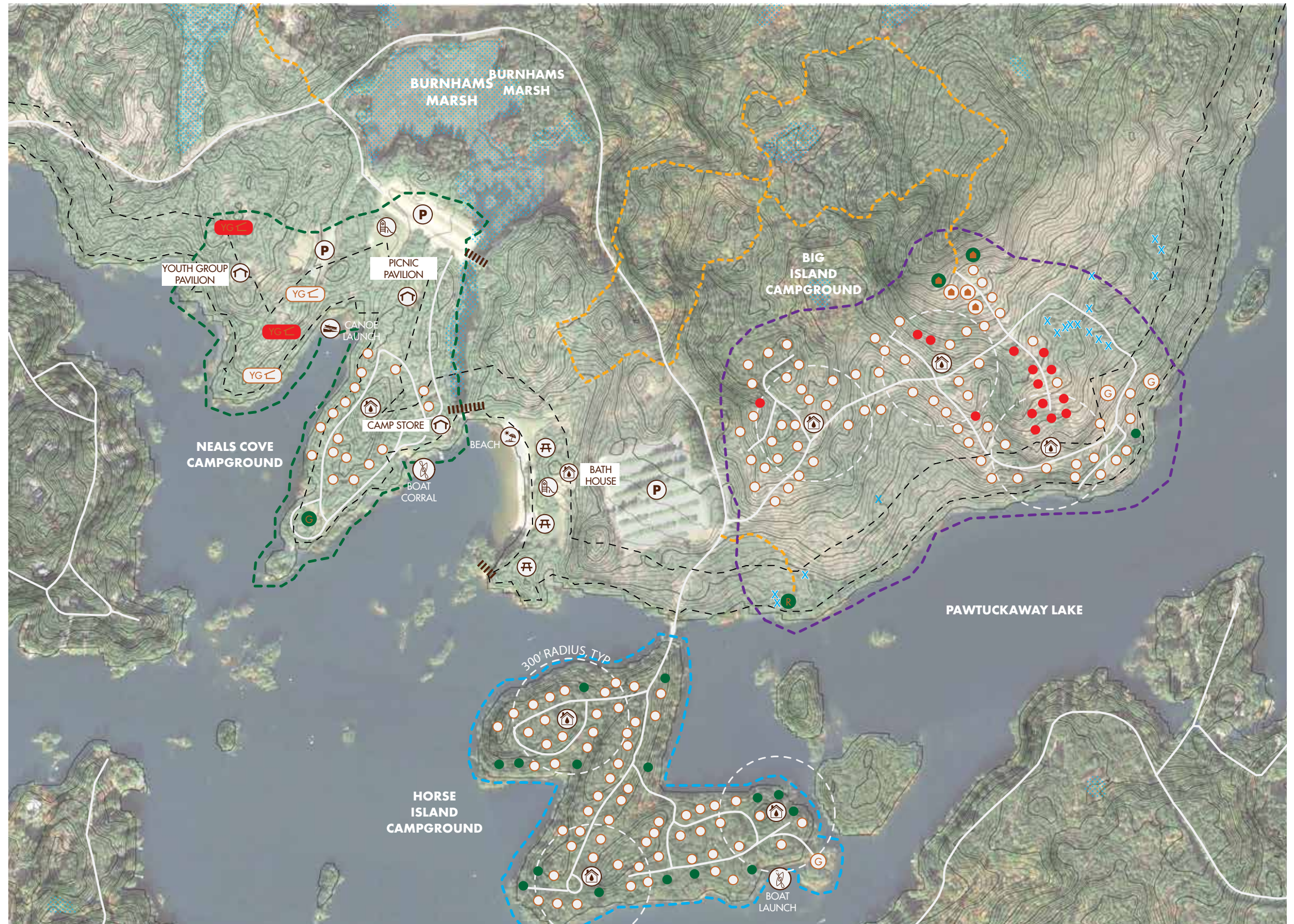
KEY

- Over 70% Annual Utilization
- Under 35% Annual Utilization

UTILIZATION TRENDS

Pawtuckaway State Park has 5 cabins, 179 standard sites, and 4 youth group Adirondack lean-to shelters.

The most utilized sites are near water with ample space around them. The one remote site is also highly popular.



INFRASTRUCTURE

POWER

Power is supplied in a combination of overhead and underground distribution. Most of the building services are underground. Horse Island power is supplied from a pole near the beach parking lot in a conduit that goes under the lake. Big Island is served underground.

WATER SUPPLY

Water supply is provided by three different sources with distribution to three separate areas:

Beach: The well (1), located north of the beach with a small pump house, serves the beach bath house and the Neals Cove area including the store, 5 spigots, and one toilet building.

Horse Island: The well house (2) north of Site 26, serves the Horse Island campground area including three toilet buildings and 13 spigots. The well house was not accessible, so more info is needed. No drilled well was observed in the area, but it might be in the building.

Big Island: The water source (3), which includes a pump house and a large hydro-pneumatic tank, serves 3 toilet buildings and 17 spigots throughout the Big Island campground area. The pump house was not accessed, and the type of source is not known.



INFRASTRUCTURE

WASTEWATER

Beach Area: This leach field (4) serves the Horse Island and beach bath house building. The bath house has a waste pipe with cleanout leaving the west side of the building to a tank and then a pump chamber with duplex pumps. That pump chamber is presumed to pump up to this leach field, but the routing is unknown.

Horse Island: The Horse Island toilet buildings reportedly flow from their individual tanks by gravity to a pump station (5). From there, effluent is pumped across the bridge to a wastewater booster pump station (6) northeast of the bridge and then to the leach field. The tanks for the toilet buildings near Site 57 (7A) & 71 (7B) were completely full of solids at the time of observation in Dec 2021. The toilet building near Site 9 (8) was under construction and new tanks were installed.

Neals Cove: The store has a tank near the west side of the building (9), but nothing else is known about the wastewater disposal for this building, the toilet building, or the group site pavilion bathroom.

Big Island: According to the design plans, the three toilet buildings each have their own tank and disposal system. The disposal systems were designed to each have four 5' diameter seepage pits with associated distribution boxes. The tank covers were located for the building near Site 150, but the others were not definitively located.



STRUCTURES



BATHHOUSE

Built	1960's upgraded 1990's
Number of Bathroom Buildings	6
Toilets	(4) woman's & (6) men's
Showers	2
Laundry	None
Family Bathroom	None
Construction/Architectural Style	Standard framing with T1-11 siding, on piers
Capacity	N/A
Winterized	No
Utilities	Yes
General Condition	Fair to good - Renovation underway on some.
Historically Significant	Yes
ADA Accessible	Doesn't meet current standards; upgrading program underway.



