

c r o s s r o a d s v e n t u r e s l l c

DRAFT
Environmental Impact Statement

Appendix 3

Recreational Amenities Plan

The Belleayre Resort at Catskill Park

Belleayre Resort at Catskill Park
Resort Programming

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Belleayre Resort at Catskill Park – Resort Programming

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I. Introduction

Crossroads Ventures, LLC is proposing to develop a recreation-oriented resort development on lands surrounding the Belleayre Mountain Ski Center. The project site, known as the Belleayre Resort at Catskill Park, is comprised of two main development areas:

- Wildacres Resort – 242 acres within a 718 acre assemblage located immediately west of the Ski Center, including the former Highmount Ski Area; and,
- Big Indian Plateau – 331 acres within a 1,242 acre assemblage located to the east of the Ski Center.

Consistent with numerous economic and land use studies that have been prepared for the region, it is the intent of the resort's developers to provide residential and recreational facilities that will enhance the viability of the State of New York's Belleayre Mountain Ski Center as a year-round destination, increase tourism in the central Catskills, contribute to the revitalization of the local economy and otherwise help achieve many of the potential community benefits envisioned in such recent studies as the Route 28 Corridor Study and the Central Catskill Planning Alliance Report.

SE GROUP was retained by Crossroads Ventures to investigate the opportunities for recreation activities at the resort, to develop an activities program for each of the development areas, and to create a Conceptual Amenities Plan illustrating the possible locations for the various activities. The resulting plan and program are grounded in environmental sensitivity and respect for the natural environment. Many of the program elements focus on providing resort guests and community participants the opportunity to access, understand and appreciate the surrounding Catskill Park and New York City watershed.

The activities program was developed from a knowledge and understanding of four main factors:

1. The vision for the Belleayre Resort project;
2. Major trends in the provision of recreational facilities and activities programming at successful resorts throughout North America;
3. The existing conditions of the resort environs, including the surrounding region; and,
4. The development program for the Wildacres (including Highmount Estates and the Wilderness Activity Center), Big Indian Plateau and Belleayre Highlands properties.

The following report provides a description of these factors and a summary of the resulting Programming Opportunities and Conceptual Amenities Plan for the Belleayre Resort at Catskill Park. The ideas presented in this report are preliminary in nature. The programming 'opportunities' will need further detailed study and the facilities locations will require further detailed site design during the ensuing master planning process.

II. Vision

The primary vision for the Belleayre Resort at Catskill Park project is *“to provide residential and recreational facilities that will benefit the community, and enhance the tourism attraction of the area as a four-season recreation destination”*. This vision is further expanded in the following paragraphs, which were generated collaboratively by the Crossroads and SE Group teams.

The Belleayre Resort at Catskill Park is intended to marry the physical assets of the Belleayre Mountain Ski Center and the Catskill Forest Preserve with new facilities and programs that will enhance these assets for the benefit of both visitors to the resort and the general public.

To this end, the resort will utilize existing local providers, guides, instructors, outdoor outfitters, etc., as well as not-for-profit entities including but not limited to the DEC, the DEP, Frost Valley, the Phoenicia Fish and Game Association, Trout Unlimited and the Catskill Center for Conservation and Development.

Improved Access, better signage and printed instructional and nature-education materials, and coordinated promotion of these new programs for the public are inherent ingredients of these efforts.

This public-private partnership is at the core of the Developer’s Vision Statement.

The Resort is an active community integrating the assets of the Forest Preserve, the history of the region and the special character of the land to form a place for all the family to have fun, learn and be with nature.

The Belleayre Resort at Catskill Park is the catalyst, the motor that will drive the revitalization of year round tourism and the quality of life for those who live in and visit the Catskill Park:

- It is widespread;
- It involves numerous partnerships both public and private;

- Community benefits are essential to its success; and,
- The resort is a template for other developments in the Park.

Core Values: Sustainable development, job creation, quality of life, recreation in an environmentally sensitive setting.

The Resort at Belleayre Mountain:

- Combines and connects the existing community fabric, the surrounding “Forever Wild” lands, and a diverse range of residential neighborhoods and recreation based activities to celebrate and preserve the natural environment of the Catskill Park; and,
 - Encourages through access and participation an understanding and respect for the natural environment of Catskill Park.
-

The Resort at Belleayre Mountain is a beautifully orchestrated resort where education and entertainment opportunities blend seamlessly into the wonderful fabric of the Catskill Mountains; where both young and old leave worries behind and let their imaginations flourish.

The Belleayre Resort at Catskill Park is a place where the visitor can access the natural environment in a secure comfortable preserve setting. The resort guest can spend a weekend, week or season, learning, shopping, doing or relaxing. New Yorkers can rediscover the Catskills, its environment, its culture, its history, and its vast potential for recreation. The visitor can choose his or her environment ranging from shopping in a village to exploring the “Forever Wild”.

III. Market Study

A market survey was completed to assess major trends in the provision of recreational facilities and programs at North American resorts. The survey and assessment had several major purposes:

- To understand how North American resorts are integrating recreational facilities into their development and operational programs.
- To identify the major markets to which new and innovative recreational programs are being directed.
- To identify the major trends in resort recreational activity – both in terms of facilities and programming.
- To provide an informational base for developing a recreational plan for Crossroads at Belleayre Mountain.

The survey and recreational assessment were based on several research and analytical approaches:

- Use of SE GROUP's extensive database on activities at North American resorts.
- Identification of resorts with active *and* innovative recreational programs.
- A series of interviews with contacts at the identified resorts to gather information on recreational programming and facilities.
- Assessment and identification of major trends with potential for application at the Belleayre Resort at Catskill Park.

A. The Resort Recreation Market

The assessment identified a number of themes in resort recreational development. Perhaps most significantly, the assessment made it clear that resort recreation has two major components: 1) Facilities and; 2) Programming. While it is clear that any major resort will need to make a substantial investment in facilities, it is equally clear that the most successful resorts have also invested a great deal in developing quality programming. Without question, quality recreational programming also means a significant investment in a strong staff.

We also note that a number of resorts are making effective use of 'off-site' facilities. Resorts that don't have sufficient land or resources to have their own facilities (such as golf courses) often negotiate agreements with nearby operators that allow them to offer these off-site facilities as their own. These agreements, coupled with effective transportation systems, let resort operators effectively broaden the scope of their offerings.

B. Emerging Trends

The assessment identified a number of significant trends and innovations in resort recreation. These are summarized below:

- *Soft Adventure* – Today's resort visitor is interested in having new experiences and stretching their capabilities. At the same time, they are typically *not* interested in putting themselves or their families in any real danger, or in experiencing any real discomfort in order to try something new. As such, resorts seek to provide opportunities to try new things in carefully controlled environments.

Family vacations, especially outdoor and adventure vacations have increased more than 20% in the past five years. The three most popular family activities are hiking, camping, and bicycling.

- *Camp Theme* – A number of resorts have attempted to become 'adult camps' – places where there are sufficient facilities and programs to keep visitors busy throughout their visit. In many instances, this involves a series of recreational experiences guided by 'counselors.'

Heavily programmed resorts tend to offer visitors a menu of recreational themes. As such, some visitors might focus on hiking/outdoors while others focus on golf/tennis. These themes allow resorts to broaden their appeal. Other popular themes include: sports, ecology, culture, relaxation, and fitness.

