



DELAWARE STATE PARKS

DNREC EDA Grant Campground and Recreational Facility Improvements Lums Pond State Park Public Informational Session

September 24, 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

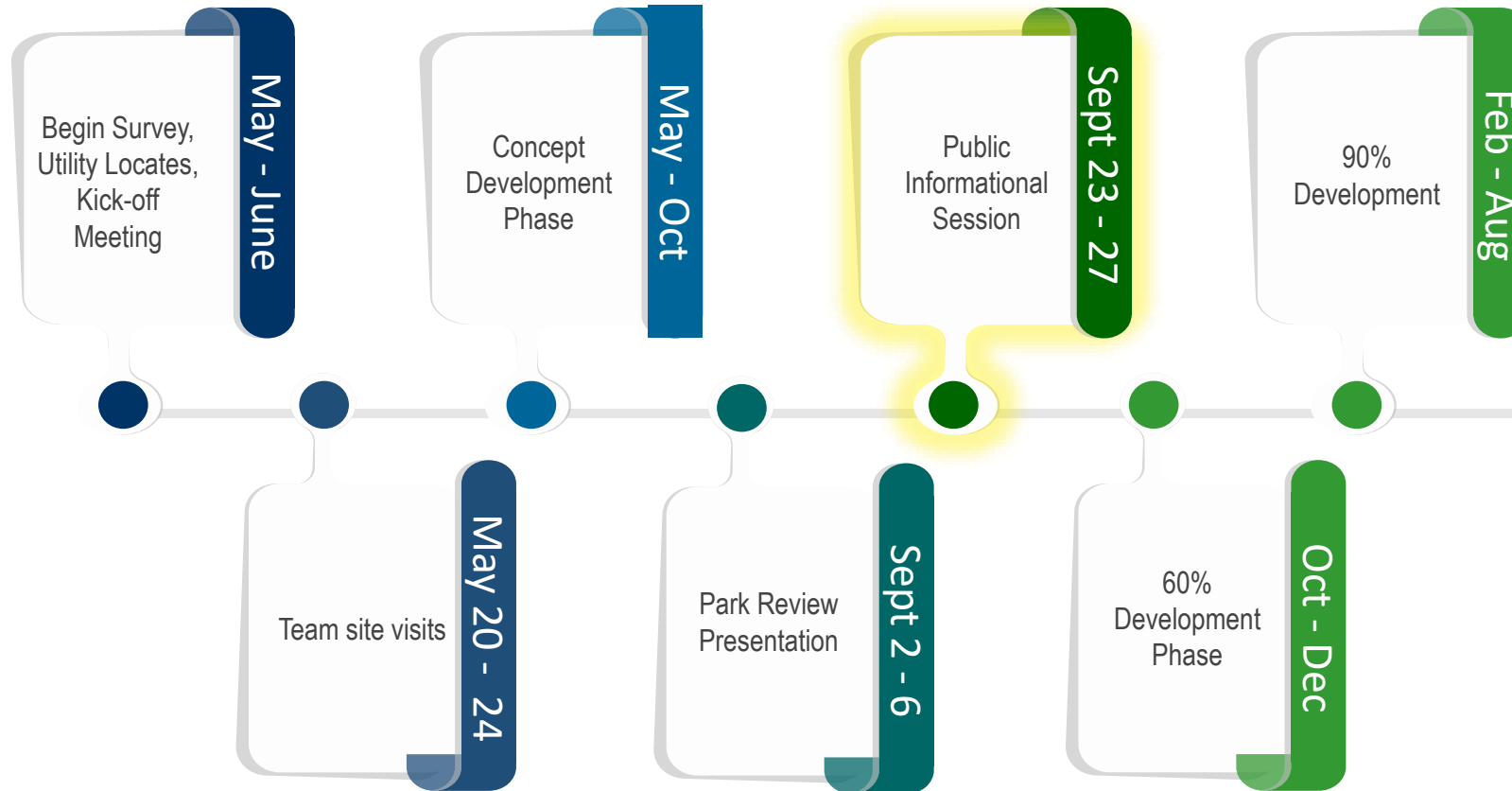
| Project Summary

- Infrastructure Assessments & Surveys
- Expanded Campground with Upgraded Amenities
- Holistic Campground Planning and Visioning
- Utility Evaluations & Improvements
- Comprehensive Infrastructure Improvements

