

SOLEDUCK

DEVELOPMENT CONCEPT PLAN / OLYMPIC NATIONAL PARK / WASHINGTON

SEPTEMBER 1988



RECOMMENDED:


Robert S. Chandler, Superintendent, Olympic National Park

10/17/1988

Date


Caleb G. Cooper, Assistant Manager, Denver Service Center

10/17/1988

Date

APPROVED:


Charles H. Odegaard, Regional Director, Pacific Northwest Region

10/17/1988

Date

FINDING OF NO SIGNIFICANT IMPACT
DEVELOPMENT CONCEPT PLAN
SOLEDUCK AREA
Olympic National Park
Washington

PROPOSAL

The National Park Service (NPS) proposes to approve the Development Concept Plan for the Soleduck valley of Olympic National Park which will guide NPS management of this area for the next 10 to 15 years. The major emphasis of the plan is to provide the level of accommodations that existed in 1981. This will require constructing about 34 new units. The primary visitor experience will be the use of the modern hot springs pools in a forested setting. Adjacent trails will lead visitors into old growth forest areas and provide a gateway to the wilderness high country of the Olympics. The facility needs and development contained in the plan are based on this management direction. A complete description of the proposed actions is contained in the attached plan.

An environmental assessment was prepared that described and evaluated the impacts of the draft plan and five possible alternatives, including no-action.

WHY THE PROPOSAL WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT

The majority of new development will be located on previously disturbed sites or in second growth forest. Approximately 2.5 acres of elk habitat will be lost from use due to construction and an additional 25 acres of elk habitat will be affected by increased human use. The Park Service will manage human activities to minimize impacts to elk. No significant impacts on air quality, water quality, or fisheries will occur. There would be no impacts to wetlands.

The floodplain in the resort area has been previously modified by the use of dikes to protect existing development. The resort area will continue to be protected from the 100-year flood. All new development will be located outside of the 100-year floodplain with the exception of the walk-in campground and the trail bridge crossings of Soleduck River. National Park Service guidelines for implementing Executive Order 11988 (Floodplain Management) identify development of camping facilities as an action excepted from compliance with the executive order, provided that floodproofing is a consideration in their design and construction. These guidelines also identify bridges as a water dependent action that is excepted from compliance with the executive order. Therefore, the plan is in compliance with Executive Order 11988.

The Fish and Wildlife Service has concurred with the National Park Service's determination that the plan's development concepts will not affect any listed threatened or endangered species, pending incorporation of mutually agreed upon conservation measures. As the more detailed site design plans for the Soleduck area, including trail location, construction, and use, are developed the NPS will again contact the U. S. Fish and Wildlife Service to further insure that any measures that may be necessary to mitigate impacts to bald eagles are incorporated into the site design plans.

In compliance with section 106 of the National Historic Preservation Act, as amended, and the programmatic memorandum of agreement between the National Park Service, the Advisory Council on Historic Preservation, and the National Conference of State Historic Preservation Officers, comments were solicited and received from the Advisory Council on Historic Preservation and the Washington State Historic Preservation Officer. Based on these comments appropriate changes were made in the final plan.

PUBLIC REVIEW AND AVAILABILITY

The draft Development Concept Plan/Environmental Assessment was made available for public and agency comment on May 1, 1988. Public meetings were held May 17 - 21, 1988 in Port Angeles, Forks, Aberdeen, Quinault, and Seattle. Copies of this Finding of No Significant Impact will be sent to all those who received a copy of the environmental assessment, or submitted oral or written comments.

DETERMINATION

Based on the environmental assessment and public comment, it is the determination of the National Park Service that the proposal is not a major Federal action significantly affecting the quality of the human environment. Nor is the proposal without precedent or similar to one which normally requires an environmental impact statement. Therefore, in compliance with the National Environmental Policy Act, an environmental impact statement will not be prepared.

Recommended:  10/17/1988
Superintendent, Date

Approved:  10/17/1988
Regional Director, Pacific Northwest Region Date

SEPTEMBER 1988

DEVELOPMENT CONCEPT PLAN

SOLEDUCK AREA

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INTRODUCTION

PLANNING PROCESS

In 1976, the Master Plan for Olympic National Park was completed to provide general, park-wide guidance for management. It stated that the Sol Duc Resort will continue to offer day-use services, and if private capital is available to replace obsolete overnight accommodations within a reasonable period of time, lodging will be continued.