- *Cross-Generational Programming* – Specialized resorts may appeal to a particular age group with focussed recreational needs. However, a substantial segment of North American resorts market themselves as places for the family. In reality, few have made a concerted effort to have the facilities and programs to meet the needs of family members at all age groups. The most successful resorts have carefully designed programs that have appeal to each age group

ranging from straightforward daycare to 'kiddie' programs, to teen programs and upward to middle-age adults.

- *Connectivity* – Progressive North American resorts have taken great strides toward connecting the various components of the facility so that there is a sense of community. Connectivity might include pedestrian systems, shuttle buses, golf carts, or integrated communication devices. Overall, it is important for the resort visitor to feel that the entire resort is part of their experience and that all components are easily accessible. For resorts that use off-site facilities, connectivity may extend to the transportation systems that bring visitors to these sites.
- *Regional Inclusiveness* – Many resorts are located in regions with special natural features, interesting history or cultural characteristics that are of great interest to its visitors. Effective marketing makes the natural and/or cultural features of the region appear to be part of the resort.
- *Environmental Inclusiveness* – Progressive resorts have 'taken ownership' of environmental issues and often celebrate the fragile ecosystems in which they are located. This inclusiveness might include the 'celebration' of a watershed or interpretation of the protection of a plant species. Travel and tourism studies have found that "green" travel is important to people; 83% of travelers indicate that they inclined to support green travel and on average they will spend 6% more for travel services.
- *Environmental Education* – Baby boomers are entering an age group where their interest in learning is reawakening *and* they have become more interested in their surroundings. Many resorts have taken advantage of this trend through active programming (environmental education classes, nature walks, etc.) and passive information (species identification signs on trees, recycling information in hotel rooms, etc.).
- *Cultural/Educational Programming* – Cultural and historic tourism is one of the most popular sectors of the tourism industry. Cultural travelers spend more, stay in hotels more often, and visit more destinations than other travelers.
- *Conferencing/Retreats* – Effective resorts have fully recognized the value of conference/retreat business as a way to 'fill-in' shoulder seasons and introduce a significant number of potential new customers to their resorts. While many resorts simply use available

spaces and facilities for this business, others have recognized that the level of competition has increased and that conference planners expect facilities and programs specifically designed for their needs.

- *Recreation as a Value-Added Feature* – Major recreational facilities like ski areas or golf courses require substantial investments and must create their own financial return. Progressive resorts have recognized that a substantial investment in a variety of recreational facilities and programming may not have a *direct* financial return. However, they realize that this investment does have a pay-off in the overall value they bring to the resort. As a result, resort visitors are willing to pay more for their experiences, the value of for-sale real estate increases, and the long-term operational revenues resulting from resort operations increase.

C. Notable Resorts

There are many North American resorts that have substantially increased the scope and quality of their recreational offerings in recent years. Several notable resorts-programs, with potential application at the Belleayre Resort at Catskill Park are summarized below.

Smugglers' Notch, Jeffersonville, Vermont

Smugglers' is one of the leading 'family' resorts in North America. The resort has developed programs for all age groups, with a focus on catering to the needs of families with children of all ages. The resort relies heavily on programming, as the on-site recreational facilities are not extensive. In addition, recreational programming fully integrates the offerings of the region, as day to day activities often include trips off-site. While the resort is perhaps best known for skiing, visitation is actually higher in the summer. Overall, the resort's appeal is toward the middle market.

Facilities and programs include the following:

Summer Attractions: Kayaking, mountain boarding, bocce, frisbee golf, volleyball, golf, canoeing, horseshoes, croquet, nature tours, ropes course, toddlers center, hiking, rafting, waterslides, llama trekking, fishing, mountain biking, horseback riding, art workshops, massage, hot tub, aqua-aerobics, swimming, rock climbing, garden tours, hiking, carriage rides, fitness sessions, antiqueing, mini golf.

Winter attractions: Skiing, snowboarding, cross country skiing, snowshoeing, teen center, children's programs, child care center, night instructions, snow tubing, ice skating, kids snowtime theater, indoor tennis and volleyball.

Children's programs: Alice's Wonderland (age 6 weeks to 3 years), Discovery Dynamos (age 3-5), Meadows, Wetlands, and Forests (age 6-12), Adventure Rangers (age 6-12), arts and crafting (age 6-12), overnight hikes (age 6-17), Ropes, Boats and Boards (age 10-17), Junior Tennis Camp (age 10-17), Mountain Explorers (age 13-17), Teen Center.

Big kid's camp: Ages 18 and older: three day program kayaking, low ropes course, climbing tower, swimming and hiking. Adult adventures for ages 18 and above.

The Balsams, Dixville Notch, New Hampshire

An all-inclusive resort that provides a full range of recreational facilities within the bounds of the resort. The resort's orientation is toward the upper end – with pricing to match. Facilities and programs include the following:

- Alpine skiing with 13 trails;
- 27 holes of golf;
- Tennis courts;
- Swimming in a heated pool and private lake, boating, fishing;
- 76K of cross-country trails;
- Annotated trail system for walking, hiking, climbing, and mountain biking;
- Snowshoe trails, ice skating;
- Children's' programs (ages 5 through 13); and,
- Natural history program, three rooms of live entertainment, a variety of events including lectures, games, concerts, movies, and nightclub shows.

Aspen/Snowmass, Aspen, Colorado

The Aspen Ski Company has made a strong move toward environmental and ecological awareness, both in terms of educational opportunities for its guests and in terms of its day to day operations. Major programs include the following:

Environmental Affairs: Design of the ecologically sensitive Cirque Lift, on mountain environmental education programs, transportation changes to improve air quality, on-mountain wildlife habitat enhancements, recycling efforts, and the efficient snowmaking system at Snowmass.

Community Outreach: Creation of a nonprofit environmental foundation that provides assistance to projects that enhance and protect the environmental quality of the Roaring Fork Valley region.

Fish and Wildlife Habitat Protection: Restriction of human activity during wildlife sensitive periods, enforcement of pet leash requirements, the fence removal along wildlife migratory routes, adoption of tree removal and patch clearing criteria, creation of small wildlife habitats, and revegetation of stream banks.

IV. Existing Conditions

A. Physical Existing Conditions

The project area for the Belleayre Resort at Catskill Park consists of an assemblage of 1,960 acres. Of this, only 573 acres would be affected by the proposed development; 1,387 acres will remain undeveloped and could be protected by conservancy easements on deed restrictions.

The acreage that comprises the project site lies within two large tracts of land, one on either side of Belleayre Mountain Ski Center. The resort area lies on the south side of the Route 28 corridor, adjacent to the village of Fleischmanns and the hamlets of Highmount, Pine Hill and Big Indian; the hamlets of Arkville, Phoenicia, Shandaken and Mt. Tremper are within ten miles of the resort properties.

The 1,242 acres located to the east of the Ski Center extends from Lost Clove on the east to Woodchuck Hollow on the west. The Big Indian Plateau and Belleayre Highlands developments are located within this property. These lands are primarily forested but do contain a few hunting camps as well as one large house known as the Brisbane Mansion. Existing access points to the property are via Station Road/Woodchuck Hollow Road, Winding Mountain Road, Lost Clove Road and Lasher Road.

To the west of Belleayre Mountain Ski Center there are 718 additional acres that are part of the project. This development area is called Wildacres Resort. A large portion of the Wildacres Resort is located north of County Route 49A and on either side of Gunnison Road. The project also includes the former Highmount Ski Area, lands directly to the west on Galli Curci Road (County Route 49A) and lands between County Route 49A and County Route 49.

