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I. Statutory Requirements

Pursuant to RSA 227-B:6:

The commission shall:

I. Prepare a master plan for the summit including but not limited to:

- (a) Capital improvements to be made by the state over a 10-year period;
- (b) The proposed operation of the summit by the commission including fees to be charged for the facilities operated by the commission, the method of collection of such fees, employment of personnel, franchises to be granted to concessionaires, and any other items deemed necessary to the proper operation of the summit by said commission;
- (c) Promotion of the use of the summit by the public as a recreational, historic or scientific attraction;
- (d) Protection of the summit as to its unique flora and other natural resources;
- (e) The negotiation of public rights-of-way to the summit over private lands which benefit from the improvement of facilities on the summit;
- (f) Cooperative arrangements between private interests and the commission relative to the collection of fees, joint personnel, and any like subject.

II. Submit the said master plan to the governor on or before January 1, 2010, and on January 1 every 10 years thereafter, for approval and for enabling legislation in the New Hampshire legislature.

...

IV. The governor and council are to authorize the expenditure of funds for final design and contract plans out of funds appropriated for that purpose when requested by the commission. The governor and council are to authorize the construction of the capital improvements to the Mount Washington summit authorized by the general court in a manner consistent with the 10-year master plan prepared by the commission.

II. Purpose

The summit of Mount Washington and Mount Washington State Park are iconic and emblematic of the Granite State. Visitors to the summit should have the opportunity to observe and experience its unique environment. The purpose of this Master Plan is to ensure that Mount Washington State Park continues to be a must-see destination for visitors to the region while also ensuring that all Summit partners¹ are successful. This will be achieved by: maintaining a high quality mountain experience that respects Mt. Washington's uniqueness; recognizing the mountain's flora and fauna, its facilities, and its history, and; using a coordinated approach to address the capacities of buildings, of sewage, waste, energy, water systems, and transportation modes that must accommodate the full number of visitors expected or permitted.

The "Summit" referenced in RSA 227-B is comprised of State property and facilities.² The Summit is cared for, managed by, and maintained by the N.H. State Park system.

The N.H. State Park system strives to provide a quality public land experience that includes education and interpretation. Its management is enhanced by public-private partnerships. Among other things, the Mount Washington Commission ("Commission") advises and assists the N.H. State Park System in its management. In doing so, the Commission must try to balance conflicting goals. For instance, the Commission values restoration, protection, and preservation of the alpine environment of the Summit and surrounding landscape. However, the Commission simultaneously recognizes the importance of access, recreation, and fiscal responsibility which necessarily includes providing summit infrastructure systems that incorporate high-quality services to accommodate capacity needs. In short, the Commission hopes to maintain the quality of the mountain environment in perpetuity while still accommodating the significant number of people and vehicles that will visit the Summit.

III. Process

The Commission has attempted to set forth goals, objectives, and tactics in detail in this Master Plan. To create the Master Plan, the Commission used a process:

- Wherein Commission members trusted and respected each other.
- Wherein all Summit partners contributed to success and ultimate outcomes.
- Wherein the Summit partners recognized their *interdependence* but also respected their *independence*.
- Wherein the Summit partners ensured that the communal support that each organization gives to each other in times of need continued.
- Wherein Commission members recognized that when all Summit Partners work together, all will benefit.

¹ "Summit Partners" shall refer to Commission members who own, lease, or otherwise contractually occupy an area on the physical Mount Washington summit.

² RSA 227-B:2, II states: "'Summit' shall mean the Mount Washington summit property owned by the State."

- That maintained and carried on the culture of helping one another out, especially among operational staff on the Summit and on the mountain generally.
- That recognized the value and the critical summit-related, scientific research of the Mt. Washington Observatory and the Appalachian Mountain Club (“AMC”).
- That recognized the public service and security importance of the Summits’ various communications systems.
- {That recognized the historic and special mountain experience provided by the Mt. Washington Cog Railway.}
- {That recognized the equally historic and sometimes interactive visitor experience offered by the Mt. Washington Auto Road.}
- That recognized the hard work and dedication of the N.H. State Park System.
- That allowed the general public as well as Commission members to be involved.
- That encouraged creative thinking and respected the rights of all parties.
- That took advantage of prior work.

