

Camden Snow Bowl & Ragged Mountain Recreation Area

Multi-Season Recreation Master Plan



Meeting Agenda

About the Project

Vision Plan Review

Questions
& Discussion

Team Introduction



Claire Humber
PLA, FASLA

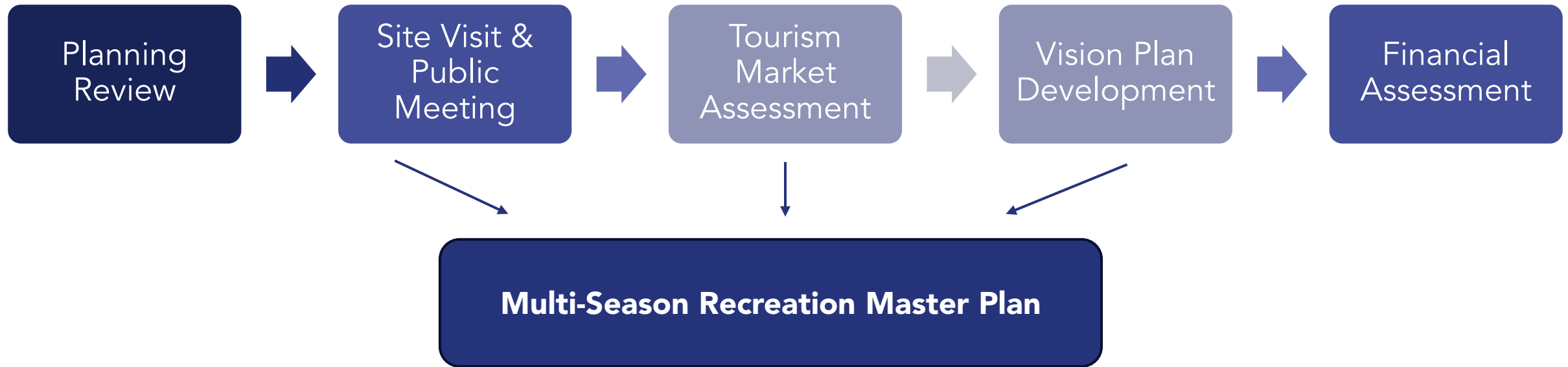


Ayden Eickhoff



Jake Ferreira
PLA

Project Progress



Evaluation Findings

Evaluation Process

SITE EVALUATION

Evaluating the opportunities and constraints of the physical place



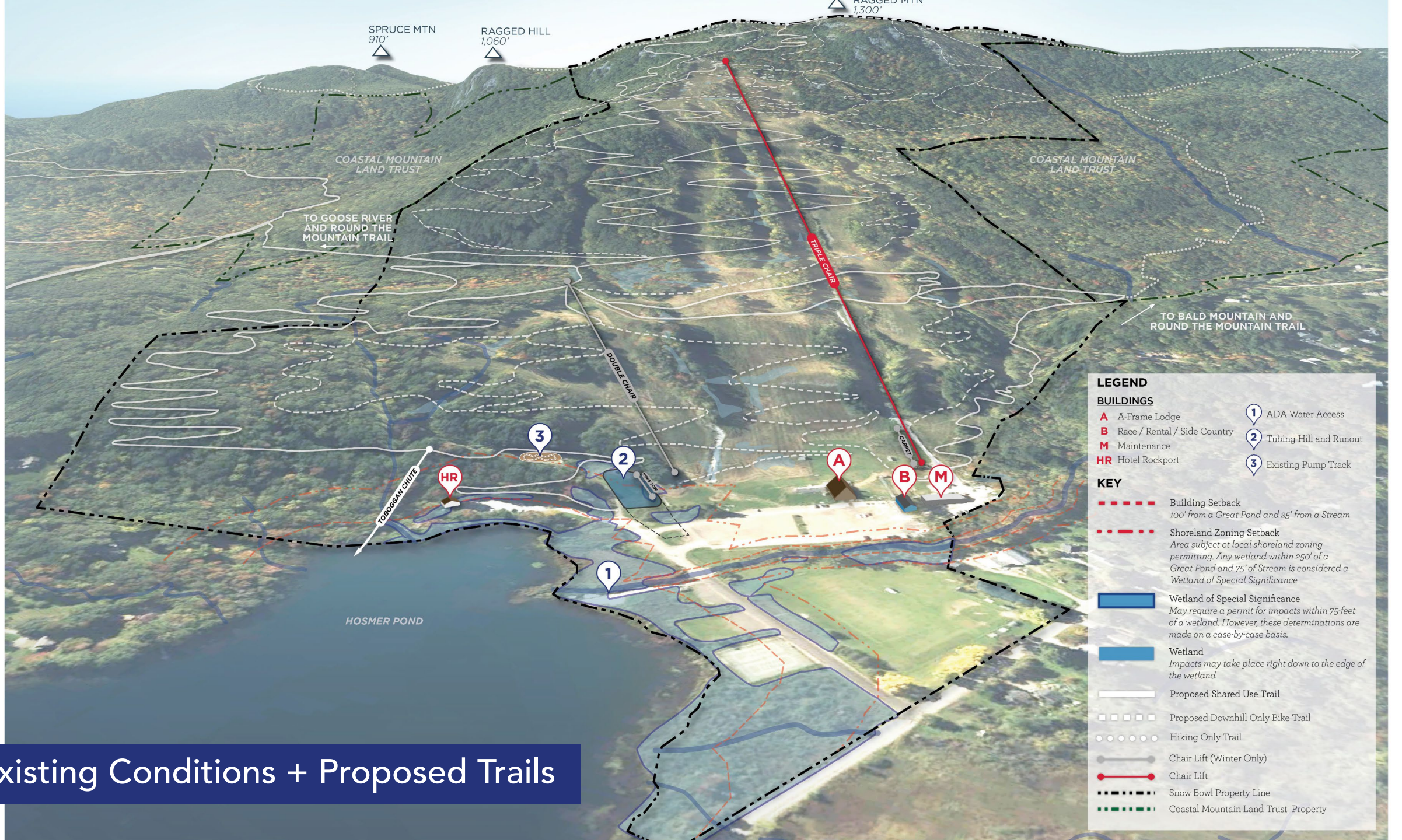
COMMUNITY PERSPECTIVE

Understand local needs, opportunities, concerns



TOURISM MARKET

Assessing visitor landscape and evaluating tourism market potential



Existing Conditions + Proposed Trails

LEGEND

BUILDINGS

- A** A-Frame Lodge
- B** Race / Rental / Side Country
- M** Maintenance
- HR** Hotel Rockport

KEY

- 1** ADA Water Access
- 2** Tubing Hill and Runout
- 3** Existing Pump Track

Building Setback
100' from a Great Pond and 25' from a Stream

Shoreland Zoning Setback
Area subject of local shoreland zoning permitting. Any wetland within 250' of a Great Pond and 75' of Stream is considered a Wetland of Special Significance

Wetland of Special Significance
May require a permit for impacts within 75-feet of a wetland. However, these determinations are made on a case-by-case basis.

Wetland
Impacts may take place right down to the edge of the wetland

Proposed Shared Use Trail

Proposed Downhill Only Bike Trail

Hiking Only Trail

Chair Lift (Winter Only)

Chair Lift

Snow Bowl Property Line

Coastal Mountain Land Trust Property

Site Evaluation - Opportunities

Base Lodge & Mountain

History and character of the A-Frame

New Lodge initiative

Ski area infrastructure
(lifts, lodge, parking)

Operations team development

That view!

Multi-Season Recreation

Part of Camden Parks & Rec

“Camden’s rec community hang-out!”

Connectivity to regional trail network

Trails initiative (implementing the OSI plan!)