The Belleayre Mountain Ski Center is considered to be an important aspect of the Belleayre Resort project. This is due to several reasons:

- The Ski Center is the primary destination of visitors to the region during the winter months;
- The resort will provide accommodations that are currently lacking at the Ski Center;
- The Ski Center provides a major, already existing, recreational facility for the resort; and,
- The mountain is centrally located between Wildacres Resort and the Big Indian Plateau.

B. Proposed Development Program

The Wildacres Resort will be a 3 ½ - 4 star vacation resort to be built and run by an national high-end resort operator with:

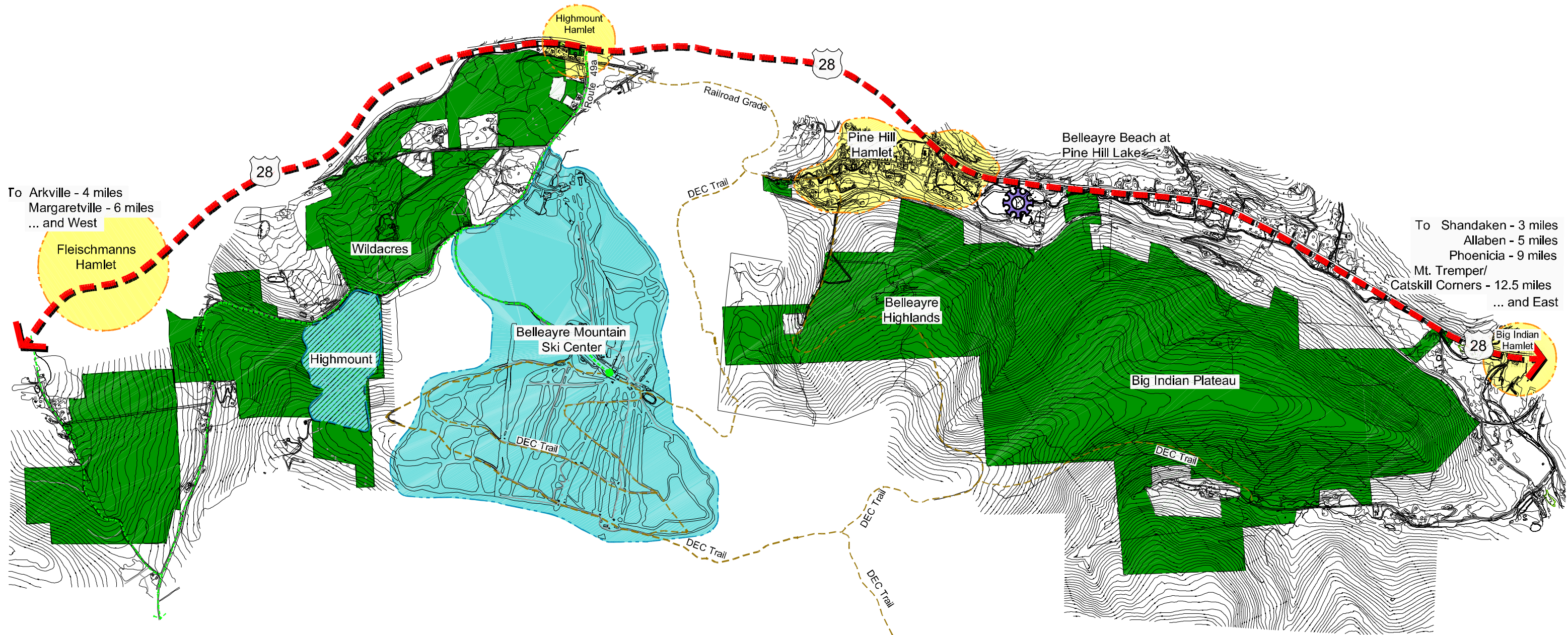
- A 250 room hotel across from the entrance to the Belleayre Mountain Ski Center. 50 rooms are lodging units with kitchens. The hotel will contain 10 resort related shops, 2 restaurants of 150 and 300 seats respectively, a 100 seat beverage lounge, an indoor pool, 2 tennis courts, a full service spa with 15 treatments rooms and a lap pool, a convention center with a 500 seat ballroom/auditorium, a 200 seat ballroom, and 8 meeting rooms in 5,000 sq.ft, and a 250 seat interfaith chapel. The existing Marlowe Mansion will be developed into a 150 seat restaurant (and operational offices) that will be open to the public.
- Highmount Golf Club. An 18 hole golf course, driving range, and a clubhouse connected to the hotel with a 40 seat snack bar, pro shop, locker rooms with both steam and sauna, and cart storage. This course will provide limited public access.
- 168-2 bedroom lodging units located near the proposed golf course; 21 octoplex units, situated in two areas, with private clubhouse facilities containing reception, sales and operational offices, an outdoor pool, 2 tennis courts, game room, 40 seat snack bar, a health club.
- Children's Center. For member and guest's children, ages 6 weeks to mid-teens. (Note: The Children's Center, 12 of the 18 holes, 128 of the lodging units, 2 tennis courts, and the lodging unit clubhouse are located in Middletown, Delaware County).

Adjacent to the Wildacres Resort development will be Highmount Estates and the Wilderness Activity Center. The Highmount Estates (Leach) subdivision will contain 21 lots, and will represent the only private home ownership option of the Belleayre Resort at Catskill Park development. The Wilderness Activity Center, located at the former Highmount Ski Center, will be a day use activity center for resort members, guests and the public. A shuttle bus will connect the Activity Center with each hotel.

The Big Indian Plateau will be a 5 star vacation club with 183 club membership units and a 150 room hotel. The development will also include:

- Big Indian Country Club. An 18 hole championship golf course, driving range and clubhouse with a pro shop, a 40 seat snack bar, locker rooms with both steam and sauna, and cart storage. This course will provide limited public access. 35-4 bedroom club membership units and 60-3 bedroom club membership units in 20 triplex buildings will be built around the course.

- Belleayre Highlands. 88-2 bedroom club membership units in 22 quadplex buildings built around the Brisbane (Turner) Mansion. The mansion will be developed as a private clubhouse facility, containing reception, sales and operational offices, a game room, 25 seat snack bar, an outdoor pool and 4 tennis courts.
- Big Indian Resort and Spa. A luxury hotel with 150 rooms, 2 restaurants (with 75 and 150 seats respectively), a beverage lounge with 50 seats, a 200 seat ballroom, 4 meeting rooms in 1,550 sq.ft. and full-service spa with a lap pool. Facilities will be open to country club members, residents, hotel guests and private functions.



To Arkville - 4 miles
Margaretville - 6 miles
... and West

Fleischmanns
Hamlet

To Shandaken - 3 miles
Allaben - 5 miles
Phoenicia - 9 miles
Mt. Tremper/
Catskill Corners - 12.5 miles
... and East

Big Indian
Hamlet

- Crossroad Ventures Property
- Belleayre Mountain Ski Center
- Highmount Ski Area
- Hamlets
- Route 28
- D.E.C. Trails

The Belleayre Resort in Catskill Park

Existing Conditions

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USA
LITTLETON, NH
FRISCO, CO
BELLEVUE, WA
PARK CITY, UT
HANOVER, NH
CANADA
BANFF

Contour Interval 25'



V. Resort Programming & Conceptual Amenities Plan

This section describes the educational, cultural and recreational programming for the three main areas of the Belleayre Resort at Catskill Park:

- A. Wildacres Resort (including Highmount Estates and the Wilderness Activity Center);
- B. Belleayre Mountain Ski Center; and,
- C. Big Indian Plateau and Belleayre Highlands.