IV. Capital Improvements

A. Improvements on the Summit Generally

The Commission hopes to achieve a balance between historic and modern facilities at the Summit. The Commission also hopes to ensure that the Summit is accessible and inclusive. This means providing quality information and access for a diversity of visitors including those with physical and intellectual disabilities. Capital improvements should provide for outdoor accessibility and inclusion for those with disabilities. They should also provide for the enhancement of experiences using technology and designs to improve access to natural features and historic or scenic elements for all persons.

{To help further inclusiveness}, N.H. State Parks should conduct a public process of research and investigation to determine the significance of the Summit to indigenous people and, thereafter, identify and considerately incorporate features sensitive to such significance.

Capital improvements should be evaluated and chosen consistent with sustainability principles in order to achieve sustainable operations. In addition, Capital improvements should be funded that enhance visitor experiences. These should include:

- Posting historical interpretive panels on the walls of the Sherman Adams Building.
- Creating updated and more modern informational displays within the Sherman Adams Building that provide visitors with better knowledge and understanding of the overall uniqueness of and history of Mount Washington. [This could include a looping video display.]

[N.H. State Parks should explore modifying the hiking trail network and including new signage to keep visitors on the trail, entertained, and dispersed. Prior to modification, N.H. State Parks, in coordination with Summit Partners,³ should perform a trails assessment. The trail around the Sherman Adams Building should then be improved consistent with N.H. State Park and Commission recommendations.]

Measures should also be taken to create or maintain world-class Mount Washington Observatory weather research facilities, indoor/outdoor laboratory, and testing space.

B. Yankee Building

The Yankee Building supports many systems of State and national importance. However, the building is currently in a State of disrepair. {In recent times, the Yankee Building has suffered from leaking roofs, poor insulation, disjointed work areas, and a general condition that is far

³ The Commission recognizes that any actions by “Summit Partners” are voluntary and no Summit Partner is committing itself to take any measure under this Master Plan. However, such references remind N.H. State Parks that Summit Partners may be interested in performing measures that provide for the common good and help bring this Master Plan to fruition.

below acceptable levels for public buildings.} The Commission shall conduct further studies to determine how to properly provide an up-to-date communications and maintenance facility. As part of this process, the Commission shall explore funding opportunities to determine whether there is federal public safety funding for items like, for instance, fire suppression. The Commission shall also assist N.H. State Parks in utilizing the Capital Budget Process, the American Rescue Plan Act (“ARPA”) funding, and other funding sources. {N.H. State Parks, with input from the Commission, shall determine a course of action for the Yankee Building by _____. This Master Plan may be amended based on that determination.} [N.H. State Parks should consider elements other than just communication when siting, building, or maintaining summit towers and the Yankee Building].

C. Water and Waste

Capital improvements should make sure that waste management systems are designed, sized, and operated to meet the long-term rather than short-term goals while minimizing environmental degradation. N.H. State Parks should evaluate restroom facility needs, using data and accounting from Summit Partners, and construct future facilities based on that evaluation. N.H. State Parks will ensure completion of the currently planned water and sewer upgrades {which consist of installing two 20,000 gallon water tanks behind the Sherman Adams Building to enable year-round usage on a single system, and replacing the aging sewage treatment plant. The project cost is \$3,376,308, funded through ARPA, the federal Land and Water Conservation Fund, and state Capital Budget funds.}

D. Energy Efficiency

N.H. State Parks should incorporate protective and energy efficient features into Summit structures with designs that reduce intrusion into Summit experiences and the environment. To the maximum extent possible, and consistent with the presentation of historic settings, Summit facilities and infrastructure should incorporate energy and resource efficient technologies, which would be upgraded, consistent with these principles, to accommodate technical advances. Changes should encourage net zero emissions. {N.H. State Parks, with the help of the Commission,} should explore changes to the visitors’ center that are compatible with energy certifications or the equivalent with an emphasis on renewable energy sources.

E. Access

Mount Washington is one of only two of New Hampshire’s forty-eight “four-thousand-footers” with non-hiker access (Cannon is the other), making the Cog Railway and Auto Road integral components of a special experience for people from around the globe. Given the presence of non-hikers, N.H. State Parks should strive to create walking surfaces that are smoother and more accessible with an eye towards permeability, considering limiting factors such as climate, and should ensure any work is performed within the context of overall master planning objectives. [N.H. State Parks, in cooperation with Summit Partners, should also consider ways to disburse visitors throughout the Summit through trails or other means.]

