

Holland Lake Lodge Master Development Plan



USDA Forest Service
Flathead National Forest
Resort / Marina Term Special Use Permit

SUBMISSION DATE:

April 15th, 2022

SUBMITTED TO:

USDA Forest Service
Flathead National Forest

SUBMITTED BY:

POWDR Corp
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1.0 MASTER DEVELOPMENT PLAN

Holland Lake Lodge (the “Lodge”) is located inside the Swan Valley in the Flathead National Forest. The Lodge operates under the authority of a *Resort/Marina Term Special Use Permit (SUP)*, authorization ID: *SWA 456*, with the U.S. Forest Service (USFS). As the permit holder and operator, Holland Lake Lodge, Inc. proposes to expand and improve accommodations at Holland Lake.

This Master Development Plan (MDP) details our vision and intention to significantly improve buildings and infrastructure at Holland Lake, allowing the Lodge to operate more effectively and efficiently. The primary goal of this MDP is to enhance the visitor experience while allowing the Lodge to operate for decades to come. Upon completion, more people will be able to enjoy Holland Lake while having access to a higher quality and a wider range of accommodations and services.

1.1 REQUEST FOR APPROVAL

We request the following from the U.S. Forest Service:

1. **Timely review and approval of the MDP.** We request the MDP be approved with the understanding that further submissions to USFS are required prior to construction (e.g. proposed action, permits, stamped drawings, etc.). Approval of the MDP also includes reviewing section 106 of the National Historic Preservation Act for possible recommendations.
2. **Timely review and approval of proposed action under NEPA.** We additionally request categorical exclusion under NEPA with the understanding that improvements proposed in this MDP fall under 36 CFR 220.6 Infrastructure (Recreation Sites) – (e)(22). A proposed action report addressing NEPA will follow submission of the MDP.



1.2 ABOUT THE APPLICANT

The applicant, Holland Lake Lodge, Inc. is a joint venture consisting of the current owner of the Lodge, Christian Wohlfeil, and the future owner POWDR Corp (POWDR).

Mr. Wohlfeil¹ has owned and operated the Lodge for the past twenty years. Christian moved to Montana in 1999 and purchased the Lodge in 2002. In Mr. Wohlfeil's words:

"Holland Lake Lodge is a truly special place. It is my intention, to preserve the integrity of what is here, and to share this place with all who come here. We try to rival the views with exceptional service, amazing food and an unforgettable experience."

POWDR² is a private, family-owned, Adventure Lifestyle Company that is locally focused, delivering soulful experiences that matter to our guests and communities. POWDR destinations include Mt Bachelor, Snowbird, Copper Mountain, Sun Country Tours, and Woodward Camps.

"Holland Lake Lodge is a soulful place, where families spend time in the outdoors with the people they love. To continue this legacy, restoration and improvement of the property is required. We will continue to preserve the spirit and integrity of Holland Lake while upgrading accommodations. All visitors are welcome at Holland Lake Lodge."

¹ www.hollandlakelodge.com

² www.powdr.com





2.0 BENEFITS OF EXPANDING PUBLIC USE

Holland Lake has been a haven for outdoor recreation since the early 1900's, providing opportunity for reflection and relaxation in a breathtaking setting. Over the past decade, demand for recreation in Montana has increased substantially. With the influx of people visiting and living in the Flathead Valley it is critical to upgrade public facilities and increase access to the outdoors, while still carefully balancing the protection of natural resources.

By improving the Lodge, we have a unique opportunity to offer the public upgraded accommodation and recreation opportunities, while retaining the resource integrity and spirit of Holland Lake.

2.1 FLATHEAD MANAGEMENT PLAN

The Flathead National Forest Land Management Plan is the principal document that guides decision making for Forest Service managers. Forest Plans provide long-term management direction for natural resource management and recreational uses within a national forest.

The Flathead Forest Plan identifies Holland Lake as a Focused Recreation Management Area 7 (GA-SV-MA7-Holland Lake). A *Focused Recreation Management Area* is defined in the Forest Plan as follows:

“Focused recreation areas typically feature certain types of recreation activities that take place near or at a large lake or reservoir, developed ski area or year-round resort, large campground, or trail system. Recreational use is already occurring in many of these areas, but in some cases the use would be enhanced through an emphasis on trail, road, and facility maintenance; increased visitor contact, education, and/or the development of additional recreation opportunities such as mountain bike trails, hiking trails, or boat ramps. These areas would accommodate existing as well as additional recreation growth and are intended to benefit local economies by having robust recreation settings that are responsive to changing conditions and changing use patterns and demands. This management area provides a focal point for not only existing recreation but also for new and/or enhanced recreation activities.”



In line with the Forest Plan, our intention is to enhance the recreation experience, improve facilities and increase visitor contact with the outdoors. Specifics benefits of the expansion proposed in this MDP include:

- ✓ Improving and modernizing infrastructure
- ✓ Expanding and improving overnight accommodations
- ✓ Expanding food and beverage services
- ✓ Improving fire safety
- ✓ Improving facility maintenance
- ✓ Providing a day-use beach and swim docks
- ✓ Providing additional public restrooms
- ✓ Expanding non-motorized water sports rentals
- ✓ Offering educational information to visitors on hiking, the environment and wildlife
- ✓ Explaining the historic significance of the Lodge

All the services presented in this MDP are already approved services in the SUP, including lodging, food services, retail sales, liquor sales, rental services and outfitting and guiding.

2.2 ECONOMIC DEVELOPMENT

Holland Lake Lodge is only three miles off the Swan Highway (Montana HWY 83), the primary artery for summer recreation travel between Missoula and Bigfork. During the summer, this leg of the Swan Highway is heavily used by tourists traveling between Yellowstone and Glacier National Parks. Additionally, the population of both Bigfork and Missoula have increased substantially over the past twenty years and locals continue to look for outdoor activities. Holland Lake, the Lodge and the Holland Lake Falls hike are increasingly popular attractions for both local and transient recreation enthusiasts.

Lodge expansion will provide up to 25 new jobs and help promote the abundant recreation activities available in the Swan Valley. New jobs will be available for chefs, wait staff, clerks, management and maintenance staff. New contract opportunities for guides, caterers and recreation specialists will also be brought to the Swan Valley.



