

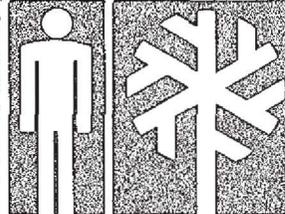
D-2178A

development concept plan

january 1985

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YELLOWSTONE
OLD FAITHFUL



NATIONAL PARK / WYOMING-MONTANA-IDAHO

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3/17/2002

Approved by: Lorraine Mintzmyer
Regional Director,
Rocky Mountain Region

1-10-85
Date

DEVELOPMENT CONCEPT PLAN
OLD FAITHFUL
YELLOWSTONE NATIONAL PARK

Prepared by
Denver Service Center
National Park Service
United States Department of the Interior

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INTRODUCTION

The Old Faithful development grew up on the borders of Yellowstone's Upper Geyser Basin near one of the world's most famous natural features, Old Faithful Geyser. During the early part of the 20th century, the need to serve steadily increasing numbers of visitors traveling in private automobiles led to the construction of many visitor facilities practically on top of the thermal basin. This situation was acceptable when automobiles were fewer and transportation slower, but problems began to develop when higher postwar visitation placed a strain on aging facilities and a road system not designed for high traffic volumes. Some changes were made in the road system during the mid-sixties, but these improvements were only partially successful. Driving in the Old Faithful development is a confusing experience. Buildings intruded on views of the Upper Geyser Basin and Firehole River. Visitor services and support facilities are intermixed in an undesirable way.

This document, a development concept plan (DCP) for Old Faithful, addresses some solutions to the problems that have developed over the years. It should be seen as an incremental step in carrying out general goals set by the approved 1974 Master Plan for Yellowstone National Park. The aims of the DCP are (1) To enhance natural resources by reducing of inappropriate development close to the Upper Geyser Basin and the Firehole River; (2) to improve vehicular circulation, pedestrian circulation, and visitor information so that people have an easier time finding Old Faithful's attractions and services; (3) to provide appropriate support facilities and remove or relocate those that are incompatible; and (4) to provide appropriate winter use facilities accessible only by snowcoach, snowmobile, or crosscountry skiing.

This document has four major parts. BACKGROUND AND PLANNING HISTORY explains how the current situation developed and how other National Park Service (NPS) studies bear on those problems. PLANNING NEEDS AND PROBLEMS are a description of existing conditions which emphasizes problems to be solved and resource values to be preserved. The SUMMARY OF THE OLD FAITHFUL DEVELOPMENT CONCEPT PLAN gives an overview of major changes addressed. DESCRIPTION OF THE DEVELOPMENT CONCEPT PLAN is a specific, item by item discussion of the development concept plan. A rationale for removing historic structures is included as Appendix A.

BACKGROUND AND PLANNING HISTORY

In 1870, General Henry Washburn led one of the earliest organized expeditions into the Yellowstone country. Around a campfire near the junction of the Gibbon and Firehole Rivers, Washburn and his followers held one of the first discussions on the concept of a park for the nation. Following the journey, expedition members urged Congress to preserve the water, wildlife, and thermal resources of the area.

Yellowstone became the first national park in 1872, but only 300 people visited in that year. Access was difficult and accommodations primitive. Because travel by horseback and stage coach was slow, visitor facilities were developed close to the prime resources--rivers, lakes, and geysers. In 1915, the first automobile arrived in Yellowstone. This event heralded a rapid increase in visitation that was to continue until the Great Depression and World War II. The National Park Service and private concessioners struggled to build accommodations as fast as the need arose.

After the interval caused by the war and the depression, growth resumed. By the 1970's, there were eight large developed areas practically on top of Yellowstone's most valuable resources. One was at the Old Faithful area. It contains large parking areas, hotel/cabin areas, restaurants, stores, gas stations and maintenance areas. Many of the older structures (particularly the cabins) needed major repair work. In addition, unplanned incremental growth during the years of rapidly increasing visitation resulted in an undesirable mix of visitor services and support functions. Confusing internal circulation patterns evolved.