A brief summary of the programming of each area is followed by a more in-depth explanation of the types of educational, cultural and recreational programs that will occur at the resort. The location of the main development areas, vehicular and pedestrian trail connections, and a summary of each area's programming are illustrated on the Conceptual Amenities Plan.

Programs were chosen based on a number of factors:

- Major trends in resort recreational activity;
- The vision of the Belleayre Resort at Catskill Park;
- The character of each development area;
- The physical opportunities and constraints of each development area; and,
- Availability of existing or proposed facilities within each development area.

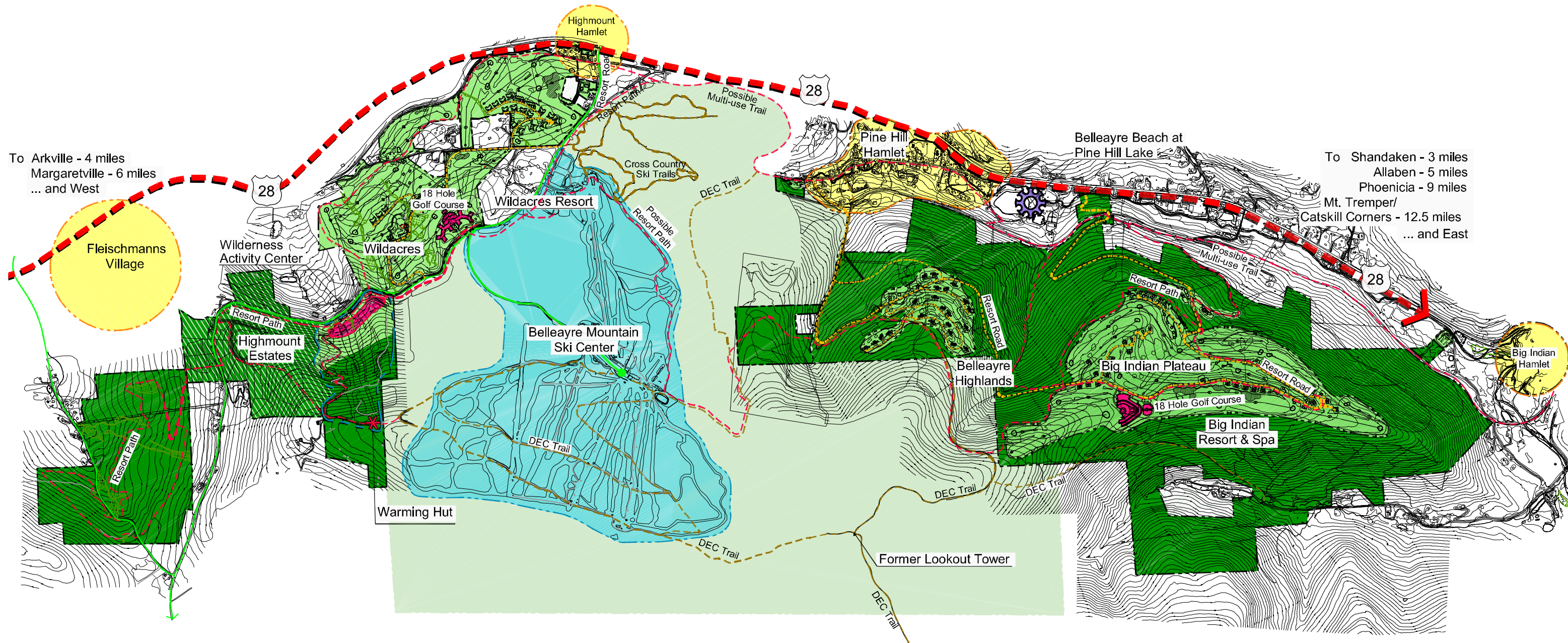
Much of the interior space needed for the programs offered at the resort may be accommodated by the 'flexible' space available in the Wilderness Activity Center, and the Wildacres Hotel with the conference center. Exceptions to this are the children's games room (video games etc) and the arts and crafts workshop. For the convenience of resort guests, these facilities will be located in the Children's Center at Wildacres.

The resort programs include daily programming and multi-day 'special interest' destination programming.

Daily programming – A daily schedule of sessions, organized in a repeating schedule (i.e. once a week, 3 and 4 day). Age specific – Kids 3-5, 5-8, 8-12, 12-15, and adults. Women only groups will be developed for many activities. Activity may be the same for several age groups but level of detail/skill will vary.

Multi-day ‘special interest’ destination programs – An in-depth, multi-day event focused on a particular area of study/activity/interest. Programs would be advertised in advance and would likely be the catalyst for a trip to the resort. Multi-day program itinerary would incorporate other resort events and activities (i.e. afternoon recreation – hiking, mountain biking, trips to the Emerson and Big Indian spas, evening lectures on local flora and fauna).

In addition to the three main areas (Wildacres Resort, Belleayre Mountain Ski Center, Big Indian Plateau and Belleayre Highlands), the communities surrounding Route 28 may become an integral part of the overall resort. These communities include the village of Fleischmanns and the hamlets of Highmount, Pine Hill, Big Indian, Arkville, Margaretville, Phoenicia, Shandaken and Mt. Tremper. These surrounding communities do provide additional recreation facilities, restaurant dining and retail experiences, increasing the diversity of the resort’s offerings. A shuttle from the resort may be used to connect these areas. It is hoped that future community planning exercises will result in the establishment of a multi-use trail along the Route 28 corridor (possibly adjacent to the train tracks as indicated on the Conceptual Amenities Plan) that would further connect the surrounding community with the Belleayre Resort facilities. Members of the surrounding communities will be invited and encouraged to utilize many of the facilities provided at Belleayre Resort.












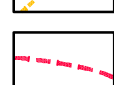

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 ... and West

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 Mt. Tremper/
 Catskill Corners - 12.5 miles
 ... and East

- Wildacres Resort**
 "Resort Central - The Hub"
- High Energy Resort Core
 - Hotel
 - Staging area for all activities
 - Main trail head
 - Strong physical connection between 'resort core' area and the Belleayre Mountain/Highmount activity centers
 - Highmount Golf Club
 - 18 hole championship golf course
 - Wilderness Activity Center
 - Family-oriented activity center
 - Compliment to activities available at Belleayre Mountain Ski Center
 - Activities oriented toward recreation, amusement and environmental education

- Big Indian Plateau/Belleayre Highlands**
 "Luxury Mountain Community"
- Exclusive resort setting
 - Big Indian Country Club
 - 18 Hole Championship golf course
 - Big Indian Resort and Spa
 - Mountain location
 - Expansive Views
 - Natural 'buffer' between Big Indian Plateau and adjacent development
 - Strong connection to surrounding natural environment

- Belleayre Mountain Ski Center**
 "Family Oriented Recreation"
- High energy
 - Family-oriented recreation center
 - Compliment to activities available at Wildacres Resort
 - Activities oriented towards recreation and environmental education
 - Cooperative effort by DEC

	Preserved Land		State Land
	Belleayre Resort Development		Hamlets/Villages
	Highmount Estates		Route 28
	Major Structures		Resort Roads
	Belleayre Mountain Ski Center		Resort Path
			D.E.C. Trails

The Belleayre Resort in Catskill Park

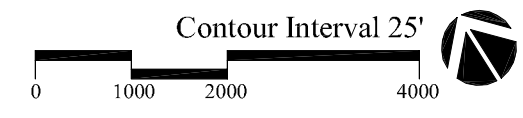
Conceptual Amenities Plan

December 2002

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A. Wildacres Resort: “Resort Central – The Hub”

The Wildacres Resort development will be the high-energy core area of Belleayre Resort. The pedestrian-oriented center will be the staging area, or starting point, for all recreational activities offered at the resort. The adjacent Highmount area – renamed the Wilderness Activity Center – will be the venue for many of these activities, especially those oriented toward family amusement and recreation. A shuttle bus will connect the Activity Center with each hotel.