3.0 SITE CONDITIONS

Holland Lake Lodge is located in Missoula County, approximately 11 miles south of Condon, accessed from Holland Lake Road. The permit area is a 15-acre recreational area located within the SE¼ of the NW¼ and the NE¼ of the NW¼ of Section 35, Township 20 North (T20N), Range 16 West (R16W).

3.1 TOPOGRAPHY AND ACCESS

The permit area is located on the northeastern side of Holland Lake, with the south edge forming the bank of Holland Lake. Generally, elevation ranges from 4,050 feet (along the edge of the Lake) to 4,062 feet (along the northern edge fronting Holland Lake Road). The topography undulates moderately from east to west.

The regulatory floodplain is FEMA Zone D (see Appendix A). Groundwater is shallow, as evidenced by the static water elevations of the two onsite wells both being less than ten feet below the ground surface. Flood insurance requirements do not apply in areas designated as Zone D, but optional coverage is available.

3.2 HISTORIC SITE CONDITIONS

In 1918, David and Ada White moved to Swan River country after having ranched in Butte for nearly five years. Soon after, they were joined by Ada's brother Roria Wilhelm a lumberman, guide, packer and outfitter. The three planned to establish a summer resort at Holland Lake with David and Ada operating it while "Babe" led outfitting trips (*The Missoulian* 1975a). The forest supervisor approved their permit and responded to their request in 1924 with enthusiasm, replying "[a] recreation plan for this area is one of the Forest Objectives for next year" (U.S. Forest Service 1924).

Construction began in the spring of 1925 on a lodge building close to the lake shore. The project also included several cabins for individual use, a dining hall, a boat house, and a garage, which would be built out of lumber from a nearby sawmill. Holland Lake Resort officially opened on July 4th of that summer with David White advertised as its proprietor (*The Missoulian* 1925). The resort was described as a "cottage camp" accommodating up to 50 guests offered boating, fishing, and horseback riding.



In the following years, the resort became synonymous with the popular dude ranch aesthetic of the time and was open during the spring, summer, and fall, then closed in the winter due to heavy snowfall. It regularly catered to young camp groups and affluent East Coast families. As popularity grew, the White's continued to build. A 1935 site plan depicts an 18-guest lakefront lodge and 16 cabins, accommodating up to 82 guests (see Figure 1). However, it is unclear whether this site plan was for a proposed Master Development Plan or represents actual site improvements.

In 1947, the original lodge burned to the ground. Consequently, the Old Lodge standing today was constructed farther back from the shoreline and equipped with a fireplace, porches, kitchen, and shared bathrooms. The Old Lodge was substantially complete in 1948 and later finished in 1950.



FIGURE 1. 1935 SITE PLAN - 18 GUEST LODGE AND 16 CABINS



In 1979, Holland Lake Lodge was sold to Howard Uhl and his friend Richard “Dick” Schaeffer from Portland, Oregon. The Uhls and Schaeffers were the first proprietors to keep the Lodge open all year after winterizing the main lodge and three of the small cabins. Among their other changes to the operation was the establishment of an annual 50-mile sled dog race with a course that started and finished at the Lodge (The Missoulian 1991). Recreational business and demands for lodging in public lands continued to increase, and in 1992, Howard Uhl and his wife submitted a Master Development Plan to expand accommodations. At the time, they could only accommodate 50 guests in the summer and 34 in the winter among the five cabins and nine sleeping rooms in the main lodge. The Uhls were turning people away during the busy summer months of July and August. As a solution, the Uhls sought to construct two more cabins, and an eight-unit motel that could handle 30 people, doubling their overnight capacity to 100 persons (The Missoulian 1992). Additionally, the couple proposed renovating and remodeling the Old Lodge, building a new barn and maintenance shop, and making improvements to the public showers and laundry facilities. It is assumed the upgrades contemplated in 1992 were never completed due to lack of funding.

3.3 CURRENT SITE CONDITIONS

Holland Lake Lodge currently consists of the old lakefront lodge (Old Lodge), a gift shop, six cabins and manager’s cabin. In total, the property can accommodate 50 overnight guests and 12 employees.

3.2.1 OLD LAKEFRONT LODGE AND DINING ROOM

The Old Lodge was built in 1948 and is approximately 3,800 square feet. The building has nine guest rooms upstairs with guests sharing a single men’s and woman’s restroom. Downstairs is a casual sitting area with bar in front of the fireplace, dining room and kitchen. The building has been renovated a few times since 1948, including an upgraded kitchen and a large stone fireplace installed in the late 90’s, but still generally represents the character-defining features of a remote recreational lodge sharing elements of the Adirondack design made popular in upstate New York’s lake region. As such, the Old Lodge has been recommended as eligible for historical significance under Criterion A (see Appendix C).

3.2.2 CABINS

Six cabins currently exist from the original 16 shown in the 1935 site plan (Figure 1). It is unclear what happened to these original cabins - or if all 16 were ever built. The six remaining cabins are registered with the county as being constructed between 1938 and 1962. It is unclear if these cabins



were built from scratch on the dates shown in the county records or substantially renovated and recorded at the time of renovation. Either way, there is little consistence in design between cabins. They are generally dilapidated, unwinterized and without foundations and modern conveniences.

FIGURE 2. CURRENT LODGE – 18 GUEST LODGE AND SIX CABINS



3.2.3 GIFT SHOP / RECEPTION

The gift shop consists of a two-story, log and wood frame building with additions on its east and west facades. The 1,250 square foot building lacks a foundation and has a front-gabled roof with gabled dormers on the east and west sides. The bottom floor serves as the gift shop and reception. The top floor serves as staff accommodations with a separate entrance. Because the building lacks a foundation, its structural integrity is badly compromised. In particular, the western wall sags badly due to rotting timbers and settling.

3.2.4 BARN

A small barn with hay loft was constructed in 1929. The building was replaced at some point between 1951-1963. Although the barn has some novelty value and a welcoming charm on entry to the Lodge, the barn is dilapidated to the point that it is no longer safe for use.