CABIN, TYPICAL

Year Built	2008
Number of Cabins	5
Original Use	Rental cabins
Current Use	Sleeps 6
Dimension	12x20
Construction Type	Traditional log construction
Condition	Good
Upgraded Needed	N/A
ADA Accessible	1 is accessible. 4 are not accessible.
Utilities	Electricity
Historically Significant	No

STRUCTURES



YOUTH GROUP PAVILION



TOLL BOOTH



ADMINISTRATION BUILDING



BOAT RENTAL



NEALS COVE PICNIC PAVILION



YOUTH GROUP LEAN-TO,
TYPICAL



NEALS COVE CAMP STORE



NEW BEACH TOILET BUILDING

EXPANSION OPPORTUNITIES

1. EXPANSION AREA

- > Size: 1.5 Acres
- > Slope: 2-8%, Edges slope quickly to 8-35%
- > Potential for waterfront sites
- > Close access to beach and bathhouse
- > Potential conflict with disc golf course

2. EXPANSION AREA

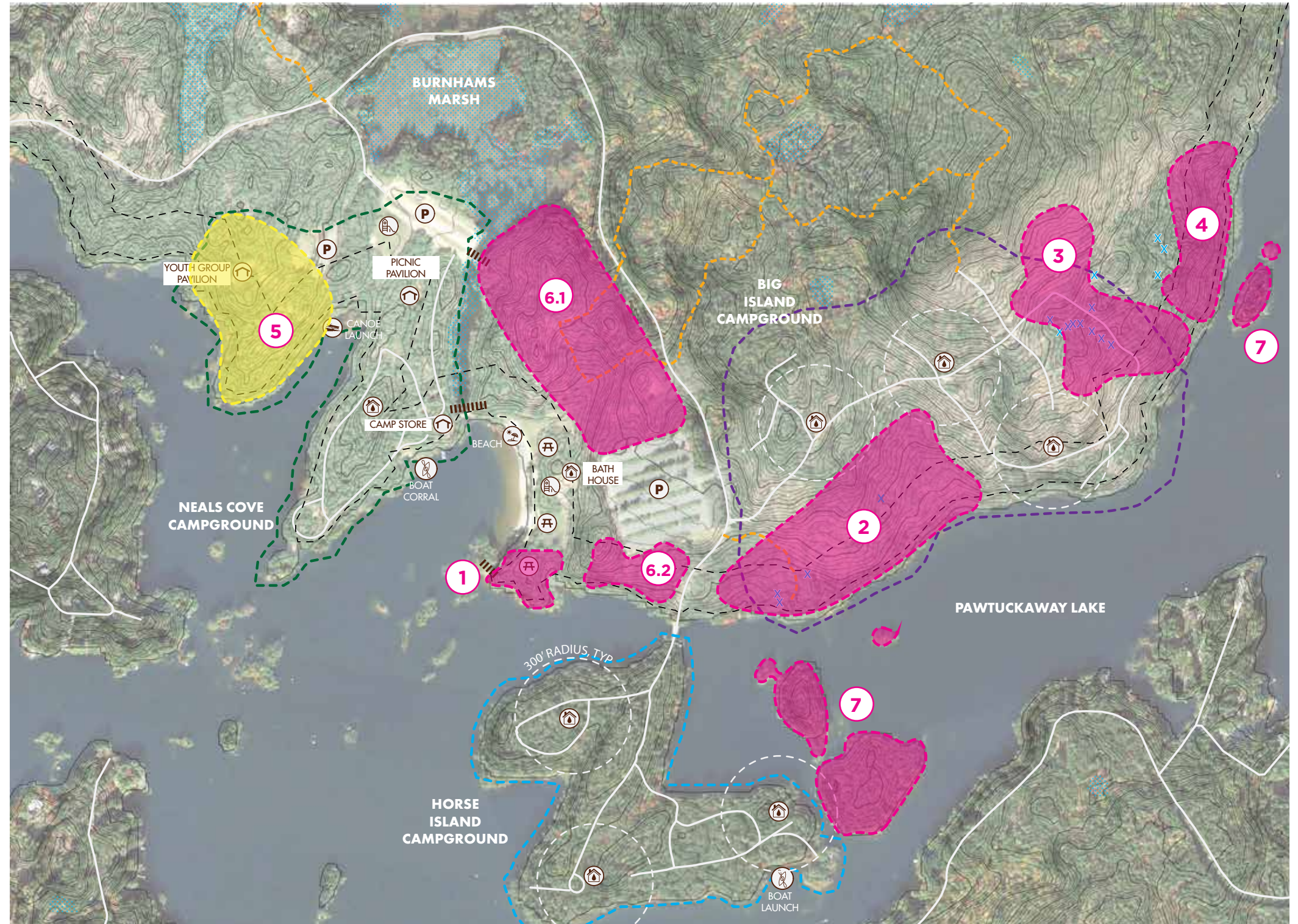
- > Size: 14 Acres
- > Slope: Mostly 2-12%, some 12-20%
- > Favorable terrain for development
- > Potential for waterfront and inland campsites
- > Some wet areas located during site visit

3. EXPANSION AREA

- > Size: 10 Acres
- > Slope: Mostly 8-12%
- > Road and utilities are already in place
- > Wet areas located during site visit

4. EXPANSION AREA

- > Size: 6 Acres
- > Slope: Variable, 5-25%
- > Waterfront views



- | | | | |
|--|-------------|--|--------------------------|
| | Bathhouse | | Picnic Site |
| | Structure | | Playground/ Play Field |
| | Boat Launch | | Site Visit Wetland Flags |
| | Parking | | Trails |
| | | | Bridge |



EXPANSION OPPORTUNITIES

5. YOUTH GROUP AREA

- > Should consider if youth group sites are the highest and best use of this area