Traffic circulation patterns approaching and departing from the development were also undesirable. During the sixties an attempt was made to deal with the growing volume of automobile traffic by constructing a bypass for through traffic, an interstate-style interchange, and one-way entrance and exit roads. This effort had only partial success. The new system succeeded in moving traffic congestion away from the Upper Geyser Basin; eruptions of Old Faithful no longer caused traffic jams as they had when the main road ran past the geyser. There were, however, serious problems with the solution: the interchange had a dangerously tight design radius, many visitors considered it to be incompatible with the wilderness setting, and the new road system was difficult to negotiate.

In 1980, an interdisciplinary planning study, aimed at solving these problems, was begun. The resulting planning document, the Old Faithful Development Concept Plan, is based upon guidance given in the approved 1974 Master Plan for Yellowstone National Park and the accompanying Final Environmental Statement (FES). The FES was in compliance with the National Environmental Policy Act and was preceded by public involvement on master plan issues. The master plan directed that overnight accommodations be removed from environmentally sensitive areas: the West Thumb thermal area, Fishing Bridge (prime wildlife habitat), and Old Faithful (see Vicinity Map). With respect to Old Faithful, it stated:

High priority should be given to gradually converting the Old Faithful development into a scenic day-use area, an objective that necessarily will take many years to achieve.

Grant Village was identified in the master plan as the area where accommodations would be built as other facilities were removed from fragile areas throughout the park. A step toward implementing this proposal was preparation of the Environmental Assessment for the Development Concept Plan for Grant Village. Completed in 1979, this document described the development of 700 lodging units and related facilities. Construction of the first 100 units started in 1980. To date 300 units are open for public use.

The master plan also recognized the need to change the park's circulation system to handle future visitation growth. To examine this issue, the Greater Yellowstone Cooperative Regional Transportation Study was initiated. Completed in 1979, this study described socioeconomic, visitation, and travel characteristics within the park and region. The transportation study also recommended improvements in Yellowstone's transportation system. Visitor projections from this study were used in development concept planning.

Because the master plan proposes significant changes in concession facilities and because the National Park Service was receiving numerous visitor complaints about concessions, the Yellowstone National Park Concessions Management Review was conducted and completed in 1976. This study confirmed the need for changes in the concession facilities and operations. Recommendations included the government's purchase of possessory interests belonging to the former Yellowstone Park Company. The concession study further recommended that the contract with the Yellowstone Park Company be terminated and that a new concessioner be retained. The Yellowstone Park Company's possessory interest was purchased at the end of October 1979. A temporary concession contract was negotiated with TWA Services, Inc., in November 1979. In 1981, TWA Services was awarded a long-term contract on the basis of their competitive bid.

Acquisition of Yellowstone Park Company's possessory interests set the stage for implementing master plan recommendations at Old Faithful. This development concept plan presents the results of a detailed interdisciplinary study of alternative strategies for achieving master plan goals and solving Old Faithful's problems.

PLANNING NEEDS AND PROBLEMS

DECREASE ENCROACHMENT ON PRIME RESOURCES

An important master plan goal guiding the development concept plan is the removal of development from proximity to the Upper Geyser Basin. About 370 cabins, which serve as visitor accommodations and employee housing, occupy more than 20 acres at Old Faithful (see Existing Conditions and Existing Conditions-Detail maps). The direction given in the master plan opposes using space in a prime resource area for these purposes.

PROVIDE FOR INCREASED VISITATION

Of the 2.5 million or more people who enter Yellowstone each year, 80-90 percent visit Old Faithful. According to the Greater Yellowstone Cooperative Regional Transportation Study this number will increase 1.0 to 2.5 percent per year for the foreseeable future. To accommodate this growth while minimizing impact on critical resources, the area must be used more efficiently. Overnight accommodations take up space that could be used for other purposes or be restored to provide a better experience for visitors.

