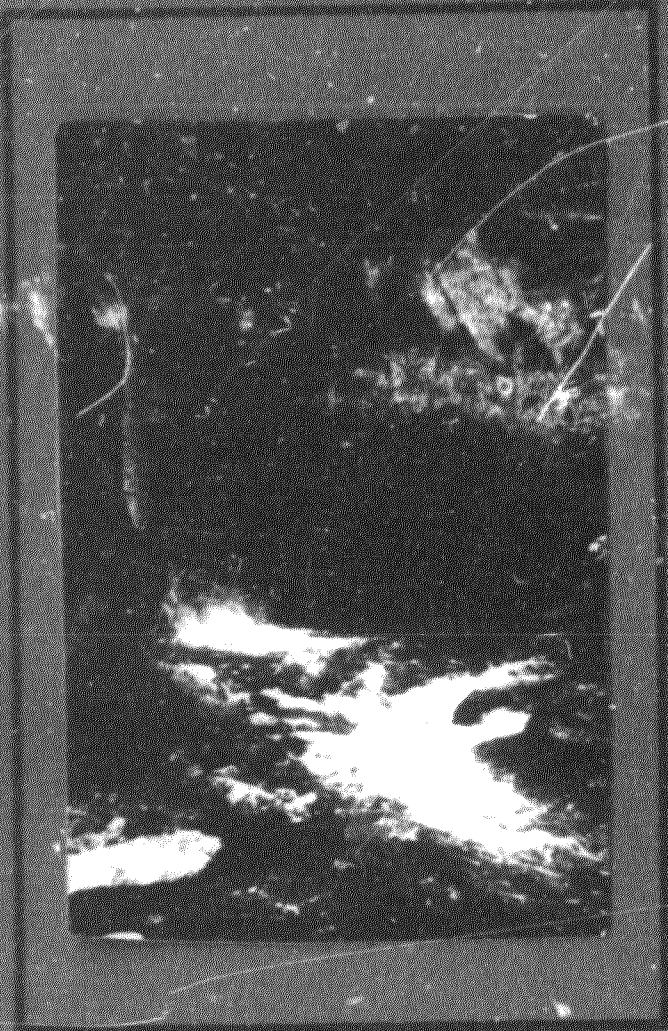


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**BLANCHARD SPRINGS CAVERNS**

**PROGRESS REPORT**



PROGRESS REPORT AND SUPPLEMENTARY DATA

TO

PRELIMINARY DEVELOPMENT PLAN

FOR

BLANCHARD SPRINGS CAVERNS

OZARK-ST. FRANCIS NATIONAL FORESTS, ARKANSAS

-Revised September 1970-

FOREST SERVICE

U. S. DEPARTMENT OF AGRICULTURE

Cover Photo Courtesy of Dungan-Allen, Inc.

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## PREFACE

Blanchard Springs Composite lies in North Central Arkansas and comprises the entire Sylamore Ranger District of the Ozark National Forest. It is bounded on the north and east by the White River and on the west by the Buffalo River.

The physiography of the area is rugged and characterized by towering limestone bluffs, pristine mountain streams, and majestic mountains.

An area recreation plan has been prepared, "Blanchard Springs Caverns, A Preliminary Plan of Development," delineating basic land use patterns in schematic form and setting forth preliminary cost projections. This document has served as the base for all construction and development. Further planning has produced other more specific plans to guide certain administrative and development decisions.

Upon completion, Blanchard Springs Caverns will be the only development of its type in the entire National Forest System and will serve as a tremendous lift for this economically depressed Ozarks area.

### VISITATION

A feasibility study nearing completion by planning consultants, "A Feasibility Study, Blanchard Springs Caverns" by R. W. Booker & Assoc. Inc. and Manes & Assoc. Inc., projected estimates of probable visitation as:

1975	522,118
1980	610,100
1990	776,071
2000	972,232

These use figures are based, however, upon optimum development of facilities by the Forest Service in an orderly schedule.

The consultants also recognized that the demand for various types of recreational facilities and activities will vary from season to season. Their estimate of seasonal variation in demand for various types of major recreation activities is as follows:

	Winter	Spring	Summer	Fall
Camping	6%	13%	67%	14%
Picnicking	1	20	65	14
Sightseeing	9	17	40	34
Swimming	0	6	74	20
Nature Walks	10	30	30	30
Cavern Tours	3	16	69	12

### PLANNED FACILITIES

The Blanchard Springs Caverns Project is planned for development in 5 phases. The first three are tied to cavern tours, the last two consist of scenic roads and quality recreation facilities on the White and Buffalo Rivers away from the Caverns Complex.

If the facilities are constructed as planned in the preliminary development plan, the following facilities will be provided by the Forest Service:

Cavern Tours - 3 tours  
Swimming - 950 PAOT capacity  
Camping Units - 820 units  
Picnic Units - 386 units

In addition there will be hiking and interpretive trails and an amphitheater for outdoor programs during the day or night.

Private concessions will provide:






Motel units - 100-150 rooms  
Gift shop - 1  
Restaurant - 2

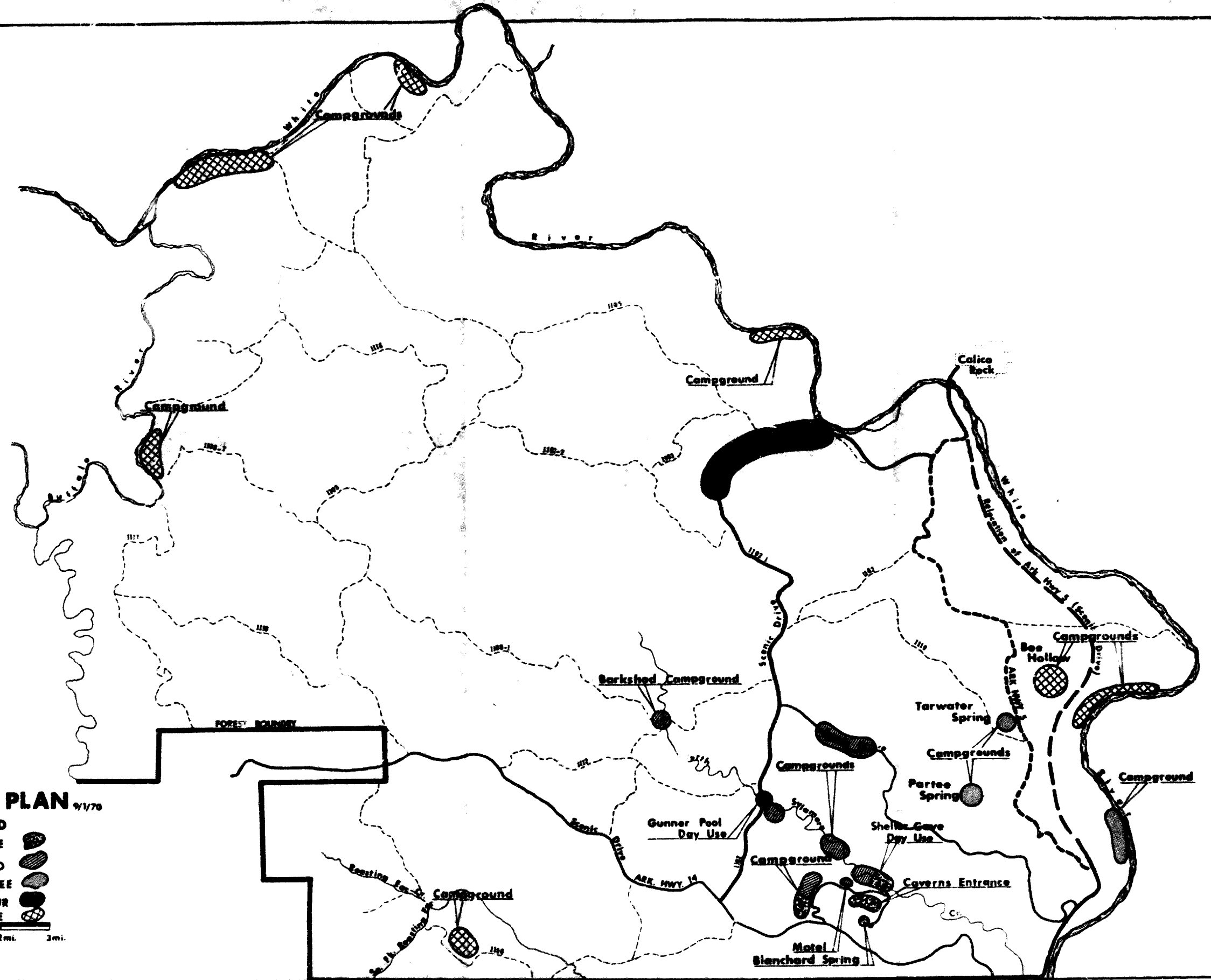
The first phase of development has been divided into two parts, Phase IA and IB. Phase IA consists of those facilities essential to accommodate the cavern visitors immediately after the initial opening.

