

FINAL RECOMMENDATIONS



JERICHO MOUNTAIN

MOLLIDGEWOCK

PAWTUCKAWAY

D. FINAL RECOMMENDATIONS

MAKING THE MOST OF THE AVAILABLE FUNDS

The cost estimating conducted for each of the six potential campground expansion projects determined that the costs of the proposed enhancements exceeded the available funds. Three of the six campgrounds were selected for further study, striking a balance between spreading the investment around while ensuring that the level of investment for any individual campground is sufficient to have significant impact to the recreational opportunities provided in the state. This impact is a function of not only the number of additional campsites being offered to the public, but also the quality of the camping experience being provided.

The amount of financial investment required to make the desired impact to the recreational offerings was a factor in selecting which campgrounds should receive funding for implementation, along with a consideration for the apparent market demand for additional campsites.

The campgrounds selected for expansion also represent a geographic mix, with a couple northern parks (Mollidgewock State Park, Jericho Mountain State Park) and one southern park (Pawtuckaway State Park) and they collectively provide a wide range of outdoor recreation opportunities.

MOLLIDGEWOCK STATE PARK

WHY INVEST HERE?

- > Key location for taking advantage of all the recreational opportunities that the Androscoggin River and Thirteen Mile Woods Scenic Area offer. The existing campground has factors that likely affect the level of visitation:
 - Primitive/substandard amenities typical of a remote camping experience being provided in a non-primitive setting. The lack of modern camping amenities (flush toilets and showers, permanent office/store building with offerings beyond firewood) limit the demographic reach of potential visitors.
 - Campsites along the river are spatially constrained, with many sites having minimal or no privacy. Most parking spaces are very small, limiting the vehicle size that can be supported.
 - A dump station is not currently provided, further limiting desirability to RV users.
 - Water access is in need of improvement.
- > Making investments to address these deficiencies, in addition to providing new campsites that provide more space and privacy in a wooded environment, will make the campground more appealing to more potential visitors to this popular scenic and recreational region of the state.

JERICO MOUNTAIN STATE PARK

WHY INVEST HERE?

- > High occupancy/utilization rates for campsites indicates a strong market demand for more camping opportunities.
- > With its impressive ATV/OHRV offerings, including an annual ATV festival, Jericho Mountain provides a unique recreational opportunity that will benefit from further investment to fully capitalize on the ATV recreation market. Many ATV recreationalists enjoy RV camping, but the campground does not currently provide campsites that are optimized for this use.
- > A large area of the campground adjacent to the ATV event area was cleared years ago for event area expansion, and this area presents an excellent opportunity to develop RV sites in an otherwise underutilized area.

PAWTUCKAWAY STATE PARK

WHY INVEST HERE?

- > High occupancy/utilization rates for campsites indicates a strong market demand for more camping opportunities, and the park is close to population centers.
- > A large undeveloped area of the park has qualities that are conducive to campground development:
 - Extensive attractive shoreline
 - Mature wooded canopy
 - Slopes within acceptable slope range
 - Minimal natural resource constraints (e.g. wetlands)
 - Centrally located with easy access from existing campground road network
- > Existing infrastructure and management in place

WHY THE OTHER CAMPGROUND PROJECTS DIDN'T MAKE THE CUT

All of the six campgrounds studied for this feasibility study deserve consideration for future investment. In weighing the pros and cons of each campground project, the following issues for the projects that were not selected were factored into the decision to prioritize the other three projects:

CRAWFORD NOTCH STATE PARK

DRY RIVER CAMPGROUND (EXPANSION AREA DOWN THE ROAD)

- > High infrastructure cost due to lack of on-site utilities, road network, or existing buildings
- > Distance between Expansion Area and existing Dry River Campground, combined with flood-prone streams between them, creates operational challenges

BEAR BROOK STATE PARK

CATAMOUNT POND CAMPGROUND

- > Operational/management challenges with equestrian camping.
- > Market demand for equestrian camping here is unknown.
- > Increasing equestrian use of the shared trail network could present additional conflicts with mountain bikers.
- > A renovation of the existing CCC-era toilet building will not provide a facility large enough to support the campground bathroom/shower needs, so significant investment in a separate bathhouse will be required. In addition, the existing toilet building is not centrally located.

BEAR BROOK STATE PARK

BEAR HILL CAMPGROUND

- > High capital costs required to renovate so many structures – in particular for the shared buildings like the dining hall.
- > Operational/management challenges with supporting events/group rentals, which are needed to justify investment in the shared buildings.
- > Market demand for events/group rentals here is not fully understood at this time. Market demand for rental of individual cabins is also not fully understood, given the somewhat remote location within the park and more limited recreational options within the immediate area.