IMPROVE VEHICULAR CIRCULATION AND PARKING

Confusing and unsafe vehicular circulation is among the most serious problems at Old Faithful. Major difficulties include: (1) the hazard caused by the tight design radius of the interchange between the main highway and the Old Faithful access roads; (2) the confusion resulting when westbound visitors must drive past most of the development before reaching the main (east) parking area; (3) the difficult and confusing system for exiting the development (visitors cannot exit directly from the east lot, they must drive through the visitor services area and along the west parking area to reach the exit road); and (4) the shortage of parking spaces on peak days.

IMPROVE PEDESTRIAN CIRCULATION AND VISITOR INFORMATION

Major problems are (1) visitors having trouble orienting themselves in the large east parking area, (2) the difficulty of finding the desired resources and services and (3) the hazardous vehicle/pedestrian conflict caused by routing all exiting traffic through the main visitor services area.

IMPROVE VISITOR SERVICES AND SUPPORT FACILITIES

At present, visitor services and facilities include: summer season lodging in the Old Faithful Inn, the Old Faithful Lodge cabins, the Snowlodge and the Snowlodge cabins; winter lodging in the Snowlodge and the Snowlodge

cabins; summer food service in several locations; winter food service in Snowlodge; picnicking; gift sales at several outlets; two general stores offering groceries and camping supplies; two gas stations and automobile repair service; law enforcement and interpretation; fire protection; and medical service. The main support facilities are employee housing and food service, NPS and concessioner maintenance, the Old Faithful Inn and Old Faithful Lodge boilers, and laundry facilities.

These functions were reviewed to ensure compatibility with master plan goals and with the objective of improving circulation. Specific problems, such as the poor condition of the Lodge cabins and Snowlodge cabins, were also addressed.

IDENTIFY A WINTER USE AREA

Although winter use will be maintained at present levels until questions about impacts on wildlife are resolved, improvements to visitor lodging, food service, and employee facilities during the winter must be made.

CONSTRAINTS

Management Decisions

At the start of the planning process, because of fiscal and political realities, the Superintendent and Regional Director identified several items that should be considered as given:

1. The historic Old Faithful Inn and its wings, should continue to be a lodging facility for the foreseeable future.
2. The visitor center is suitably located to serve the visitor and will continue in its present use.
3. A fast food facility will be retained in the Old Faithful Inn.
4. The new cafeteria in the Old Faithful Lodge will remain.

Natural Resource Considerations

An important goal of the DCP is to protect and enhance the thermal features of the Upper Geyser Basin, the Firehole River, and other significant natural resources. The inventory of these areas where disturbance should be avoided and, if possible, reduced includes: (1) active thermal areas; (2) winter wildlife habitat (at Old Faithful virtually identical with active thermal areas); (3) the Firehole River and tributary streams; (4) terrain with steep slopes and rock outcroppings; (5) the threatened grizzly bear (protected under the Endangered Species Act of 1973 as amended, 16 U.S.C. 1531 *et. seq.*); and (6) Ross's bentgrass, Agrostis rossiae (protected by a Memorandum of Agreement with the U.S. Fish and Wildlife Service).