This report deals primarily with Phase IA.



### PHASING PLAN 9/1/70

- LEGEND**
- PHASE ONE 
  - PHASE TWO 
  - PHASE THREE 
  - PHASE FOUR 
  - PHASE FIVE 



## PURPOSE

Blanchard Springs Caverns are a unique recreation opportunity for the Forest Service. They offer a vehicle to demonstrate to the public the expertise of the Forest Service in comprehensive land use planning, facility design, construction, and interpretation.

As an interpretative challenge, the visitor center and cavern tours are unequalled among the many outstanding projects now under way in the National Forest System.

There are a variety of recreational opportunities available on the composite. These range from cavern tours to remote camping areas nestled in the rugged beauty of the hills and along the Buffalo and White Rivers. All offer the visitor a vacation, a day full of activity, or a chance to just sit and enjoy the quiet of the Ozark Mountains.

To retain the qualities which are inherent to this composite, it is necessary to define the purpose of the project.

A quality recreation experience can be said to be the primary purpose of the Blanchard Springs Recreation Composite. The quality will be maintained by careful land management practices to retain the forest environment and encourage a feeling of remoteness from the hustle of the cities, large and small. It will be a place where one can hear the songs of birds and still see resource management in action.



Interpretation of nature and early man will provide interesting and educational experiences for the visitor. He will gain a better understanding of his relationship to nature and the many natural systems at work in the world around him. The caverns will be interpreted as a phenomenon of nature. From the translucency of the drapes to fragile helectite formations the visitor will enjoy beautiful and unique features. He will see the colors developed by the various stains in the formations and experience the massiveness of the columns as well as the delicate laciness of the coral pond.

He will be awed by the immensity of geologic time, and the magnitude of such natural agents of erosion as surface and ground water. He will learn to respect the forces of nature through a more thorough understanding of these forces.

He will come away from the caverns with a feeling that he has experienced a cavern - not just "has seen" one. The visitor may develop an individual consciousness that the natural heritage which we now possess is all that generations to come will have. Thus if we diminish this natural inheritance in the least, future generations will be robbed.

Every opportunity will be use to involve the visitor personally; for instance, through this personal involvement he will become a part of the Blanchard Springs Composite.

The Blanchard Springs Composite will serve to enhance the economic situation of this section of the Ozark Region. The Caverns will become an attraction of national significance. The region will experience an increase in tourism as a result of their development.

The Composite can serve as a study area and laboratory to add to our basic knowledge of environmental relationships. The Caverns and forest area around them present opportunities for scientific investigation. Scientific communities will be encouraged to make full use of the Composite for conduction studies into the natural and physical sciences. Exploration of Blanchard Springs Caverns will be encouraged.

The purpose of this Composite then is to -

1. Provide quality recreation with a unique experience in a forest environment.
2. Interpret the caverns as a natural phenomenon. Stress the natural features and beauty of the formations, their color, delicacy, or massiveness.
3. Involve the visitor in the interpretation of the geology, social history, and biology of the area.
4. Retain the sylvan flavor now inherent to the composite through resource management and land use patterns.
5. Demonstrate inter-relationship of natural resources management.
6. Enhance the economic situation of the region by increasing tourism.
7. Provide a study area and laboratory where scientists can conduct research into the physical and natural sciences.

I.

NEED FOR UPDATE

This report is prepared yearly to keep an up to date progress check and to reflect any changes in cost estimates or priorities that have become necessary.

The costs shown are estimates and can vary greatly. Costs have been increased 10 per cent per year due to:

1. Increased construction and materials costs.
2. Increased administration costs.
3. Recognition that the facilities must be designed for the handicapped.

The overall costs of the Blanchard Project are generally higher than normal because of its remote location, the lack of many of the necessary labor skills in the immediate area and the more difficult construction operations necessary in both underground and surface operations.

II.

RURAL AREA DEVELOPMENT

The Blanchard Springs Caverns Development has directly or indirectly influenced a number of projects in the Mountain View - Stone County Area. These indicate the response of the area to the project development. Some of these are:

1. The establishment and construction of the Folk Culture Center in Mountain View.
2. The installation of a new sewer and water system in Mountain View.
3. Expansion of the shirt factory.
4. New bank construction in Mountain View.
5. A new motel and additions and improvements to the two existing motels
6. Paving of Highways 5 and 9 into Mountain View.
7. Plans for the establishment of a Vocational-Technical Training School in the area.
8. Plans for a state park and camping area near the Folk Culture Center.



HIGHWAY RECONSTRUCTION

9. Plans for expanding and improving the Mountain View Airport.
10. Construction of a city park by Green Thumb.
11. Incorporation of the town of Fifty-Six.
12. The town of Fifty-Six is attempting to acquire a new water and sewage system.
13. Construction of three new churches in Mountain View.
14. Land value has increased considerably in the Fifty-Six, Big Flat and Mountain View areas.



EXTENT OF PUBLIC INVOLVEMENT

The broad base of public support for the Blanchard Springs Caverns has resulted from continued coordination and cooperation with private groups, public groups and institutions. Among these are:

1. Chambers of Commerce in Mountain View, Calico Rock, Batesville, and Mountain Home.
2. St. Louis Grotto of the National Speleology Society.
3. Memphis State University.
4. Arkansas Polytechnic College, Russellville.
5. Advanced Products Incorporated, who are involved with the Folk Culture Center.
6. Green Thumb, Arkansas Farmers Union.
7. Arkansas Parks, Recreation and Travel Commission.
8. Public involvement with key individuals including:  
The Arkansas Governor, State Legislators,  
U. S. Senators and Representatives.