3.2.5 CARETAKER'S HOME

In 2017, a 1,300 square foot caretaker's residence was built on property. The residence was constructed to modern building standards with a kitchen, one bedroom, one bathroom, wood stove and additional sleeping loft.

3.2.6 MISCELLANEOUS AND TEMPORARY STRUCTURES

A maintenance shed and watersports storage building were built in 1962. Both buildings are dilapidated and neither building is watertight or structurally sound. Additionally, two non-permanent sauna and massage buildings currently sit within the permit area as personal property.



4.0 PROPOSED SITE IMPROVEMENTS

4.1 OPERATING SEASON

Holland Lake Lodge will initially be operated during the summer season, (approximately May 15th to October 15th). However, all new buildings will be winterized in the anticipation that there may be sufficient demand to operate a winter season as well (approximately November 20th to January 15th).

4.2 GUEST CAPACITY

Holland Lake Lodge can currently accommodate 50 overnight guests and 12 employees. On a busy summer Saturday, the kitchen serves as many as 250 meals, which includes three meals a day for overnight guests and an addition 100 meals for walk in guests. The Lodge has held weddings and special events for up to 300 guests in the past.

Total overnight guest capacity at the Lodge as proposed is 156. However, this assumes 100% occupancy and a head on every pillow (i.e., every bed has two guests in it), which will likely never happen. Therefore, it is anticipated that between 90-120 guests will stay overnight on an average weekend in the summer. This is approximately three times the current visitor volume but not significantly more than detailed in the 1935 Site Plan or proposed in the Uhl's 1979 Master Development Plan.

The proposed Mission Mountain Restaurant will have indoor seating capacity for 120 guests. Outdoor seating will also be available for an additional 30 guests when the weather allows for it. The new kitchen will be designed to serve three times as many meals as the current kitchen.

4.3 PROPOSED SITE PLANS

Table 1 below details the buildings we proposed to remove, protect, and build new. Site plans for the property are presented on the next two pages as Figure 3 and Figure 4. When placing the improvements, every effort will be made to minimize tree removal and ground disturbance. A 20-foot shoreline protection zone will be maintained throughout the development process.



TABLE 1: PROPOSED IMPROVEMENTS AT HOLLAND LAKE

New Structures	Approximate New Sq. Ft.	Quantity
Bob Marshall Lodge (28 lodge rooms)	13,000	1
Lake Cabins (2 bed / 1 ba)	650	10
Bunkies (1 bed / 1 ba)	250	16
Maintenance Building	2,000	1
Employee Housing	2,000	1
Welcome Center	2,000	1
Mission Mountain Restaurant	3,000	1
Watersports Building	400	1
Structures to be Removed	Approximate Sq. Ft.	Quantity
Cabin #1 (Grizz Den)	300	1
Cabin #2 (Moose Roost)	495	1
Cabin #3 (Loon Loft)	600	1
Cabin #4 (Bear Lair/Wolf House)	300	1
Cabin #5 (Lake Cabin)	995	1
Check in / Retail (Gift Shop)	1,200	1
Storage Shed	800	1
Watersports Shed	200	1
Sauna and massage (personal property)	100	2
Structures to be Protected	Approximate Sq. Ft.	Quantity
Owner's Cabin	1,300	1
Old Lodge	3,800	1
Barn	800	1