Variety of terrain and site characteristics
(fields, pond, “enchanted forest”)

Proximity to town

Past planning

Site Evaluation - Challenges

Base Lodge & Mountain

Deferred Maintenance

Inaccessible buildings

Power lines causing visual clutter,
can be affected by snow making

Aging lift infrastructure

Work road on mountain needs to
be redone

Stormwater Management

Multi-Season Recreation

“Lodge not open in summer”

Where to park and access MTB trails not
clear

Pump track not easy to access

Tennis court in disrepair

Existing trail network “experts only”

Need better uphill routes

Community Feedback

Site Character

*"Cater to locals,
accommodate tourists"*

A variety of four-season
amenities

Well-maintained

Accessible

Programs & Events

Flexible programming
space (indoor and
outdoor)

Interest in events,
concerts

Amenities & Infrastructure

Four-season amenities, restrooms,
dining, indoor space, lighting

Meets accessibility standards

User-friendly trails
(uphill and downhill)

Skills parks, loops, trail connections

Website Information related to
events, conditions

Better wayfinding

Stewardship

Volunteer organization

Trash clean-ups

Sustainable trails and
developments

Stormwater
management

Erosion Control

Tourism Market

180k Camden Hills
Visitors State Park

5,100 Knox County
Short-Term Rentals

Hannaford Visits (Jul-Sep)