EXPLORATION BY ST. LOUIS GROTTTO

9. Public involvement with key groups concerned with quality environment including:

Ozark Society, economic development districts,  
Arkansas Highway Department, National Speleology  
Society and Chamber of Commerce, Mountain View.

10. Committee to investigate road needs in the area. This involves county judges, Chambers of Commerce, Arkansas Highway Department, economic development districts.
11. Public involvement in the implementation of the State road system construction in the area with the Bureau of Public Roads and the Arkansas Highway Department.

IV.

GREEN THUMB

In November, 1969, Green Thumb, an Operation Mainstream Re-training Program for chronically unemployed men over 55, and sponsored by the Arkansas Farmers Union, started work on the Blanchard Project with the rehabilitation of the Campground.

This job was finished in May, 1970.

Construction was then begun on the 1/4 mile trail and pedestrian bridge from the F.S. 1107 turnaround to Blanchard Springs. Another crew entered the Caverns to build guide platforms and replace certain trail lights. The program was suspended due to lack of funding from mid June until mid August when they resumed the Blanchard Springs trail work.



REHABILITATION BY GREEN THUMB

At the present time there are 14 men participating in the program. They will work on the following jobs after completing their present project next spring: (no priority applied)

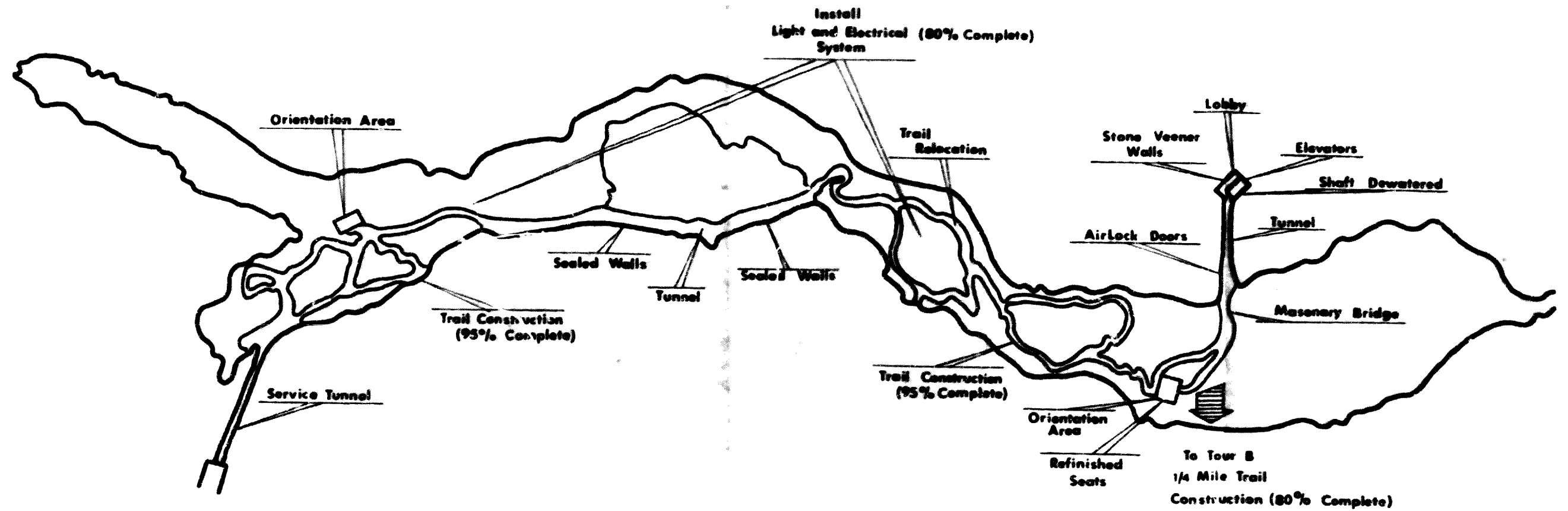
1. Rehabilitate Gunner Pool Recreation Area.
2. Construct approximately 2 miles of trail connecting the V.I.C., the Natural Entrance, the Spring, Mirror Lake and the Day Use Areas along North Sylamore Creek.

STATUS OF INDIVIDUAL PROJECTS

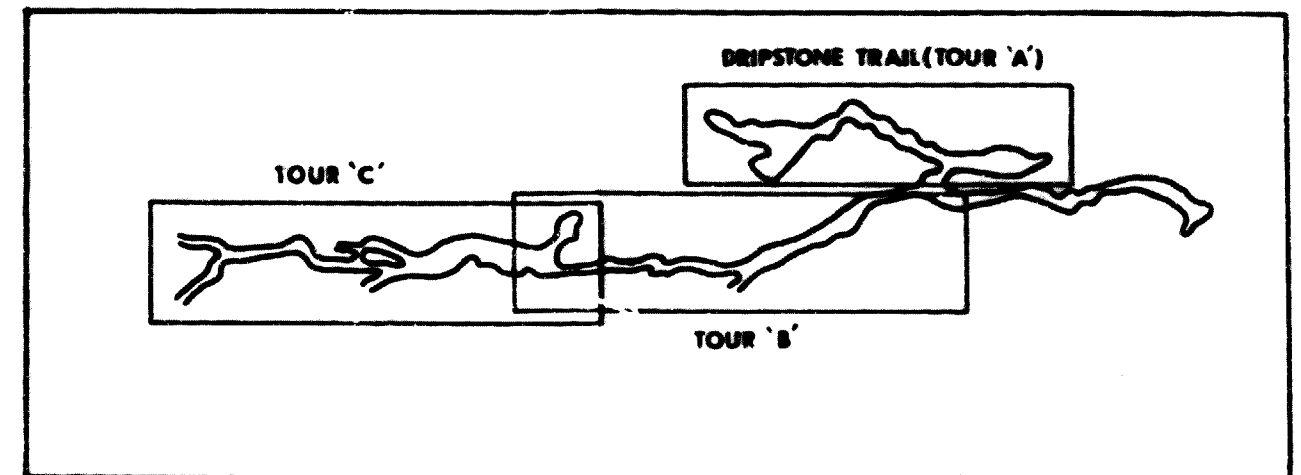
For completion of Phase Ia:

- |   |          |
|---|----------|
| 1. Consultant Design  | Complete |
| (a) Elevators, elevator shafts, elevator housing,<br>and connecting horizontal tunnel at base of<br>shaft and caverns openings.   |          |
| (b) Horizontal tunnel between Cathedral Room and<br>Coral Room.   |          |
| 2. Installed 4-person capacity elevator at natural<br>entrance.   | Complete |
| 3. Built temporary bridge over underground stream,<br>fenced off natural entrance, roughed out trails<br>through caverns, including installation of ladders<br>to aid movement. | Complete |
| 4. Interior survey of caverns. Checked survey closure<br>with surface drill holes.  | Complete |
| 5. Electrical resistivity survey on surface to<br>determine if there were any voids near the<br>surface.  | Complete |
| 6. Drilled two test holes to check geology of<br>subsurface.  | Complete |
| 7. Prepared contour map of area.  | Complete |