V. Operation and Maintenance

A. Operation and Maintenance of the Summit Generally

Generally, the Summit should be managed to promote desirable experiences including the enjoyment of iconic views and should help foster a unique visitor experience. Operations should ensure a good experience for hikers understanding that hikers appreciate the services offered at the Summit because they know that they will soon return to the rugged above-tree-line experience of the Presidentials. {Include statement of Cog and Road as well to balance}.

{Strong consideration must be given to management techniques and objectives based on the number of current and expected visitors. To do so, N.H. State Parks should first evaluate existing use. The Mt. Washington Cog Railway indicates that ___ users visit the park each year. The Auto Road estimates ___. The Appalachian Mountain Club estimates ___ hikers per year. The UNH Survey Center indicates __.} {[N.H. State Parks should use this information, and other available resources, to attempt to estimate the current use and “carrying capacity” of the Summit.]} [Some structures also have discrete limitations; for instance, the Sherman Adams Building currently can only lawfully hold 498 people on the main floor and 298 people on the ground floor.] {Experiences should be tailored to meet identified needs and limitations.} For instance, N.H. State Parks should evaluate the feasibility and implications of capping the number of visitors during peak times through a reservation system. It should also consider longer hours for the Sherman Adams Building during the operating season or a possible extension of the operating season.

B. Finance

The Summit should be a model of sustainable tourism and land management. N.H. State Parks should strive to ensure that the Mount Washington State Park is a fiscally sustainable operation, not only able to continue covering operating expenses, but able to generate revenues that will be available for larger, costlier maintenance and improvement projects, which are typically now and previously funded only through Capital Improvement funding. [However, planning must account for the fact that the few State parks that generate revenue, like the Mt. Washington Summit, are providing financial support to the rest of the parks in the State Park system. It is a goal of the Mt. Washington State Park to continue to help provide this financial support to the State Park system. {At least every biennium, N.H. State Parks should describe how it has balanced these competing interests to the Commission. This Master Plan can then be further amended if needed based on that information.}] As part of its efforts, N.H. State Parks should explore the potential of having a third party construct and operate a Telecommunications Facility.

For its part, the Commission, including Summit Partners, should work to ensure the financial viability of the Summit while also ensuring that a quality Summit environment and experience are maintained. The Commission as a whole should explore a summit Stakeholders’ agreement to financially support Summit betterment projects.

Concessions at the N.H. State Park should be addressed by ___{Patrick’s statement}. {To ensure smooth operations,} N.H. State Parks should explore and consider opportunities closer to the base of the mountain to support Summit operations.

C. Maintenance

N.H. State Parks should proactively plan for maintenance upgrades for Summit

structures. As soon as possible, N.H. State Parks should repair tiles on the observation deck, repair cracked cement, repair roof leaks, and provide a coat of fresh paint for the Sherman Adams Building. N.H. State Parks should complete cleanup of the Sherman Adams Building and Summit generally. Abandoned items around the summit (those not offering historic value), construction debris, and other debris should be removed. {[Final disposition of the existing unused foundation of the former generator building, whether reuse or removal, should be accomplished expeditiously after approval from the N.H. Dept. of Historic Resources.]}

D. Education/Outreach

Management activities should result in information, education, access features, and trail maintenance that promotes protection of the fragile alpine environment. They should also educate visitors about the unique scientific, botanical, and geological aspects of the summit. Educational programs and visits from school and other groups should be coordinated to showcase information on the history of the Summit, climate, environment, and conservation work. In the future, N.H. State Parks and the Commission should look to increase synergy among Summit Partners to do things like, for instance, establishing a joint communications package that gives consistent signage and information to visitors all around the region.

The Commission and Summit Partners should assist the N.H. State Park System in promoting scientific research and monitoring to enhance understanding. Efforts should be made to create a greater presence for the Museum so that it can provide an “interpretive experience” for interested Summit visitors.

Summit Partners should provide for the creation of display boxes of rare flora indigenous to the alpine climate to educate about the importance of protecting the Summit. Similarly, Summit Partners should encourage creation of a Nature Gallery as the terrain from the base to the Summit hosts a very diverse population of plants, animals, and insects.