D. FINAL RECOMMENDATIONS

PHASING RECOMMENDATIONS

The preferred option for each of the three selected expansion projects required further paring back to stay within the allocated construction budget. With the hope that the entirety of the projects envisioned will one day be realized as funding becomes available, the proposed enhancements with the most value and impact were selected for a first phase of implementation:

MOLLIDGEWOCK STATE PARK

- > A new bathhouse/office/store will represent a significant improvement in the quality of camping experience. Although some visitors are content to “rough it” with just pit toilets and no showers, providing a bathhouse with flush toilets and warm showers will be a huge draw for many potential visitors who are interested in recreating here. In addition to the bathhouse, a fully stocked camp store will be very appealing to families. Replacing the existing office, which is currently housed in an old trailer, will improve the “curb appeal” with a higher quality aesthetic that one will expect to see at a NH State Park. This new location for the office/store will also function better from an operational standpoint give its central location within the campground.
- > Upgrading 10-15 campsites to be improved sites (with water/electricity) will make the campground more conducive to RV camping, which is a growing activity nationally.
- > A new boat launch dock will support improved water access in a more convenient location within the core of the campground and adjacent to the proposed office/store/bathhouse.
- > Improving the road network is overdue, and smoother roads with better drainage will make for a better experience – especially for visitors not driving vehicles equipped for offroad use.
- > Landscape improvements, such as vegetative screening, will help provide much needed privacy and could provide additional habitat within the riparian corridor.
- > Providing a handful of walk-in sites along the entry road will provide a different type of camping experience that appeals to people looking for more privacy and seclusion.
- > Providing a pod of campsites organized around a loop road in an attractive wooded area will also provide a more private camping experience, with the convenience of car camping. Although located a bit upland, access to the river is still relatively close by. A pit toilet will be provided for convenience, while the proposed bathhouse is a short walk away.

JERICHO MOUNTAIN STATE PARK

- > The addition of a new camping area that caters to RV’s, with a total of 19 premium campsites that include water, electric, and sewer connections, will be a welcome addition to a campground that gets heavy use by RV owners. Designed to accommodate large contemporary RV’s, the campground will include approximately nine pull-through RV sites and ten back-in RV sites.
- > A dump station will support RV users in other areas of the existing campground that don’t have sewer hookups.
- > A total of six infill campsites within the existing campground area will provide additional camping opportunities at a variety of price points: three Standard Sites, two Shelter Sites, and 1 Double Shelter Site near the shore.
- > Adding electricity to the existing cabins will be another big upgrade to the quality of the camping experience.

PAWTUCKAWAY STATE PARK

- > A new campground loop with a total of approximately 35 Improved Sites will represent a significant increase in the overnight capacity of the campground and provide a campsite type not offered in the campground..
- > A new bathhouse, designed to a standard that is appropriate for the modern historic context of thve park, will support the new campground pod.
- > A dump station, located along the existing road adjacent to the day use parking lot, will support RV users from all the different campgrounds within the park.

PROPOSED PHASE I IMPROVEMENTS

- > New Combined Bathhouse/Office/Store
- > Upgrade 10-15 sites to Improved Sites
- > New Boat Launch Dock
- > Existing Road Improvements
- > General Site/Landscape Improvements
- > 4 Walk-in Sites Along Entry Road
- > Upland Campsite Loop (no shelters) + Pit Toilet
- > Addition of 15-20 Campsites
- > Dump Station