A Resort Path, or multi-use trail, could be created to connect all developments of the Belleayre Resort. Such a path would be designed to link together all components of the Wildacres Resort development, and continue through the Ski Center to Belleayre Highlands and Big Indian Plateau (as illustrated on the Conceptual Amenities Plan). Guests might use this path to walk and bike throughout the Belleayre resort. In addition to the possible Resort Path, a regularly run resort shuttle may be used to visit these areas. Horse-drawn wagons or sleighs may be used as shuttles at different times of the year.

Education/Cultural Programming

There are a number of opportunities for educational and cultural activities to occur at Wildacres Resort. A health club will be provided as part of the resident’s clubhouse facilities. The clubhouse facilities or conference center may be used to host conferences, business meetings and retreats. Educational programs or Arts & Crafts classes may also be held in these spaces. The facilities at the Wilderness Activity Center may function as a fitness center, indoor and outdoor classroom facilities, group activity space, or kid’s fun zone. Classes focusing on environmental education could take advantage of the natural wetland environment found in the western area of Wildacres Resort. Visits to the planned Watershed Museum may be offered as part of a program focusing on the natural and manmade systems of the resort and of the larger Catskills region.

The Resort Path may provide an opportunity for either an instructional or a self-guided environmental educational experience. The path could be equipped with interpretive signage that would indicate potential wildlife viewing areas, identify plant and animal species and describe the natural systems that are constantly at work in the area. The Resort Path could also connect Wildacres Resort and the other Belleayre Resort developments with the DEC hiking trails, providing a more ‘natural’ venue for environmental tours.

There are several opportunities for Belleayre Resort to develop cooperative relationships with other environmental education organizations in the region.

- Frost Valley YMCA (Claryville) is an internationally recognized not-for-profit environmental education center that offers extensive educational programming and has many unique facilities oriented toward environmental education and stewardship. Belleayre Resort's programs may be designed to complement those already in existence at Frost Valley, allowing guests staying at Belleayre Resort the opportunity to visit Frost Valley for additional experiences. In the event that the Resort develops an instructional staff to deliver programs for guests, there may be opportunities for mutual staff development programs.
- The Catskill Center for Conservation and Development (Arkville) may utilize facilities at Belleayre Resort for their existing Hike, Recreation and Lecture Series. Interpretive trails and environmentally unique areas (i.e. a wetland preserve) would be of particular interest, and may also be utilized as part of the center's school programs.
- The D.E.C. Bureau of Environmental Education may also utilize the resort's facilities for their programmed events. This may include the use of interpretive trails and indoor classroom/lecture space.

Recreational Programming

All recreational programming opportunities for the Belleayre Resort begin at the Wildacres Resort center. The hotel could be the starting point for the Resort Path, and the registration and gathering area for all activities. From there, guests will proceed independently or be guided to the activity of their choice. If a particular activity occurs at another resort location or a nearby hamlet, Wildacres Resort guests will be directed or taken there.

A number of activities may occur as part of the clubhouses, conference center or other hotel facilities. In addition to golf, the Highmount Golf Club may be home to a golf academy. Tennis, horseshoes, croquet, bocci and billiards may all be played on the grounds surrounding the clubhouses or hotels or in the buildings themselves. A swimming pool, children's play area, and health & fitness club will be at these locations.

Seasonal activities such as flower collecting, berry picking, maple syrup gathering and gardening, as well as such sports as disc golf and orienteering may occur in the undeveloped areas of the Wildacres Resort property. The Wilderness Activity Center will be an the location for ropes courses and climbing walls.

The Resort Path may provide an opportunity for walking and cycling, either around the Wildacres area or to one of the other resort developments. The Resort Path could also create a primary means for guests to access activities occurring at Belleayre Mountain Ski Center and throughout the Wildacres Resort development. The Resort Path would be designed to connect to the surrounding DEC hiking trails, providing guests with the option of guided or self-guided backcountry excursions.

In the winter guests could cross-country ski or snowshoe on the Resort Path or around the golf course at Wildacres Resort. The outdoor areas surrounding the clubhouses and hotels could be the sites of an ice skating rink, snowplay/snow sculpturing area and bonfire pit. The slopes of the former Highmount ski area – renamed the Wilderness Activity Center – maybe used for winter or summer gravity sports, such as tobogganing, mountain biking, mountain boarding, alpine slides, and all-terrain in-line skating. The outdoors climbing wall will become an ice wall in the winter.

A Family Fun Zone may be located at the Wilderness Activity Center including playgrounds, miniature golf, the human maze, an alpine slide, volleyball and basketball courts, batting cages and a trampoline. Some steep slope gradients may limit the possibilities at this location.

B. Belleayre Mountain Ski Center

The Belleayre Mountain Ski Center is owned by the State of New York and operated under the jurisdiction of the Department of Environmental Conservation. The area is designated within the Constitution of New York State as a high intensity recreation use zone in the DEC Unit Management Plan. In 1999 the state made 6 million dollars in improvements to the Ski Center to improve its market position and appeal. Currently the Belleayre Mountain Ski Center is operating primarily as a winter ski area. Summer activities at the Ski Center include the “Belleayre Conservatory”, which operates the largest, most varied summer long music concert program, spanning opera to jazz, in a 60-mile radius of Belleayre Mountain. Other summer activities include environmental education programs, mountain biking, interpretive trail, and scenic lift rides; the nearby Belleayre Beach at Pine Hill Lake provides a lake for swimming, boating, and fishing as well as picnic pavilions. The existing Ski Center provides a number of facilities and events that may be utilized by the community and guests of the Belleayre Resort.

The Belleayre Mountain Ski Center includes alpine skiing facilities with 7 lifts and 35 trails. The mountain has 2,193 acres of terrain (161 acres of skiable terrain) and 1,404 vertical feet.

The ski facility has the capacity to accommodate 5,500 people at one time. The Ski Center also has 9.2 kilometers of cross country trails.

Included in the ski facilities are three base lodges and a summit lodge: The Overlook Lodge, Discovery Lodge and the Longhouse Lodge in the base and the Sunset Lodge at the summit. The main base lodge, the Overlook Lodge, has a cafeteria that seats 650 people. The majority of the space in the lodges is not used regularly during the off-season months and could potentially be utilized by Belleayre Resort for programmed activities and events. This could include summer camp, classrooms, or conference facilities. The Sunset Lodge is open in the summer for guests enjoying scenic lift rides and hiking in the area. In addition, a mountain top location at the site of the former lookout tower may be considered a possible recreation node, providing a link between the Ski Center trails and the DEC trails beyond.

The Resort Path could be designed to connect the Belleayre Mountain Ski Center with the Wildacres Resort, Big Indian Plateau and Highlands developments. In addition to the Resort Path, a regularly run resort shuttle may be used to access the Ski Center from the development areas. Horse-drawn wagons or sleighs may be used as shuttles at different times of the year.