FIGURE 3: PROPOSED HOLLAND LAKE SITE PLAN

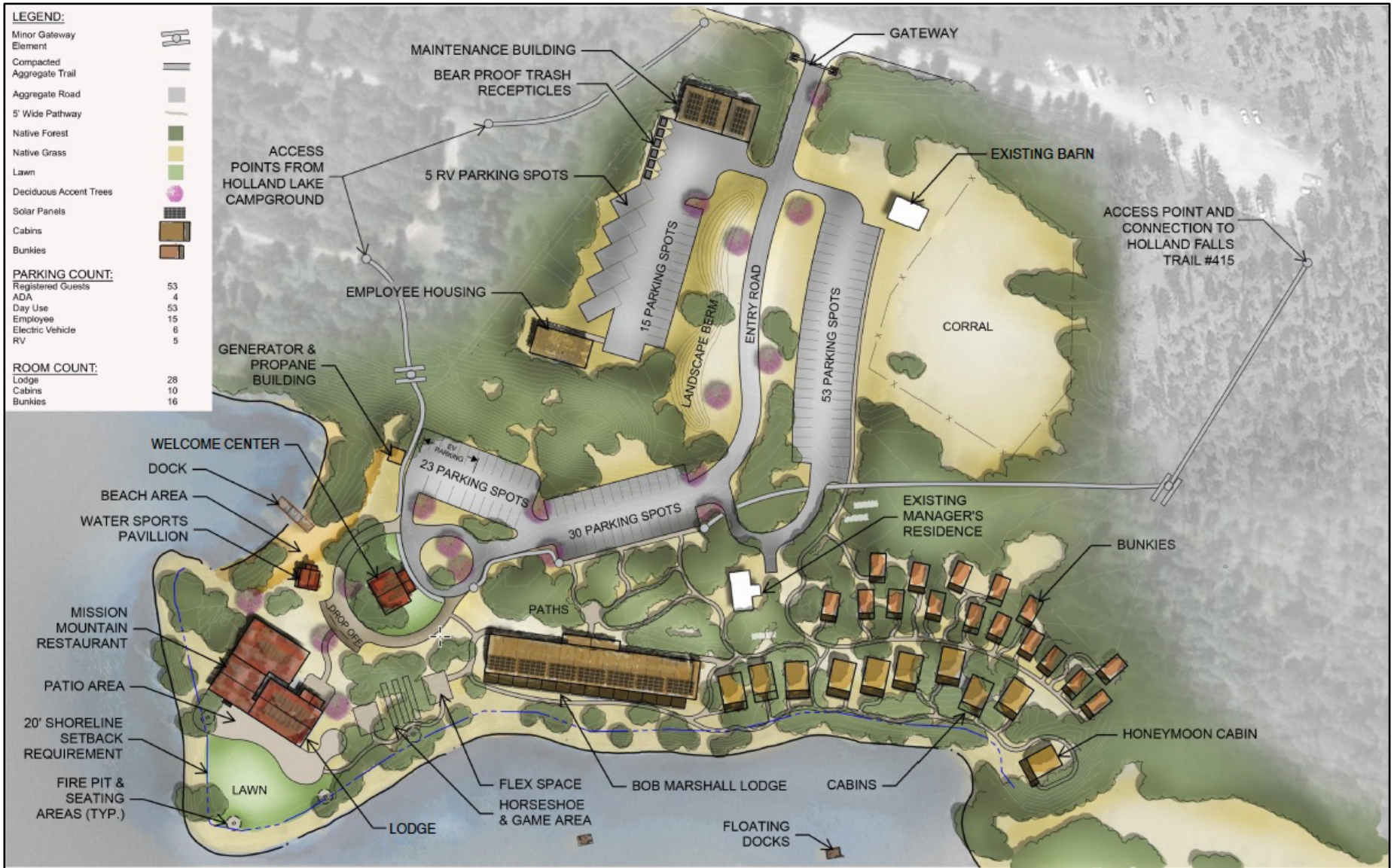


FIGURE 4: PROPOSED UTILITY PLAN



4.4 BUILDING REMOVAL

Making way for new and improved accommodations necessitates the removal of many of the old structures on the property, as noted in Table 1. Debris from old buildings will be hauled off site for appropriate disposal according to Montana standards, and spoils from infrastructure and construction will either be off hauled, used as backfill, or used in the proposed berm to the east of the new employee housing area. If elements of the existing buildings are salvageable, the design team may choose to reuse and incorporate them into the new construction - as design features or simply to reduce waste.

4.5 INFRASTRUCTURE UPGRADES

4.5.1 WATER

Holland Lake Lodge is located in the upper Swan River basin, near the watershed divide of the Swan River and Clearwater River drainages. The property is currently served by two wells. The well near the historic lake lodge was drilled in 1994 (Groundwater Information Center [GWIC] ID #142309). This well provides water to the cabins, Old Lodge and gift shop. The second well (GWIC ID #251825) was drilled for the manager's cabin in 2009 and is also plumbed to multiple spigots in the fenced pastures.

The Public Water System (PWS) serving the property is currently classified as a *transient, non-community PWS (TNC)*, which is defined as *a public water system supply that is not a community water system and that does not regularly serve at least 25 of the same persons for at least 6 months a year*. The proposed improvements require a layered approach to maintain the transient, non-community Public Water System (TNC) exempt status. Two new independent PWS systems will be developed, each serving approximately 50% of overall demand. The existing wells will either be abandoned or used for irrigation and fire suppression.

4.5.2 WASTEWATER

The wastewater treatment facility serving both Holland Lake Lodge and adjacent campgrounds is owned and operated by USFS. The treatment facility is outside the permit area and wastewater has historically been provided to the Lodge by USFS as a utility.



We understand that the treatment facility was built in 1970 and substantially upgraded in 2001 with 8,000 gallons of septic tank storage, a 115,000-gallon aerated lagoon and 424,000-gallon winter storage. In 2021, WGM Group was hired to inspect facility condition and determine if upgrades and / or expansion of the treatment facility would be required. A Technical Memo has been submitted to USFS summarizing findings and recommendations (see Appendix B).

Based on the flow data provided from USFS since 2009, significantly less flow has entered the treatment lagoon than what the system was designed for. Given the improvements proposed in this MDP and anticipated occupancy, the current wastewater system is considered sufficient with minor improvements.

As part of this Master Development Plan, HLL and USFS agree that HLL will be responsible for operation of the Holland Lake Wastewater Lagoon including improvements and upgrades, annual operation, maintenance costs and system repairs. HLL will invoice annually to USFS the pro-rata expenses for wastewater generated in the campgrounds. Handover of responsibilities to HLL will take place at a time of mutual agreement. The wastewater lagoon, piping and sprinkler area will be surveyed and added to the existing 15-acre permit area. Maintenance and upgrade responsibilities shall include:

- 1) Ensuring accurate flow data for both the Lodge and campground, which may include upgrading the wastewater flow meters and / or installing a SCADA system.
- 2) Obtaining all required federal, state, and local permits and approvals.
- 3) Installing backup electrical power generators for water supply and for wastewater pumps at the lodge in concurrence with the proposed lodge upgrades.
- 4) Based on flow data and need, adding septic tank storage capacity prior to discharge into lagoon.
- 5) Based on flow data and need, upgrading wastewater pumps and increasing force main size to accommodate additional flow capacity.
- 6) Based on flow data and need, installing a new wet well or additional septic tanks in the lodge area.
- 7) Based on flow data and need, installing a third lagoon or enlarging the existing lagoons.
- 8) Upgrading parts and having replacement parts and supplies on hand for recurring maintenance.
- 9) Repairing the lagoon liner as needed and cover any exposed liner above the water level.
- 10) Pumping septic tanks and monitoring and inspecting on a regular basis.
- 11) Inspecting the lagoon sludge depth and removing sludge if necessary.



4.5.3 ELECTRICAL AND SOLAR PHOTOVOLTAIC

Primary electrical is supplied by Missoula Electric Co-op (MEC) via a single-phase overhead line along the western side of the property boundary. From discussion with MEC, the electrical system can support two 600A services without major modification. So, the existing electrical capacity meets our needs. We propose to bury all electrical lines to the lodge, cabins and bunkies beginning at the overhead line immediately adjacent to the campground. A generator will be installed as back-up power for all primary systems at the property including lighting, water, wastewater, and kitchen equipment.

We would like to incorporate solar photovoltaics on both the Bob Marshal Lodge and the maintenance building. A final decision will be made prior to construction drawings based on feasibility, productivity (i.e., shading and aspect) and budget. At least six electrical vehicle charging stations will be installed to support electric and plug-in hybrid vehicles.

4.5.5 TELEPHONE AND DATA

Blackfoot Communications provides communications service to the Lodge. Currently, the Lodge has a copper communication line providing a ten megabytes per second (mbps) internet service with an option to provide 25 mbps service. Fiber optic service is planned in the area over the next five to ten years. If fiber becomes available, we will budget to upgrade service at that time. Fiber would be brought in underground from HWY 83 within the road utility right-of-way for telephone communications. Any ground disturbance would be minimal. Trenches are typically 36-48” deep and 12-16” wide. Trenchless installations are now commonplace, and it’s anticipated that most of the install up to the permit area would be accomplished with minimal ground disturbance.

