



DELAWARE STATE PARKS

DNREC EDA Grant Campground and Recreational Facility Improvements Cape Henlopen State Park Public Informational Session

November 13, 2024



| The Project Team



- Project Lead
- Multi-Disciplinary Engineering Firm
- 3000+ Employees
- 20+ Years Experience with DNREC
- 300+ Parks Projects from Concept to Completion



- Architect of Record
- Design-Focused Architecture, Interior Design, & Landscaping
- Successful History of DNREC Projects
- Collaborative & Insightful Design Approach



- National Campground Consulting Specialist
- Innovative & Forward-Thinking Design
- 1700+ Campground & OH Projects Nationwide
- Architectural & Design Trend Forecasting



- Cost Estimating Expert
- Network of Contractors & Construction Managers Provides Market Insight
- Trusted Century Partner

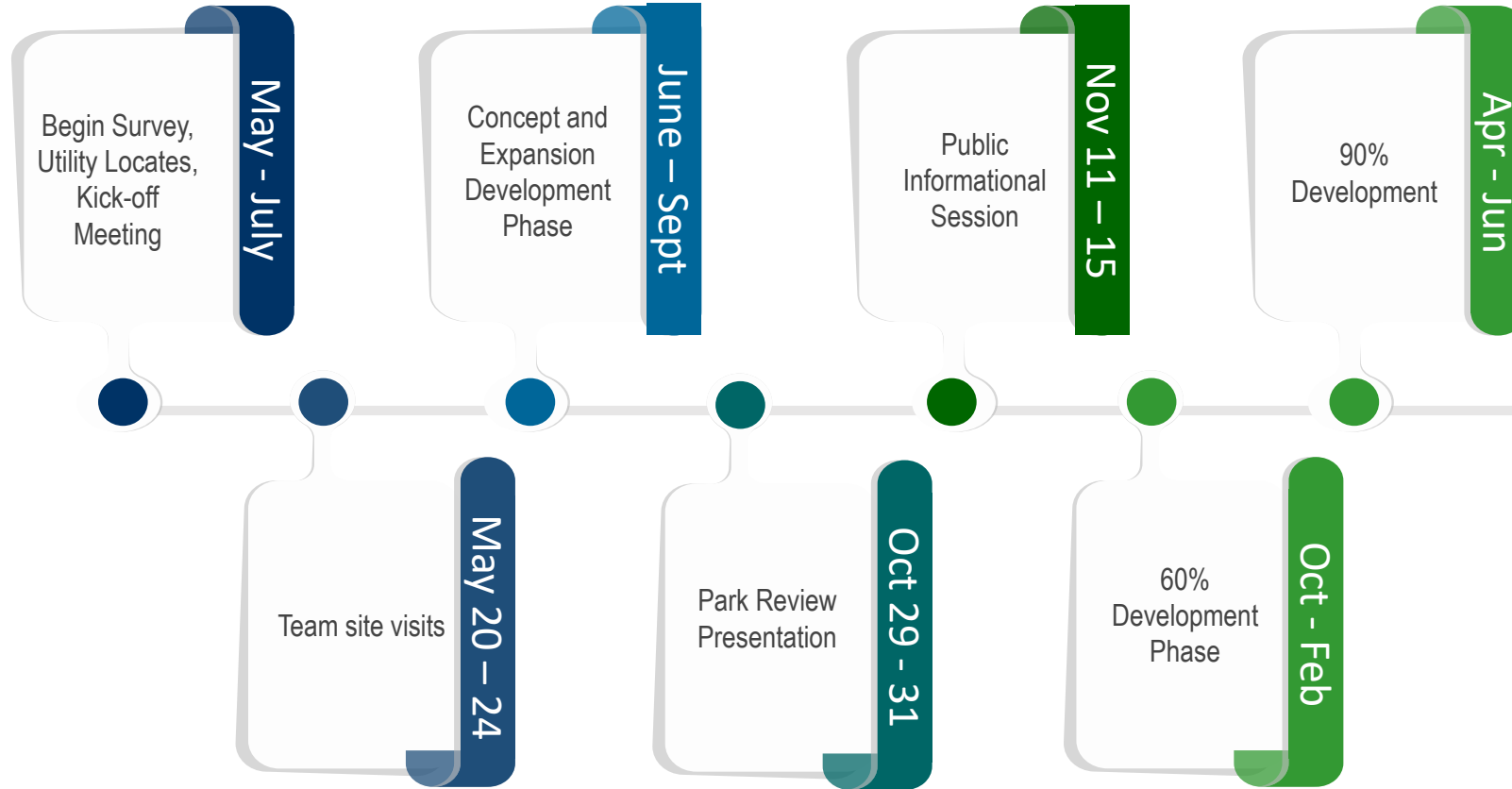
| Project Summary

- Infrastructure Assessments & Surveys
- Expanded Campground with New Amenities
- Holistic Campground Planning and Visioning
- Utility Evaluations & Improvements
- Comprehensive Infrastructure Improvements
- Adaptive Reuse of Existing Historic Structures
- Construction Funds Not Yet Allocated



- Projects are highly schedule driven
- There are key opportunities for the Parks and public to provide input
- No construction is included at this point
- We need everyone's support!