Education/cultural Programming

The Belleayre Mountain Ski Center has a number of opportunities for educational and cultural activities. The Ski Center has had success with summer and fall festivals and may continue this with the potential addition of fairs and craft shows. During the off-seasons (spring, summer and fall), the base lodges may become classrooms for environmental education, meeting rooms, conference facilities, and staging points for guided tours on DEC trails. The DEC currently offers year round guided tours of the area and may expand to offer 'Ski-cology' type courses in the winter. These courses combine learning how to ski with learning about the environment. The Ski Center may also provide a lift accessed area at the top of the mountain to provide visitors with the opportunity to view the surrounding mountains and valleys. This observation deck may be used during clear nights for celestial observation (star gazing) if the land management policies allow night time use.

Recreational Programming

The Belleayre Mountain Ski Center is a recreation based, family oriented ski area which offers a wide variety of sliding activities and holds the potential for many more. Any future uses of the Ski Center must be consistent with the unit management plan. Alpine skiing, snowboarding, snowblading and nordic skiing are currently the area's most popular forms of recreation in the

winter. The adjacent DEC trail system provides ideal terrain for additional nordic skiing and snowshoeing. Tubing may occur on appropriate slopes (if available) to supplement the winter recreation offering, along with ice skating and snow play. Some of the more gentle slopes within the Ski Center may be used for mountain boarding, mountain biking and all-terrain in-line skating in the summer. The nearby Belleayre Beach at Pine Hill Lake provides a lake for swimming, boating, and fishing as well as picnic pavilions.

The existing DEC trails, and possibly the Resort Path (if constructed), may be used for hiking, biking trails and nature tours. The trails located within the Ski Center provide access to the surrounding back-country, providing opportunities for wilderness excursions, orienteering and primitive camping sites.

C. Big Indian Plateau and Belleayre Highlands: “Secluded Resort Facilities”

The plateau and mountainside environments of the Big Indian Plateau and Belleayre Highlands developments feature expansive views and strong physical connections to the surrounding natural environment. The secluded nature of these areas fosters an exclusive resort setting; both developments offer a more private resort experience than the Wildacres Resort area.

The Resort Path circles the plateau area at the periphery of the development and connects to the clubhouse facilities. Guests staying at Big Indian Plateau may use this path to walk to the Belleayre Highlands development, the Belleayre Mountain Ski Center and Wildacres Resort. A resort shuttle may also be used to visit these areas. Horse-drawn wagons or sleighs may be used as shuttles at different times of the year.

Education/Cultural Programming

The Big Indian Resort and Spa will contain a spa/wellness center for the use of guests staying at the hotel. The hotel may be used to host small-scale conferences, business meetings and retreats. Educational programs may also be held in the hotel. Classes focusing on environmental education could take advantage of the interpretive Resort Path and the surrounding DEC hiking trails.

Recreational Programming

Recreational programming opportunities at the Big Indian Plateau will occur at the country club clubhouse facility, the Brisbane Mansion and the Big Indian Resort and Spa. In addition to golf, guests staying at the Plateau may also play tennis, go swimming, or visit the spa facilities in the

hotel. In the winter guests could cross-country ski or snowshoe on the Resort Path or around the golf course.

The many recreational activities offered at Wildacres Resort (including the Wilderness Activity Center) and the Ski Center are available to guests staying at the Big Indian Plateau developments, and may be accessed via the Resort Path or the resort shuttle.

D. Programming Details

Educational/Cultural

1. Arts & Crafts

Daily programming – Arts & Crafts programming will be dependent on available expertise and resources.

On-site Programs

- Kids 3-5 – puppet making, finger painting, picture frame making;
- Kids 5-8 – paint-your-own ceramics, picture frame making, jewelry making, flower pressing, print making, pottery, weaving;
- Kids 8-12 – paint-your-own ceramics, picture frame making, jewelry making, flower pressing, print making, pottery, weaving, wood working (i.e. bird houses), model making;
- Kids 12-15 – black and white photography, paint-your-own ceramics, picture frame making, jewelry making, flower pressing, print making, pottery, weaving, stained glass, furniture making, wood working (i.e. bird carving), model making (design/build);
- Adults - black and white photography, paint-your-own ceramics, picture frame making, jewelry making, flower pressing, print making, pottery, weaving, stained glass, furniture making, wood working (i.e. bird carving), model making (design/build).

Facilities

- Indoor Arts & Crafts center (at Wildacres) including woodworking shop, storage;
- Retail space available for local artisans;

- Central booking for activities and trips (coordinated with other ticketing/reservations);
- Display cases throughout resort properties (i.e. lobbies, meeting rooms) for local artisans.

Off-site Programs

- Gallery Tours, Museums, Antiquing (self-guided with help of area map or guided);
- Weekly visits for classes with local artisans - potter, glass blower, sculptor, painter, weaver.

Multi-day ‘special interest’ destination programs

On-site Programs

- Nature photography, water color landscape painting, field sketching, pottery.

Facilities

- Indoor flexible workshop space (using the Children’s Center) – segregated from daily programs (exclusive to special interest groups). Should include classroom space and workshop space.

2. Environmental Education

Daily programming

On-site Programs

- Utilizing the Belleayre Mountain Ski Center interpretive trails, the Wildacres trail network and surrounding DEC trails.
 - ⇒ Guided walks – A daily schedule of walks, focusing on different aspects of the local flora and fauna.
 - ⇒ Self-guided walks – Maps and guidebooks made available for DEC interpretive trails (at Belleayre Mountain Ski Center).
- Lecture Series – A daily schedule of afternoon and/or evening lectures, focusing on different aspects of the local natural environment. Afternoon talks may be combined with guided walks and incorporated into kid's programming. Evening lectures geared toward families. Speakers may include resort staff or guests from DEC, Frost Valley, Catskill Center for Conservation and Development, etc.

Facilities

- Indoor auditorium at Wildacres Resort Hotel, and the outdoor deck at the Wilderness Activity Center (WAC). Smaller classrooms for interactive talks and workshops (kids and/or adults). Breakout rooms at Wildacres conference center and WAC. Interactive trail network through Wildacres and Big Indian, connecting with the Ski Center, the Wilderness Activity Center and adjacent DEC trails.
- Central booking for trips (coordinated with other ticketing/reservations).
- Display cases/signage throughout resort properties (i.e. lobbies, meeting rooms).
- Covered outdoor pavilion for rainy day activities.

Off-site Programs

- Trips to Frost Valley, Catskill Center for Conservation and Development.
- Seasonal trips – sugaring, fruit picking, pumpkin picking, vineyard tours, Christmas trees.

Multi-day 'special interest' destination programs – Multi-day programs may include a variety of recreational activities, overnight camping trips, and excursions to regional conservation areas (Frost Valley, Catskill Center for Conservation and Development).

3. Environmental Awareness

Daily programming – Providing opportunities to learn about manmade systems and sustainable development practices used at the resort.

On-site Programs

- Interpretive signage throughout resort facilities, indicating unique features of building construction, siting, maintenance and servicing the resort (including sustainable building techniques, recycling programs, hazardous waste reduction, water conservation, energy conservation).

Facilities

- Central booking for trips (coordinated with other ticketing/reservations);
- Display cases/signage throughout resort properties (i.e. lobbies, meeting rooms).

Off-site Programs

- Tours and events at the planned Watershed Museum.

4. Wellness

Daily programming – A daily schedule of health and fitness classes and services, offered in conjunction with the spa at Wildacres.