4.5.6 PARKING AND VEHICLE ACCESS

Parking for guests and employees is currently located along the lake and center lawn or in front of the maintenance shed. Parking will be substantially improved to pull vehicles away from the lake. Parking capacity will be increased, and accessibility will be improved, allowing for an easy walk to the Welcome Center, Mission Mountain Restaurant and overnight accommodations. Employees will have separate parking near employee housing. Parking spaces will be provided according to Table 2.



TABLE 2: PROPOSED PARKING SPACES

Parking Amenity	Number of Spaces
Registered guests (Includes 2 ADA)	53
General / day use (Includes 2 ADA)	53
Employee	15
Employee RV	5
Total	126

* Six EV charging stations and four ADA sites included in total

All road, pathway and parking surfaces will be made of crushed and compacted rock, not asphalt. Crushed rock aligns with the site aesthetic. It also has higher infiltration than asphalt, reducing the potential for runoff into the lake. Vehicle access is limited to roads and parking areas shown in grey in Figure 3. Public vehicles will not be allowed on the pathways surrounding the Bob Marshall Lodge, cabins and bunkies.

4.5.6 GARBAGE AND RECYCLING

Bear and vermin proof garbage and recycling containers will be located around the property. These receptacles will be emptied daily by maintenance staff and brought to a rubbish collection area adjacent to the maintenance building. This rubbish area will be made bear proof either with a fence and gate or bear proof dumpsters. Rubbish will be picked up on a weekly basis with additional dates scheduled for larger events or high-volume months.

4.5.7 PUBLIC HEALTH AND SAFETY

All improvements will follow permit requirements for public health and safety and all applicable laws and regulations. A watersports safety plan will be implemented to ensure boating and swimming safety. The Lodge will also work with USFS to develop an education program for visitors on appropriate ways to avoid interactions with wildlife. Additional work instruction will be established to manage potential safety and environmental hazards.



4.5.7 VEGETATION MANAGEMENT

Development will follow the guidelines and strategies in the Forest Plan and USFS Built Environment Image Guidelines as they relate to resource management, retention of native species, and protection of riparian resources. The Lodge will prepare a tree and vegetation removal plan and coordinate with USFS to determine which species can be utilized in for harvesting and resale or reuse on site. Beyond the need to remove trees to build new structures, the site will benefit from selective thinning and pruning to reduce fire risk and improve view corridors.

As illustrated in Figure 3: Site Plan, our goal with landscaping is to maintain a semi-natural native forest. The mature canopy will be thinned out and certain tree pruned to improve views and reduce fire risk. A mixture of native grasses and shrubs will be maintained under the canopy. Lawn will be maintained and irrigated around the Mission Mountain Lodge and Welcome Center.

4.5.7 HIKER ACCESS FROM THE CAMPGROUND AND TRAILHEAD

As detailed in Figure 3: Site Plan, improved and signed pedestrian trails will replace the current social trails from the campground and the trailhead to the Lodge. These new trails will be gated and will allow hikers to safely access the Lodge during the day without having to walk down the driveway or get in their car. These maintained paths should also help reduce traffic and parking congestion.

4.6 NEW CONSTRUCTION

The goal with new construction is to provide diversity of lodging types, experiences, and price points for guests. Building exteriors will be designed to the spirit, but not the letter, of the classic Adirondack style of architecture that was established with the first lodge in 1925, and in the rebuilt lodge in 1948. This style aligns with the trend between 1910 – 1940 that occurred in many Forest Service and National Park lodges throughout Montana, including Glacier National Park and Yellowstone National Park. New buildings will meet current state and county building codes and exceed codes related to energy and water efficiency, make accommodations more convenient, comfortable and durable.



4.6.1 BOB MARSHALL LODGE

The Bob Marshall Lodge will be a 28 room, two-story building, with access to the second floor from an exterior stairway. Large, exposed log posts and beams will be used to frame the building, tying it back to Adirondack architecture. Local quarry stone will be incorporated at the base of the building as an accent feature. Each lodge room will be similar to a standard hotel room with one king or two queen beds, full bathroom, closet, sitting area, and walk out on the bottom floor, or a balcony on the second floor. The balconies will be focused on the lake side of the building with the lower walk out having access to the lakeside trail. Accessible rooms will be located on the bottom floor for easy access.

4.6.2 WELCOME CENTER

The Welcome Center will replace the existing gift shop and will be constructed in the central lawn area making it an inviting and easily identifiable check in point for visitors as they enter the property. The Welcome Center will also be framed with exposed log post and beam, tying it to the architectural style established for the Bob Marshall Lodge and the Mission Mountain Restaurant. The Welcome Center will be an approximately 2,000 square feet, single story building with a guest check-in area on one side and a retail and convenience space on the other. A portion of the retail area will be used for educational content such as trail maps, guidebooks, information about the Flathead National Forest, Swan Valley, and the history of Holland Lake Lodge. High ceilings and large windows will accentuate views and create an open welcoming feeling.

4.6.3 MISSION MOUNTAIN RESTAURANT

The Mission Mountain Restaurant will be approximately 3,000 square feet and will be located to the west and adjacent to the Historic Lake Lodge. The two buildings will be physically separated for fire safety but connected by a breezeway for easy access between spaces. The architectural style will be exposed log post and beam with floor to ceiling windows to take advantage of the surrounding views. A patio will wrap around the building to the south to allow for outdoor dining and entertainment opportunities during warmer months. Approximately 1,500 square feet will be dedicated to a new commercial kitchen. Combined, the Mission Mountain Restaurant and adjacent Old Lodge will have seating capacity for 120 guests. Outdoor seating will also be available, weather permitting, on the outdoor patio. The patio will be made of the same crushed rock substrate as the pedestrian pathways.

4.6.4 OLD LAKE LODGE

We understand that compliance with Section 106 of the National Historic Preservation Act applies to the *exterior* of the Old Lake Lodge because the building sits on Federal Lands.