Cultural Resource Considerations

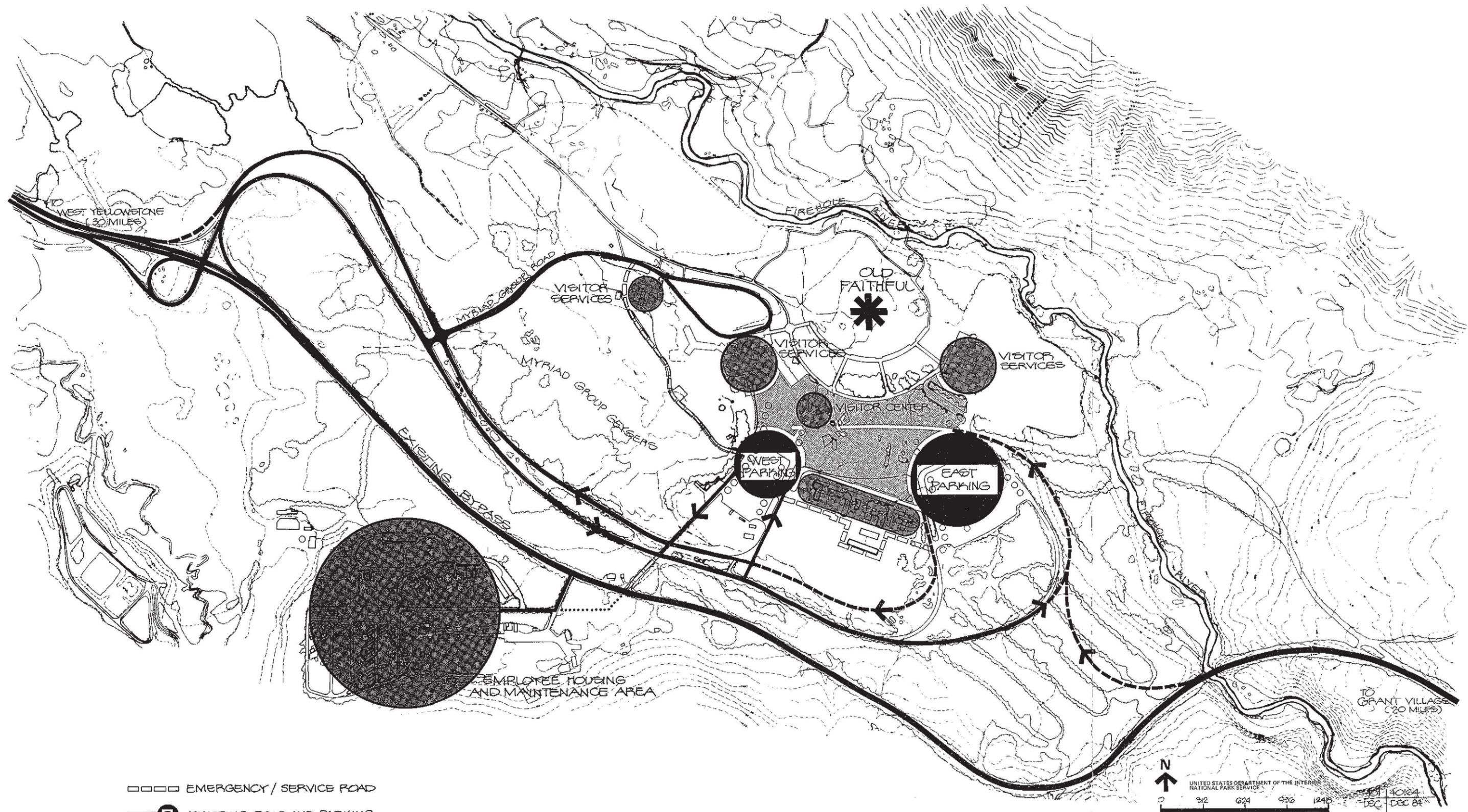
The principal historical resources at Old Faithful have been included in the Old Faithful Historic District. The dominant element in the district is the Old Faithful Inn. Built in 1903-04, it is considered one of the premier rustic structures in the United States. The use of rustic log architecture represents an attempt to harmonize with the wilderness setting--a concept that served as a model for the National Park Service in succeeding decades. Other structures in the district derive their importance either from their association with the Inn or from their role in the development of park concessions in the early 1900's.