Schedule – Cape Henlopen State Park



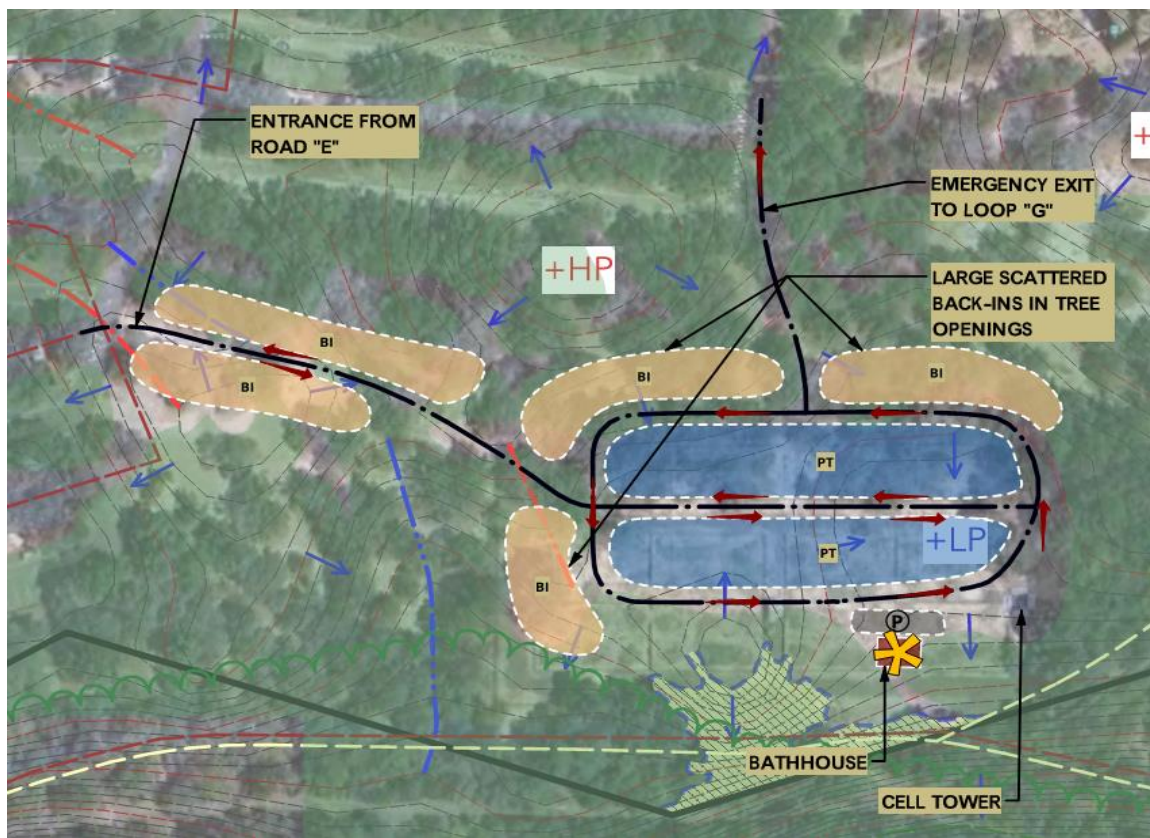
Cape Henlopen State Park



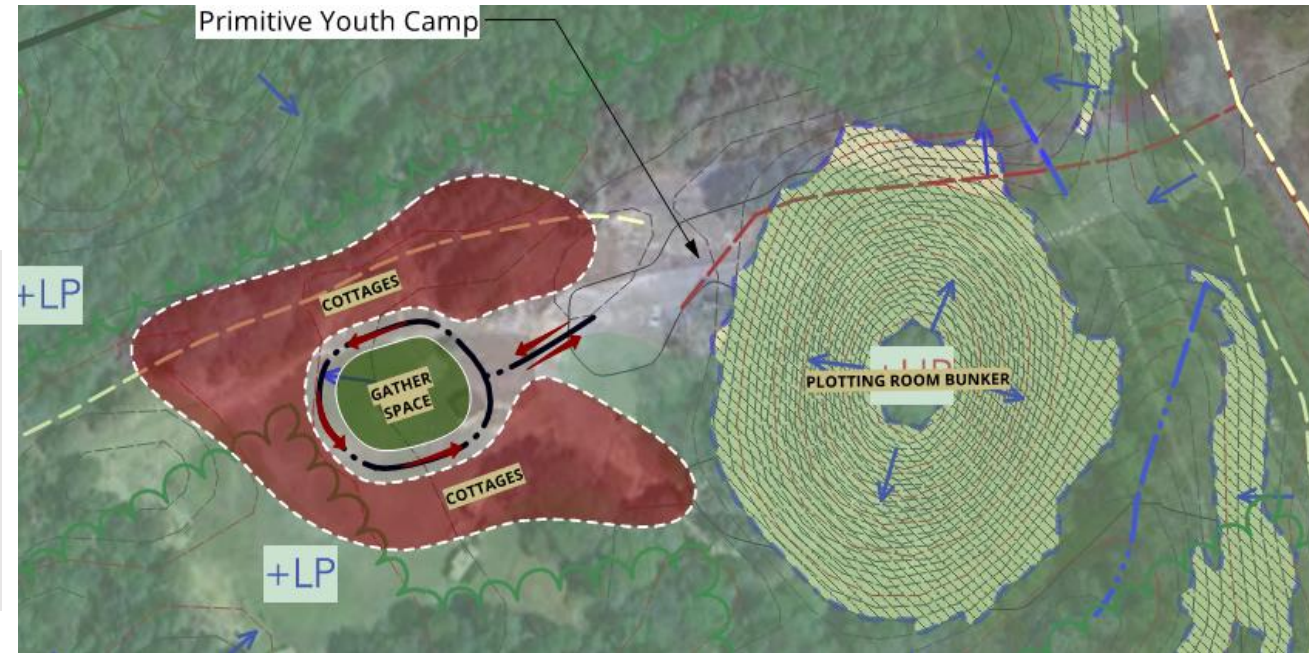
- Evaluation of Water, Wastewater, and Electrical Utility Networks
- Detailed Plan for Existing Campground Updates
- Conceptual Plan for Overall Campground Improvements
- Repurposing Historic Structures
- Design of Full-Service Cottage Complex
- Enhanced Camping Amenities
- Provides Variety of Camping Experiences