6.1 PROPOSED DISC GOLF AREA 1

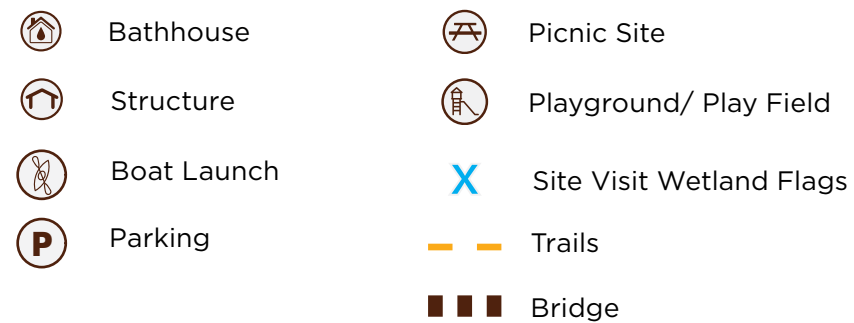
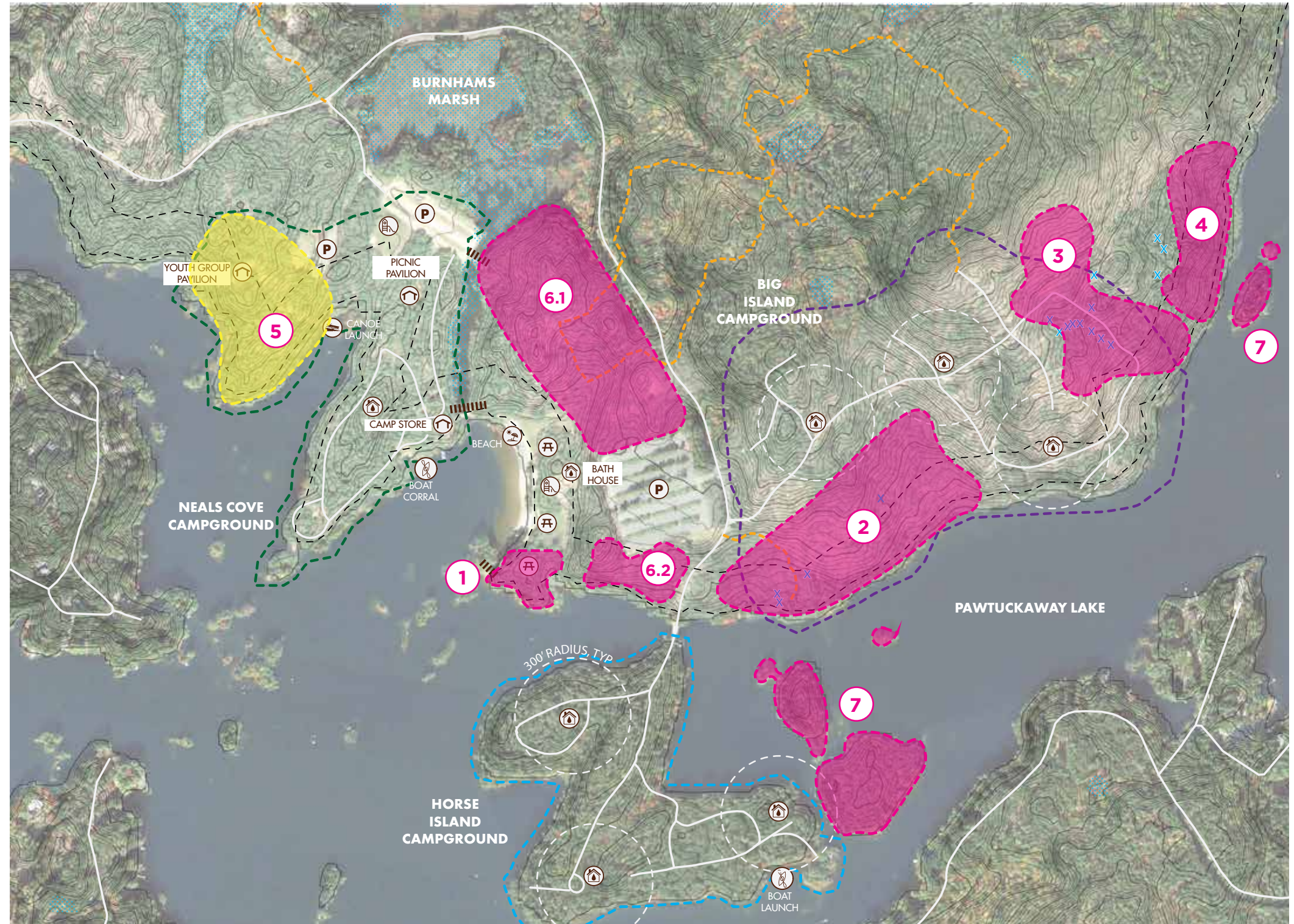
- > Size: 17 Acres
- > Slope: Highly variable ranging from 2-30%, two large areas (6 acres) are in the 2-12% range
- > Potential campground expansion area
- > Close to beach, parking, and amenities
- > Close to wetlands
- > Existing trails in area

6.2 PROPOSED DISC GOLF AREA 2

- > Size: 2.5 Acres
- > Slope: Highly variable ranging from 2-30%, a 1.2 acre area is the 2-12% range
- > Potential campground expansion area with waterfront campsites
- > Close to beach, parking, and amenities

7. ISLANDS

- > Several islands in close proximity to established camping zones could be used for paddle-to or remote camping
- > Approval by lake association and public is a must and could be challenging



ARCHAEOLOGY REVIEW

Phase IA Archaeological Sensitivity Assessment was completed for the proposed Pawtuckaway State Park Campground Expansion Project in Nottingham, New Hampshire. The project area is situated on rocky, uneven, and poorly drained terrain. No archaeological sites or areas of archaeological sensitivity were identified, and no further study is recommended.

HISTORIC SIGNIFICANCE

- > In 2022, Pawtuckaway State Park was recorded on a NHDHR historic district area form. It was determined eligible for the National Register of Historic Places as a large district and cultural landscape in January of 2022.
- > The resources and design of the park are important as a prototype mixed-use recreational area in New Hampshire that combined intensive recreational use with protected conservation land.
- > The park has an array of 1960's buildings constructed with a modern aesthetic, including campgrounds, an administration building, park store, toll booth, several toilet buildings and picnic pavilion.
- > The network of trails and old woods roads contributes to the historic park, and there are cellar holes where nineteenth century farmhouses stood, particularly in the northwest corner of the park.

See Appendix for complete historic resources overview by Preservation Company.