# Dripstone Trail



COMPLETED OR PARTIALLY COMPLETED JOBS





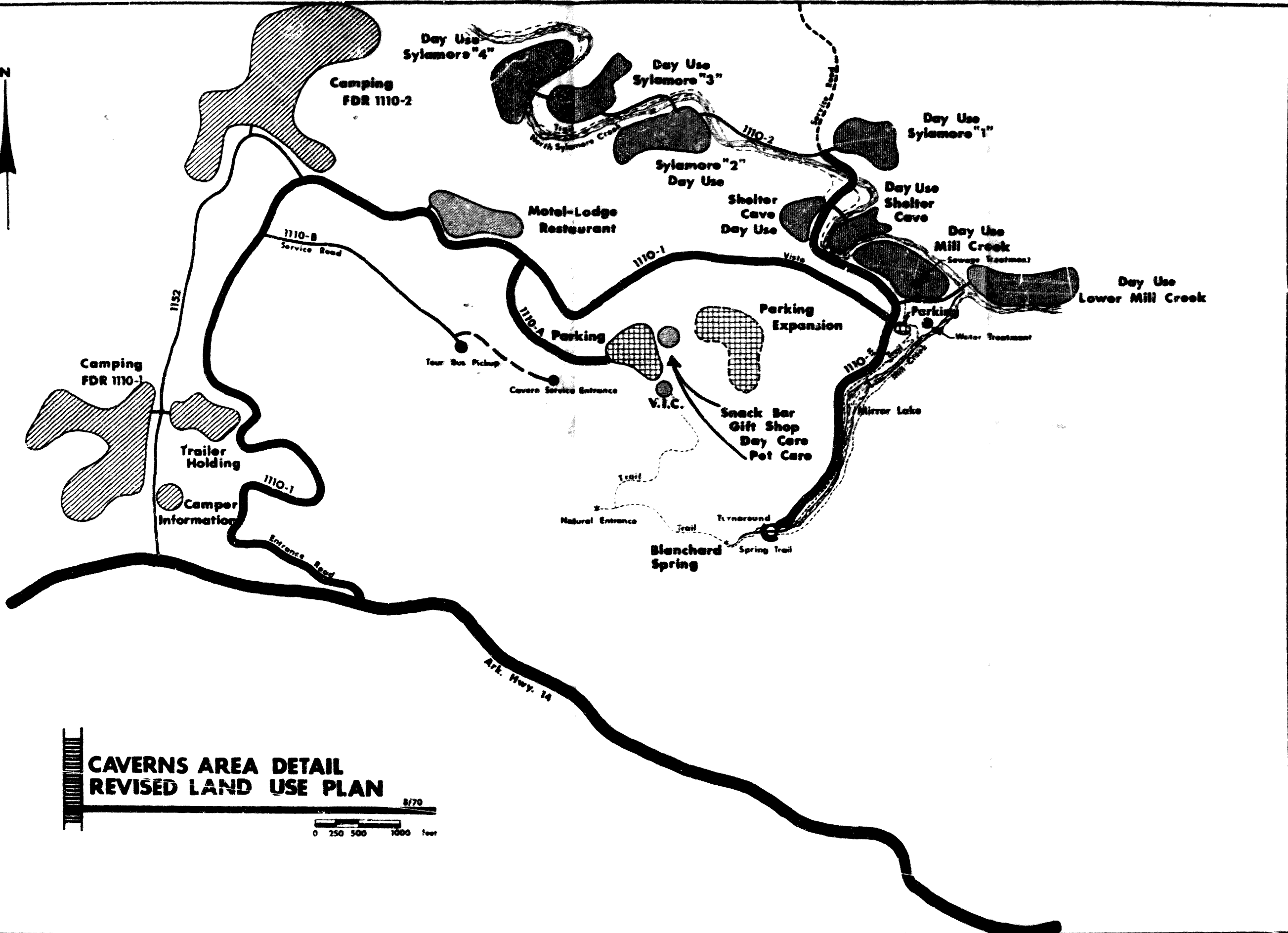
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|-----|---|--------------|
| 8.  | Consultant survey and design of 4.12 miles of Roads 1110, 1110A and 1110B. Forest Service design of parking area, Road 1110A - 0.5 miles                                | Complete     |
| 9.  | Walk-in service tunnel.   | Complete     |
| 10. | Drilled three (3) wells.<br>(a) One producing 70 gal./min.+<br>(b) One abandoned due to mud flow through solution tubes in rock strata<br>(c) One abandoned -- dry hole | Complete     |
| 11. | Entrance road and parking lot.  | Complete     |
| 12. | Lighting fixtures for trails.   | Complete     |
| 13. | Construction contracts:<br>(a) Sink elevator shaft<br>(b) Tunnel between Coral Room and the Cathedral Room<br>(c) Construct shell for elevator pod                      | Complete     |
| 14. | Elevator cabs.  | Complete     |
| 15. | Electrical work for elevator. Basic electrical work for entrance building including underground service.  | Complete     |
| 16. | Construct trails and bridges in the Coral Room and Cathedral Room.  | 96% Complete |
| 17. | Ecological study in caverns.  | Complete     |
| 18. | Preliminary plan for the Blanchard Springs Caverns Complex.   | Complete     |

- |     |  |          |
|-----|--|----------|
| 19. | First phase water and sewage system.                     | Complete |
| 20. | Composite Interpretive Study.                            | Complete |
| 21. | Aerial topographic mapping -- Immediate<br>Complex area. | Complete |



TRAIL CONSTRUCTION IN CAVERNS

- |     |   |              |
|-----|---|--------------|
| 22. | Survey and design of bridge -- Elevator<br>lobby to Cathedral Room.                           | Complete     |
| 23. | Construction of bridge -- Elevator lobby to<br>Cathedral Room.                                | Complete     |
| 24. | Survey and design of 1/4 mile trail for Tour B<br>(critical area on first part of the trail). | Complete     |
| 25. | Construction of 1/4 mile trail for Tour B.  | 80% Complete |
| 26. | Development of alternative routes for entrance,<br>Tour C.                                    | 90% Complete |
| 27. | Development of Interpretative Plan, Tour A.   | Complete     |
| 28. | Analysis of traffic (auto and pedestrian).  | 60% Complete |
| 29. | Economic Feasibility Study.   | 95% Complete |