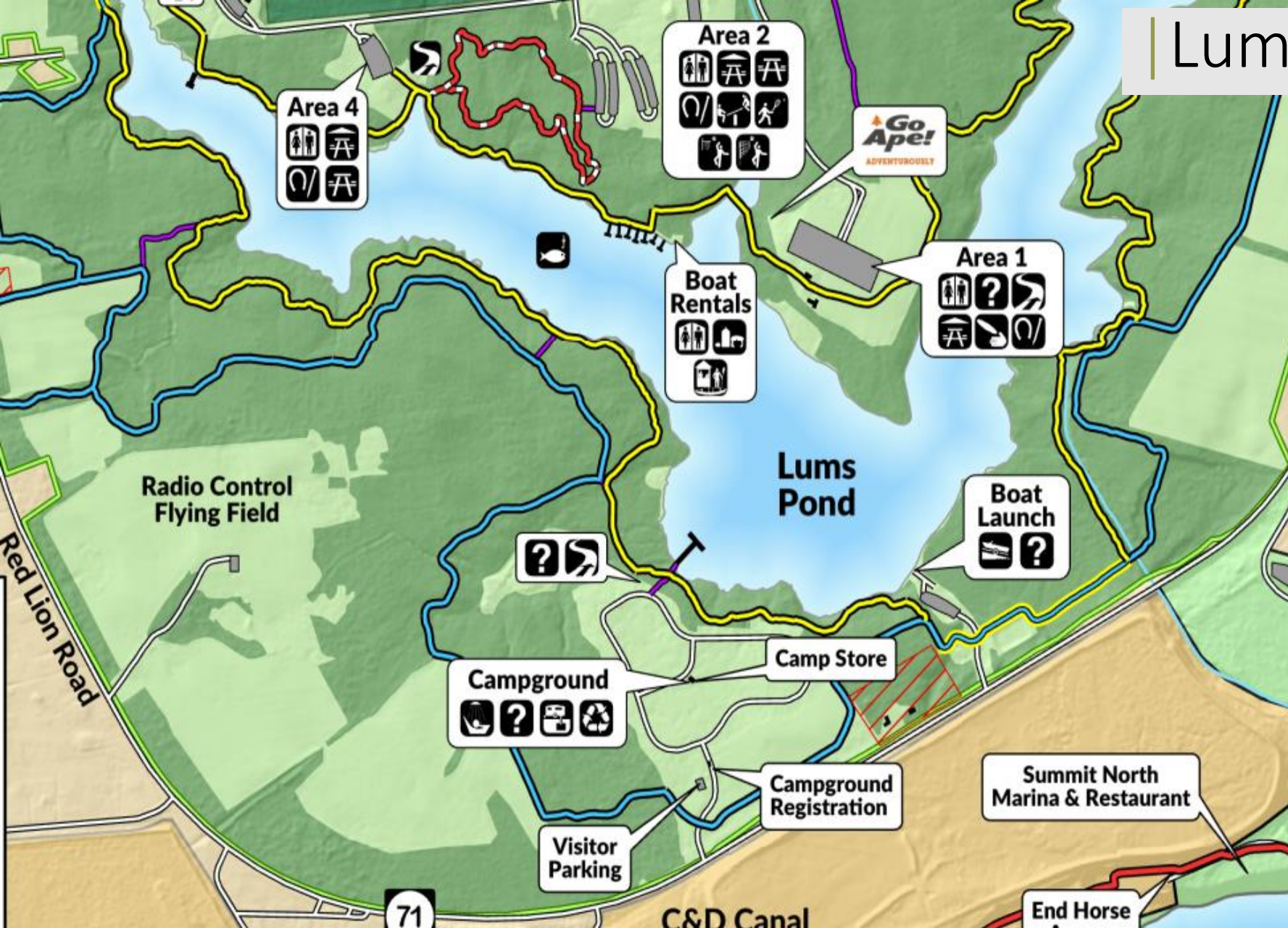


- Projects are highly schedule driven
- There are key opportunities for the Parks and public to provide input
- No construction is included at this point
- We need everyone's support!