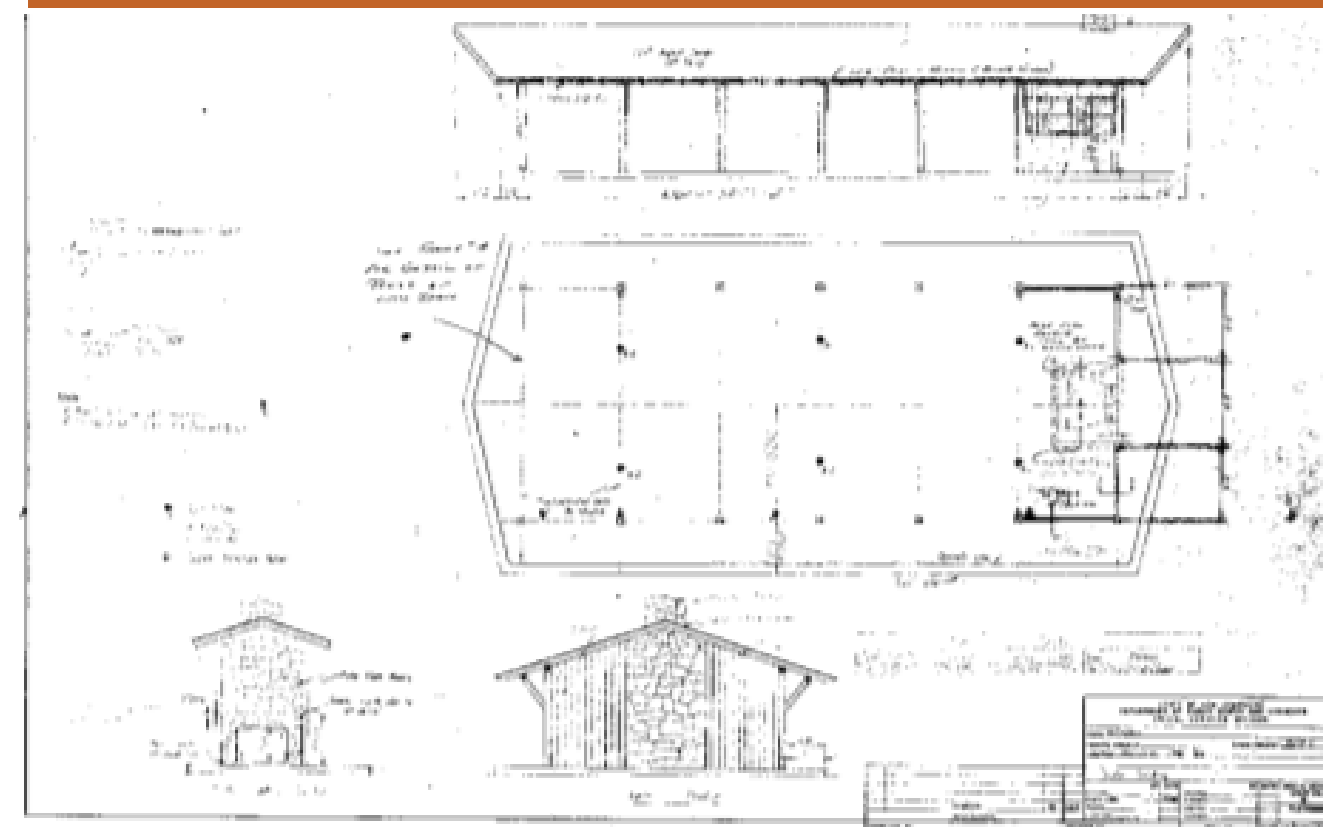
PAWTUCKAWAY STATE PARK SHELTER, 1966



CAMPGROUND TOILET BUILDING, PAWTUCKAWAY STATE PARK



NEAL'S COVE STORE, PAWTUCKAWAY STATE PARK



SITE PLAN OPTION A

1. SECONDARY STORE

> New secondary store located between Horse Island and Big Island

2. CAMPING POD OPTION

> Multiple areas have the potential for expansion but do not all need to happen. Park capacity and user experience should be considered

3. BEACH AREA GROUP SITE

> The picnic area south of the beach can be converted to a premium group site
 > Will need to use public facilities and parking

4. REMOTE ISLAND CAMPING

> The islands off of Horse Island and Big Island are compatible for remote paddle to camping
 > Need to consider maintenance of sites, access, and public opinion

5. ADDITIONAL WATER ACCESS

> Additional water access points will help reduce capacity issues at the beach and provide convenient water access through-out the campgrounds

EXISTING

- | | | |
|---------------------|--------------------|--------------|
| Standard Site | Parking | Bathhouse |
| Cabin | Picnic Site | Wetland Flag |
| Group Site | Playground / Field | Trails |
| Structure | Boat Launch | Bridge |
| Youth Group Lean-to | | |

PROPOSED

- | | | |
|---------------|-------------|--------------|
| Standard Site | Remote Site | Structure |
| Removed Site | Pit Toilets | One-way Road |
| Cabin | Parking | Water Access |
| Walk-in Site | Bathhouse | Picnic Area |
| Group Site | Boat Launch | Dock |



SITE PLAN OPTION A CONTINUED

1. CAMPING POD OPTION 3

- > Camping pod made up of a mix of cabins and standard sites with an associated bathhouse
- > Adjacent pavilion makes this pod ideal for events
- > 7 waterfront sites with associated parking, water access, and pit toilet

2. GROUP SITES

- > Organized youth group sites are now available for use by any group

EXISTING

- | | | |
|---------------------|--------------------|--------|
| Standard Site | Bathhouse | Trails |
| Group Site | Picnic Site | Bridge |
| Structure | Playground / Field | |
| Parking | Boat Launch | |
| Youth Group Lean-to | | |

PROPOSED

- | | | |
|---------------|-------------|--------------|
| Standard Site | Pit Toilets | Trails |
| Cabin | Parking | Dock |
| Walk-in Site | Bathhouse | One-way Road |
| Group Site | Boat Launch | Water Access |



SITE PLAN OPTION A CONTINUED

1. CAMPING POD OPTION 1

- > Camping pod of 31 sites and 1 toilet building
- > Waterfront location with secondary water access

2. CAMPING POD OPTION 2

- > Camping pod of 26 sites and 1 toilet building
- > Wooded location

3. STORE / RENTAL

- > Store hub located strategically between campgrounds
- > Secondary boat rental and launch

4. WALK-IN SITES

- > 10 walk-in sites with associated parking, toilet building, and water access

5. HIGH UTILIZATION INFILL

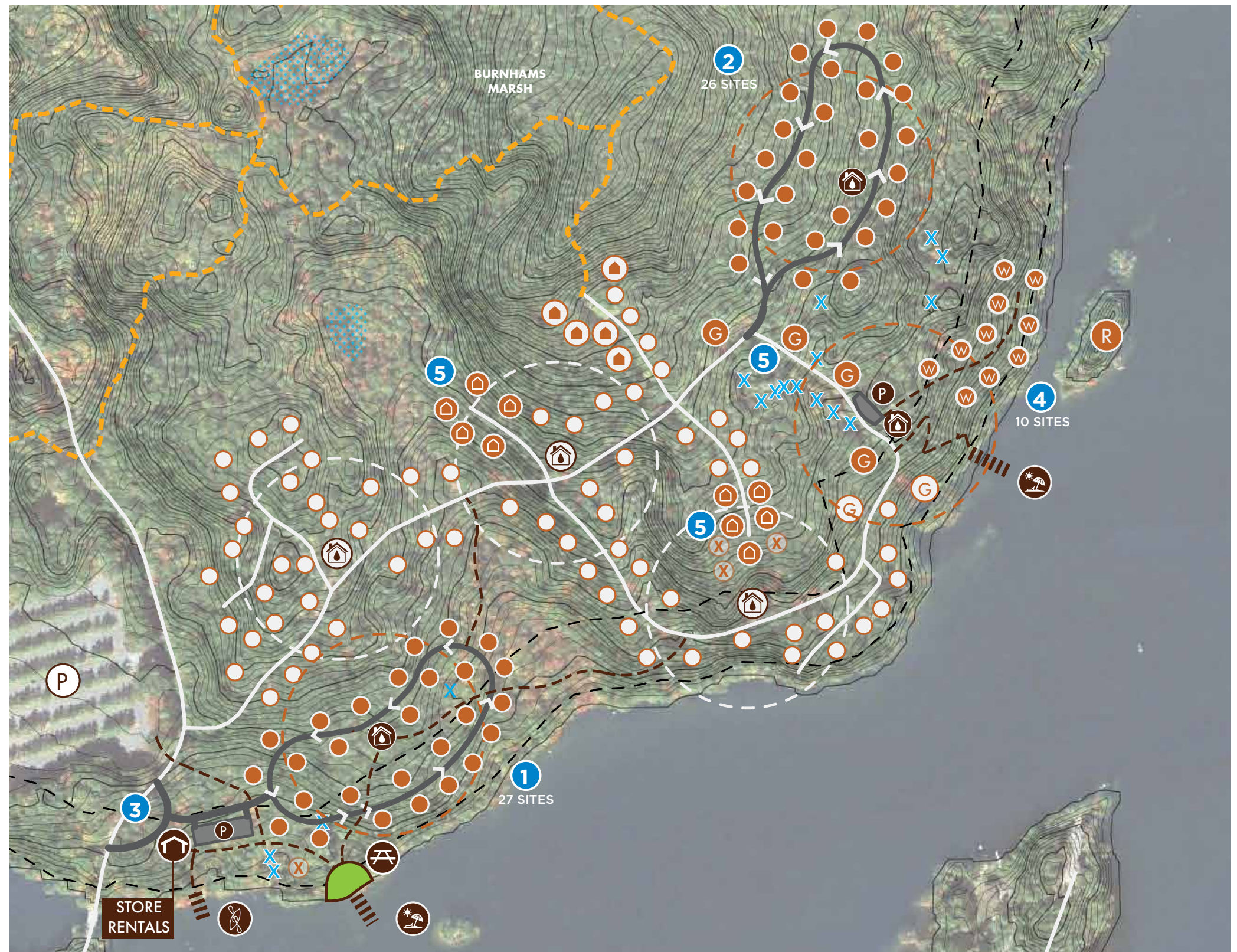
- > Use cabins to replace low utilization campsites
- > Infill Big Island loop with group sites away from the rest of the campground