N.H. State Parks, with the assistance of the Commission, should review the Pike’s Peak plan to begin integrating technology-based experiences. Ideas include guided tours, educational interpretive plans, and a summit-related “App.” to be collaboratively and aggressively promoted. The App. could include such features as:

- Educational and historical audio, video, and pictorial presentations.
- A Summit Challenge – (e.g. “Visit all [X] locations on the Summit to collect badges...”).
- A “Summiteers” program to be a weather-related experience sponsored by MWOBS initiating visitors with wind tunnel simulation that would include a photo op (charge/donation for initiation to benefit MWOBS).
- A system called My Summit Photos where people can save and share pictures on all social media platforms and create hashtags and filters thereby allowing our visitors themselves to promote N.H. and the Summit adventure experience.

Commission members including Summit Partners will help advertise and promote any such App. along with the existing “Online Donation to Mt. Washington State Park” option and will integrate the donation link into Summit Partner websites. [N.H. State Parks should also consider

collaborating with other high-traffic parks/tourism sites {and organizations} such as White Mountain Attractions to establish effective messages and information for visitor management.]

E. Environment

Summit management, either by N.H. State Parks or cooperatively with Summit Partners, should aspire to minimize harm by ensuring that human presence is consistent with the environmental goals and protections established in this Master Plan.

As an initial step, measures should be taken to assess damage to and deterioration of the environment. Such an assessment will establish a baseline and, thereby, provide an important benchmark for Master Plan implementation. The assessment should include an analysis of contaminated groundwater and soils around the summit to guide remediation efforts. [It will also include a review of prior recommendations related to protecting flora and fauna and information from the N.H. Natural Heritage Bureau (NHB) database.] To the extent possible, N.H. State Parks and Summit partners should address identified damage and deterioration of the environment, including stressed or damaged vegetation, identified in the assessment. N.H. State Parks should also continue to enhance the protection of the fragile alpine ecosystem at the Summit through pathways, trails, and signage.

With respect to structures, the Commission, through this Master Plan, hereby adopts a high standard for planning and performance aimed at avoiding unnecessary additional structures. The negative environmental consequences of existing and future Summit structures should be minimized while balancing ongoing needs and considering other objectives such as the creation of important historic depictions. This standard does not prohibit new structures; however, it embodies a commitment to minimize environmental damage when performing necessary construction, repairs, or maintenance. N.H. State Parks should look for opportunities to make new structures even less impacting than previous structures such that construction could actually promote positive environmental changes. Management practices to conserve resources, for example, taking advantage of opportunities to reclaim water or creatively manage sewage need, are also encouraged.

N.H. State Parks should account for aesthetic impacts. For instance, it should endeavor to reduce the visual impact of fuel tanks. Measures may include reducing the quantity of tanks but could also simply include reducing impacts by wrapping tanks in material that helps them blend into the landscape.

F. Safety

N.H. State Parks should continue assisting and coordinating with rescue professionals to generally maintain a safe and enjoyable park experience. Where needed, N.H. State Parks should ensure that it has an updated emergency response plan and that it, and Summit Partners, acknowledge their respective roles within response efforts led by N.H. Fish and Game or U.S. Forest Service. [Reference how we are using our resources in respect to other efforts]. [Describe all responsibilities]. [Cutler river drainage does a plan, Thayer will send it to me].

N.H. State Parks should continue to promote hiker safety education for all season hiking. {To the extent possible, N.H. State Parks should take care to [ensure access of Summit services to hikers]} and assess how to ensure that current winter access remains as safe as possible.

G. Real Property Management

[N.H. State Parks should report on how State property at the Summit is being utilized, {leased, or licensed} along with any analysis it may have on the full market value of such {leases or licenses.} {The Commission may then request an independent analysis of full market value if it deems appropriate.} With respect to future leases, {Phil's statement on how leases should be reviewed}. N.H. State Parks should ensure that Summit Partners are engaged and heard with respect to leases or contracts on the Summit. Summit Partners, including N.H. State Parks, should also work to clarify and solidify existing property rights at the Summit.

VI. Implementation

The deliverables within this Master Plan have been targeted for completion within the timeframes specified in the attached Table 1.

VII. Conclusion

This Master Plan fulfills the Commissions responsibilities under RSA 227-B:6. The Commissioner may update or amend this Master Plan as it sees fit.