60%

Maine

40%

Out of State

40%

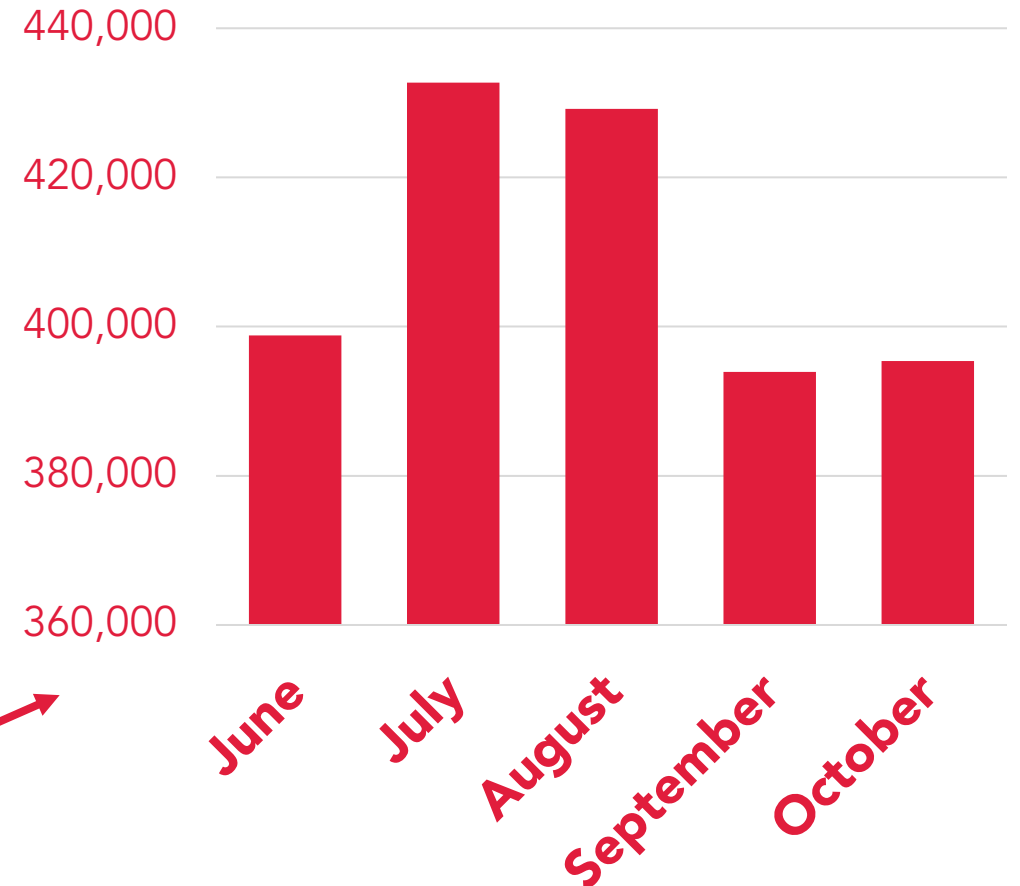
Visit Mid-Coast w/
family or friends

15M
Visitors to
Maine annually

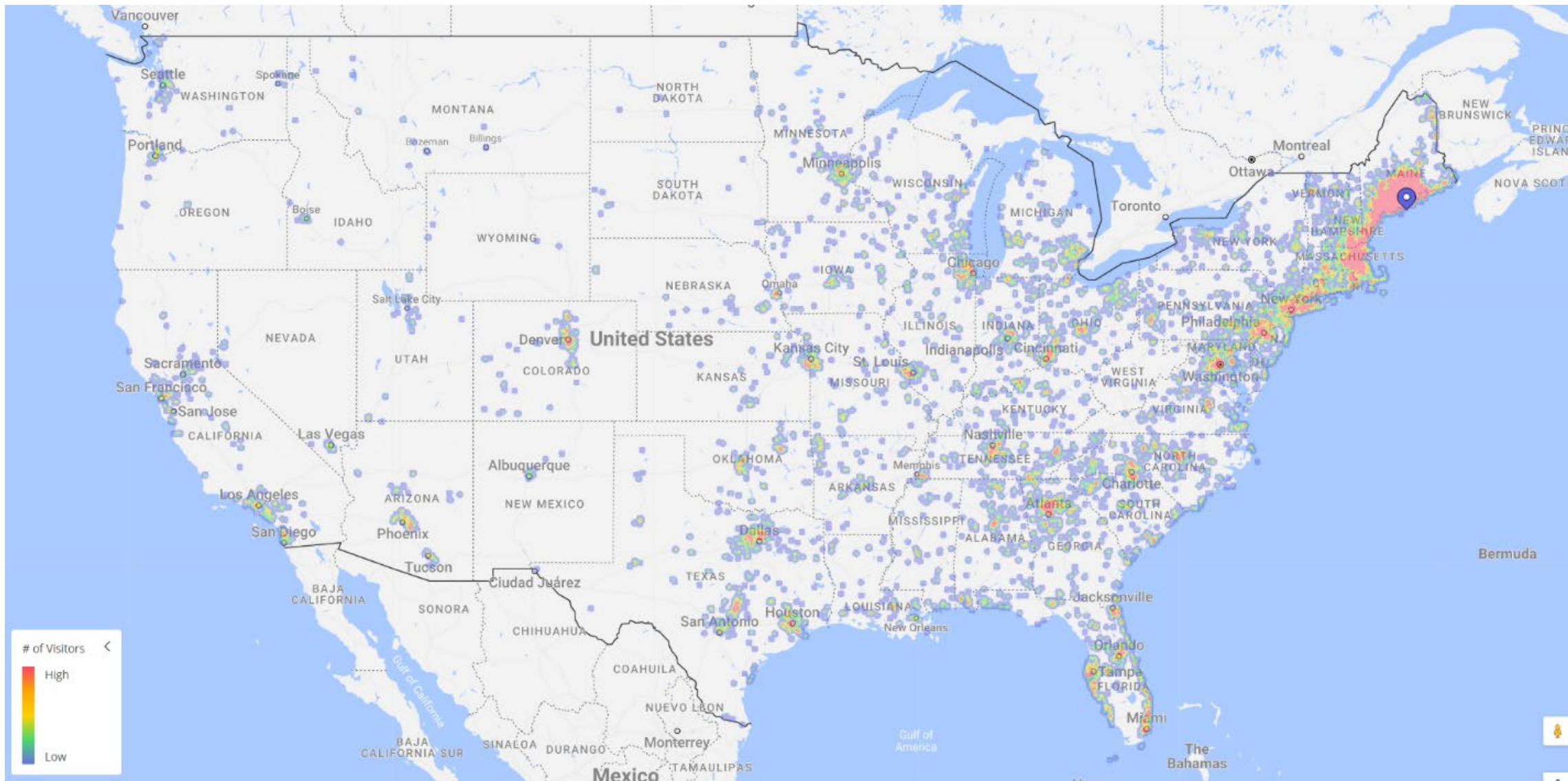
796k
Visitors to Knox County
(Jun-Sep 2024)

1.65M
Vehicle trips between
Camden and Rockport
(Jun-Sep 2024)

**MDOT Traffic Counter Data
(June-October 2024)**



Tourism Market



Vision Plan

Concept Framing



Local-Oriented

A town park. Amenities that compliment the larger P&R offering. A community gathering area.