EXISTING

- Standard Site
- Ⓜ Cabin
- Ⓜ Group Site
- Ⓜ Parking
- Ⓜ Bathhouse
- X Wetland Flag
- Trails

PROPOSED

- Standard Site
- X Removed Site
- Ⓜ Cabin
- W Walk-in Site
- G Group Site
- R Remote Site
- Water Access
- P Parking
- Bathhouse
- Boat Launch
- Structure
- Picnic Area
- Trails
- Dock
- One-way Road



SITE PLAN OPTION B

1. WALK-IN CAMPSITE OPTIONS

> Low impact camping pod made up of walk-in sites that offer a different type of camping experience at Pawtuckaway

2. BEACH EXPANSION AREA

> The picnic area south of the beach has been converted to a premium group site
 > Will need to use public facilities and parking

3. REMOTE ISLAND CAMPING

> The islands off of Horse Island and Big Island are compatible for remote paddle to camping
 > Need to consider maintenance of sites, access, and public opinion

4. SECONDARY WATER ACCESS

> Additional water access points will help reduce capacity issues at the beach and provide convenient water access throughout the campgrounds

EXISTING

- | | | |
|---------------|---------------------|--------------|
| Standard Site | Bathhouse | Wetland Flag |
| Cabin | Picnic Site | Trails |
| Group Site | Playground / field | Bridge |
| Structure | Boat Launch | |
| Parking | Youth Group Lean-to | |

PROPOSED

- | | | |
|--------------|-------------|--------------|
| Remote Site | Structure | Water Access |
| Removed Site | Pit Toilets | Picnic Area |
| Cabin | Parking | Trails |
| Walk-in Site | Bathhouse | Dock |
| Group Site | Boat Launch | |



SITE PLAN OPTION B CONTINUED

1. WALK-IN CAMPSITE OPTION 1

- > Camping pod of 17 sites and 2 pit toilets
- > Potential to phase in a toilet building as needed
- > Mix of platform, lean-to, and tent-only sites

2. WALK-IN CAMPSITE OPTION 2

- > 5 walk-in sites with associated parking and pit toilet

3. HIGH UTILIZATION INFILL

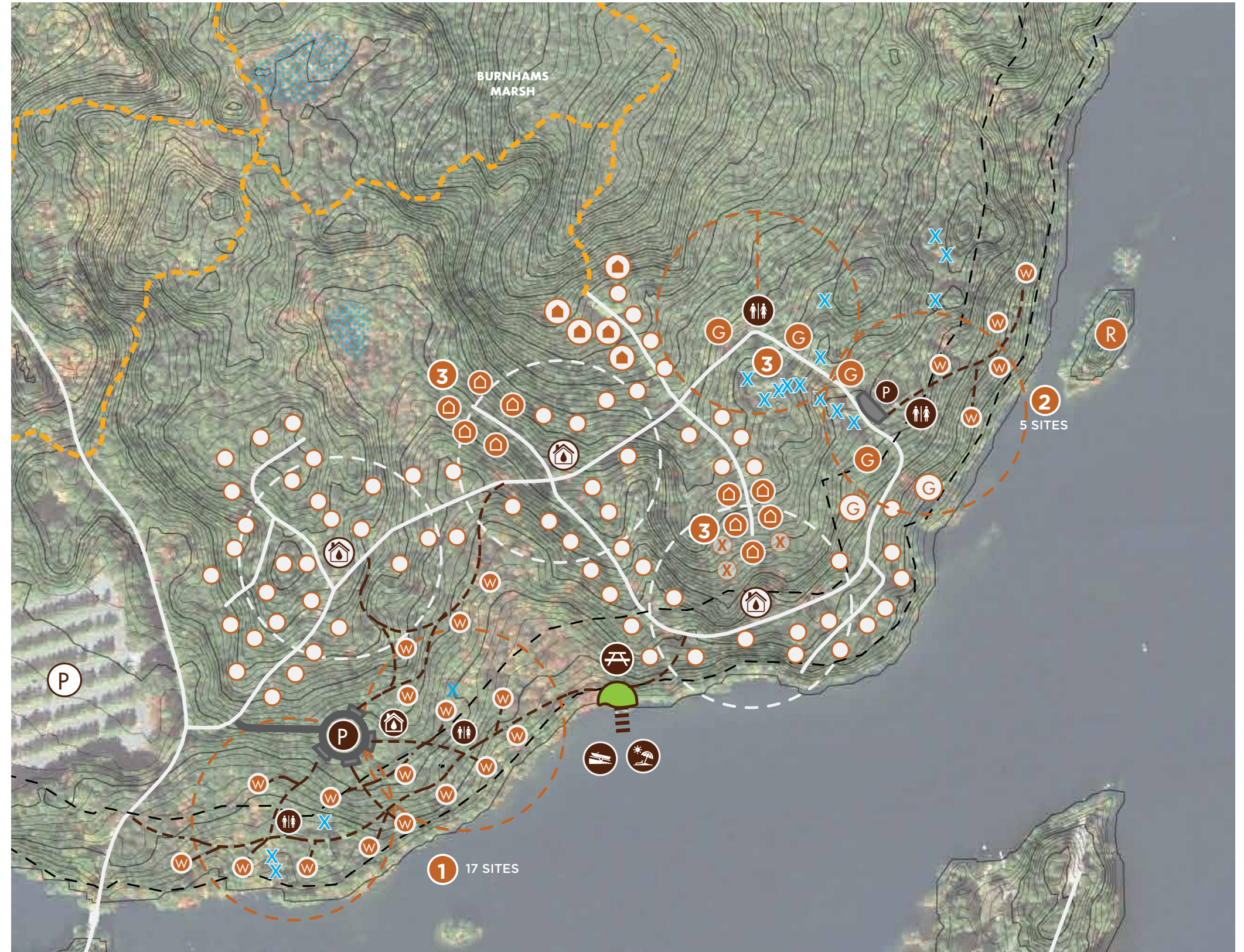
- > Use cabins to replace low utilization campsites
- > Infill Big Island loop with group sites away from the rest of the campground
- > Associated pit toilet