The Old Faithful Historic District presently consists of: the Old Faithful Lodge, the Old Faithful Inn powerhouse and laundry (laundry/boiler building), the caretaker's quarters, the laundry manager's residence, the girl's dormitory (Windflower), the lower gas station, the lower Hamilton Store, the photo shop, the upper Hamilton Store, the upper gas station, the Old Faithful Lodge cabins and Snowlodge cabins, the shop, the shed, the employee's laundry, the U-plan dormitory, the engineer's dormitory, the employee's dormitory, the linen room, the Old Faithful Lodge power plant and boiler house, and the Cinderella dormitory (Columbine).

The plan would remove properties which were accepted to the National Register of Historic Places on December 7, 1982. The properties to be removed are listed in the section "Treatment of Cultural Resources" under the heading "National Register Properties" (page 26).

Heat-Flow Map

Before any specific design projects are undertaken, the National Park Service would prepare an infrared heat-flow map of the Old Faithful area. Because areas of thermal activity change over time, this map is needed to ensure that construction will not adversely affect thermal features.



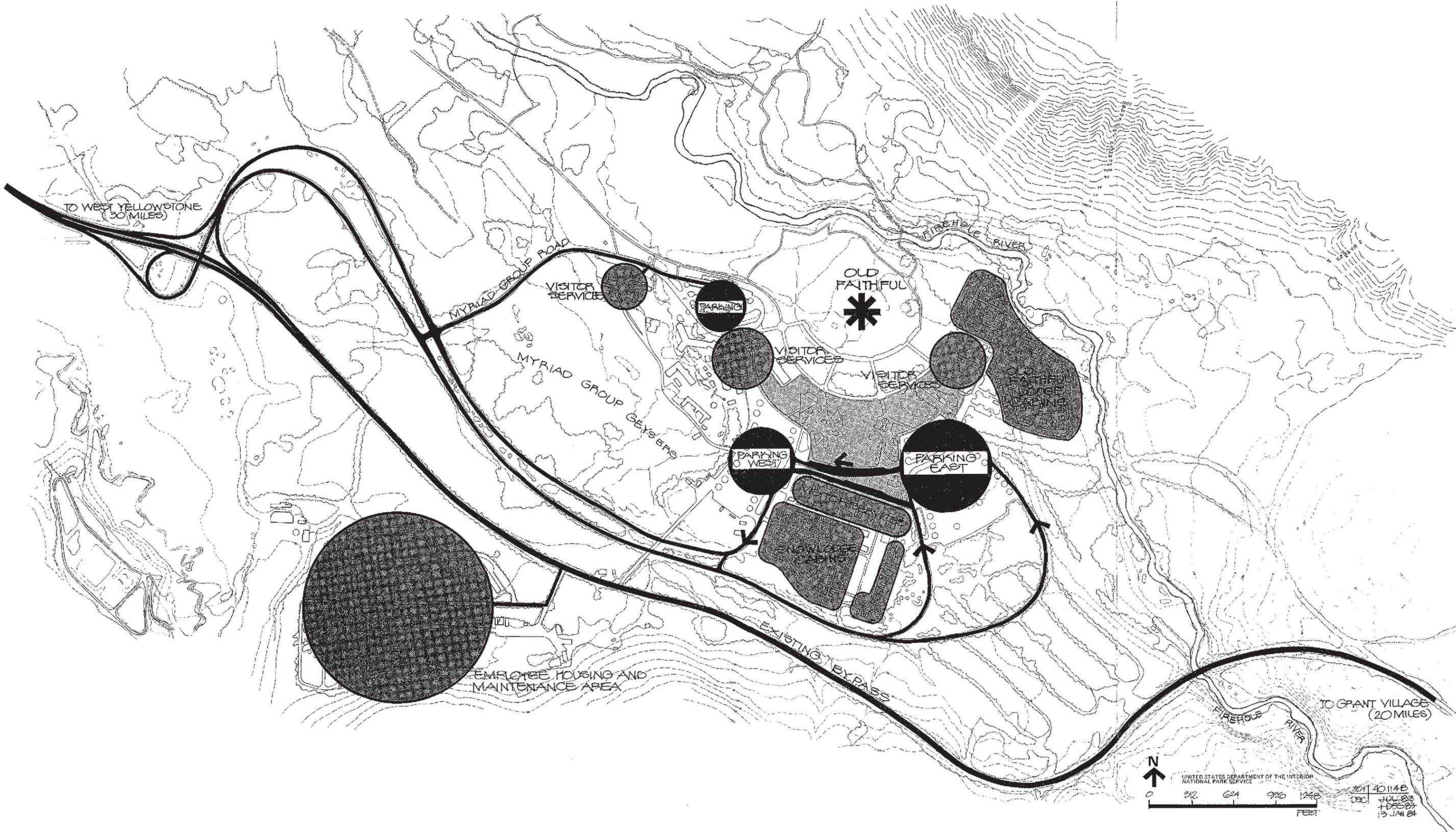
- EMERGENCY / SERVICE ROAD
- (P)— EXISTING ROAD AND PARKING
- - - - PROPOSED ROAD
- DEVELOPED AREA
- PROPOSED PEDESTRIAN SPINE
- ▨ PROPOSED PEDESTRIAN AREA