Tourism-Oriented

Regional destination. Experiential amenities that are attractive to tourists. Offering of "magnet" attractions and support facilities.



Concept Framing



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Concept Framing



1

Near-Term

Expand opportunities community recreation and develop facilities, events, and programs that allow for increased cost recovery

2

Long-Term

Position activities, programs, and events that benefit the community but also attract visitors

3

Aspirational

Addition of visitor-facing amenities that build on the attractiveness of the Snow Bowl as a tourism destination

Activities, Programs & Events

1

Near-Term

- **Investments in Bike & Hike Trail Network** (bike-optimized flow trails, hiking loops, destinations)
- **Expansion of Events** (family reunions, weddings, concerts, etc.)
- **Expansion of Programs** (bike clinics, nature walks, summer lift rides, etc.)
- **Facility Development** (new lodge, pavilions, trailheads)

1 Near-Term



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2

Long-Term

- **Lift-Upgrades** (lift-served MTB)
- **Adventure Playground** (treehouses, canopy walks)

2 Long-Term



Activities, Programs & Events

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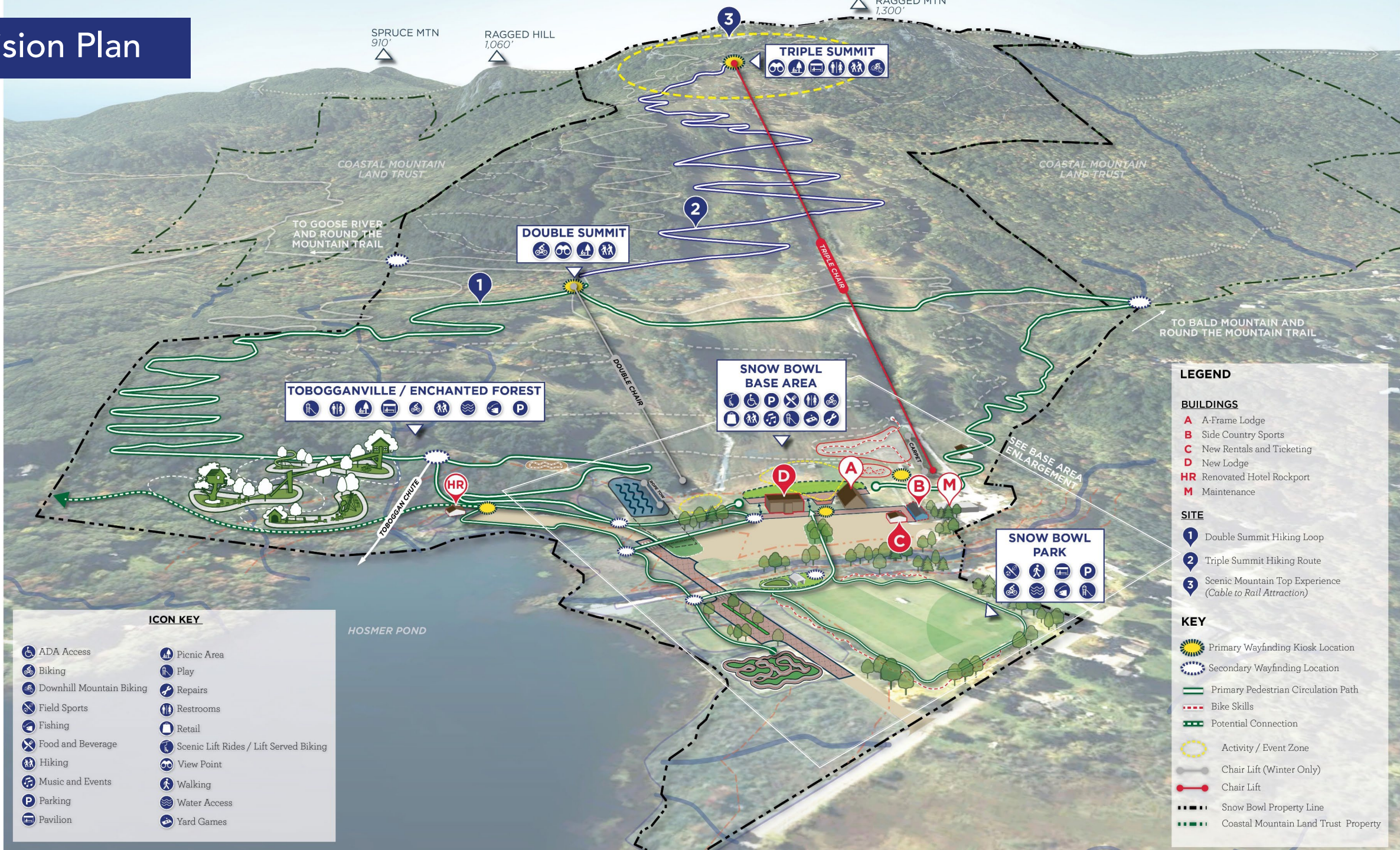
- **Scenic Mountain-Top Attraction** (zip-rail experience)