On-site Programs

- Aerobics, Water aerobics, yoga, t'ai chi, meditation, weight training, all-circuit training, special seasonal training (i.e. ski conditioning) massage;
- Afternoon/evening lectures on nutrition, health issues;
- Seasonal athletic events (i.e. summer triathlon, fall 10K).

Facilities

- Workout studio (aerobics, yoga, t'ai chi, meditation), pool;
- Sauna, steam room, hot tub (indoor);
- Central booking (coordinated with other ticketing/reservations);
- Outdoor fitness running trail with activity stations.

Off-site Programs

- Spa treatments at the Emerson or Big Indian Resort and Spa.

Multi-day ‘special interest’ destination programs – Long-term programming may include a seasonal schedule of multi-day courses focusing on health and wellness.

5. Performing Arts

Daily programming – Seasonal programming of events both on and off site. Daily programming (repeating schedule) for children, adults and family entertainment.

On-site Programs

- Visiting theater groups (i.e. Arm-of-the-sea Theater) including participatory theater events (i.e. Adventure Game Theater);
- Belleayre Mountain Ski Center summer concert series (weekend events);
- Comedians, magicians, small musical groups (contemporary and classical);
- Movie theme nights;
- Kid’s (and adults) daily workshops that culminate in a performance.

Facilities

- Central ticketing facility;
- Central meeting place for trips;
- 100 seat beverage lounge (opens up into multi-purpose restaurant for a total of 250 seats);
- 250 seat chapel;
- 500 seat ballroom/auditorium (flexible space for theater, musical performances, movies or conventions).

Off-site Programs

- Trips to the Shandaken Theatrical Society in Phoenicia, Woodstock Playhouse and the Bird on a Cliff Theater in Woodstock, the Bearsville Theater in Bearsville, Broadway Theater in Kingston, New York Conservatory for the Arts in Hurley, Unison Arts and Learning Center.

Multi-day ‘special interest’ destination programs – Long-term programming may include a seasonal schedule of multi-day workshops focusing on performing arts, or multi-day tours of regional events.

6. Business Retreats/Meetings/Conferences

Programming – On-site meetings/conferences (one day or multi-day) will be combined with resort activities. Oriented toward outdoor activities and the ‘resort experience’.

On-site Programs

- Meetings/conferences held in the ballrooms or meeting rooms at Big Indian or Wildacres Resort;
- Outdoor ‘team-building’ events – ropes course/climbing wall, golf, hiking/snowshoeing, mountain biking, back-country survival camping, skiing/riding, horseback riding;
- Spouse/family activities – accompanying family members may utilize all resort facilities and participate in the daily programs offered by the resort (on-site and off-site);
- Evening entertainment – meeting/conference attendees and their families may participate in programmed events and entertainment offered at the resort.

Facilities

- Flexible meeting space is available at both the Big Indian Resort and Spa and the Wildacres Resort. Maximum capacity for meetings/conferences = 500 guests.

Off-site Programs

- Attendees and their families may participate in all off-site programmed events, entertainment and recreational activities.

Recreation

1. Water Play

Daily programming – Water play will be incorporated into daily kid’s programs. The pool will be available for various uses (classes, games, lap swimming) throughout the day.

On-site Programs

- Swimming lessons at the Wildacres pool;
- Water aerobics classes;
- Water volleyball games.

Facilities

- Indoor private pool at Wildacres;
- Central booking for trips off-site (coordinated with other ticketing/reservations).

Off-site Programs

- Swimming and rowboats at the Belleayre Beach at Pine Hill Lake;
- Tubing on the Esopus River with Town Tinker Tube Rentals (Phoenicia);
- Hudson Riverboat trips.

2. Golf and Tennis

Daily programming – Regular play on the golf course and tennis courts. Tennis and golf lessons will be available for adults and kids; lessons will be incorporated into kid's daily programming. Tournaments and special events may be incorporated into weekly programs.

On-site Programs

- Regular play on golf course and tennis courts;
- Private and group lessons;
- Skills clinics – children, adults, women's only;
- Tournaments.

Facilities

- 18 hole golf course;
- indoor classroom space for golf training at the Big Indian Resort and Spa;
- indoor tennis (bubble over 2 of the Wildacres courts);
- Central booking for courts and tee times (coordinated with other ticketing/reservations).

Off-site Programs

- Regional golf courses;
- Mini-golf (in Tannersville – on Rte. 214 at the intersection of Rte. 23A).

Multi-day ‘special interest’ destination programs – Multi-day skills camps for adults and children. Multi-day program itinerary would incorporate trips to other regional golf courses.

3. Hiking (Snowshoeing)

Daily programming

On-site Programs

- Guided hikes (see environmental education);
- Self-guided hikes (mapping available).

Facilities

- Connector trails to DEC and Belleayre Mountain Ski Center trails;
- Central booking for courts and tee times (coordinated with other ticketing/reservations).

Off-site Programs

- Guided or self-guided trips to regional trail networks.

Multi-day ‘special interest’ destination programs - A multi-day hiking/camping with an environmental education/outdoor survival skills focus.

Facilities

- Classroom/meeting area for trip coordination.

4. Cross country skiing

Daily programming

On-site Programs

- Lesson for adults and children. Children’s lessons may be incorporated into daily program.
- Skills clinics – children, adults, women’s only;
- Weekly ‘fun’ races;
- Annual special event races (i.e. Valentine’s Day Classic).

Facilities

- Central meeting area for lesson groups and transportation to Belleayre (coordinated with other ticketing/reservations);
- Trail network around golf course;
- Connector trail to Belleayre Mountain Ski Center network.

Off-site Programs

- Backcountry skiing on surrounding DEC trails;
- Cross country ski center at Frost Valley.

Multi-day ‘special interest’ destination programs - A multi-day ‘learn to ski’ program with an environmental education focus.

5. Horseback riding

Daily programming – Lessons, trail rides and wilderness camping via horseback available in Phoenicia at the Saddle Up Ranch. Lessons and trail rides will be incorporated into daily kids programs.

Facilities

- Central meeting area for lesson groups and transportation to Saddle Up (coordinated with other ticketing/reservations).

Off-site Programs

- Saddle Up Ranch (coordinated with other ticketing/reservations).

Multi-day ‘special interest’ destination programs – A multi-day wilderness camping program with an environmental education focus.

6. Fishing

Daily programming – Casting lessons and guided fishing trips may be incorporated into daily programming for all ages.

Facilities

- Central meeting area for lesson groups and transportation to Catskill Corners or for guided trips (coordinated with other ticketing/reservations).

Off-site Programs

- Casting lessons at Catskill Corners and Belleayre Ski Shop;
- Guided fishing trips to local/regional rivers and streams.

Multi-day ‘special interest’ destination programs – A multi-day ‘fishing tour’ with an environmental education focus.

7. Games

Daily programming – A number of ‘game’ type activities will be available at the Wilderness Activity Center or the Children’s Center. These games will be incorporated into the daily kids programming and will also be available for independent play.

On-site Programs

- ***Wilderness Activity Center***
 - ⇒ Archery;
 - ⇒ Disc golf;
 - ⇒ Capture the flag.
- ***Children’s Center***
 - ⇒ Croquet;
 - ⇒ Horseshoes;
 - ⇒ Badminton;
 - ⇒ Volleyball;
 - ⇒ Basketball.

Facilities

- Wilderness Activity Center, Children’s Center.