Several factors have changed in the Soleduck valley since the 1976 Master Plan. The Sol Duc Resort pools were redeveloped, the lodge was reconstructed, all of the lodging units were removed and partially replaced, and improvements to the Soleduck Road are nearing completion. In the years prior to road construction, visitation to the valley had increased by over 60 percent, and is expected to continue to rise at a moderate rate now that the road has been reopened. In the resort area, day-use parking, lack of an adequate visitor information facility, the need for additional trails and the lack of adequate employee housing and maintenance facilities continue to be problems.

In 1987, a Development Concept Plan (DCP) was started to address these issues. A DCP is an intermediate planning step between the Master Plan, and the next step of site-specific design drawings. This DCP focuses on a particular developed area within the park in need of conceptual, area-wide management direction. It concentrates on facility needs and development, rather than operational or backcountry resource needs.

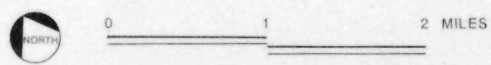
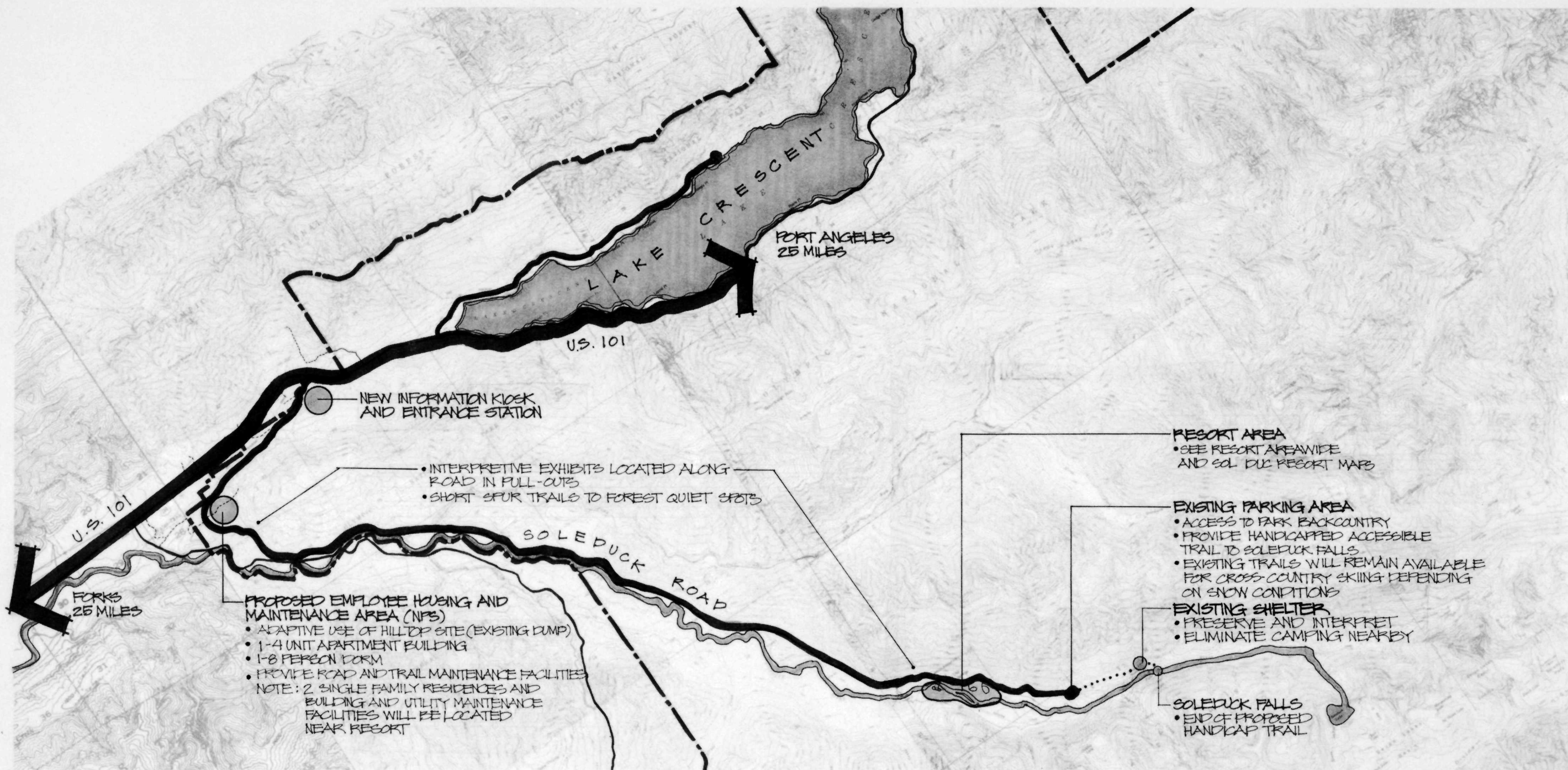
In April 1988, an Environmental Assessment/Draft DCP was completed which presented a range of alternative management directions for the area, and the environmental impacts expected from each of these alternatives. Together with the NPS's recommended plan, presented as the "preferred alternative," other possible solutions were also presented to provide the public with a wide range of alternatives. Comments received at six public meetings and in writing were considered, revisions were made as determined by the park superintendent and regional director, and this final DCP was adopted to guide management for the next 10 to 15 years.

