

## Appendix C: Summary Alternative Site Descriptions

- **Site 1**

**Location:** The Intersection of Milesburn Road and PA Route 233

- **Proximity to Utilities**

Power lines along PA Route 233. Sewer and water would have to be developed on-site.

- **Cost of construction**

Currently forested with mature hardwoods on a relatively good, level growing site. Construction would require clearing, leveling, installing sewer and water, and some road construction as well as likely paving the initial grade on Milesburn to allow for winter maintenance.

- **Avoidance of ecological conflicts (wetlands, critical hibernacula for protected species, etc.)**

Conversion of high canopy mixed oak and white pine forest cover, increased impervious surface including likely need for winter de-icing of walks, roads upslope and upstream of Chambersburg intake facility on the Conococheague.

- **Administrative and Operational efficiency**

A key value is proximity to Long Pine Reservoir, reducing emergency response time and providing for increased staff presence. Trail connectivity could be developed to allow access to loop trails being planned for the reservoir. Not far from US Route 30. Some redundancy of infrastructure assets with proximity to Caledonia and the likelihood of continuing maintenance operations along US Route 30.

- **Ease of public access**

Near an area already experiencing extremely high use and with capital infrastructure money being invested to improve reduce use impacts on the reservoir itself. Not near a population center or high-density residential areas.

- **Visitation and public engagement opportunities**

Limited to Long Pine Run Reservoir and trails around the reservoir.

- **Site 2**

**Location:** Old Shale pit north of Caledonia State Park

- **Proximity to utilities:**

Power lines along PA Route 233. Sewer and water would have to be developed on-site.

- **Cost of construction:**

Currently in forest cover of mature hardwoods on a very good growing site, except for approximately two acres that had been an old borrow pit and target

range which could be reclaimed as part of the building site. Clearing, some leveling, on lot sewer and water.

- **Avoidance of ecological conflicts** (wetlands, critical hibernacula for protected species, etc.)

Conversion of high canopy mixed oak and white pine forest cover, increased impervious surface including likely need for winter de-icing of walks, roads upslope and upstream of Chambersburg intake facility on the Conococheague. Some forested wetlands down slope of the site but avoidance measures could likely be implemented.

- **Administrative and Operational efficiency**

Very close to Caledonia State Park and Chambersburg's water supply intake facility. Redundancy of infrastructure assets with proximity to Caledonia and the likelihood of continuing maintenance operations along US Route 30, and not as close to Long Pine Run Reservoir as Site 1.

- **Ease of public access**

Many of the same benefits as Site 1, but not as ideal for tying into the trail network around Long Pine Run Reservoir. Not near a population center or high-density residential area.

- **Visitation and public engagement opportunities**

Could connect to Quarry Gap and AT, both already heavily used trail segments.

- **Site 3**

**Location:** Route 30 Near AT

- **Proximity to utilities:**

Power lines along US Route 30. Sewer and water would have to be developed on-site, or tie into Caledonia State Park or Greene Township's water and sewer.

- **Cost of construction:**

Currently in forest cover of a maturing white pine plantation on a very good growing site. Road building to get up off of US Route 30 would likely co-locate on residential ingress and egress needs. Occupancy permit for driveway off of US Route 30 from Penn DOT and the township may increase construction, permitting, ingress, and egress costs.

- **Avoidance of ecological conflicts** (wetlands, critical hibernacula for protected species, etc.)

Conversion of white pine forest cover close to AT corridor. Some forested wetlands are down slope of the site but avoidance measures could likely be implemented.

- **Administrative and Operational efficiency**

Very close to Caledonia State Park, US Route 30, Fayetteville, and Chambersburg. Redundancy of infrastructure assets with proximity to Caledonia and the likelihood of continuing maintenance operations along US Route 30. No proximity to high-use areas on State Forest other than AT right before it hits US Route 30.

- **Ease of public access**  
High volume traffic flow on US Route 30 so would be similar to the existing headquarters.
- **Visitation and public engagement opportunities**  
Minimal given the need to get on US Route 30 to connect to state forest sites other than the AT.

- **Site 4**

**Location:** US Route 30 Co-location on existing office footprint

- **Proximity to utilities:**  
Utilities already in place.
- **Cost of construction:**  
Very expensive leveling to get a large enough site for both building and parking; particularly since continuity of operations in existing office space would be ongoing during construction.
- **Avoidance of ecological conflicts** (wetlands, critical hibernacula for protected species, etc.)  
Increasing the impervious surfaces on a site already dumping a lot of stormwater into Carbaugh Run; a high-quality stream.
- **Administrative and Operational efficiency**  
Very close to Caledonia state park, US Route 30, Fayetteville, and Chambersburg. Redundancy of infrastructure assets with proximity to Caledonia and the likelihood of continuing maintenance operations on site. Complicating to administrative efficiency and visitor use in the short term given tight space to try to fit in a co-location construction project.
- **Ease of public access**  
High volume traffic flow on US Route 30 so would be similar to the existing headquarters.
- **Visitation and public engagement opportunities**  
Minimal given the need to get on US Route 30 to connect to other state forest sites; one of the biggest drawbacks of existing headquarters.