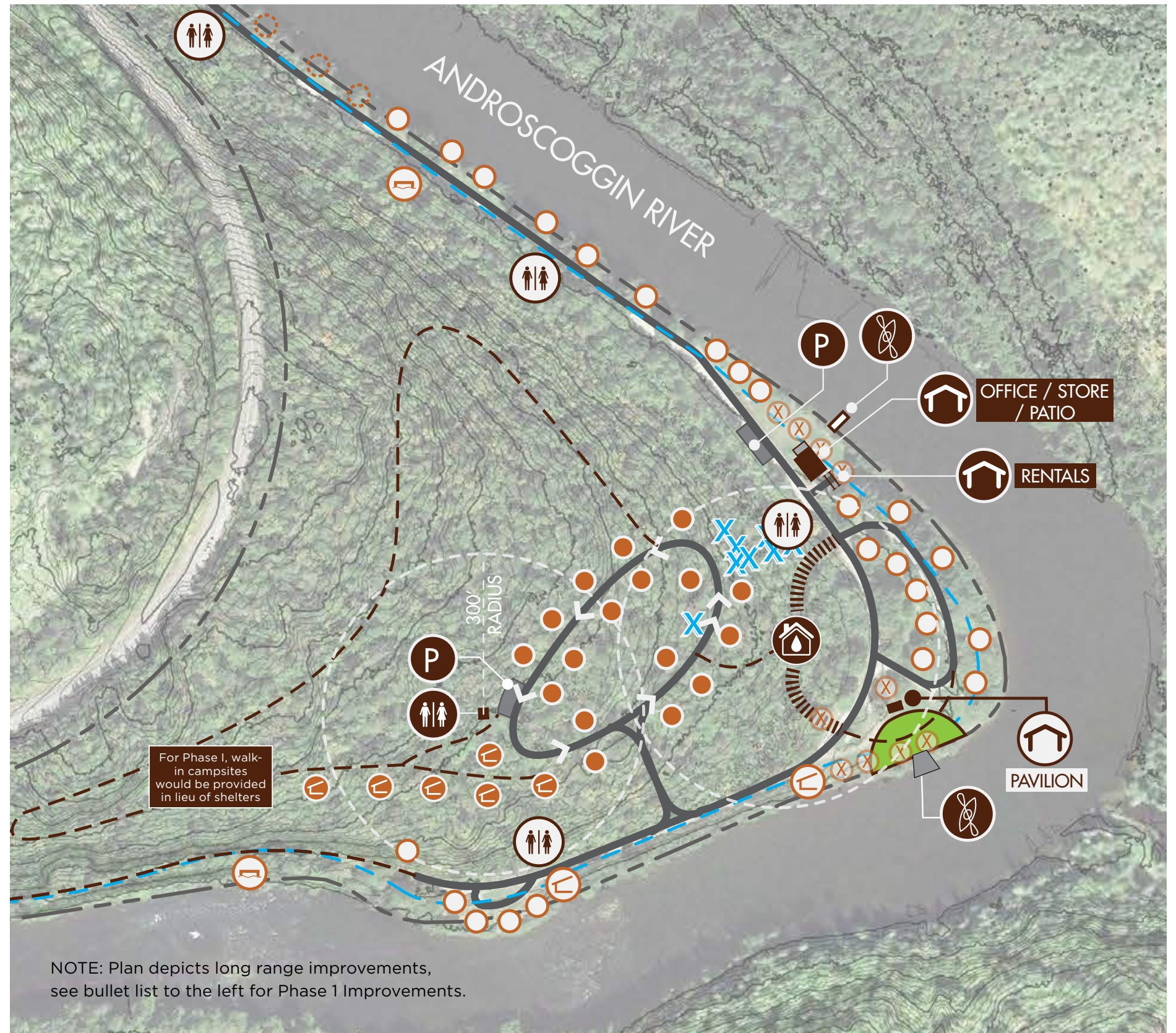
ESTIMATED COST: \$2,988,211

EXISTING

- | | |
|-----------------|----------------------------|
| ○ Standard Site | 🏠 Structure |
| 🛖 Shelter Site | 🚤 Boat Launch |
| 🏠 Platform Site | 🚻 Pit Toilets |
| Ⓜ Remote Site | ⓧ Site Visit Wetland Flags |

PROPOSED

- | | | |
|-----------------|---------------|----------------|
| ● Standard Site | 🏠 Structure | 🛀 Bathhouse |
| 🛖 Shelter Site | 🚤 Boat Launch | 🚶 Boardwalk |
| ⓧ Removed Site | 🚻 Pit Toilets | 👉 One-way Road |
| 👤 Paddler Only | 🅑 Parking | |



NOTE: Plan depicts long range improvements, see bullet list to the left for Phase 1 Improvements.

PROPOSED PHASE I IMPROVEMENTS

- > 9 Pull-through RV sites
- > 10 Back-in RV sites
- > Dump Station
- > Infill Sites: 3 Standard, 2 Shelter, 1 Double Shelter
- > Electricity to existing cabins