Table 1

Deliverable	Entity Responsible	Target Date
Provide for outdoor accessibility and inclusion for those with disabilities and enhance experiences for those with disabilities using technology and designs.	<ul style="list-style-type: none"> • N.H. State Parks • Summit Partners • Commission 	Throughout the next ten years.
Research and investigate to determine the significance of the Summit to indigenous people and, thereafter, identify and considerately incorporate features sensitive to such significance.	<ul style="list-style-type: none"> • N.H. State Parks 	
Install capital improvements that enhance visitor experiences.	<ul style="list-style-type: none"> • N.H. State Parks 	
Post historical interpretive panels on the walls of the Sherman Adams Building.	<ul style="list-style-type: none"> • N.H. State Parks 	
Create updated and more modern informational displays within the Sherman Adams Building that provide visitors with better knowledge and understanding of the overall uniqueness of and history of Mount Washington.	<ul style="list-style-type: none"> • N.H. State Parks 	
Complete a trails assessment.	<ul style="list-style-type: none"> • N.H. State Parks • Summit Partners 	
Explore modifying the hiking trail network and including new signage to keep visitors on the trail, entertained, and dispersed.	<ul style="list-style-type: none"> • N.H. State Parks • Summit Partners • Commission 	
After assessment, improve trails including that around Sherman Adams Building consistent with N.H. State Park and Commission recommendations.	<ul style="list-style-type: none"> • N.H. State Parks • Summit Partners • Commission 	
Create or maintain world-class Mount Washington Observatory weather research facilities, indoor/outdoor laboratory, and testing space.	<ul style="list-style-type: none"> • N.H. State Parks • Summit Partners • Commission 	
Conduct further studies to determine how to properly provide an up-to-date communications and maintenance facility.	<ul style="list-style-type: none"> • Commission 	

<p>Explore funding opportunities to determine whether there is federal public safety funding available for the Yankee Building. Assist N.H. State Parks in utilizing the Capital Budget Process, the American Rescue Plan Act (“ARPA”) funding, and other funding sources.</p>	<ul style="list-style-type: none"> • Commission 	
<p>With input from the Commission, determine a course of action for the Yankee Building. Consider elements other than just communication.</p>	<ul style="list-style-type: none"> • N.H. State Parks 	
<p>Ensure completion of the currently planned water and sewer upgrades.</p>	<ul style="list-style-type: none"> • N.H. State Parks 	<p>____, 2023</p>
<p>Ensure that waste management systems are designed, sized, and operated to meet the long-term rather than short-term goals while minimizing environmental degradation.</p>	<ul style="list-style-type: none"> • N.H. State Parks 	
<p>Evaluate restroom facility needs, using data and accounting from Summit Partners, and construct future facilities based on that evaluation.</p>	<ul style="list-style-type: none"> • N.H. State Parks 	
<p>Incorporate protective and energy efficient features into Summit structures with designs that reduce intrusion into Summit experiences and the environment. To the maximum extent possible, and consistent with the presentation of historic settings, incorporate energy and resource efficient technologies, which would be upgraded, consistent with these principles, to accommodate technical advances.</p>	<ul style="list-style-type: none"> • N.H. State Parks 	
<p>Encourage net zero emissions.</p>	<ul style="list-style-type: none"> • N.H. State Parks • Summit Partners • Commission 	
<p>Explore changes to the visitors’ center that are compatible with energy certifications or the equivalent with an emphasis on renewable energy sources.</p>	<ul style="list-style-type: none"> • N.H. State Parks • Commission 	
<p>Strive to create walking surfaces that are smoother and more accessible with an eye towards permeability, considering limiting factors such as climate, and should ensure any work is performed within the context of overall master planning objectives.</p>	<ul style="list-style-type: none"> • N.H. State Parks 	

<p>N.H. State Parks, in cooperation with Summit Partners, should consider ways to disburse visitors throughout the Summit through trails or other means.</p>	<ul style="list-style-type: none"> • N.H. State Parks • Summit Partners 	
<p>Manage Summit to promote desirable experiences including the enjoyment of iconic views and should help foster a unique visitor experience. Operate to ensure a good experience for hikers and other visitors.</p>	<ul style="list-style-type: none"> • N.H. State Parks • Summit Partners 	
<p>Strive to balance:</p> <ul style="list-style-type: none"> • Ensuring that the Mt. Washington State Park is a fiscally sustainable operation, not only able to continue covering operating expenses, but able to generate revenues that will be available for larger, costlier maintenance and improvement projects, which are typically now and previously funded only through Capital Improvement funding; with, • The recognition and objective that parks like the Mt. Washington Summit provide financial support to the rest of the parks in the State Park system. 	<ul style="list-style-type: none"> • N.H. State Parks 	
<p>Describe to the Commission how competing fiscal interests have been balanced.</p>	<ul style="list-style-type: none"> • N.H. State Parks 	<p>Every biennium.</p>
<p>Explore the potential of having a third party construct and operate a Telecommunications Facility.</p>	<ul style="list-style-type: none"> • N.H. State Parks 	
<p>Work to ensure the financial viability of the Summit while also ensuring that a quality Summit environment and experience are maintained.</p>	<ul style="list-style-type: none"> • N.H. State Parks • Summit Partners • Commission 	
<p>Explore a summit Stakeholders' agreement to financially support Summit betterment projects.</p>	<ul style="list-style-type: none"> • N.H. State Parks • Summit Partners • Commission 	
<p>Concessions at N.H. State Park should be consistent with {Patrick's plan }</p>	<ul style="list-style-type: none"> • N.H. State Parks 	
<p>Explore and consider opportunities closer to the base of the mountain to support Summit operations.</p>	<ul style="list-style-type: none"> • N.H. State Parks 	