Our goal with the exterior of the Old Lodge is to leave it substantially intact and embraced for its rustic charm. However, as it stands, the Old Lodge is badly in need of exterior repairs to prevent further deterioration. Over the years vestibules were added to the entryways to help keep the weather out, but these add-ons were afterthoughts lacking foundations and are badly out of plumb. The goal with the exterior of the building is to perform enough maintenance to prevent it from being permanently lost to the elements. Proposed improvements include: (1) repainting and re-thinking the logs, (2) replacing the metal roof, (3) and removing the vestibules and replacing them with redesigned entryways.

We understand that Section 106 of the National Historic Preservation Act does not apply to the *interior* of the Old Lodge because the building is private property not owned by the Federal Government. The goal with the interior of the building is to remove the old kitchen (for fire safety and practicality) and expand the old bar. The interior design and finishes will remain substantially the same. The second floor of the Lodge will also remain substantial the same but rather than be used as guest rooms, the upstairs will be repurposed as office and storage space.

4.6.5 LAKE CABINS

The proposed lake cabins are approximately 650 square feet and will be located to the east of the Bob Marshall Lodge directly along the lake. The cabins will have two bedrooms, a small kitchen, a seating area, a full bathroom, and a private deck. Exposed post and beam logs will again be used, tying the cabins back to the Bob Marshall Lodge, Mission Mountain Restaurant and Welcome Center. To the extent possible, cabins will be manufactured off site and installed on pre-formed piers to minimize installation time and environmental impact.

4.6.6 BUNKIES

The proposed bunkies are approximately 250 square feet and provide a lower price point option for guests who prefer the privacy and convenience of cabin-style accommodation. The bunkies will have a studio style layout with bathroom and shower. The exterior roof and siding will match the lake cabins. A covered porch at the front entrance provides privacy and views towards the waterfront. Bunkies will be manufactured off site and installed on pre-formed piers.

4.6.7 WATERSPORTS

The watersports building will be approximately 400 square feet adjacent to the Welcome Center and beach area. The building will allow staff to rent non-motorized watercraft (paddle boards, kayaks, etc.) to guests and day-use visitors. It will be in a similar style and use the same materials



as the other new buildings. The watersports building will consist of an outdoor rental area in the front and a locked storage area for equipment in the back.

4.6.8 MAINTENANCE BUILDING AND YARD

The maintenance building will be approximately 2,000 square feet and located on the northwest side of the site to provide screening and separation from the Lodge area. The building will be a manufactured steel structure used for laundry, storage and light maintenance. The trash and recycling area will be located to the south of the building.

4.6.9 EMPLOYEE HOUSING

Given the remote location of Holland Lake Lodge, employee housing is required. Employee accommodations will consist of approximately 2,000 square feet of structure(es) housing up to twelve employees. Five RV spaces with electrical and septic hookup will be located to the east of the employee housing to allow for additional housing opportunities. The location of employee housing is visually screened from guests by a natural knoll. Additionally, housing will be screened from the driveway and parking lot by a six-foot high vegetated berm. The General Manager will occupy the existing Manager's house located in the middle of the permit area.

4.7 PROPOSED DEVELOPMENT SCHEDULE

Once the MDP is approved, there are numerous steps to complete prior to beginning construction, including architectural design, engineering, and permitting. Once construction permits are issued, infrastructure improvements such as demolition, clearing, and utility upgrades will take place first. Off-site construction could happen concurrently. Finally, on-site construction will begin. It is possible for new Lodge occupancy within 12-24 months of MDP approval. However, we will likely make improvements over a series of phases. How quickly (or slowly) improvements are made will be a business decision based on: (1) difficulty and cost of MDP and NEPA approvals (2) cost of construction, (3) availability of workforce and contractors and (4) return on capital investment.



5.0 DESIGN AESTHETICS

5.1 DESIGN GOALS

New public space, signage and site furnishings inside the National Forest will follow the design principles of the USDA Forest Service Built Environment Image Guide, which includes the following design criteria:

- ✓ *Be located, planned, and designed with respect for the natural systems in which they reside.*
- ✓ *Aesthetically integrate their natural, cultural, and experiential context.*
- ✓ *Contain design elements, including appropriate signs, that reinforce a national agency identity.*
- ✓ *Emphasize efficiency of energy and materials consumption in construction and operation.*
- ✓ *Serve as premier examples to interpret conservation of natural resources and sustainable development.*
- ✓ *Create environments for people to enjoy and gain increased appreciation for the natural environment, and in which employees work productively, experiencing the connection to the resources they manage.*

The design goal at Holland Lake is to provide a family-friendly destination with the modern comfort and conveniences that visitors expect today while retaining the integrity of location. Building design will include elements of Adirondack character commonly used in Montana dude ranches, lodges, and resorts. Natural elements such as post and beam timbers and local stone will integrate building design with the forest landscape. Site planning will enhance view corridors to the lake and provide better vehicular and pedestrian circulation while maintaining the forest character that attracts visitors and overnight guests to Holland Lake.

Landscaping will be enhanced with native plants to provide a more rustic and natural feel that ties into the National Forest. Native grasses, shrubs, and understory vegetation will provide seasonal interest and visual screening. Riparian areas will be vegetated with native species to reduce erosion and provide resilience to the surrounding shoreline. Specific trees will be pruned or removed to improve views, reduce competition between larger trees, and improve fire resilience. Grass lawns will be maintained around the Welcome Center and in front of the Historic Lake Lodge for visitor enjoyment and special events.



5.2 SITE RENDERINGS

FIGURE 5: HOLLAND LAKE LODGE – VIEW FROM ENTRY



FIGURE 6: HOLLAND LAKE LODGE – VIEW FROM WATER





6.0 HISTORIC PRESERVATION

The Old Lodge was built in the classic Adirondack style popular between 1890-1940. Adirondack Architecture refers to the rugged architectural style generally associated with the great lake and mountain camps nestled in the Adirondack Mountains of New York and copied at several national park and forest service lodges across the west. These camps were built to provide a primitive, rustic appearance while avoiding the problems of in-shipping materials from elsewhere. The rough-hewn, timber exteriors contrasted the elegant interiors, which included complex stonework and hand-carved furniture. Natural elements such as tree roots, fungi, twigs, and bark often played an integral part in the décor. Red window trim was a commonly beloved accent to the natural wood exterior.