Cape Henlopen Bubble Diagram

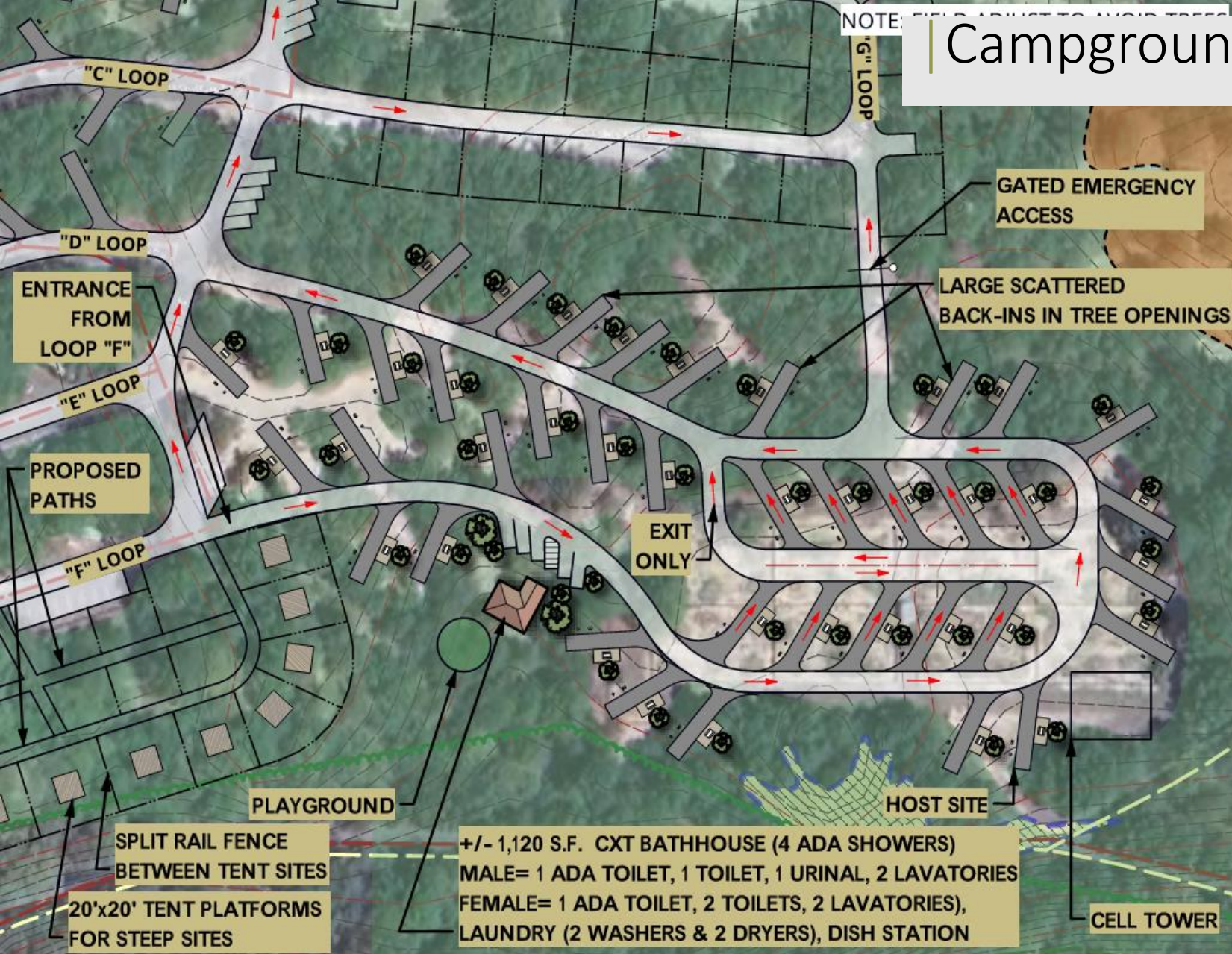
- Proposes full-service cottage complex with pond access
- Introduces an amenity available in other parks to Cape
- Secluded area with access to existing trail network
- Nearby beach access at Herring Point



- Upgrades and diversifies campground amenities
- Allows for larger pull-through and back-in RV spaces with 3-point hook ups
- Provides new bathhouse to serve additional users