Proactively plan for maintenance upgrades for summit structures.	<ul style="list-style-type: none"> • N.H. State Parks 	
Repair tiles on the observation deck, repair cracked cement, repair roof leaks, and provide a coat of fresh paint for the Sherman Adams Building.	<ul style="list-style-type: none"> • N.H. State Parks 	Immediate, subject to funding.
Complete cleanup of the Sherman Adams Building and Summit generally. Remove abandoned items around the summit (those not offering historic value), construction debris, and other debris.	<ul style="list-style-type: none"> • N.H. State Parks 	Immediate and continuing throughout the next 10 years.
Determine final disposition of the existing unused foundation of the former generator building, whether reuse or removal, after approval from the N.H. Dept. of Historic Resources.	<ul style="list-style-type: none"> • N.H. State Parks 	One year.
Estimate current and existing visitor numbers, limitations, and “carrying capacity.”	<ul style="list-style-type: none"> • N.H. State Parks 	One year.
Tailor experiences to meet needs, limitations, and carrying capacity.	<ul style="list-style-type: none"> • N.H. State Parks 	After determination, immediate and continuing.
Evaluate the feasibility and implications of capping the number of visitors during peak times through a reservation system.	<ul style="list-style-type: none"> • N.H. State Parks 	
Consider longer hours for the Sherman Adams Building during the operating season or a possible extension of operating season.	<ul style="list-style-type: none"> • N.H. State Parks 	
Ensure management activities result in information, education, access features, and trail maintenance that promotes protection of the fragile alpine environment and educate visitors about the unique scientific, botanical, and geological aspects of the summit.	<ul style="list-style-type: none"> • N.H. State Parks 	Immediate and continuing.
Coordinate educational programs and visits from school and other groups to showcase information on history of the Summit, climate, environment, and conservation work.	<ul style="list-style-type: none"> • N.H. State Parks • Summit Partners • Commission 	Immediate and continuing.
Increase synergy among Summit Partners to do things like, for instance, establishing a joint communications package that gives consistent signage and information to visitors all around the region.	<ul style="list-style-type: none"> • N.H. State Parks • Summit Partners 	Immediate and continuing.

Assist the N.H. State Park System in promoting scientific research and monitoring to enhance understanding.	<ul style="list-style-type: none"> • N.H. State Parks • Summit Partners • Commission 	Immediate and continuing.
Make efforts to create a greater presence for the Museum so that it can provide an “interpretive experience” for interested Summit visitors.	<ul style="list-style-type: none"> • N.H. State Parks • Summit Partners • Commission 	Immediate and continuing.
Provide for the creation of display boxes of rare flora indigenous to the alpine climate to educate about the importance of protecting the Summit. Encourage creation of a Nature Gallery as the terrain from the base to the Summit hosts a very diverse population of plants, animals, and insects.	<ul style="list-style-type: none"> • Summit Partners 	3 months.
Review the Pike’s Peak plan to begin integrating technology based experiences.	<ul style="list-style-type: none"> • N.H. State Parks • Commission 	3 months.
<p>Explore guided tours, educational interpretive plans, and a summit-related “App.” to be collaboratively and aggressively promoted. The App. could include such features as:</p> <ul style="list-style-type: none"> • Educational and historical audio, video, and pictorial presentations. • A Summit Challenge – (e.g. “Visit all [X] locations on the Summit to collect badges...”). • A “Summiteers” program to be a weather-related experience sponsored by MWOBS initiating visitors with wind tunnel simulation that would include a photo op (charge/donation for initiation to benefit MWOBS). • A system called My Summit Photos where people can save and share pictures on all social media platforms and create hashtags and filters thereby allowing our visitors themselves to promote N.H. and the Summit adventure experience. 	<ul style="list-style-type: none"> • N.H. State Parks • Summit Partners • Commission 	3 months.
Help advertise and promote any such App.	<ul style="list-style-type: none"> • N.H. State Parks • Summit Partners • Commission 	As soon as App. becomes available and thereafter.
Help advertise and promote “Online Donation to Mt. Washington State Park” option and integrate the donation link into Summit Partner websites.	<ul style="list-style-type: none"> • N.H. State Parks • Summit Partners • Commission 	Immediate and ongoing.