**CAVERNS AREA DETAIL  
REVISED LAND USE PLAN**

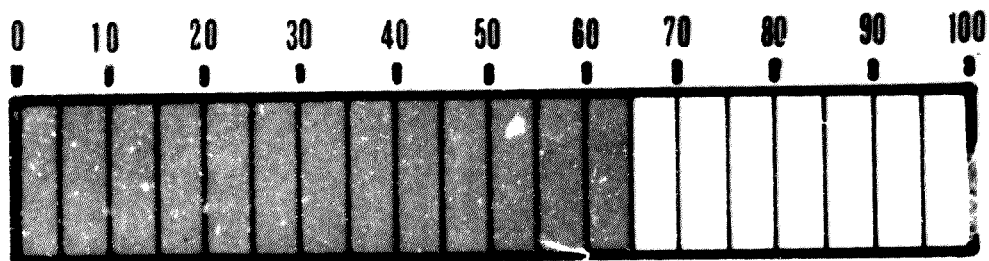
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30.	Design Shelter Cave.	90% Complete
31.	Design Old Chimney Access Road	5% Complete
32.	Design VIC building (redesign).	Complete
33.	Survey and design FDR #1107.	Complete
34.	Construct #1107 with turnaround parking lot.	99% Complete
35.	Lighting and electrical system redesign, Tour A.	Complete
36.	Remove facilities Upper Mill Creek.	Complete
37.	Stone veneer wall in cavern lobby.	Complete
38.	Trail relocation - Tour A.	Complete
39.	Studies of Flora and Fauna (by Memphis State University)	90% Complete
40.	Interpretative Plan for VIC.	90% Complete

# PHASE 1a

% of completion



## VI.

FUNDS APPROPRIATED FOR THE PROJECT AND  
ALLOCATED FOR ROADS

Funds appropriated specifically for the Blanchard Springs Caverns Project and allocated for Forest Roads and Trails (FR&T) were:

	<u>P&amp;M</u> (Appropriated)	<u>FR&amp;T</u> (Allocated)
FY 64	-	-
FY 65	-	-
FY 66	\$ 300,000	\$375,800
FY 67	314,000	6,500
FY 68	375,000	39,200
FY 69	538,000	155,000
FY 70	576,000	35,000
FY 71	<u>100,000</u>	<u>170,000</u>
TOTAL	\$2,203,000	\$781,500

The first activity which led to undertaking this project began in Fiscal Year 1964. In addition to those funds appropriated specifically for Blanchard Springs Caverns and allocated for roads, other funds have been used for planning, exploration, and administration as follows:

FY 64	\$ 5,000 - Preliminary Exploration and Planning
FY 65	30,000 - Preliminary Exploration and Planning Engineering Consultant
FY 66	8,000 - Planning, Supervision and Administration
FY 67	9,000 - Planning, Supervision and Administration
FY 68	9,000 - Planning, Supervision and Administration



VI - Continued.

FY 69	\$ 13,500	- Planning, Supervision and Administration
FY 70	49,000	- Planning, Design, Supervision, Administration and Green Thumb Support
FY 71	<u>23,000</u>	- Planning, Design, Supervision and Administration
TOTAL	<u>\$146,500</u>	

In addition, Forest Roads and Trails funds have been used to prepare bids for consultants for road and parking area design, and to supervise their construction.

VII.

PLANS FOR USE OF FY 71 FUNDS

	<u>P&amp;M</u>	<u>FR&amp;T</u>
1. Partial Construction Shelter Cave Day Use Area	\$100,000	\$170,000
2. Operation and Maintenance Blanchard Springs Caverns	8,000	
3. Interpretive Planning & COR	<u>15,000</u>	
Total	<u>\$123,000</u>	<u>\$170,000</u>

## VIII.

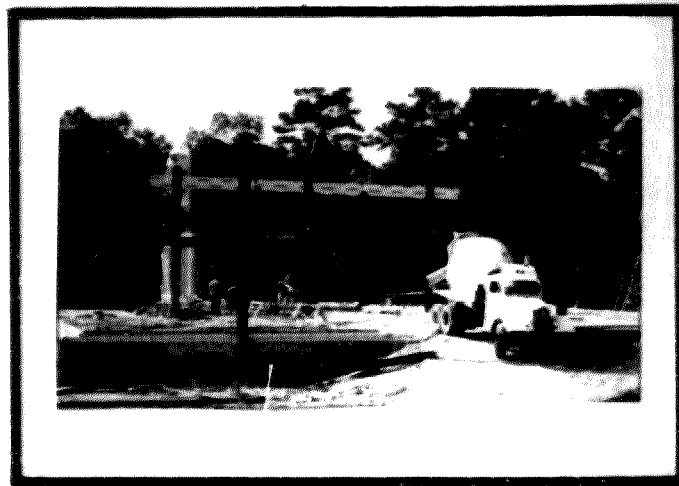
ACCOMPLISHMENT OF FY 70 JOBS

1. First phase water and sewage system - Complete.
2. Composite Interpretative Study - Complete and Approved.
3. Development of Interpretative Plan for Dripstone Trail - Complete and Approved.
4. Analysis of traffic (Auto & Pedestrian) - 60% Complete.
5. Economic Feasibility Study - 95% Complete. (Writing of prospectus is all that remains.)
6. Design Shelter Cave Day Use Site - 90% Complete.
7. Design V.I.C. Building - Complete and construction started.
8. Survey and design FDR #1107 through Shelter Cave - 90% Complete. (Bridge designs by R.O. will be finished in November.)
9. Construct FDR #1107 to the turnabout parking lot and construct turnabout parking lot - 99% Complete (except sidewalks & curbing).
10. Lighting and electrical system - Installation contract complete, but overall system - 80% Complete.
11. Studies of Flora and Fauna (By Memphis State University) - 90% Complete.
12. Interpretative Plan for V.I.C. - 90% Complete.
13. Rehabilitation of Blanchard Springs - Green Thumb Project Campground - Complete.
14. Construction of trail from the Lower Mill Creek Picnic Area to spring and return - Green Thumb Project - 5% Complete.

VIII - Continued.

In FY 1970 \$475,000 was appropriated for construction of the V.I.C. building, but due to a construction ceiling of \$306,500, a contract could be let only for partial construction. The remainder was utilized in projects necessary to the opening of the Caverns but as yet unfinanced. These projects included:

1. Construction started on First Phase V.I.C. Building - 40% Complete.
2. Preliminary Cavern light fixture positioning and aiming - Complete.
3. V.I.C. landscape design contract let. Preliminary design studies reviewed - 95% Complete.



**CONSTRUCTION OF V.I.C. BUILDING**

4. Cavern exploration and mapping contract conducted - 99% Complete.
5. Design of trail and pedestrian bridge from FDR #1107 turnaround to spring - Complete.
6. Construction on above by Green Thumb - 30% Complete.
7. Design of trail from V.I.C. to spring - Complete.
8. Design of trail from FDR #1107 turnaround along Mill Creek to Day Use Areas - 75% Complete.

VIII - Continued.

9. Elevator shaft dewatering study - Complete.
10. Elevator shaft dewatering contract - 98% Complete.
11. Design of V.I.C. exhibit room displays by U.S.D.A. Exhibit Service.
12. Storyboard for V.I.C. A/V Presentation being developed by potential A/V contractor - 60% Complete.
13. Land use study of the Blanchard Springs Complex Area - Complete.
14. Light fixtures selected and purchased for V.I.C. parking lot - Complete.
15. Handrails for Dripstone Trail (Tour A) purchased - Complete.
16. Air lock doors for Caverns purchased - Complete.
17. Refinished seats in Cathedral Room rest area - Complete.
18. Interconnecting tunnel shaft walls sealed - Complete.