3

Aspirational



Vision Plan



ICON KEY

- | | |
|--------------------------|--|
| ADA Access | Picnic Area |
| Biking | Play |
| Downhill Mountain Biking | Repairs |
| Field Sports | Restrooms |
| Fishing | Retail |
| Food and Beverage | Scenic Lift Rides / Lift Served Biking |
| Hiking | View Point |
| Music and Events | Walking |
| Parking | Water Access |
| Pavilion | Yard Games |

LEGEND

BUILDINGS

- A** A-Frame Lodge
- B** Side Country Sports
- C** New Rentals and Ticketing
- D** New Lodge
- HR** Renovated Hotel Rockport
- M** Maintenance

SITE

- 1** Double Summit Hiking Loop
- 2** Triple Summit Hiking Route
- 3** Scenic Mountain Top Experience (Cable to Rail Attraction)

KEY

- Primary Wayfinding Kiosk Location
- Secondary Wayfinding Location
- Primary Pedestrian Circulation Path
- Bike Skills
- Potential Connection
- Activity / Event Zone
- Chair Lift (Winter Only)
- Chair Lift
- Snow Bowl Property Line
- Coastal Mountain Land Trust Property

Vision Plan



LEGEND

BUILDINGS	SITE	
A A-Frame Lodge	1 Entry Road Traffic Calming	11 Performance Viewing Area
B Side Country Sports	2 Asphalt Pump Track	12 Kids Bike Skills / Play (Moveable)
C New Rentals and Ticketing	3 Improved Parking	13 Bike Skills and Progression (Moveable)
D New Lodge	4 Field Bike and Fitness Loop	14 Event Start
HR Renovated Hotel Rockport	5 Field Picnic Pavilion and Play Area	15 Improved Snow Tubing Hill with Rope Tow
M Maintenance	6 Close Second Parking Lot Entry to Cars	16 Toboggan Crossing
	7 Improved Parking Lot Crossing	17 Enchanted Forest Adventure Play Area
	8 Cohesive Drop Off / Entry Experience	18 Connection to Goose River Trails via. Dirt Rd.
	9 Snowfront Plaza Connector and Band Stand	
	10 Flex Lawn / Yard Games	

KEY

Primary Wayfinding Kiosk Location	Primary Pedestrian Circulation Path	Activity / Event Zone
Secondary Wayfinding Location	Bike Skills	Chair Lift (Winter Only)
Potential Connection	Chair Lift	

Questions & Discussion