



WELCOME DENTON HILL STATE PARK

MASTER PLAN

Stakeholder Meeting 6/1/2017



pennsylvania

DEPARTMENT OF CONSERVATION
AND NATURAL RESOURCES

LABELLA
Associates

Engineering
Architecture
Environmental
Planning

OUR TEAM



Mountain Recreation Planning



Ski Lift Planning



Snow-Making System Planning



Site Planning



Cost Estimating

INITIAL PROJECT PARAMETERS



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- Match design to available funding to develop an efficient/sustainable infrastructure that will promote use and growth over generations
- Develop a viable operation for the Concessionaire
- Provide infrastructure for a four season destination and flexible open space for the Concessionaire to Plan Summer Events, e.g. Archery Competition

INITIAL PROJECT PARAMETERS

- Provide improved sense of arrival at Site and Lodge emphasizing sustainability and maintainability
- Due to iconic visual character of Lodge rehabilitate/expand rather than replace
- Upgrade the Cabin Colony's site

EXISTING CONDITIONS



EXISTING CONDITIONS

100



SITE



SITE



SITE



SITE



UTILITY BUILDINGS AND SITE UTILITIES



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LODGE



LODGE



LODGE

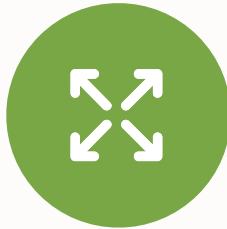






CABIN COLONY

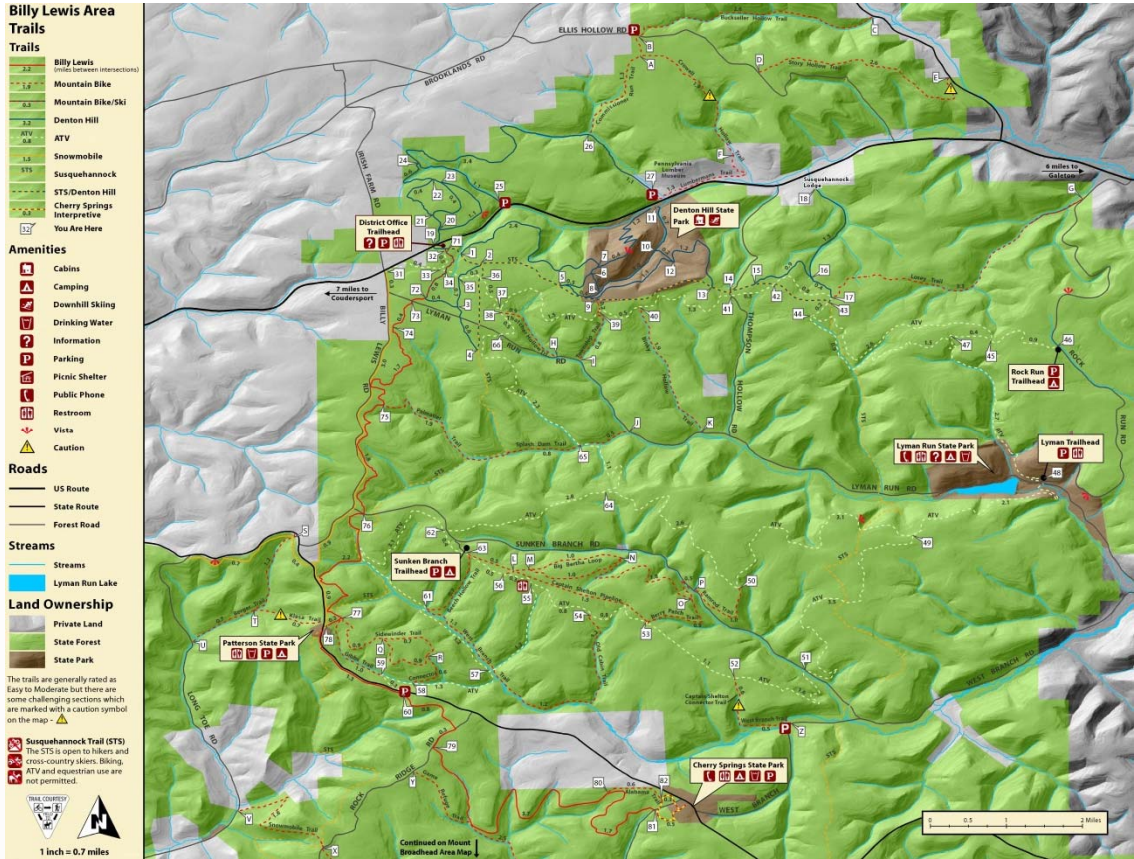




REGIONAL CONNECTIVITY PLANNING

- Complement all existing PA Wilds sites, local State Parks, Forest Districts and other Public Lands
- Establish cooperative marketing opportunities with neighboring tourist attractions
- Incorporate PA Wilds “Economic Development with Conservation” initiative

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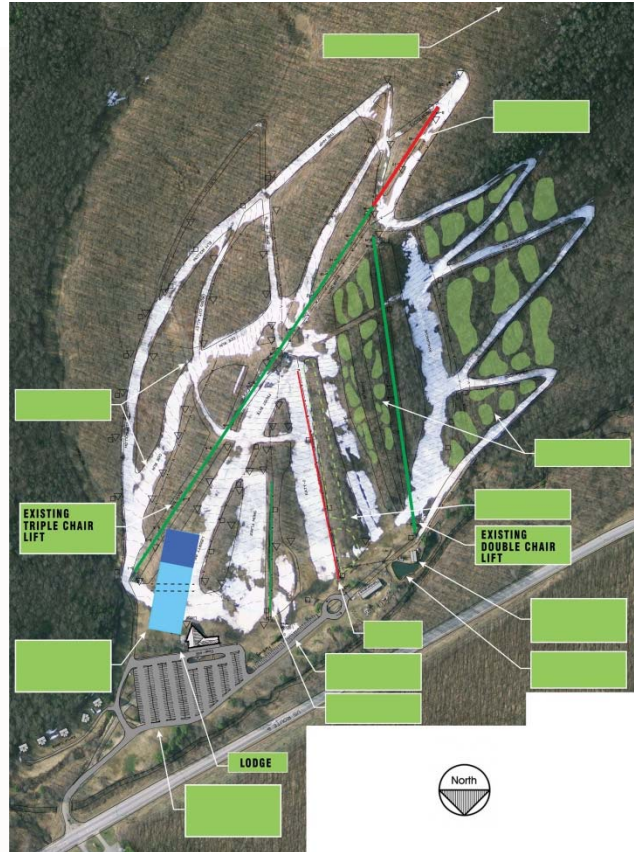