Off-site Programs

- Paintball in New Paltz;
- Field sports

- ⇒ Fleischmanns Village Park – baseball field, soccer field, swings, playground area and tennis courts;
- ⇒ Margaretville Village Park – soccer field, softball field, ice skating (winter only), pavilion;
- ⇒ Margaretville Central School – large fields, basketball courts and tennis courts, swings, night lighting;
- ⇒ Glenbrook Park – Little League field, ice skating (winter only), pavilion, BBQ area;
- ⇒ Phoenicia Park – soccer fields, basketball, swings;
- ⇒ Big Indian – soccer fields, softball fields, pavilion, BBQ area.

8. Cycling

Daily programming – Oriented toward adult participation. Guided tours available as part of daily programming (varying ability levels). Maps available for self-guided loops (varying distances and ability levels).

Facilities

- Central meeting area for group rides and transportation for guided trips (coordinated with other ticketing/reservations).

Multi-day ‘special interest’ destination programs – Multi-day cycling tours – either staging from the resort or returning daily to the resort.

9. Ropes Course/Climbing Walls

Daily programming – The ropes course and climbing walls will be utilized by business meeting/conference groups, as a component of the daily programming (for both adults and kids) or special interest multi-day programming, and on an individual sign-up basis.

On-site Programs

- Team building workshops (in conjunction with meeting/conference groups);
- Kid’s challenge – as part of daily programming;
- Adult’s challenge – as part of daily programming or multi-day special interest programs;

- Individual sign-up (need supervisor on duty).

Facilities

- Central booking area (coordinated with other ticketing/reservations);
- Ropes course and indoor/outdoor climbing walls (Wilderness Activity Center);
- Storage for course materials (ropes, harnesses, helmets, maintenance).

10. Ice Skating

Daily programming – If built, ice skating at the Wilderness Activity Center may be incorporated into children’s and adult’s programming. Trips to nearby rinks will be organized as special events.

On-site Programs

- Skating lessons (figure skating and hockey) for children (and adults);
- Family skate – free skating;
- Hockey games – for adults and children.

Facilities

- Wilderness Activity Center.

Off-site Programs

- Trips to local rinks – Saugerties and Poughkeepsie.

Multi-day ‘special interest’ destination programs – Multi-day hockey camps for adults and children.

11. Mountain Biking

Daily programming – Mountain bike trails may be used by all guests at the resort, whether as part of a daily program, a special skills clinic, or a ‘fun’ training race series event. Mountain bike rentals are available at Belleayre Ski Shop.

On-site Programs

- Guided rides (may be combined with environmental education) for children and adults;
- Skills clinics – children, adults, women’s only;
- Training race series;
- Lift served mountain biking at Belleayre Ski Center.

Facilities

- Mountain bike rentals;
- Repair shop;
- Central booking area (coordinated with other ticketing/reservations).

Off-site Programs

- Trips to Plattekill mountain bike facilities.

Multi-day ‘special interest’ destination programs – Multi-day mountain biking outings and camps for adults and children.

12. Indoor fitness

Daily programming – Nautilus, free weights and cardio machines or similar equipment will be available for all guests staying at the resort.

On-site Programs

- Weight training;
- Fitness consultations;
- Lap swimming, water aerobics;
- Aerobics, jazzercise, spinning classes.

Facilities

- Spa at Wildacres Resort.

Off-site Programs

- Spa facilities at the Emerson and Big Indian Resort and Spa.

13. Excursions

Daily programming – A number of off-site excursions will be available as part of the daily programming for both adults and children.

Facilities

- Central booking area (coordinated with other ticketing/reservations);

Off-site Programs

- Train rides – Delaware and Ulster Railroad (Roxbury to Highmount), Catskill Mountain Railroad (Phoenicia);
- Lift rides at Belleayre Mountain Ski Center;
- Hudson River Cruises (Kingston), North River Cruises (Kingston);
- Snowmobile tours at Silver Springs Ranch (Haines Falls);
- Kingston carnival (Kingston);
- Museums – Harness Racing Museum (Goshen), Northeast Classic Car Museum (Norwich), Trolley Museum of New York (Kingston), National Soccer Hall of Fame (Oneonta), Fenimore Art Museum (Cooperstown), Hanford Mills Museum (East Meredith), Quarryman’s Museum (Saugerties), Farmer’s Museum (Cooperstown), National Baseball Hall of Fame (Cooperstown), Adirondack Museum (Blue Mountain Lake), Empire State Railway Museum (Phoenicia);
- Caving - Natural Stone Bridge and Caves (Pottersville), Secret Caverns (Cobleskill), Howe Caverns (Howes Cave);
- Zoom Flume Water Park (East Durham);
- Ommegang Brewery (Cooperstown), Fly Creek Cider Mill (Fly Creek), Brotherhood Winery (Washingtonville).

VI. Appendix: Programming Opportunities

The following is a comprehensive list of educational, cultural and recreational programming opportunities that are suitable for resort environments. The activities and facilities listed are consistent with the major programming trends identified in the market study of this report. These lists served as a basis for the programming opportunities of the Belleayre Resort at Catskill Park. Refinements to the lists, as expanded upon in this report, reflect the resort's vision, physical site conditions and development program.

Environmental Education

- Natural environment
 - ⇒ Ecosystems (wetland walk, interpretive trails, interactive – ‘Ski-cology’);
 - ⇒ Wildlife;
 - ⇒ Flora/fauna (arboretum);
 - ⇒ Space (observatory).
- Natural history.
- Man's systems
 - ⇒ Infrastructure;
 - ⇒ Construction;
 - ⇒ How the resort operates (i.e. water treatment plant, Watershed Museum);
 - ⇒ How the resort was built.
- Arts and crafts.
- Classroom venues for package courses.

Cultural

- Arts
 - ⇒ Performing Arts Center (festivals, fairs, concerts);
 - ⇒ Interactive Theater;
 - ⇒ Galleries/Museums/Libraries;
 - ⇒ Movie Theater.
- Business Retreats/Meetings/Conferences
 - ⇒ Educational Programs Venues (classrooms).
- Conventions.
- Spa/Wellness Centers.

Recreation - Summer

Family/Soft Adventure:

Golf
Golf Driving Range
Tennis
Health & Fitness Club
Walk/Bike Path
Walking Tours
Bicycle Tour
Indoor Swimming Pool
Belleayre Beach (Swimming)
Scenic Lift Rides
Hiking
Disc Golf
Playground
Alpine Slide
Summer Camp
Arts and Crafts
Nature Tours
Flower Collecting
Berry Picking
Maple Syrup Gathering
Star Gazing
Orienteering
Hay Rides
Fishing
Camp Fire Activities
Open Fields
Archery
Kids Fun Zone
Horseshoes
Croquet
Barbecue
Billiards
Game Arcade
Horseback Riding
River Tubing

Active Sports:

Mountain Biking
Hiking
Backpacking
Climbing Walls
Skate & In-Line Park
Mountain Boarding
All-Terrain Rollerblade
Volleyball
Basketball
Zip Line
Trampoline
Velcro Wall
Ropes Course

Recreation - Winter

Family/Soft Adventure:

Ski-cology
Tubing
Tobogganing
Sledding
Snowplay/Snow Sculpturing
Ice Skating
Horse Drawn Sleigh Rides
Snowshoe Tours
Winter Nature Tours
Bonfires/Conversation Pits
Exercising (in fitness center)

Active Sports:

Alpine Skiing
Snowboarding
Nordic Skiing
Snowshoeing
Hockey
Indoor Racquet Sports
Indoor Climbing Wall
Ice Wall
Curling