- **Site 5**

**Location:** Piney Mountain Ridge Road East of the District Office

- **Proximity to utilities:** Along US Route 30 approximately 800' from the nearest area level enough for use as a construction site
- **Cost of construction:** High road building and leveling costs to get above the initial slope from the Piney Mountain Ridge Road Intersection
- **Avoidance of ecological conflicts** (wetlands, critical hibernaculæ for protected species, etc.)  
Increasing the impervious surfaces on a site already dumping a lot of stormwater into Carbaugh Run, a high-quality stream.
- **Administrative and Operational efficiency**  
Very close to Caledonia state park, 30, Fayetteville, and Chambersburg. Redundancy of infrastructure assets with proximity to Caledonia and the likelihood of continuing maintenance operations on site.
- **Ease of public access**  
High volume traffic flow on PA Route 30 so would be similar to the existing headquarters, but less accessible compared to other locations along US Route 30 given the slope of the access road.
- **Visitation and public engagement opportunities**  
Some potential benefits given the popularity of Piney Mountain Ridge road access for hunters; but might create as many perceived conflicts for user groups currently utilizing that access point during hunting season. Also some potential conflicts with nearby residential lots; and little room to expand given proximity to slope and/or state forest boundary bordered by subdivided residential lots. Minimal given the need to get on US Route 30 to connect to other state forest.

- **Site 6**

**Location:** Caledonia Golf Course off of Golf Course Road

- **Proximity to utilities:**  
Power, water and sewer may be available from Caledonia but would require disturbance across the Golf Course
- **Cost of construction:**  
Already open, level sites that could be utilized, with ingress/egress off Golf Course Road
- **Avoidance of ecological conflicts** (wetlands, critical hibernacula for protected species, etc.)
- None known.
- **Administrative and Operational efficiency**  
Not great, as being stuck between the forest lease camps and the golf course would only remove the office from any ability to support visitation needs on the state forest.

- **Ease of public access**  
Less efficient than an RMC located on US Route 30.
  - **Visitation and public engagement opportunities**  
None. Would likely not sit well with the leased camp community, and may make the golf course less viable as a venue.
- **Site 7**  
**Location:** Irishtown Road and PA Route 997
    - **Proximity to utilities:**  
Power, water, and sewer may be available from Pond Bank with a tie-in.
    - **Cost of construction:**  
High-quality white oak stand, relatively level, some road building to get off PA Route 997, and the potential need to pave a short section of Irishtown.
    - **Avoidance of ecological conflicts (wetlands, critical hibernaculæ for protected species, etc.)**  
None known in PNDI, but the area is near Mt Cydonia Natural Area known for large vernal pond complexes so likely some survey/impact assessment work would need to be done to ensure avoidance measures are taken.
    - **Administrative and Operational efficiency**  
Close to the village of Pond Bank and not far from Mont Alto. Less centrally located west to east in the forest than would be desired; and moves Rangers/District staff even more distantly from southern Adams County state forest areas.
    - **Ease of public access**  
Less efficient given its off-center location.
    - **Visitation and public engagement opportunities**  
Not much other than the Mount Cydonial NA which is not a site it is desirable to drive a lot of people towards.
  - **Site 8**  
**Location:** Vision Quest Site
    - **Proximity to utilities:**  
Very accessible utilities
    - **Cost of construction:**  
Already disturbed. Rocky and side slope, would require significant excavation and possibly blasting to level.
    - **Avoidance of ecological conflicts (wetlands, critical hibernaculæ for protected species, etc.)**  
None known in PNDI, but the area is likely to have Timber Rattlesnake hibernaculæ once surveyed.

- **Administrative and Operational efficiency**  
Geographically efficient for district staff, but limited connection ability to support programming or volunteer work directly from headquarters given how it is pinched between the AT, gas line, and PA Route 233.
  - **Ease of public access**  
Not hard to drive to but no trail access other than off AT
  - **Visitation and public engagement opportunities**  
Minimal
- **Site 9**  
**Location:** Golf Course site
    - **Proximity to utilities:**  
Power, sewer, and water tie-ins to South Mountain Restoration system may be possible depending on the exact site location. On site well and sewer may be necessary.
    - **Cost of construction:**  
Already disturbed. Multiple potential building sites and options to expand facilities in the future if needed.
    - **Avoidance of ecological conflicts** (wetlands, critical hibernaculae for protected species, etc.)  
None are known in PNDI. Wetland and savannah meadow habitat restoration options are possible on acres not required for the project.
    - **Administrative and Operational efficiency**  
Geographically efficient for district staff, and ideally located to connect both staff and visitors to education and volunteer opportunities immediately around the office complex and assist with trail maintenance on both short and mid-length loop trail systems to which the office could provide trailhead access.
    - **Ease of public access**  
Four Miles south of US Route 30, near South Mountain, Mont Alto, Pond Bank, and development occurring around Penn National and other rapidly developing areas of the southern Michaux boundary.
    - **Visitation and public engagement opportunities**  
Trail connectivity could be created to South Mountain Tower, Pulpit Rock, Meeting of the Pines Natural area, White Rocks Climbing Area, all areas with increasing visitation/discovery and need for both staff and volunteer presence to enhance stewardship engagement. Connector trail to the AT and the village of South Mountain through the South Mountain Restoration Center could allow both thru-hikers and residents short trail non-motorized trail access directly to headquarters or around restored wetland/meadow habitats that could be

established around it. Increased law enforcement presence on White Rocks Road and Bricker Clearing trails where off-highway vehicles and mountain biking in the Meeting of the Pines Natural Area have been problematic. Could also help deter vandalism and trespass on nearby private lands.