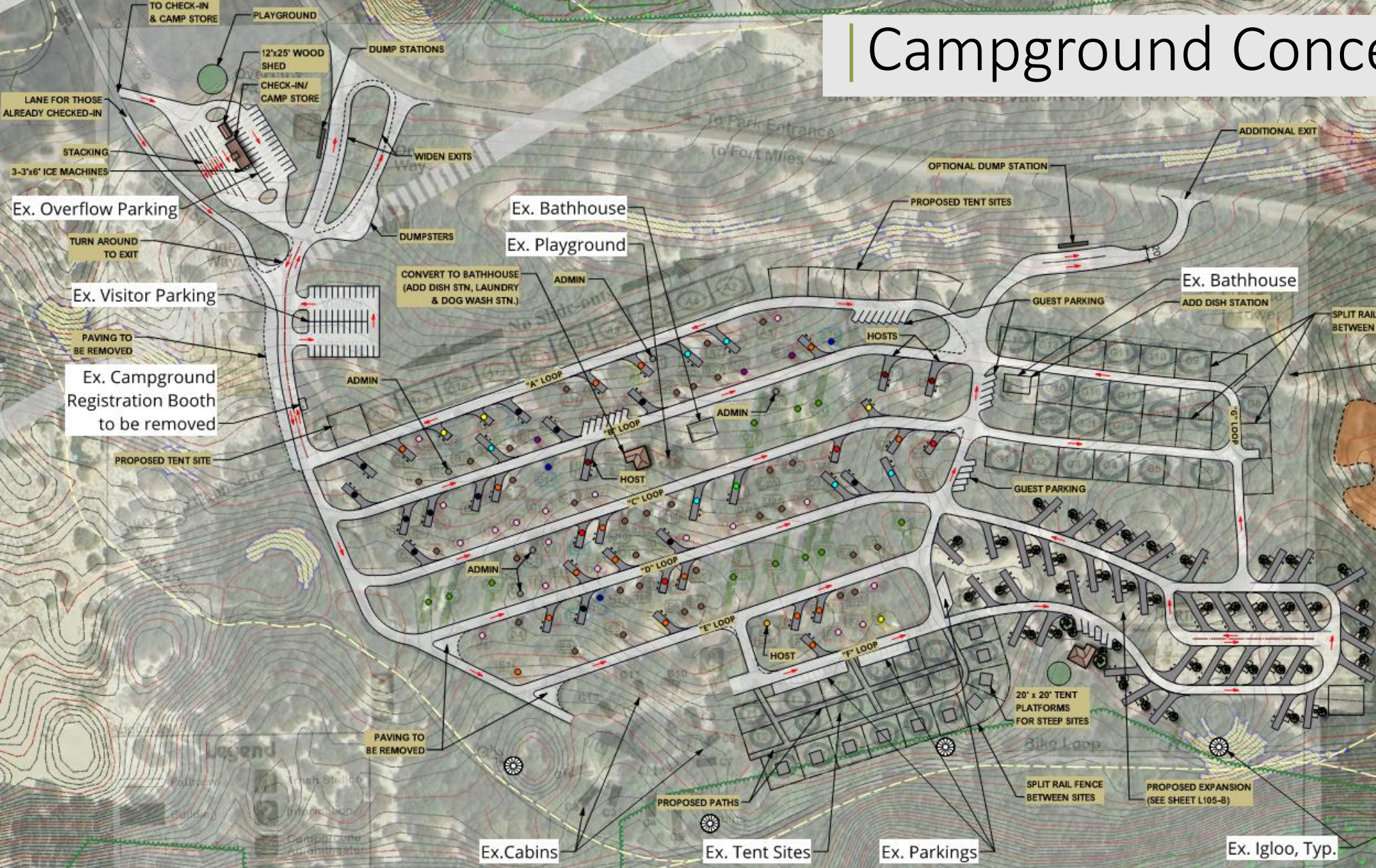


Campground Expansion Schematic



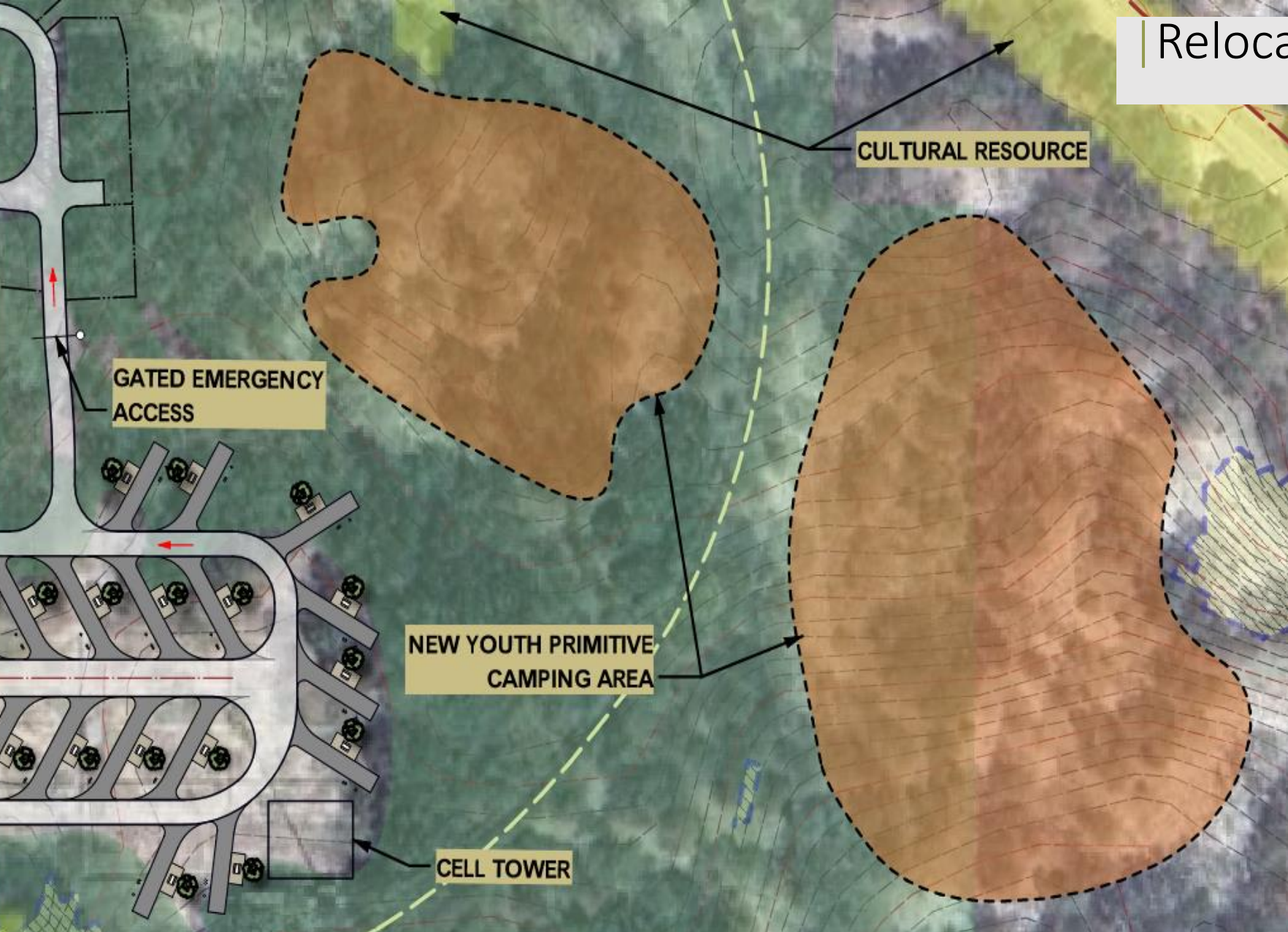
- Maintains connectivity with existing campground
- 10 pull-thru and 29 back-in spaces
- Allows for larger pull-through and back in RV spaces with 3-point hook ups
- Additional amenities including bathhouse, laundry, and playground area
- Provides an additional emergency exit from the campground

Campground Conceptual Plan



- Conceptual Improvement Plan only
- Improves traffic flow for campground check-in
- Proposes an additional dump station and campground exit
- Standardizes existing RV spaces
- Reconfigures tent camping to provide a buffer between sites
- Improvements geared towards the long-term future of the campground