MOUNTAIN RECREATION PLAN



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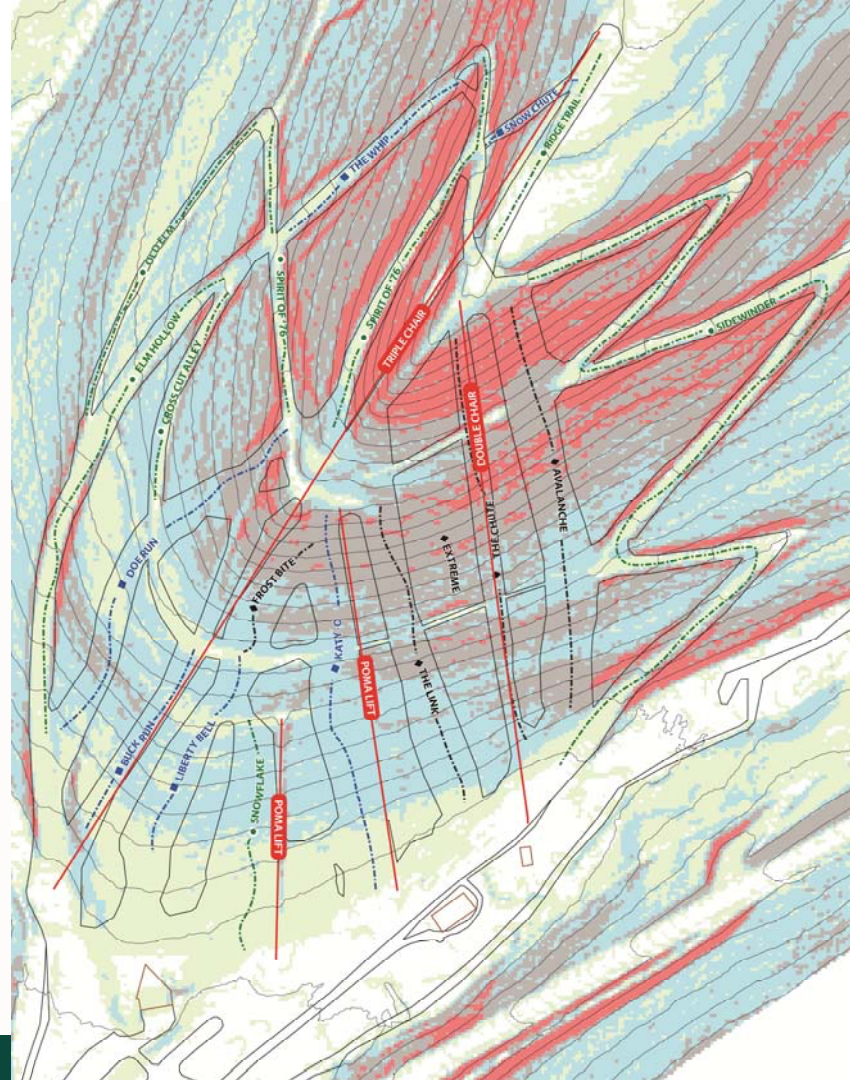
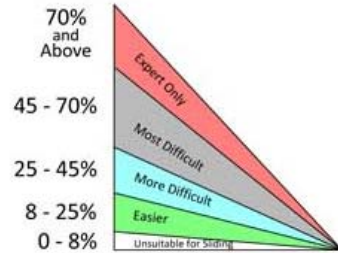


(From 2016
Feasibility Study)

MOUNTAIN RECREATION PLAN



MOUNTAIN RECREATION PLAN



PROJECT BUDGET



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2016 FEASIBILITY ESTIMATE

Ski Lodge	\$ 2.4 M
Ski Lifts	\$ 964K
Snow Making	\$ 6.85M
Trail/Tube Improvements	\$ 1.17M
Parking	\$ 978K
Maintenance Building	\$ 202K
<u>Sewage/Chemical Bldg.</u>	<u>\$ 24K</u>
Construction Total (2018 Const., inc. 12% Contingency)	\$12.59M*
Adjusted Total (2019 Const.)	\$12.92M
Incidental Costs (Say 20%)	\$ 2.59M
Project Total	\$15.1 M

*Not Included but must be addressed:

Cabin Colony improvements, Site utilities improvements, Lodge Boiler replacement, potential Lodge Expansion and Four-Season Amenities

CAPITAL FUNDING

Construction	\$10.5 M
<u>Incidental and Contingency</u>	<u>\$ 1.5 M</u>
Capital Project Total	\$12.0 M

PROJECT SCOPE



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PROJECT SCOPE: ESSENTIAL

- Expand Parking, add drop-off at Lodge
- Rehabilitate/replace downhill skiing infrastructure
- Rehabilitate the Lodge
- Consider new, optimal use for Lodge's upper level
- Provide accessibility by installing new elevator
- Replace Lodge sewer and water supply system
- Replace Lodge boiler (Propane)

PROJECT SCOPE: ESSENTIAL

- Potentially expand Lodge for improved entrance and improved ski patrol facilities
- Provide flexible Four-Season events space
- Improve drainage and parking at Cabin Colony
- Rehabilitate Maintenance Building
- Upgrade Sewage Treatment/Chemical Building
- Incorporate PA Wilds opportunities on site and in Lodge, e.g. Orientation Panel Maps, local artwork

CLOSING COMMENTS

John Hallas, Director
Bureau of State Parks

QUESTIONS ?



**THANK YOU
FOR YOUR
TIME**