EXISTING

- | | | |
|---------------|-----------|--------------|
| Standard Site | Bathhouse | Wetland Flag |
| Cabin | Parking | Trails |
| Group Site | Bridge | |

PROPOSED

- | | | |
|--------------|--------------|-----------|
| Remote Site | Water Access | Bathhouse |
| Removed Site | Pit Toilets | Trails |
| Cabin | Parking | Dock |
| Walk-in Site | Picnic Area | |
| Group Site | Boat Launch | |



SITE PLAN OPTION B CONTINUED

1. WALK-IN CAMPSITE OPTION 3

> 7 waterfront sites with associated parking, water access, and pit toilet

2. GROUP SITES

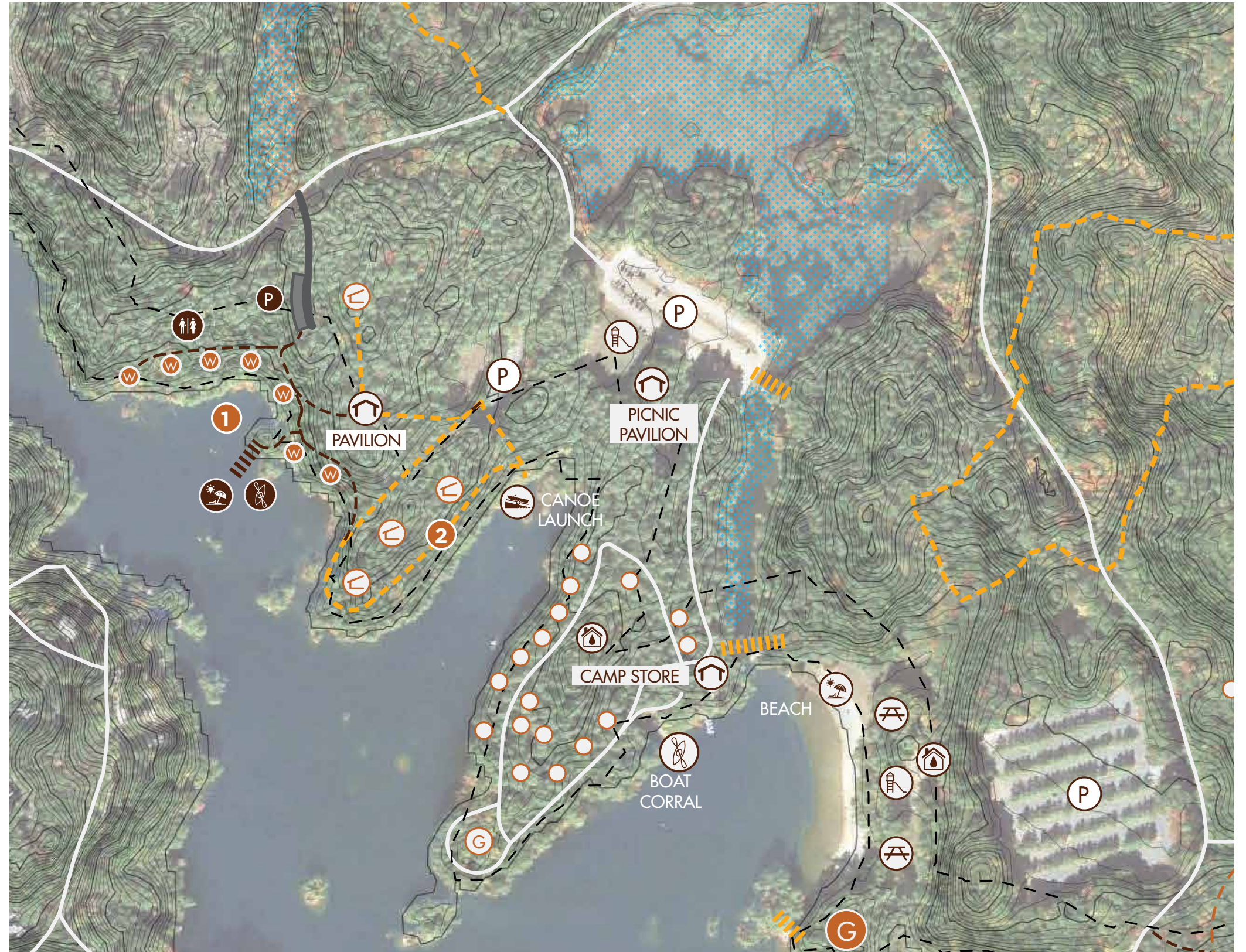
> Organized youth group sites are now available for us by any group

EXISTING

- | | | |
|---------------|--------------------|---------------------|
| Standard Site | Bathhouse | Youth Group Lean-to |
| Group Site | Picnic Site | Trails |
| Structure | Playground / field | Bridge |
| Parking | Boat Launch | |

PROPOSED

- | | | |
|--------------|--------------|-------------|
| Walk-in Site | Pit Toilets | Picnic Area |
| Group Site | Parking | Trails |
| Boat Launch | Water Access | Dock |



SITE PLAN

1. EXPANSION AREA 1

> New waterfront camping pod of 35 Improved Sites and a new bathhouse carefully sited to minimize impacts to views of the shoreline from the water













2. BEACH PARKING LOT IMPROVEMENTS

> A new store/office, bathhouse, wood storage building, and pavilion will be located at the existing beach parking lot









> New amenities will serve campers from Horse Island and Big Island, as well as day-use guests