Relocated Primitive Camping



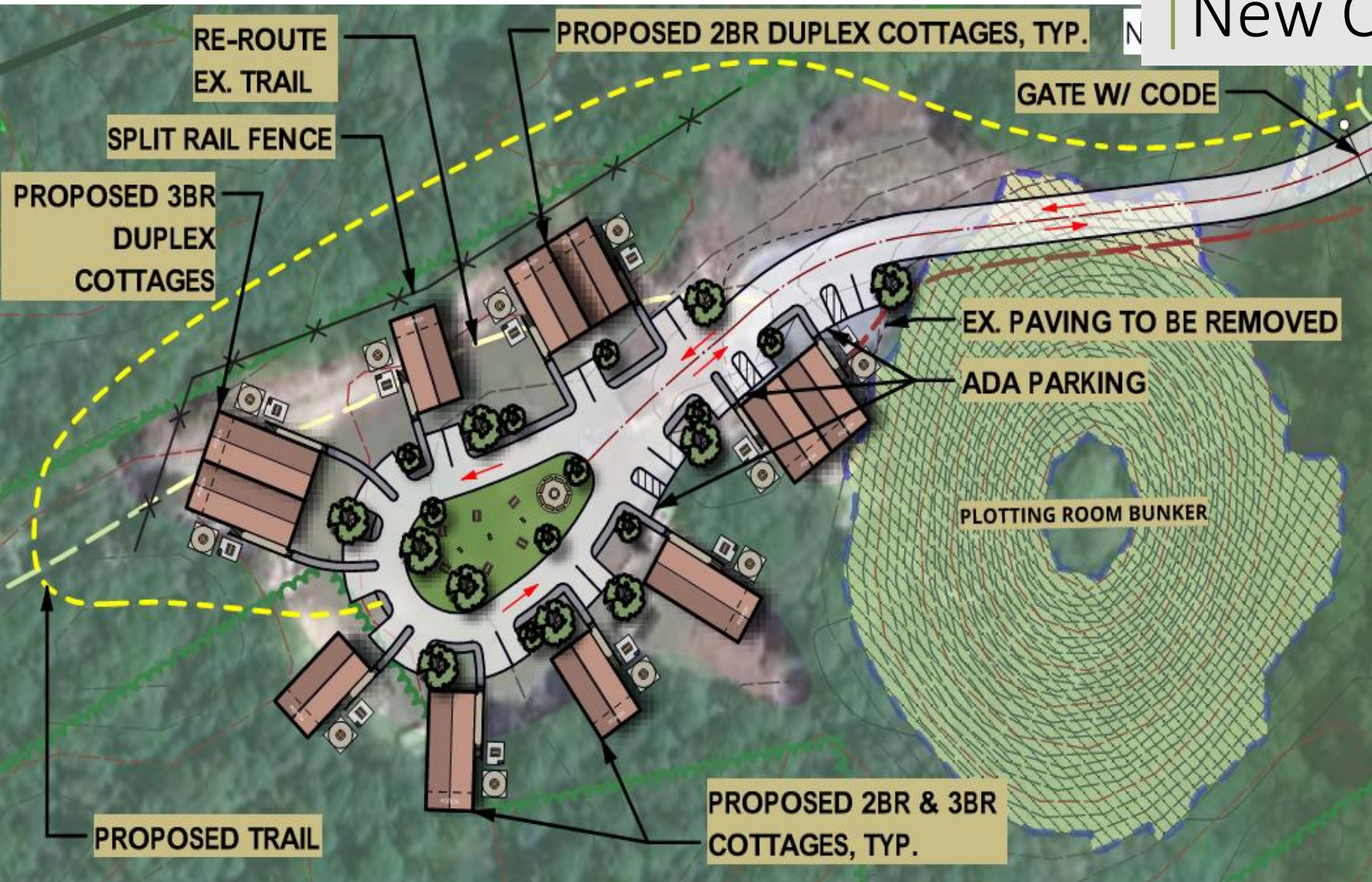
- Several areas were evaluated for best fit
- Final location selected near campground expansion
- New bathhouse proposed to serve primitive camping users
- Maintains connectivity to existing trail network
- Allows for large, group, primitive camping

Adaptive Reuse of Historic Structures



- Repurposes existing ammunition storage structures as a camping amenity
- Engages users with the storied past of the park
- Preserves historically valuable elements of the structures
- Overnight full-service accommodations