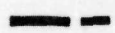


This DCP for Soleduck is one of four concurrently completed for different areas on the west side of the park — the Quinault valley, the Kalaloch coastal strip, the Soleduck valley, and the Ozette area. How each area interacts with the others in terms of the park visitor experience, both independently and in combination, was considered in the preparation of the four DCPs.

PLAN SUMMARY

The DCP includes the following development concepts:

- 1) provide a visitor experience which continues the level of accommodations and activities found in the valley in recent times;
- 2) construct a new approach road to the developed area on an old road grade; provide day-use resort parking across the river from the resort; provide a trail link to the lodge with a new footbridge;
- 3) develop a visitor contact/ranger station and a store/registration/laundry/shower building across the river from the resort;
- 4) rehabilitate and provide minor expansion of the existing RV park;
- 5) return resort lodging to no more than the 72 units that existed in 1981; remove the motel; enlarge the food service and gift shop areas in the lodge; use the existing manager's residence as a guest activity center;
- 6) develop no new hot water pools;
- 7) develop a picnic area next to the lodge;
- 8) provide walk-in campsites next to the existing group site; develop a trail between the group site and the resort;
- 9) construct a new footbridge across the river at the Soleduck Falls trailhead; make the Falls trail handicapped accessible; maintain the Soleduck Falls trail shelter, but eliminate overnight use;
- 10) adaptively use the historic ranger station for maintenance activity;
- 11) reclaim the existing dump site near the beginning of Soleduck Road and develop the main NPS employee housing and maintenance facilities there; develop NPS housing for two employees in the area adjacent to the southeast end of the old airstrip; and
- 12) develop concessioner employee housing and maintenance facilities in the old clearcut area adjacent to the southeast end of the old airstrip.