Schedule – Lums Pond State Park



Lums Pond State Park



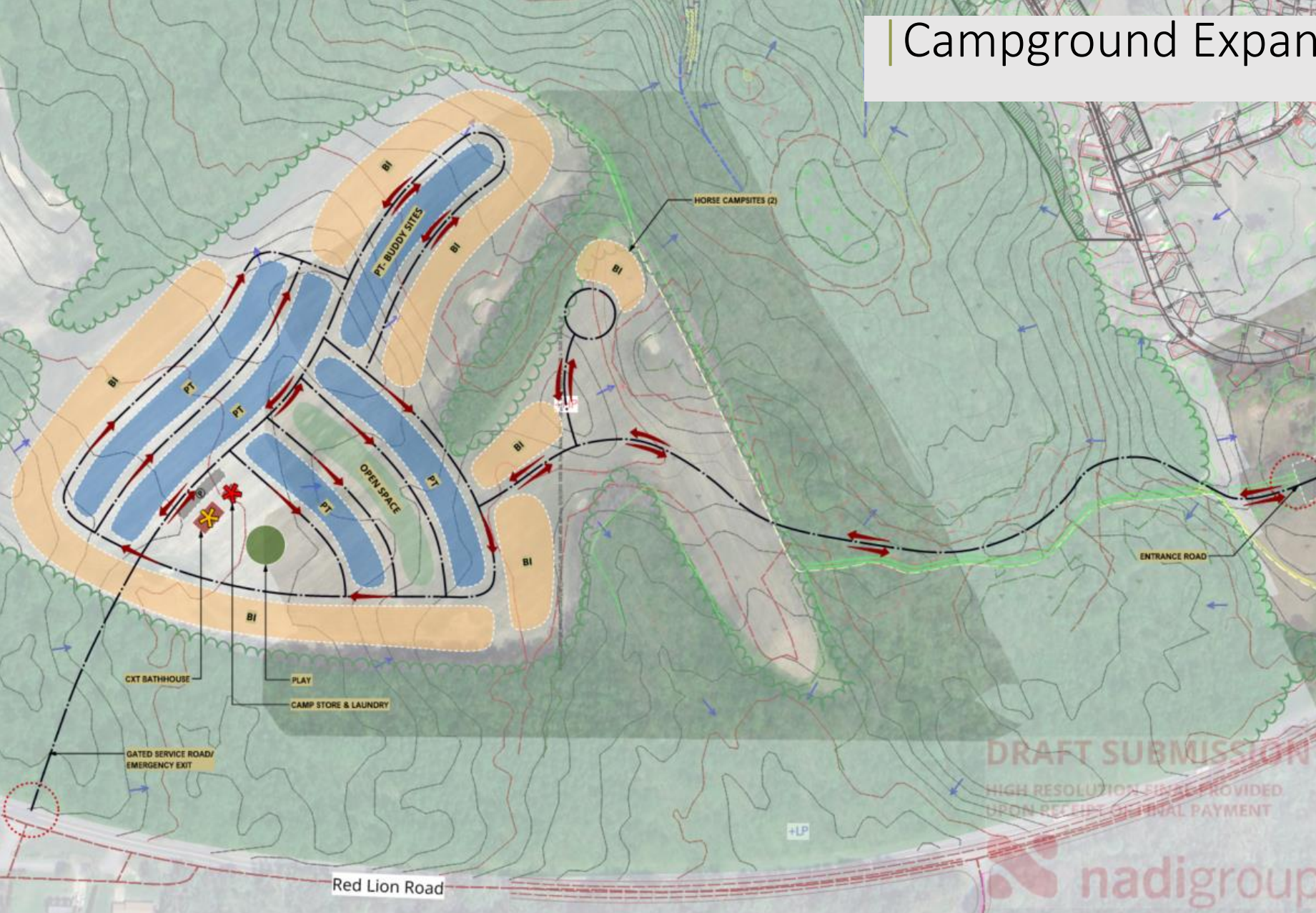
- Evaluation of water, wastewater, and electrical utility networks
- Detailed Plan for Campground Expansion
- Conceptual Plan for Secondary Campground Expansion
- Reconfiguration of Entrance and Traffic Circulation
- Upgraded Camping Experience