Public building exteriors at Holland Lake Lodge will be inspired by the Adirondack style of architecture, with common themes, such as exposed post and beam timbers, archways, stone accents, and wood siding tying the resort together into a cohesive built environment reminiscent of the great camps. At Holland Lake, many elements of the Adirondack style will be modernized to increase durability, efficiency, fire safety and comfort. For example, metal roof surfaces will replace cedar shakes and faux wood concrete board may replace wood siding. High ceilings with large double paned windows will highlight the beautiful lake views and let in natural light reducing the need for additional lighting and heating. Except for the Old Lodge, building interiors will be open and modern.

6.1 HISTORIC PRESERVATION AND MITIGATION

Holland Lake Lodge has been a popular destination for visitors and the local communities since the early 1900's, but the existing infrastructure and buildings are tired and in poor condition. There is a need to replace the cabins and accessory buildings to meet accessible and building code standards, and to provide guests with comfortable accommodations that allow for a viable business. The development proposed in this MDP will inevitably change the look and feel of the permit area, however, our design approach aims to retain the fundamental character of Holland Lake Lodge. Given some history will be lost by removing old buildings on public land we propose the following mitigation strategies:



1. Keeping the Old Lodge substantially intact while replacing and repairing exterior components to extend its useful life.
2. Designing public building exteriors in the style of modern Adirondack architecture to keep the fundamental character of Holland Lake Lodge intact.
3. Providing visitors with historic information in the Welcome Center.
4. Curating old photographs of the Lodge for reproduction and display in guest rooms.



7.0 WILDLIFE AND ENVIRONMENTAL CONSIDERATIONS

7.1 ENVIRONMENTAL CONSIDERATIONS

7.1.1 PHASE 1 FINDINGS

A feasibility study prepared by WGM Group in February 2021. The study concluded that no substantive Recognized Environmental Conditions (RECs) exist at Holland Lake Lodge. This report can be provided to USFS on request.

A site reconnaissance was conducted by Abatement Contractors of Montana (ACM) to determine if hazardous building materials were present in the buildings. Based on visual observations made during the site reconnaissance, and due to the reported age of the buildings, suspect asbestos-containing materials (ACM) and lead-based paint (LBP) may be present in structures. These suspect building materials were commonly used at the time and do not meet the definition of a REC based on the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) definition of hazardous substances (42 U.S.C. 9601 (14)), but the materials are a potential concern. The team acknowledges that suspect building materials may be present; however, the presence of ACM and LBP cannot be confirmed until a Building Materials Inspection (BMI) is completed during the architectural design phase.

7.1.2 PROTECTION OF KEY WILDLIFE AND PLANT SPECIES

Holland Lake Lodge lies inside the greater Swan Valley within the Flathead National Forest, a vast land base that is generally undeveloped providing substantial resources to support a variety of wildlife and plant species. Logging began in the late 1800's and most valley bottoms have been logged at least once leaving many areas with landscapes that are in early- to mid-stage succession.

Typical land ownership is a mixture of private and public with conservation and recreation becoming the predominant trend in land use over the past twenty years. The Forest Plan identifies the following considerations for the protection of key wildlife and plant species within the Swan Valley:



Peatlands – The Swan Valley contains floristically diverse peatlands, of particular concern is water howellia, a federally listed threatened plant that depends on seasonally drying ponds. Based on visual surveys done to date, water howellia is not present within the vicinity of the Lodge.

Big Game – The Swan Valley provides key winter habitat for big game species.

Grizzly Bears – The Swan Valley is geographic area links the Bob Marshall Wilderness Complex and the Mission Mountains Wilderness and is an important connectivity zone for grizzly bears.

Bird Species – Other key wildlife species in the Valley include the black swift, harlequin duck, bald eagle, great blue heron, and the common loon. The Forest Plan includes mitigation strategies for each species, typically involving a no-work zone buffer around active nests during nesting season. USFS has indicated that there is a loon nest to the north of the site, and as we approach construction the team will coordinate with the USFS biologist to help develop mitigation measures to protect any active nesting sites.

7.2 ENVIRONMENTAL BEST PRACTICES

Our environmental goal at Holland Lake is to share this wonderful resource with the public while maintaining the lightest possible footprint. In this light, we're committed to implementing the following environmental best practices at Holland Lake Lodge:

7.2.1 WATER CONSERVATION MEASURES

- ✓ WaterSense® certified showers, toilets, faucets and urinals saving 20-40% over local code
- ✓ Irrigation control and pop-up sprinklers saving 40-60% over broadcast sprinklers

7.2.2 ENERGY CONSERVATION MEASURES

- ✓ Daylight energy modeling in the Mission Mountain Restaurant
- ✓ 100% LED lighting saving 80% over incandescent lighting
- ✓ Key controlled or master entry switch in lodge rooms
- ✓ Automated outdoor lighting
- ✓ EPA EnergyStar® certified fixtures, lighting, and appliances
- ✓ EnergyStar® Certified heating and air conditioning systems
- ✓ Best in class building envelope and insulation



7.2.3 WASTE MANAGEMENT MEASURES

- ✓ Bear proof receptacles
- ✓ Frequent waste removal / haul off
- ✓ Separate containers for recyclables
- ✓ No Styrofoam
- ✓ No plastic bags
- ✓ Low packaging procurement program
- ✓ Use of flatware over disposables
- ✓ Zero hazardous waste policy

7.2.4 WATER QUALITY MEASURES

- ✓ Maintaining natural vegetation cover
- ✓ Maintaining a 20-foot shoreline protection zone
- ✓ Moving vehicles and parking away from the lake
- ✓ Aggregate parking, road, and trail surfaces instead of asphalt and pavement

7.2.5 RENEWABLE ENERGY MEASURES

- ✓ At least six (6) electric vehicle charging stations
- ✓ Solar photovoltaic on the Bob Marshall Lodge and / or the maintenance building

7.2.6 PROTECTING THE NIGHT SKY

- ✓ All new outdoor light fixtures will be Dark Sky Friendly according to the International Dark-Sky Association criteria:
 - **Controlled.** Only be "On" when needed using automation.
 - **Minimize Light Trespass.** Only light the area that needs it.
 - **Minimize Brightness.** Be no brighter than necessary for safety and security.
 - **Minimize Blue Light Emissions.** Maximum color temperature of 3000K.
 - **Fully Shielded.** Points Downward.