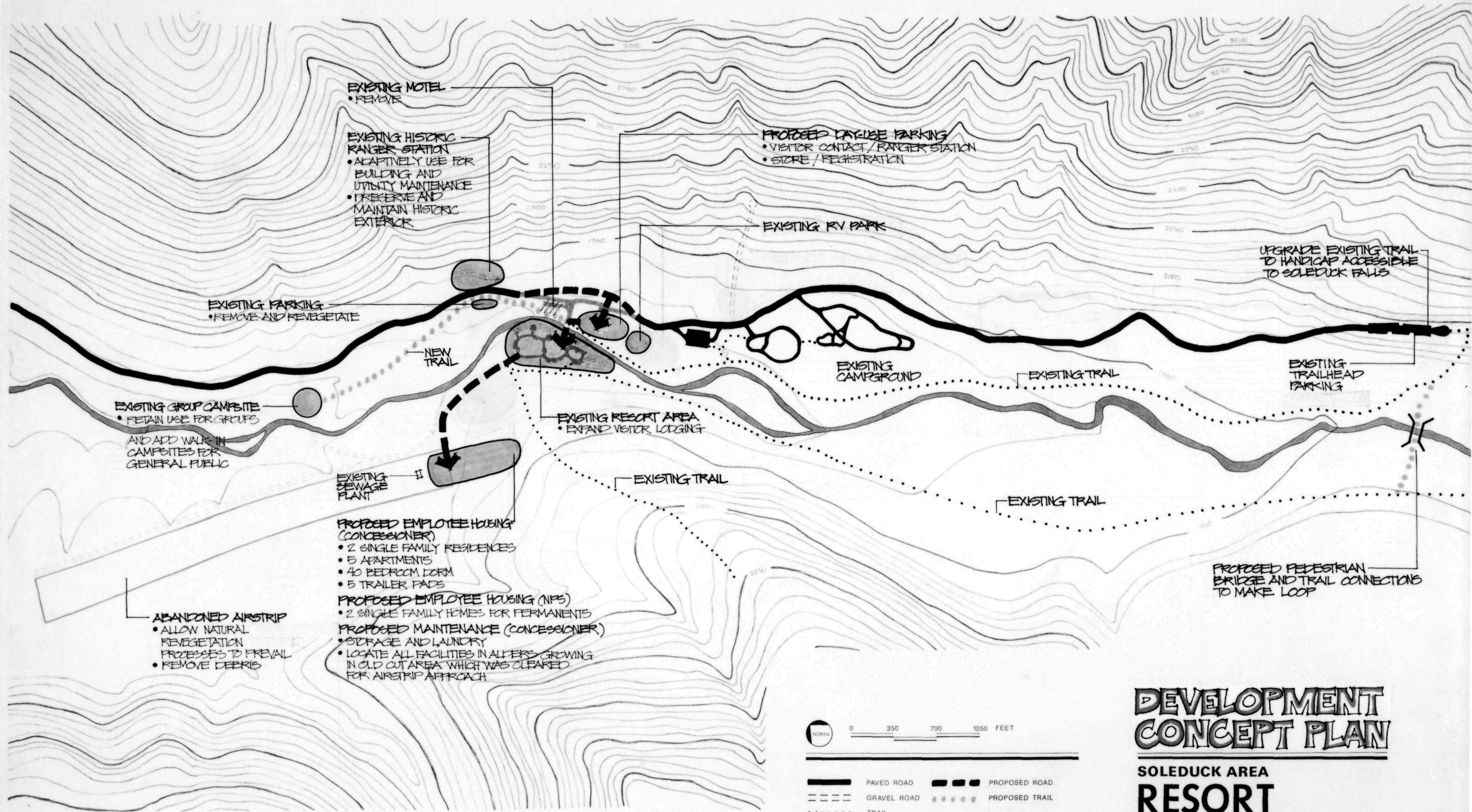


-  BOUNDARY
-  PAVED ROAD
-  TRAIL

DEVELOPMENT CONCEPT PLAN

SOLEDUCK AREA VALLEYWIDE

OLYMPIC NATIONAL PARK / WASHINGTON
 UNITED STATES DEPARTMENT OF THE INTERIOR / NATIONAL PARK SERVICE



EXISTING MOTEL
• REMOVE

EXISTING HISTORIC RANGER STATION
• ADAPTIVELY USE FOR BUILDING AND UTILITY MAINTENANCE
• PRESERVE AND MAINTAIN HISTORIC EXTERIOR