ON MICROFILM

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DEVELOPMENT CONCEPT PLAN

OLD FAITHFUL
 YELLOWSTONE NATIONAL PARK
 WYOMING MONTANA IDAHO



- EXISTING ROAD AND PARKING
- DEVELOPED AREA
- PEDESTRIAN AREA

ON MICROFILM

**EXISTING
CONDITIONS**
**OLD FAITHFUL
DEVELOPMENT CONCEPT PLAN**
YELLOWSTONE NATIONAL PARK
WYOMING MONTANA IDAHO

INN (I) 987

- FAST FOOD
- TABLE SERVICE
- GIFT SHOP
- LODGING

INN OUTBUILDINGS - LOWER GAS STATION/ LOWER STORE

- OUTBUILDINGS - EMPLOYEE HOUSING AND MAINTENANCE (POOR CONDITION)
- LOWER GAS STATION (LG)
- LOWER STORE (LS) - FAST FOOD, GIFT SHOP, GROCERIES, SUPPLIES

BOILER (B)

ANTIQUATED EQUIPMENT IN LARGE BUILDING

LODGE (L) 1062

- FAST FOOD
- CAFETERIA
- GIFT SHOP

VISITOR SERVICES

- UPPER GAS STATION (UG)
- UPPER STORE (US) - FAST FOOD, GIFT SHOP, GROCERIES, SUPPLIES
- POST OFFICE (P)
- PHOTO SHOP (PS)
- RESTROOM BUILDING (R)

- FOUR SEASONS SNACK SHOP (FS)
- ICE MACHINE (I)
- SNOWLODGE (SL) GIFT SHOP, TABLE SERVICE

VISITOR INFORMATION VISITOR CENTER (VC)