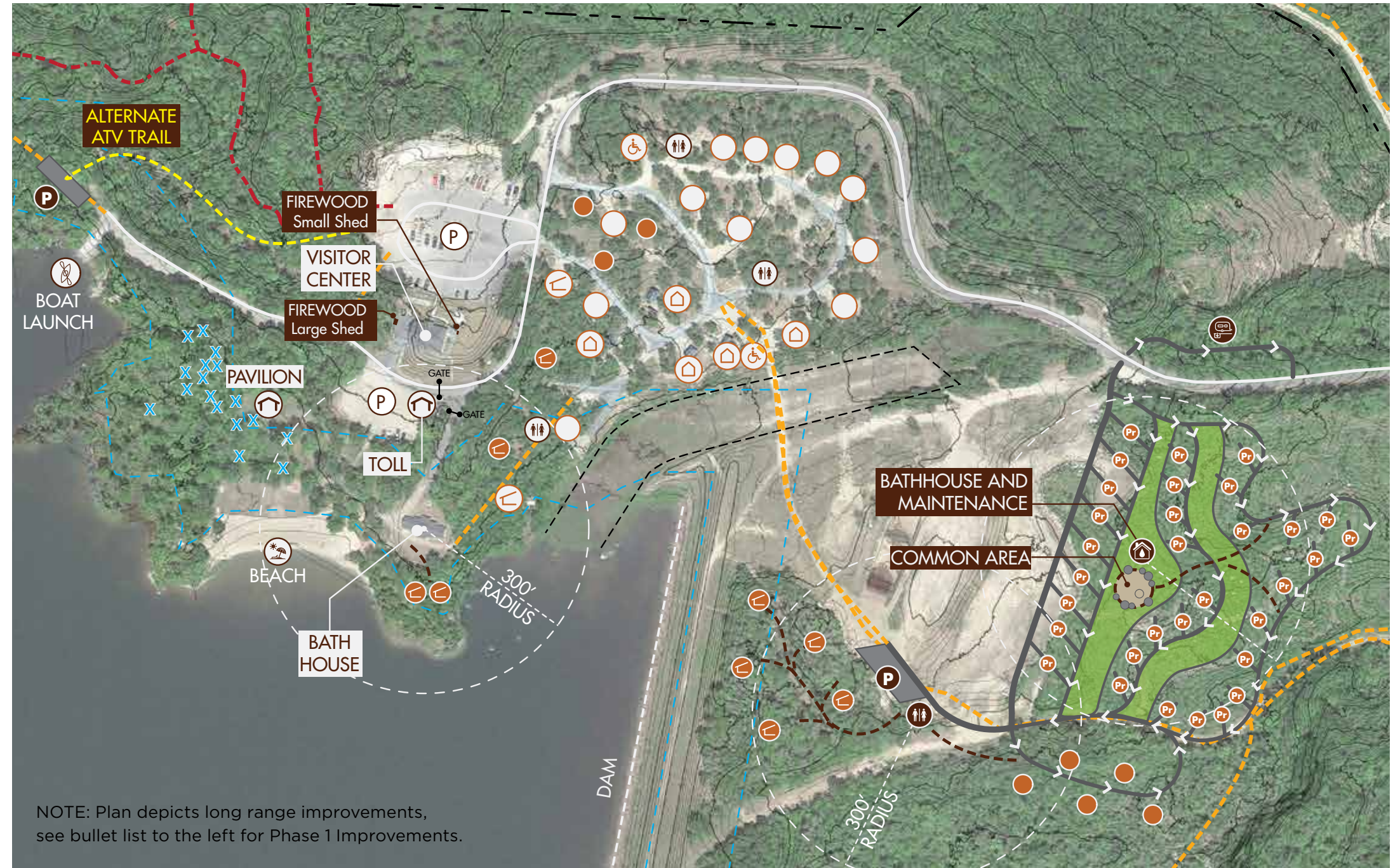
ESTIMATED COST: \$2,950,120

EXISTING

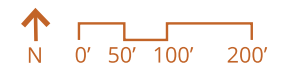
- Standard Site
- Tent Only
- Lean-to Shelter
- Cabin
- Pit Toilets
- OHRV / Pedestrian Trails
- 4 x4 Trails
- Site Visit Wetland Flags

PROPOSED

- Standard Site
- Shelter Site
- Premium Site (W/S/E)
- Removed Site
- Parking
- Dump Station
- Bathhouse
- Pit Toilet
- OHRV / Pedestrian Trails
- One-way Road



NOTE: Plan depicts long range improvements, see bullet list to the left for Phase 1 Improvements.



PROPOSED PHASE I IMPROVEMENTS

- > 35 Improved Sites
- > Dump Station
- > Bathhouse

ESTIMATED COST: \$3,518,000

EXISTING

- Existing Site
- Parking
- Beach Access
- Picnic Site
- Playground / field
- Bathhouse
- Wetland Flag
- Trails
- Bridge

PROPOSED

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