Campground Addition Bubble Diagram



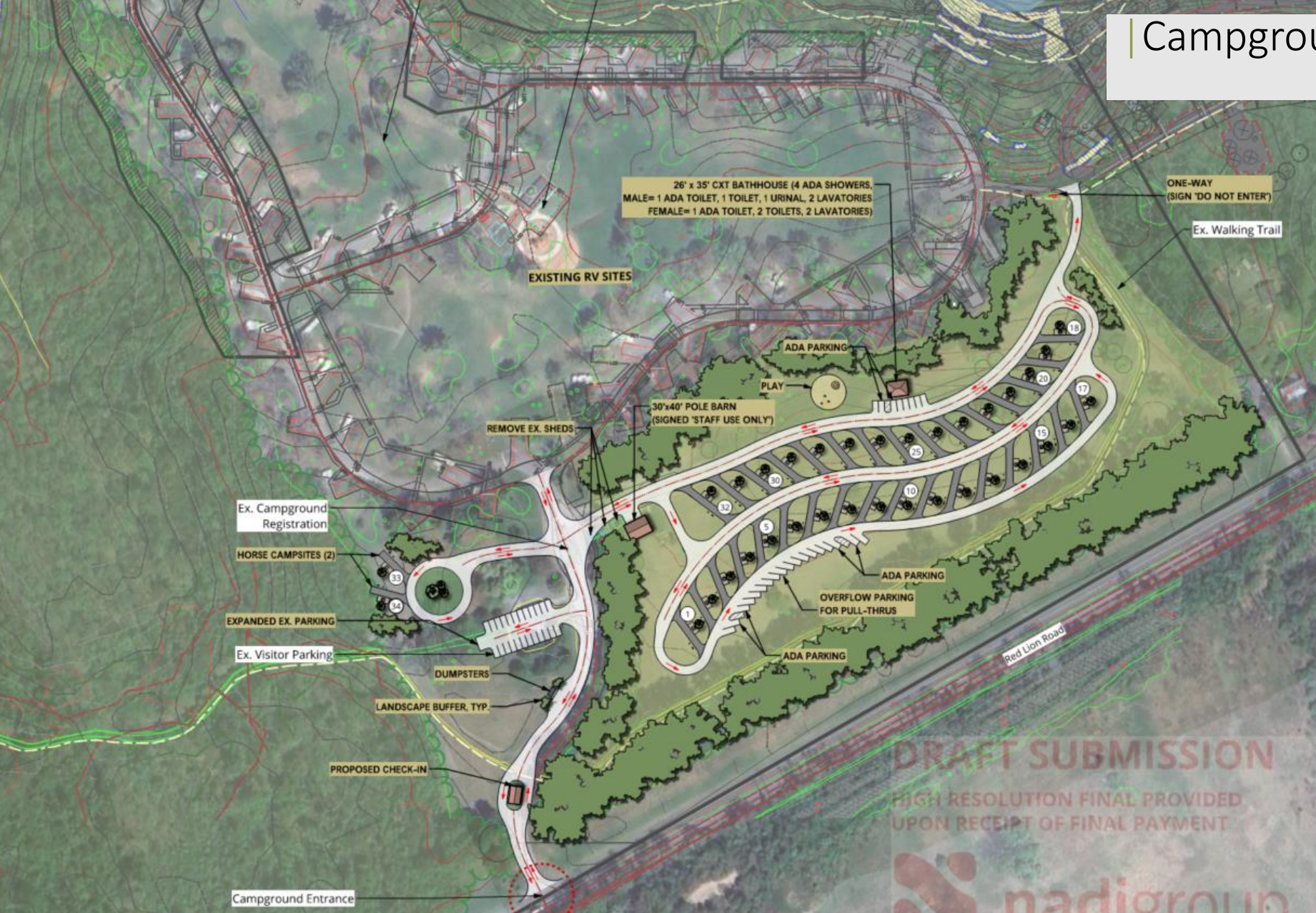
- Improves vehicle circulation within the park boundaries
- Allows for larger pull-through and back-in RV spaces with 3-point hook ups
- Provides new bathhouse to serve additional RV camping
- Provides overflow parking

Campground Expansion Bubble Diagram



- Maintains connectivity with existing campground
- Larger expansion geared towards the long-term future of the campground
- Provides an additional exit from the park
- Provides an additional centrally located camp store
- Allows for larger pull-through and back in RV spaces with 3-point hook ups
- Locates new bathhouse to serve expansion area

Campground Addition Schematic



- Campground Expansion – will go through detailed design
- Provides 32 pull-thru spaces
- 2 back-in spaces designed to accommodate equestrian camping
- RV space size is standardized and can accommodate larger campers
- All RV spaces will have 3-point hook ups (water, sewer, and electricity)
- Provides 50 overflow parking spaces
- New Bathhouse, including showers

Campground Expansion Schematic



- Conceptual expansion only – no detailed design
- Provides 64 back-in, 44 pull-thru, and 8 pull-thru “buddy sites”
- 2 additional secluded equestrian camping sites
- Additional camp store with laundry and administrative services and a playground
- Maintains connectivity to existing campground and park trail network
- Improves traffic circulation and safety within the campground by providing an additional exit

Discussion



The link for information on this workshop, including the survey form is:
dnrec.delaware.gov/events/lums-pond-state-park-public-workshop

The direct link to the survey form is:
<https://app.smartsheet.com/b/form/3eabfeecbe664428bb76343f438b3903>