7.2.7 BIRD AND WATERFOWL PROTECTION MEASURES

- ✓ Nesting boxes for bats and certain bird species
- ✓ Underground power lines (rather than overhead)
- ✓ Zero use of pesticides
- ✓ Displaying USFS provided education material
- ✓ Loon nest buoy awareness



7.3 SHORELINE PROTECTION

As illustrated on the Site Plan, no new buildings or improvements are planned within the 20-foot shoreline protection zone. However, the installation of new floating docks will trigger the requirement of a Shoreline Construction Permit with Missoula County. This permit will be obtained prior to installation of floating docks, and site checked after installation.

7.4 GRIZZLY BEAR MANAGEMENT AND EDUCATION

According to management, over the last 17 years, there has never been a grizzly sighting at Holland Lake Lodge. Nor are we aware of grizzly bears at Holland Lake or on the Holland Falls Trail. Black bear sightings do happen from time to time. Management and education strategies to ensure that guests and bears don't interact, will include:

- ✓ Bear resistant trash receptacles around the property
- ✓ Bear resistant dumpsters
- ✓ Frequent waste removal and haul off
- ✓ Bear Aware education materials for guests
- ✓ Bear spray for sale and rental in the gift shop

7.5 PUBLIC EDUCATION

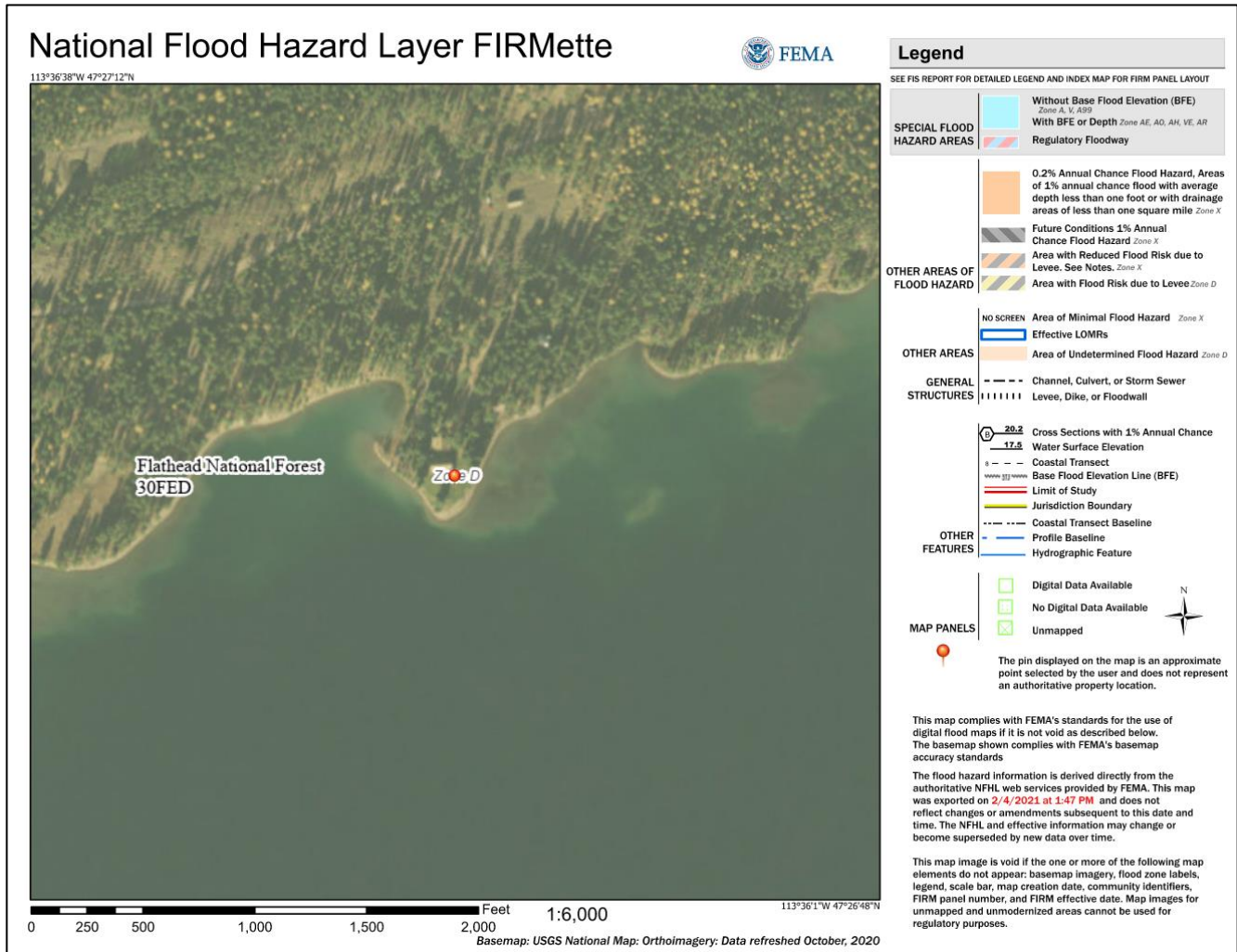
Educating visitors on the natural processes at work near the Lodge is critical for visitor safety and enjoyment. The Welcome Center will have a dedicated space for local educational content. Working with the USFS, we will offer a wide range of information to visitors, including but not limited to:

- ✓ Local trail maps
- ✓ Bear awareness information
- ✓ Historical information on the Lodge
- ✓ USFS provided content
- ✓ Docent guided hikes and fireside chats



APPENDIX A

NATIONAL FLOOD HAZARD – FEMA MAP



 *APPENDIX B*

TECHNICAL MEMORANDUM – HOLLAND LAKE
WASTEWATER SYSTEM



 *APPENDIX C*

**HOLLAND LAKE LODGE – DETERMINATION OF
ELIGIBILITY**