HANDICAP ACCESS

WHEELCHAIRS AVAILABLE AT VISITOR CENTER

EMPLOYEE HOUSING

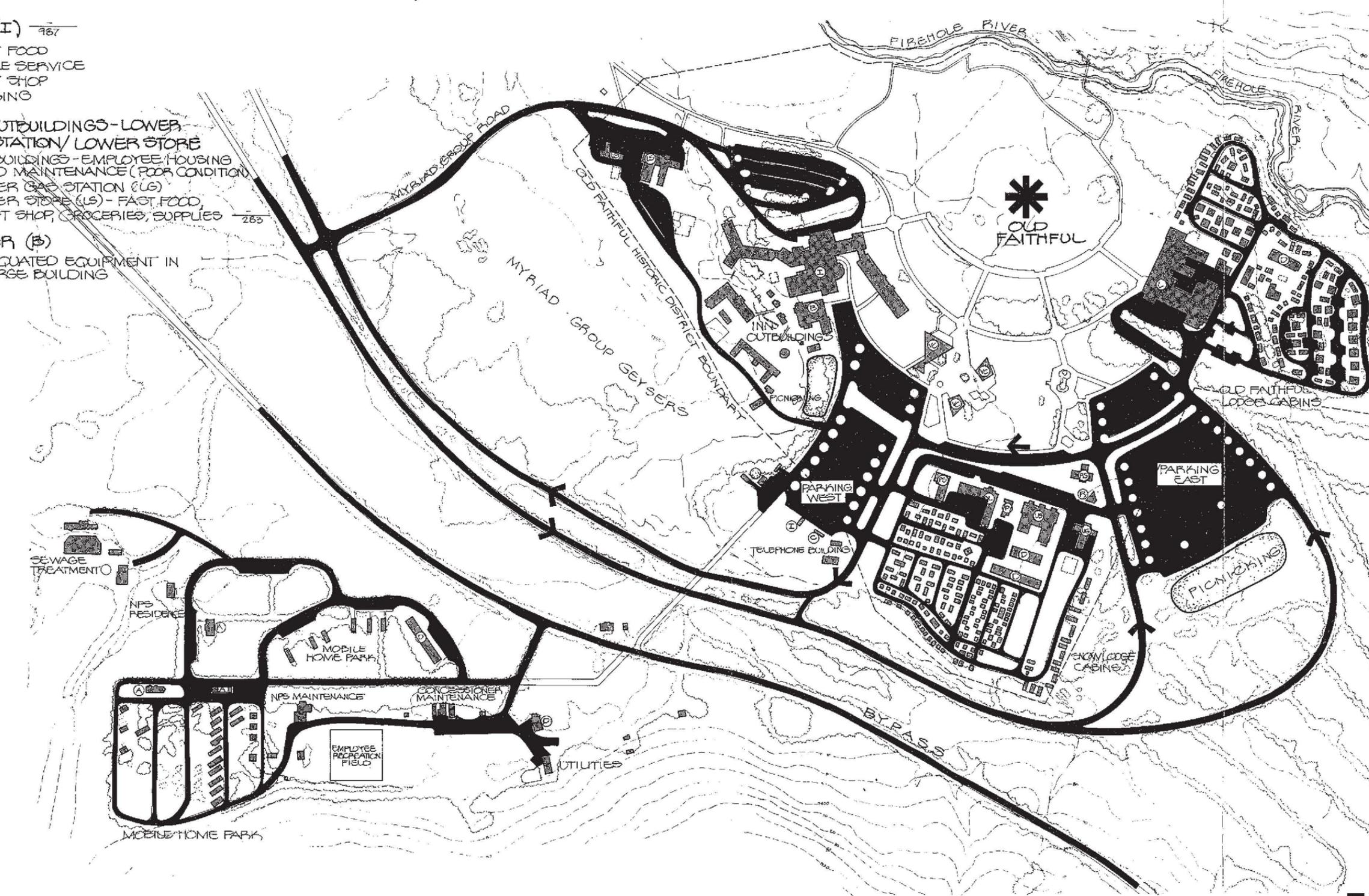
- CABINS
- SNOWLODGE (SU)
- DORMITORIES (D)
- APARTMENTS (A)
- MOBILE HOME PARK
- LOWER STORE (LS), UPPER STORE (US)
- PHOTO SHOP (PS)
- INN & INN OUTBUILDINGS

EMERGENCY SERVICES

- RANGER STATION (RS)
- FIRE STATION - IN SAME AREA AS RANGER STATION
- CLINIC (C)

WINTER USE COMPLEX

- VISITOR LODGING - SNOWLODGE (SL), LONGEST DORM BEHIND UPPER STORE
- VISITOR FOOD SERVICE - SNOWLODGE (SL)
- EMPLOYEE HOUSING - SNOWLODGE (SU), LONGEST DORM BEHIND UPPER STORE
- EMPLOYEE FOOD SERVICE - SNOWLODGE (SU)