PROPOSED DAYUSE PARKING
• VISITOR CONTACT / RANGER STATION
• STORE / REGISTRATION

EXISTING RV PARK

UPGRADE EXISTING TRAIL TO HANDICAP ACCESSIBLE TO SOLEDUCK FALLS

EXISTING PARKING
• REMOVE AND REVEGETATE

NEW TRAIL

EXISTING CAMPGROUND

EXISTING TRAIL

EXISTING TRAILHEAD PARKING

EXISTING GROUP CAMPSITE
• RETAIN USE FOR GROUPS
AND ADD WALK-IN CAMPSITES FOR GENERAL PUBLIC

EXISTING RESORT AREA
• EXPAND VISITOR LODGING

EXISTING SEWAGE PLANT

EXISTING TRAIL

EXISTING TRAIL

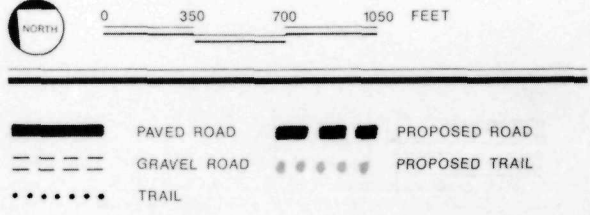
PROPOSED PEDESTRIAN BRIDGE AND TRAIL CONNECTIONS TO MAKE LOOP

PROPOSED EMPLOYEE HOUSING (CONCESSIONIER)
• 2 SINGLE FAMILY RESIDENCES
• 5 APARTMENTS
• 40 BEDROOM DORM
• 5 TRAILER PADS

PROPOSED EMPLOYEE HOUSING (NPS)
• 2 SINGLE FAMILY HOMES FOR PERMANENTS

PROPOSED MAINTENANCE (CONCESSIONIER)
• STORAGE AND LAUNDRY
• LOCATE ALL FACILITIES IN ALTERS GROWING IN OLD CUT AREA WHICH WAS CLEARED FOR AIRSTRIP APPROACH

ABANDONED AIRSTRIP
• ALLOW NATURAL REVEGETATION PROCESSES TO PREVAIL
• REMOVE DEBRIS



DEVELOPMENT CONCEPT PLAN

SOLEDUCK AREA

RESORT AREAWIDE

OLYMPIC NATIONAL PARK / WASHINGTON
UNITED STATES DEPARTMENT OF THE INTERIOR / NATIONAL PARK SERVICE

EXISTING HISTORIC RANGER STATION

- ADAPTIVE USE FOR BUILDING AND UTILITY MAINTENANCE
- PRESERVE AND MAINTAIN HISTORIC EXTERIOR
- REMOVE EXISTING TRAILER AND OBLITERATE PARKING

PRESERVE EXISTING HEMLOCK GROVE

EXISTING MOTEL UNIT

- REMOVE AND REVEGETATE

PROPOSED RANGER STATION, STORE & REGISTRATION

PROPOSED DAY-USE PARKING

- 85 CAR SPACES
- 10 OVERSIZE SPACES
- REMOVE OLD HOUSE

EXISTING PARKING

- REMOVE AND REVEGETATE

PROPOSED GUEST CENTER

- GATHERING PLACE
- MEETING ROOMS
- LOUNGE

OUTDOOR RECREATION

RELOCATED DUPLEXES

PROPOSED ROAD

- UTILIZE OLD ROAD ALIGNMENT WHERE POSSIBLE

PRESERVE EXISTING ALDER GROVE

NEW TRAIL TO GROUP CAMPFIRE

TO PROPOSED EMPLOYEE HOUSING AND MAINTENANCE AREA (NPS AND CONCESSIONER)

- SEE RESORT AREA-WIDE MAP FOR DETAILS

EXISTING MINK LAKE TRAIL

PROPOSED RESORT EXPANSION

- EXACT LOCATION AND TYPE OF UNITS TO BE DETERMINED THROUGH FURTHER STUDY
- MAY BE TWO STORY BUILDINGS WITH PARKING UNDERNEATH AT BOTTOM OF SLOPE OR WALK-IN CABINS ON TOP OF HILL WHERE FORMER CABINS WERE

EXISTING LOVERS LANE TRAIL

EXISTING RV PARK

- CONCESSION OPERATIONS
- MINOR IMPROVEMENTS AND EXPANSION
- 35 SITES

EXISTING AMPHITHEATER PARKING

- DUMP STATION RELOCATED TO RV PARK

SOLEDUCK RIVER

TO TRAILHEAD, CAMPGROUND

CIRCULATION CONCEPTS

VISITORS ENTERING THE AREA WILL PASS BY THE HISTORIC RANGER STATION ON THE LEFT, DESCEND THE HILL AND THEN SWING OFF TO THE LEFT ON A NEW ROAD THAT USES AN OLD ROAD ALIGNMENT ALONG THE TOE OF THE SLOPE. AFTER PASSING AN EXISTING HEMLOCK GROVE, VISITORS WILL COME TO AN INTERSECTION/DECISION POINT. THOSE WISHING TO GO TO THE CAMPGROUND OR TRAILHEAD WILL CONTINUE STRAIGHT AHEAD. THOSE WISHING TO GO TO THE RESORT WILL TURN RIGHT.