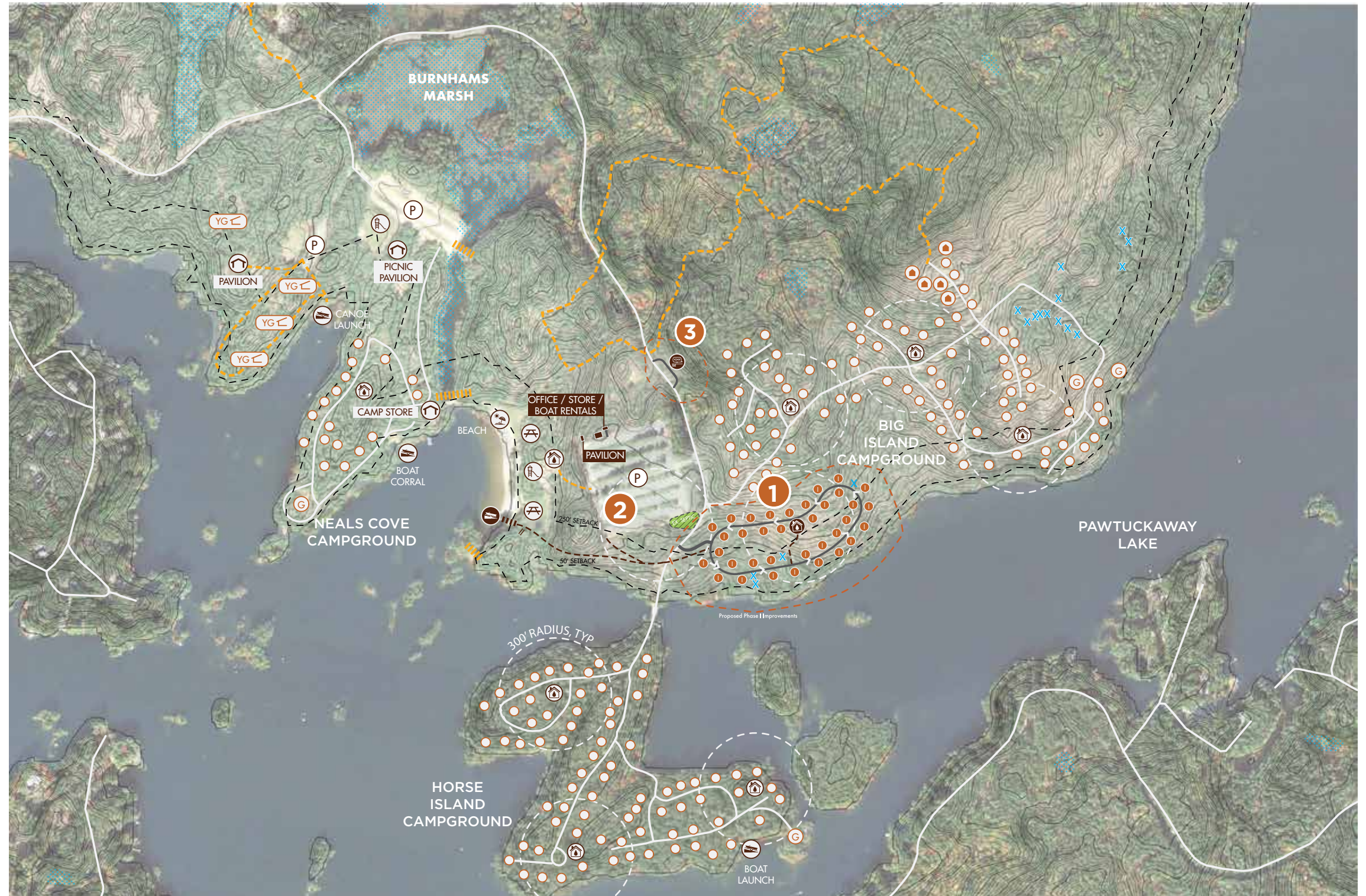
3. NEW DUMP STATION

EXISTING

-  Existing Site
-  Cabin
-  Group Site
-  Youth Group Lean-tos
-  Structure
-  Picnic Site
-  Playground / field
-  Boat Launch
-  Bathhouse
-  Wetland Flag
-  Trails
-  Bridge

PROPOSED

-  Improved Site (W/E)
-  Bathhouse
-  Dump Station
-  Boat Launch
-  Trails
-  Dock
-  Two-way Road
-  One-way Road



SITE PLAN CONTINUED

1. EXPANSION AREA 1

- > 35 Improved Sites (water/electric)
- > 1 Bathhouse

2. NEW STORE / OFFICE

- > A new store/office will be located at the beach parking lot making use of the existing parking area
- > The facility will include retail, an office, storage, and restrooms
- > A pavilion and wood storage shed will be sited near by

3. CANOE / KAYAK LAUNCH

- > An accessible path leads to a non-motorized boat launch
- > Rental registration and paddle/life jacket pickup will be located at the store
- > Canoe / Kayak rentals will be located near the launch

4. SANITARY DUMP STATION / TRASH

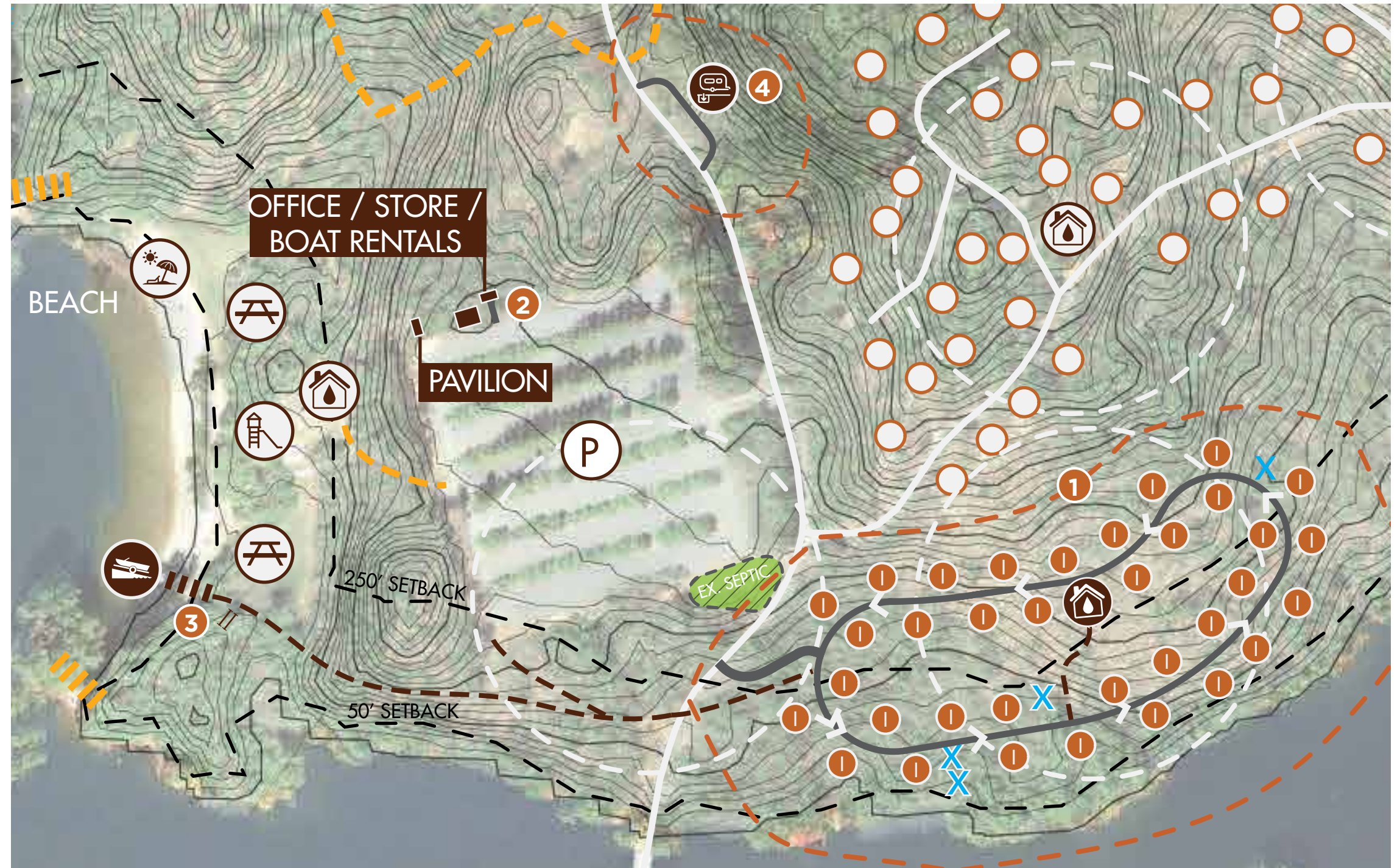
- > A dump station with trash/recycling drop-off will be located along the access road