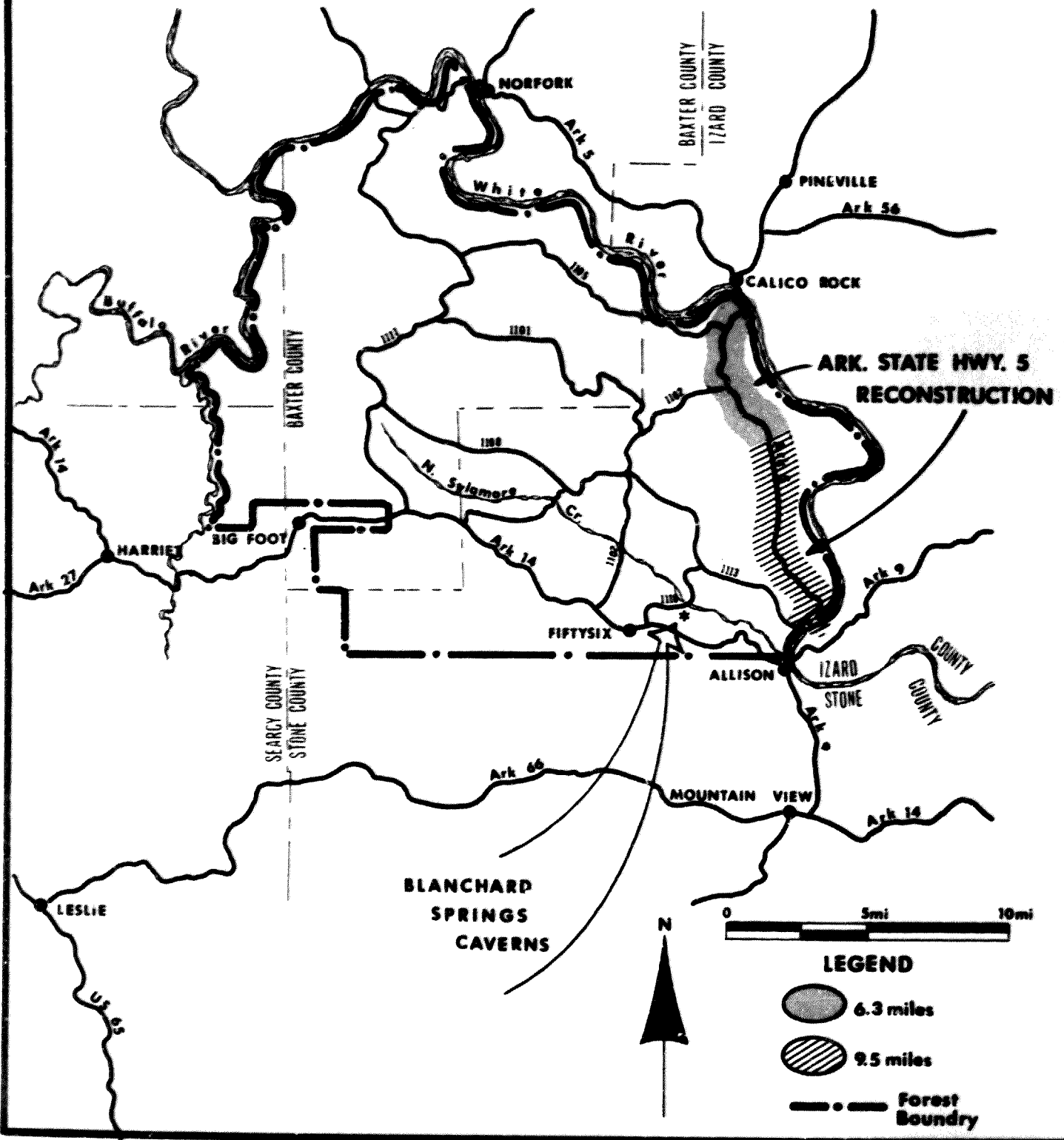
Reconstruction of State Highway 5

Construction of the first 6.3 mile segment of Highway 5 from Calico Rock to Optimus is about 80% complete. The State has just received authorization for \$600,000 in Public Land Funds for the construction of the remaining section 9.5 miles from Optimus to near Allison. They are waiting for its release before beginning construction. The total cost of this piece of Highway 5 is estimated to be \$1,100,000.

This construction activity is a direct result of the anticipated increase in tourism that will occur with the development of Blanchard Springs Caverns.



# ARK. STATE HWY. 5 RECONSTRUCTION



IX.

JOBS AND ESTIMATES OF COST TO COMPLETE THE  
FACILITIES IN PHASE I

(In Addition to Those Funds Allocated Through FY 1971)

The development program of the Blanchard Springs Composite is divided into five phases. Phase IA contains all the projects that need to be completed before the Caverns may be opened to the public. These include the development of the Visitor Information Center, the first Cavern tour and all the recreational and interpretative facilities needed to receive the visitors.

The cost estimates shown in this table are based on the January, 1970 "Progress Report" estimates. Appropriations of these funds in the years shown will allow for a July 1, 1973, opening date. These cost figures have been increased at a rate of 10% per year to allow for increased costs in construction and materials. There are two exceptions -- the building and items composed primarily of salaries. Salaries were increased 6% per year. The cost estimate for the building remained the same because it can be contracted early enough in the new fiscal year to avoid the annual cost increase. L&WCF estimates remain unchanged from last year.

Needed to complete Phase IA for July 1, 1973, opening if no more funds are received in FY 1971:

	<u>FLM*</u>	<u>P&amp;M</u>	<u>FR&amp;T</u>	<u>L&amp;WCF</u>
1. Complete construction of V.I.C.	\$477,000			
2. Complete construction of Tour A.	55,000			

IX - Continued.

	<u>FLM</u>	<u>P&amp;M</u>	<u>FR&amp;T</u>	<u>L&amp;MCF</u>
3. Furnish interior V.I.C. building, design & construct exhibits, purchase audio/visual equipment, interior design.	\$222,000			
4. Order and purchase signing.	16,500			
5. Project administration, planning, design & maintenance.	52,600	\$ 14,000		
6. Construct Shelter Cave Day Use Area.	152,400			
7. Purchase of private land in the vicinity of the Caverns. Top priority given to tracts required for actual development.				<u>\$308,000</u>
Total Funding Needed FY 72	\$975,500	\$ 14,000	-0-	\$308,000

<u>Needed - FY 1973</u>	<u>FLM</u>	<u>P&amp;M</u>	<u>FR&amp;T</u>	<u>L&amp;MCF</u>
1. Install parking lot lighting, parking lot landscaping, V.I.C. landscaping and sidewalks.	\$111,300			
2. Install interpretive services, print brochures and provide telephone communications equip- ment into the Caverns.		\$ 11,500		

IX - Continued.