New Cottage Complex



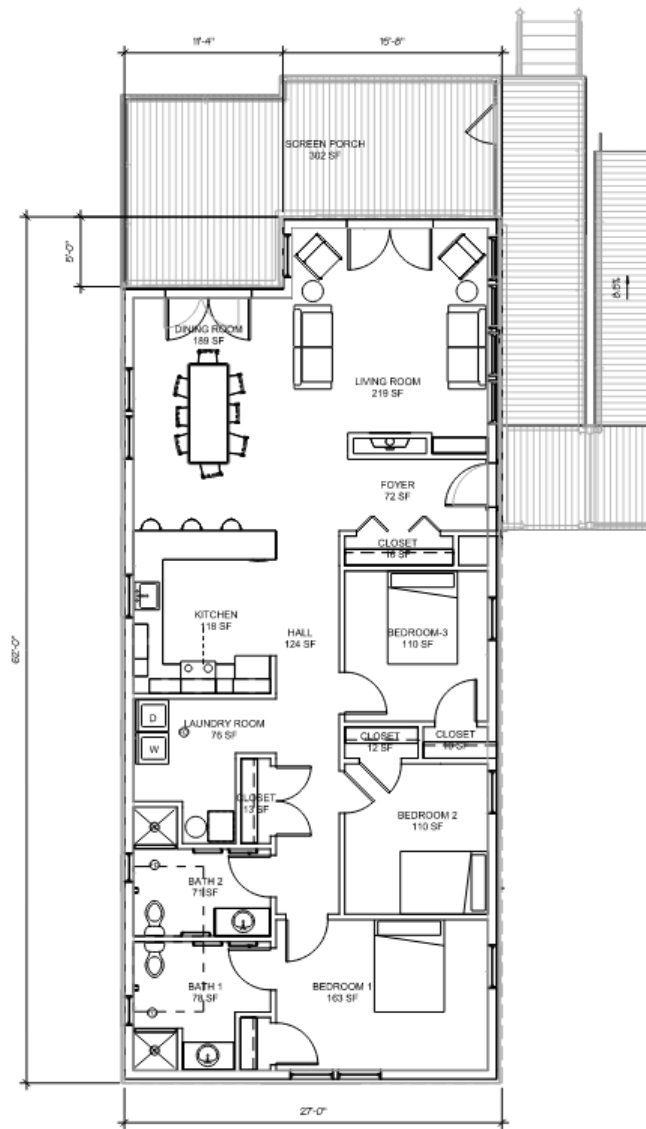
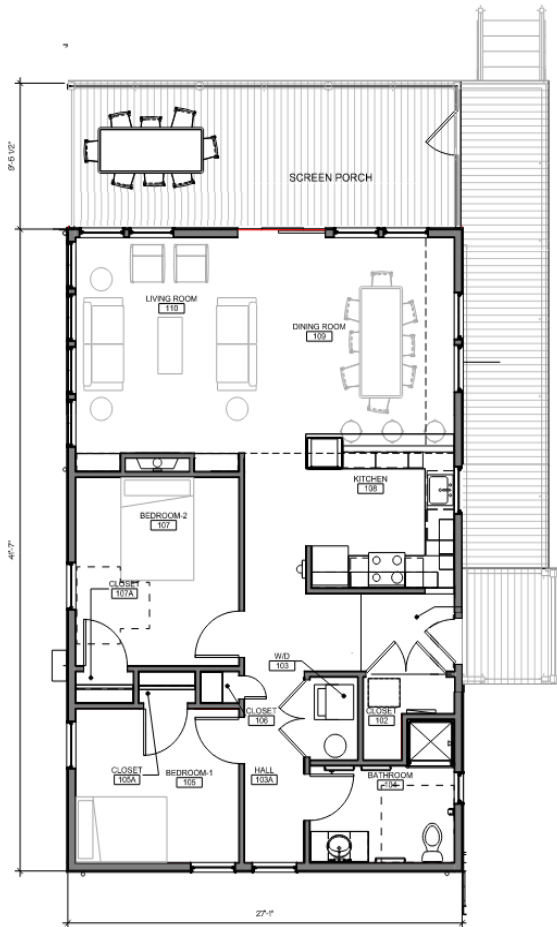
- Provides 11 full-service cottages with kitchens, bathrooms, laundry services, and living space
- 2- and 3-bedroom configurations and ADA options
- Located in existing primitive camping area to minimize environmental impacts

New Cottage Renderings



- Designed as a secluded “community”
- Stand-alone and duplex configurations
- Provides mixture of indoor and outdoor living space
- Styled to compliment surrounding environment

New Cottage Floorplan



- 2- and 3-bedroom floorplan configurations
- Full-service amenities with laundry
- Open floor-plan living
- Spacious and well-equipped kitchen area
- Large outdoor living space