EXISTING

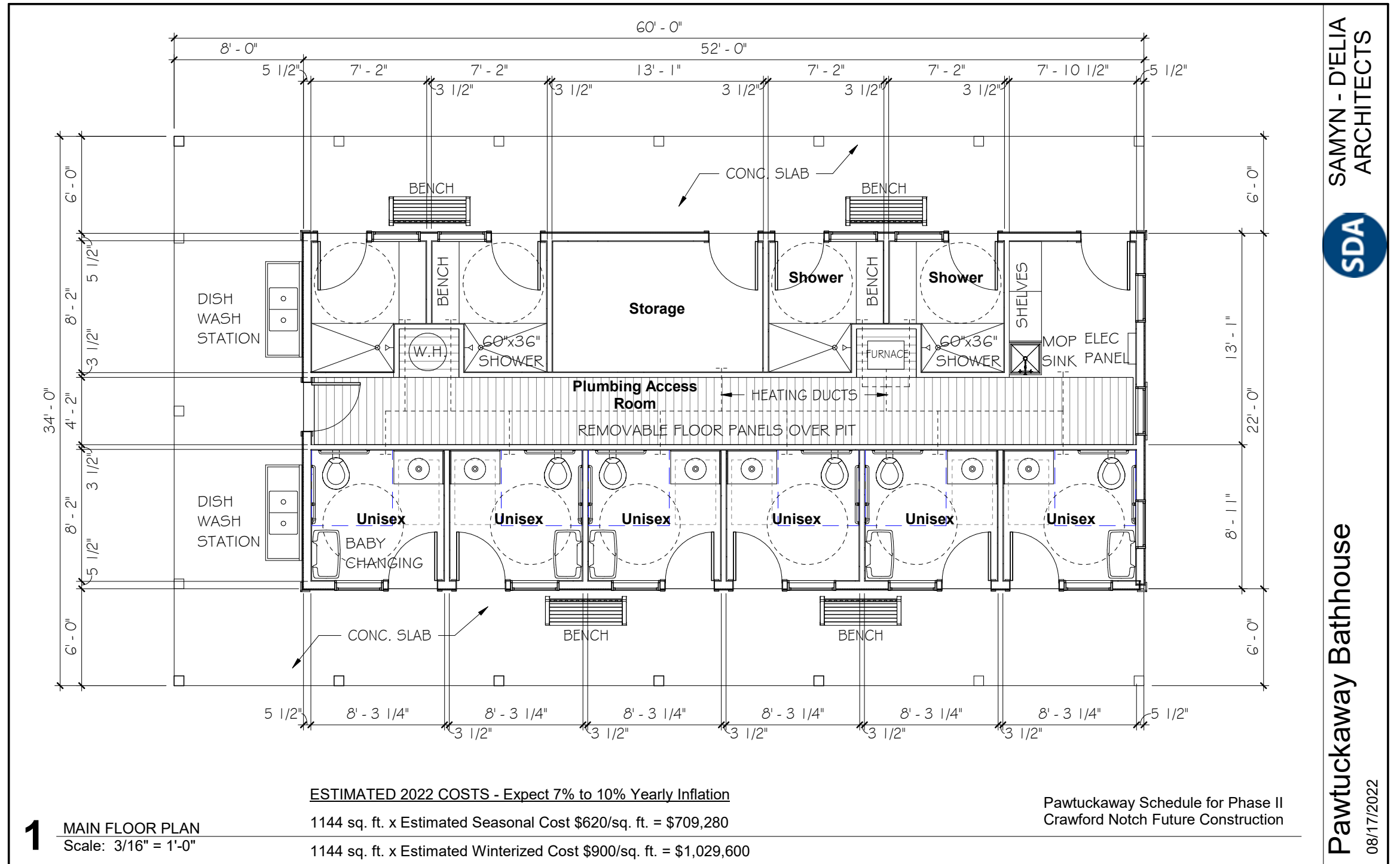
- Existing Site
- ⛶ Picnic Site
- ⚽ Playground / field
- ⚓ Boat Launch
- 🚻 Toilet Building
- X Wetland Flag
- Trails
- ▬ Bridge

PROPOSED

- Ⓜ Improved Site (W/E)
- 🚻 Bathhouse
- ♻️ Dump Station
- ⚓ Boat Launch
- Trails
- ▬ Dock
- Two-way Road
- ↪ One-way Road



ARCHITECTURE
BATHHOUSE
FLOOR PLAN



SAMYN - D'ELIA
ARCHITECTS



Pawtuckaway Bathhouse
08/17/2022

ARCHITECTURE
BATHHOUSE
ELEVATION 1



1 NORTH ELEVATION
Scale: 1/8" = 1'-0"



2 EAST ELEVATION
Scale: 1/8" = 1'-0"

Pawtuckaway Schedule for Phase II
Crawford Notch Future Construction

SAMYN - D'ELIA
ARCHITECTS

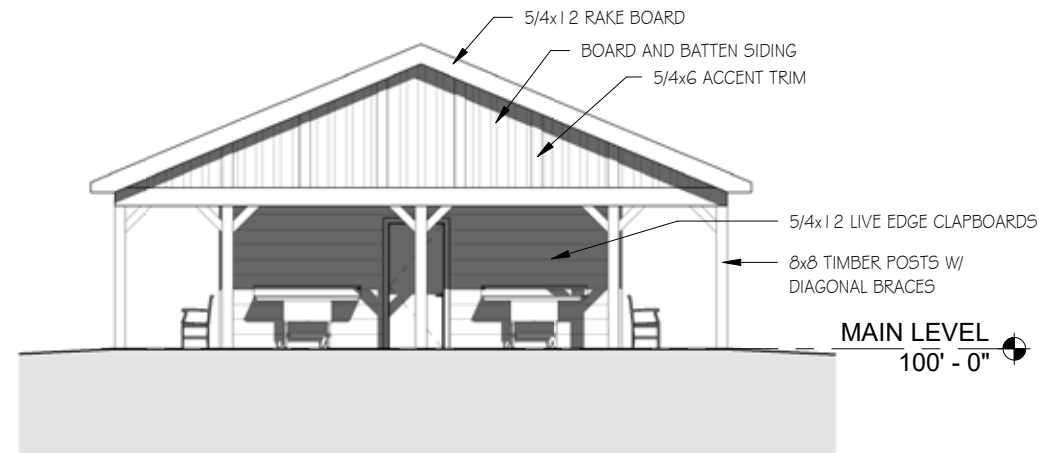


Pawtuckaway Bathhouse
08/17/2022

ARCHITECTURE
BATHHOUSE
ELEVATION 2



3 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



4 WEST ELEVATION
Scale: 1/8" = 1'-0"

Pawtuckaway Schedule for Phase II
Crawford Notch Future Construction

SAMYN - D'ELIA
ARCHITECTS



Pawtuckaway Bathhouse
08/17/2022