	<u>FLM</u>	<u>P&amp;M</u>	<u>FR&amp;T</u>	<u>L&amp;WCF</u>
3. Salary and training of staff. (Increased 6% based on past history)		\$196,600		
4. Construct and landscape FDR 1110-1 Campground.	\$429,600		\$176,600	
5. Project planning, design, administration & maintenance.	<u>49,000</u>	<u>14,000</u>		
Total Funding Needed FY 73	\$589,900	\$222,100	\$176,600	-0-
Grand Total FY 72 and FY 73 Needed to Open by July 1973	<u>\$1,565,400</u>	<u>\$236,100</u>	<u>\$176,600</u>	<u>\$308,000</u>

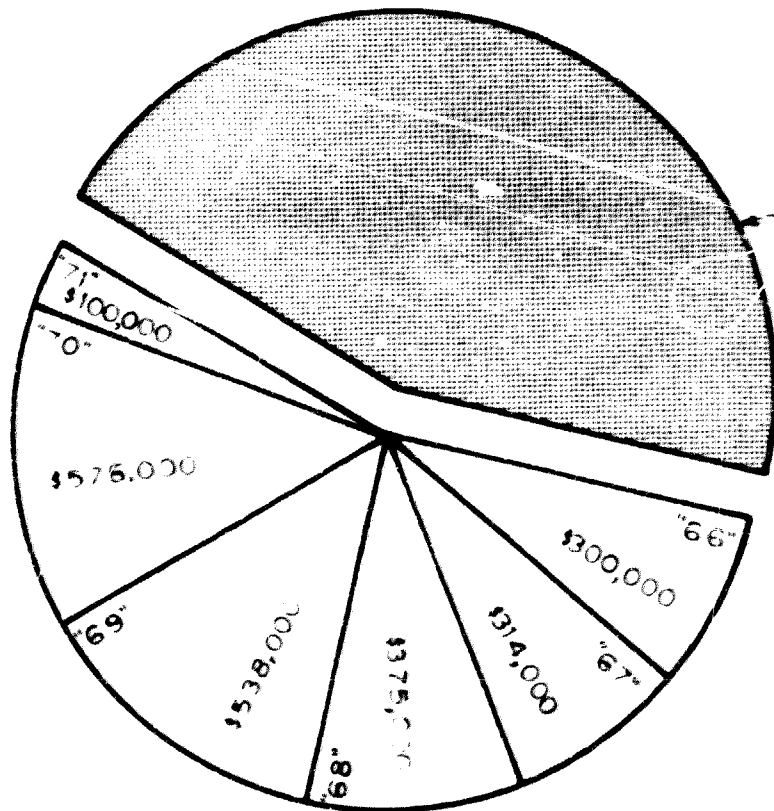
Needed to Complete Phase IB - The facilities in this phase must be completed within two years after the initial public opening of the Caverns to meet public demand. These figures have also been increased 10% since FY 1970 cost estimated update.

	<u>FLM</u>	<u>P&amp;M</u>	<u>FR&amp;T</u>	<u>L&amp;WCF</u>
1. Construct Old Chimney Campground.	\$189,700		\$140,200	
2. Construct FDR #1110-2 Campground.	135,300		53,900	
3. Administrative Housing including single family dwellings and a dormitory. Cost of water & sewage included.	275,000		44,500	

IX - Continued.

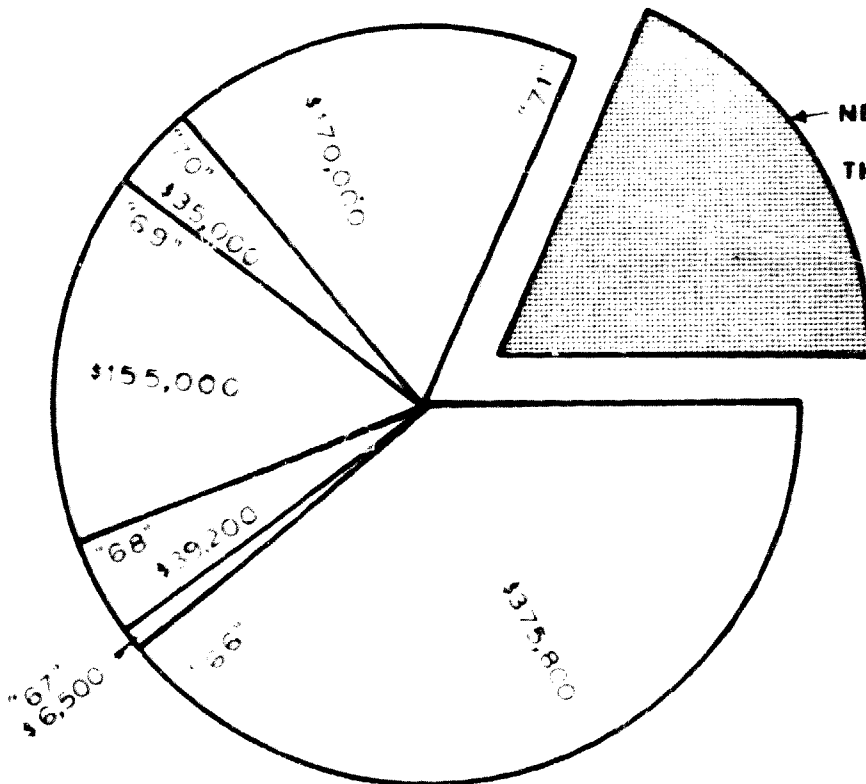
	<u>FLM</u>	<u>P&amp;M</u>	<u>FR&amp;T</u>	<u>L&amp;CF</u>
4. Construct 3.5 miles of hiking trail along North Sylamore Creek.			\$ 14,300	
5. Landscape Lower Mill Creek Site.	<u>\$ 27,500</u>	<u>          </u>	<u>          </u>	<u>          </u>
Subtotal Phase IB	\$627,500	-0-	\$252,900	-0-
 GRAND TOTAL PHASE IA & IB	 <u>\$2,192,900</u>	 <u>\$236,100</u>	 <u>\$429,500</u>	 <u>\$308,000</u>

**FUNDS NEEDED FOR PHASE 1a TO OPEN CAVERNS**



NEEDED TO OPEN	\$1,801,500
THROUGH 71	\$2,203,000
<b>TOTAL</b>	<b>\$4,004,500</b>

**F.L.M. & P.M.**



NEEDED TO OPEN	\$176,600
THROUGH 71	\$781,500
<b>TOTAL</b>	<b>\$958,100</b>

**F.R. & T.**

## ACQUISITION

(Out Service Copies of the Progress Report)

The acquisition of several privately owned tracts around the Blanchard Springs Caverns project was made necessary for several reasons. Three of these are:

1. There would have to be several facilities such as camp-grounds developed to accommodate the public visiting the Caverns. Development land in this area is scarce because of the topography and there was not sufficient National Forest land that met the development criteria available in the area where it was needed.
2. Pollution of underground streams which flow into the Caverns is certainly possible. In the case of some caves this has happened. Most of the water flowing through Blanchard Springs Caverns enters through sink holes. There is almost a direct over-the-surface flow into the cave this way.
3. Adverse private development will become a major problem.

Development of small businesses not in keeping with a major development has most always occurred where there was no control. Part of the

overall Blanchard goal is to develop a high quality attraction that will be of national significance. This means that in all aspects, high quality must be maintained. The atmosphere should blend with the forest and mountain area. It should not take on the atmosphere of a carnival or a "flea" market. Control of certain land is necessary to retain the desired qualities.