AFTER MAKING THE TURN, RESORT VISITORS WILL PASS AN EXIT ONLY ROAD ON THE RIGHT, A SMALL KNOLL ON THE LEFT AND PROCEED TO THE WEST END ON THE DAY-USE PARKING AREA. THEY WILL BE VISUALLY ORIENTED TO THE NEW PEDESTRIAN BRIDGE. DAY-USERS WILL THEN TURN EITHER LEFT OR RIGHT TO PARK AND USE THE FOOT TRAILS AND BRIDGE FOR ACCESS TO THE RESORT POOLS. OVERNIGHT VISITORS CAN PARK NEAR THE STORE/LODGING OFFICE TO REGISTER FOR THEIR UNIT. OVERNIGHT USERS MAY THEN DRIVE ACROSS THE EXISTING BRIDGE FOR ACCESS TO THEIR CABIN. BOTH DAY-USERS AND OVERNIGHT GUESTS WOULD HAVE ACCESS TO THE ADJACENT RANGER STATION. MOST TRAFFIC WOULD EXIT VIA A NEW ROAD AT THE EAST END OF THE PARKING AREA. AN EXISTING ALDER GROVE AND DRAINAGE AREA TO THE SOUTH SHOULD BE PRESERVED AND AVOIDED. A SMALL DRAINAGE TO THE NORTH SHOULD ALSO BE AVOIDED.

PROPOSED DAY-USE AREA

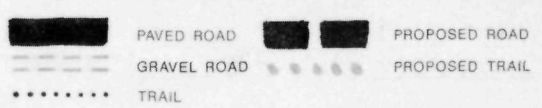
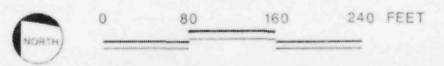
- RELOCATE EXISTING DUPLEXES
- PICNIC TABLES
- PROVIDE SERVICE ACCESS AND HANDICAP ACCESS

EXISTING SOL DUC LODGE

- IMPROVE FOODSERVICE AND LOBBY AREA
- CONVERT UPPER FLOOR FROM EMPLOYEE HOUSING TO 7 GUEST UNITS
- LODGE AND CABIN MAY BE OPEN FOR WINTER USE DEPENDING ON ECONOMIC FEASIBILITY

SOLEDUCK DESIGN THEME

NEW AND REHABILITATED BUILDINGS AND SITE DETAILS SHALL REFLECT THE PITCHED ROOFS, DORMERS, LAP SIDING AND COLORS OF THE SOL DUC LODGE.