Consider collaborating with other high-traffic parks/tourism sites and organizations such as White Mountain Attractions to establish effective messages and information for visitor management.	<ul style="list-style-type: none"> • N.H. State Parks 	3 months.
Aspire to minimize harm by ensuring that human presence is consistent with the environmental goals and protections established in this Master Plan.	<ul style="list-style-type: none"> • N.H. State Parks • Summit Partners 	
Assess damage to and deterioration of the environment. The assessment should include an analysis of contaminated groundwater and soils around the summit to guide remediation efforts. It will also include a review of prior recommendations related to protecting flora and fauna and information from the N.H. Natural Heritage Bureau (NHB) database.	<ul style="list-style-type: none"> • N.H. State Parks 	
To the extent possible, N.H. State Parks and Summit partners should address identified damage and deterioration of the environment, including stressed or damaged vegetation, identified in the assessment.	<ul style="list-style-type: none"> • N.H. State Parks • Summit Partners 	
Continue to enhance the protection of the fragile alpine ecosystem at the Summit through pathways, trails, and signage.	<ul style="list-style-type: none"> • N.H. State Parks 	
Avoid unnecessary additional structures and minimize the negative environmental consequences of existing and future Summit structures while balancing ongoing needs and considering other objectives such as the creation of important historic depictions. This standard does not prohibit new structures; however, it embodies a commitment to minimize environmental damage when performing necessary construction, repairs, or maintenance.	<ul style="list-style-type: none"> • N.H. State Parks 	
Look for opportunities to make new structures even less impacting than previous structures such that construction could actually promote positive environmental changes.	<ul style="list-style-type: none"> • N.H. State Parks 	
Encourage management practices to conserve resources, for example, taking advantage of opportunities to do things like reclaim water or creatively manage sewage need.	<ul style="list-style-type: none"> • N.H. State Parks • Summit Partners 	
Account for aesthetic impacts.	<ul style="list-style-type: none"> • N.H. State Parks 	

<p>Endeavor to reduce the visual impact of fuel tanks. Measures may include reducing the quantity of tanks but could also simply include reducing impacts by wrapping tanks in material that helps them blend into the landscape.</p>	<ul style="list-style-type: none"> • N.H. State Parks 	
<p>Continue assisting and coordinating with rescue professionals to generally maintain a safe and enjoyable park experience.</p>	<ul style="list-style-type: none"> • N.H. State Parks 	
<p>Where needed, ensure that an updated emergency response plan exists.</p>	<ul style="list-style-type: none"> • N.H. State Parks 	
<p>Acknowledge respective roles within response efforts led by N.H. Fish and Game or U.S. Forest Service.</p>	<ul style="list-style-type: none"> • N.H. State Parks • Summit Partners 	
<p>Continue to promote hiker safety education for all season hiking. {To the extent possible, take care to [ensure access of Summit services to hikers]} and assess how to ensure that current winter access remains as safe as possible.</p>	<ul style="list-style-type: none"> • N.H. State Parks 	
<p>Report on how State property at the Summit is being {leased, or licensed} along with any analysis it may have on the full market value of such {leases or licenses.}</p>	<ul style="list-style-type: none"> • N.H. State Parks 	
<p>Future leases should be handled by {Phil's statement on how leases should be reviewed}.</p>	<ul style="list-style-type: none"> • N.H. State Parks 	
<p>Ensure that Summit Partners are engaged and heard with respect to leases or contracts on the Summit.</p>	<ul style="list-style-type: none"> • N.H. State Parks 	
<p>Summit Partners, including N.H. State Parks, should also work to clarify and solidify existing property rights at the Summit.</p>	<ul style="list-style-type: none"> • N.H. State Parks • Summit Partners 	