In the process of acquiring these tracts, the Forest made several reviews. These reviews were designed to establish actual need for private lands. As a result of these reviews, a number of changes were made in the acquisition plan.

Several attempts were made to purchase these tracts through negotiations based on appraisals using current market values. Several tracts are being acquired this way. Offers were also made to exchange National Forest land of equal value for these tracts. At least two property owners are negotiating with us on an exchange basis.

At this time, it still appears that the greatest number of tracts which are needed will have to be taken.



I.

ACQUISITION - PROGRESS AND NEEDS  
AS OF SEPTEMBER 1, 1970

Group A

Eight tracts containing 216.67 acres with staff appraised value of \$52,300. All in the FY 1970 L&WCF Program.

Needed for: Actual development.

Status: Secretary's office has signed Declaration of Taking.

They became U. S. land when the Declaration of Taking was filed in U. S. Court October 22, 1970, and the check deposited by the U. S. Attorney.

Group B

Four tracts containing 334.35 acres with staff appraised value of \$38,150. Three tracts in FY 1970 L&WCF Program, one tract in FY 1969 Program.

Needed for: Actual development, insure against adverse private development and protection from pollution.

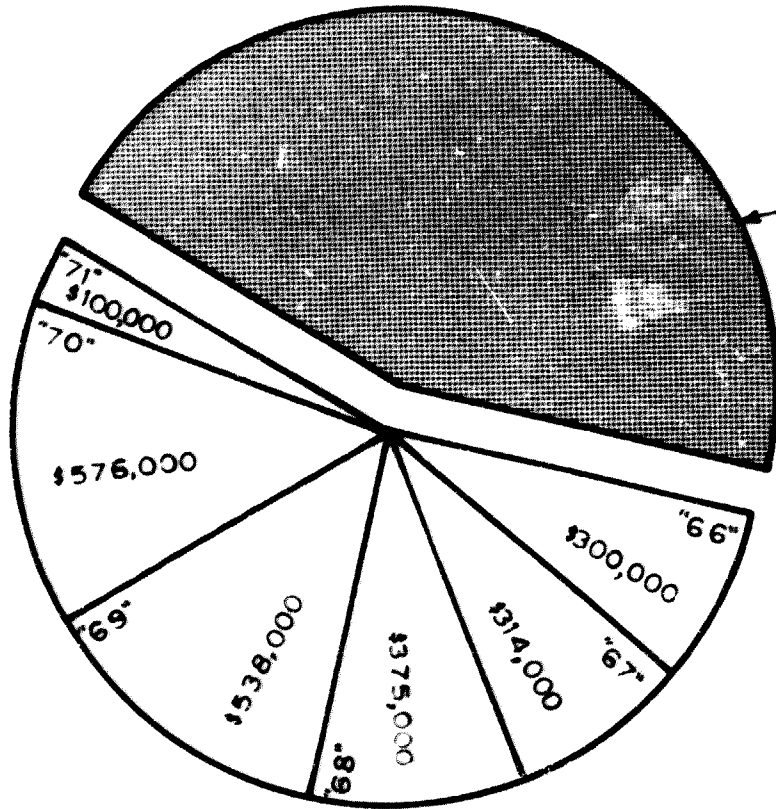
Status: Complete condemnation package sent to R.O. on September 15, 1970. R.O. sent condemnation package to W.O. on October 9, 1970.

Group C

Twenty-one tracts containing 1,130.96 acres with staff appraised value of \$152,650. Five tracts are in FY 1970 L&WCF Program, sixteen tracts in FY 1969 Program.

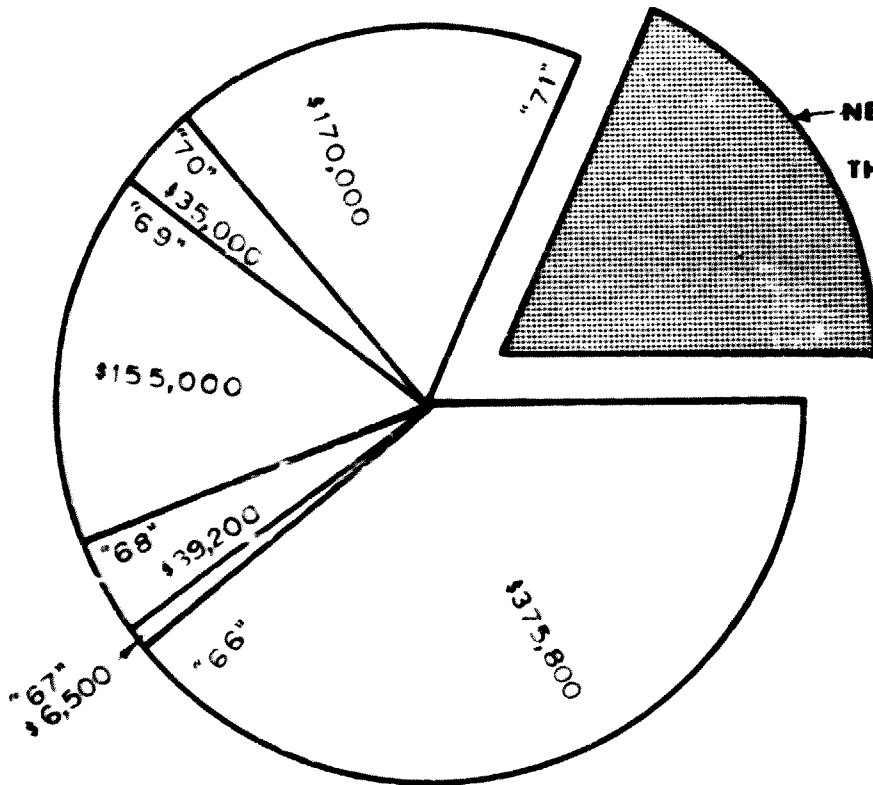
Needed for: Actual development, insure against adverse private development.

**FUNDS NEEDED FOR PHASE 1a TO OPEN CAVERNS**



<b>NEEDED TO OPEN</b>	<b>\$1,801,500</b>
<b>THROUGH 71</b>	<b>\$2,203,000</b>
<b>TOTAL</b>	<b>\$4,004,500</b>

F. L. M. & P. M.



<b>NEEDED TO OPEN</b>	<b>\$176,600</b>
<b>THROUGH 71</b>	<b>\$781,500</b>
<b>TOTAL</b>	<b>\$958,100</b>

F. R. & T.

X - Continued.

Status: Twenty appraisals were sent to Chief's office for presentation to the August 1970 National Forest Reservation Commission meeting. These twenty cases were approved by NFRC on October 7, 1970. One case had NFRC approval as of March 18, 1970.

Group D

Three tracts containing 12.36 acres with staff appraised value of \$8,800. All are in the FY 1970 L&WCF Program.

Needed for: Insure against adverse private development.

Status: All three appraisals sent to R.O. on October 16, 1970.

We expect these cases to go to the January NFRC meeting.

Group E

Four tracts containing 77.13 acres with staff appraised value of \$21,960.

Status: Two of these tracts have been acquired, one is under option and one is up for land exchange.