DEVELOPMENT CONCEPT PLAN

SOLEDUCK AREA SOL DUC RESORT

DESCRIPTION OF CONCEPTS

Emphasis and Experience	<p>Emphasis would be on generally continuing the level of accommodations and activities experienced in recent times.</p> <p>The visitor experience would be to enjoy the modern hot springs pools in a forested mountain setting.</p> <p>Adjacent trails would lead the visitor into the old growth forest areas and provide a gateway to the wilderness high country of the Olympics.</p>	Visitor Lodging (rooms)	<p>Develop additional motel or cabin units along hillside or on bench; develop seven lodging rooms on upper floor of lodge; relocate three duplex units. Total units: no more than 72.</p> <p>Remove motel on north side of river and restore area.</p> <p>Winter use will be considered if economically feasible.</p>
Interpretation and Information Facilities	<p>Information kiosk, entrance station, roadside pullouts and wayside exhibits are being developed as part of Soleduck road project. Exhibit content has been prepared and covers old growth forest ecology.</p> <p>Develop visitor contact station across river from resort to interpret wilderness preservation and provide information and orientation.</p>	Main Lodge Services	<p>Enlarge food service capacity and gift shop space.</p>
Ranger Station	<p>Provide ranger services and offices with new visitor contact/ranger station across river from resort.</p>	Services Across River	<p>Develop concession facility for store, lodge registration and laundry/showers.</p>
Cultural Sites	<p>Adaptive use of historic ranger station for maintenance offices, storage, light building and utility maintenance functions; exterior of building to be maintained and preserved. Soleduck Falls trail shelter to be maintained and preserved, but camping to be eliminated.</p>	Lodge Guest Center	<p>Provide resort guest activity center at existing manager's residence; including meeting rooms, lounge, evening activities, etc.</p>
Day-use Facilities and Trails	<p>Develop day-use area with picnic tables on river near lodge; continue use of hot pools with no expansion; construct pedestrian bridge and trail from day-use parking area to lodge/pools; improve trails from campground to lodge area and to trailhead parking area; develop trail from group campsite to resort; develop new trail from trailhead, crossing the river with new pedestrian bridge, to the Lovers Lane Trail; improve trail from trailhead to Soleduck Falls to be handicapped accessible by means other than paving; develop short spur trails from Soleduck Road to forest quiet spots; trails will be available for cross-country skiing depending on snow conditions.</p>	Maintenance (NPS)	<p>Develop roads and trails maintenance facility at hilltop site (existing dump); provide building and utilities maintenance function at historic ranger station/garage.</p>
Campground	<p>Retain existing campground; add walk-in campsites in group camp area; retain group campsite.</p>	Maintenance (Concessioner)	<p>Develop a facility at end of access road to airstrip, including space for laundry/housekeeping and vehicle storage.</p>
RV Park	<p>Renovate concession operated existing RV park in area of existing RV park; 35 sites with water/electric hookups; provide RV dump station.</p>	Housing (NPS)	<p>Develop a housing area at hilltop site (existing dump) for seasonal employees; construct two permanent employee residences near concession housing area; remove seasonal house and bunkhouse.</p>
		Housing (Concessioner)	<p>Develop housing at east end of former airstrip.</p>
		Roads and Bridges	<p>Improve road circulation at the developed area for access to parking, store, ranger station and lodge; use existing bridge to resort; construct pedestrian bridges to resort from day-use parking and for connecting trails near trailhead.</p>
		Parking	<p>Develop day-use parking area across the river from the lodge; lodge overnight parking at or near rental units.</p>

CONSTRUCTION COST ESTIMATES

NATIONAL PARK SERVICE

Interpretation and Information	\$118,000
Ranger Station	79,000
Cultural Sites	20,000
Day-use Facilities	98,000
Trails	244,000
Campground	124,000
Maintenance Facilities	435,000
Employee Housing	571,000
Roads	655,000
Parking	170,000
Utilities	<u>700,000</u>
Gross Construction ¹	\$3,214,000
25% of Net ²	<u>613,000</u>
TOTAL COST	\$3,827,000

1. Net construction costs, plus construction supervision and contingencies

2. Advance and project planning and design costs

CONCESSIONER

National Park Service policy requires that, to the extent it is economically feasible, the concessioner shall undertake all costs relating to construction of its own facilities as well as utilities, roads, parking and similar infrastructure. Such feasibility determination has not yet been made, but will be accomplished prior to implementation of this plan. The cost allocation which appears on this page must therefore be regarded as tentative.

Lodging	\$ 650,000
	to 830,000
RV Campground	40,000
Store/Laundry/Showers/Registration	95,000
Maintenance Facilities	145,000
Employee Housing	<u>1,070,000</u>
TOTAL COST ³	\$2,000,000
	to 2,180,000

3. Includes all gross, planning and design costs

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As the nation's principal conservation agency, the Department of the Interior has basic responsibilities to protect and conserve our land and water, energy and minerals, fish and wildlife, and parks and recreation areas, and to ensure the wise use of all these resources. The department also has major responsibility for American Indian reservation communities and for people who live in island territories under U.S. administration.

Publication services were provided by the graphics staff of the Denver Service Center. NPS D-141A September 1988