SEWAGE TREATMENT

NPS RESIDENCE

MOBILE HOME PARK

NPS MAINTENANCE

CONCESSIONER MAINTENANCE

EMPLOYEE RECREATION FIELD

UTILITIES

TELEPHONE BUILDING

PARKING WEST

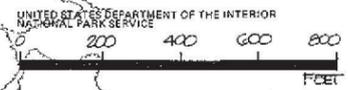
PARKING EAST

PICNIC

SNOWLODGE CABINS

BY-PASS

MOBILE HOME PARK



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12 JAN 84

**EXISTING
CONDITIONS
DETAIL**

**OLD FAITHFUL
DEVELOPMENT CONCEPT PLAN**

YELLOWSTONE NATIONAL PARK
WYOMING MONTANA IDAHO

ON MICROFILM

SUMMARY OF THE OLD FAITHFUL DEVELOPMENT CONCEPT PLAN

The Old Faithful Development Concept Plan addresses reduction of development near the Upper Geyser Basin and the Firehole River by removing about 370 cabins now used as visitor accommodations and employee housing, the lower gas station, and several outbuildings from the Old Faithful Inn and Old Faithful Lodge complexes. These structures are on the National Register of Historic Places (see Treatment of Cultural Resources in DESCRIPTION OF THE DEVELOPMENT CONCEPT PLAN). The National Park Service entered into a Memorandum of Agreement on May 12, 1983, with the Wyoming State Historic Preservation Officer and the Advisory Council on Historic Preservation (see Appendix B). In this memorandum, the National Park Service agreed that "No historic structures . . . will be removed until the Old Faithful Development Concept Plan is approved by the Regional Director."

Major problems with the existing road system will be alleviated by (1) adding a new westbound exit to the interchange to eliminate an unsafe tight design radius and (2) constructing a new access to the main (east) parking area to reduce backtracking for traffic arriving from the southern portion of the Grand Loop Road. Internal circulation patterns will be simplified by converting roads which now connect the east and west parking areas to a pedestrian space. Removal of traffic from this space will also eliminate one of the worst vehicle/pedestrian conflicts at Old Faithful. Pedestrian circulation and access to a new wayside exhibit and the visitor center will be improved by redesigning the large, unstructured east parking area to give it a strong visual orientation toward the visitor center and by constructing pedestrian spines leading to that facility and Old Faithful Geyser. Space for parking expansion is designated, but this space will be developed only when increased visitation warrants its use. A new sign system to further facilitate access and circulation is also proposed. Vehicular access to the employee housing/maintenance area will remain as it is.

The development concept plan proposes the same range of visitor services currently available at Old Faithful, but levels and locations of some services would change. Visitor lodging will only be offered at the Old Faithful Inn and Snowlodge. TWA Services will continue to operate table service and fast food establishments in the Inn. They will also have expanded operations in Snowlodge (table service and fast food) and in the Old Faithful Lodge (cafeteria and fast food). Hamilton Store's two general stores and photo shop will remain as they are. A new gas station, operating year-round in the old Snowlodge cabin area near the west parking area, will replace the upper and lower gas station functions. The building now housing the upper gas station will be adapted for use as the ranger station, medical clinic, and quick-response fire-unit storage.

The development concept plan directs relocation of most support functions that do not directly serve visitors to an area south of the bypass road to the housing/maintenance area. Most employee housing will be concentrated there. Five new dormitories, two new apartments, expansion of the existing mobile home court, and construction of a new employee

staffateria/recreation hall are part of this effort. A new NPS maintenance building, fire station, and detention rooms will also be built there. A new concessioner maintenance building, bus parking, and bus service areas will be constructed nearby. During the winter, Snowlodge, the larger dormitory behind the upper store, and the new gas station will provide visitor lodging, food service, and fuel. New south-facing picnic shelters and a winterized comfort station will also serve winter visitors.

DESCRIPTION OF THE DEVELOPMENT CONCEPT PLAN

CIRCULATION AND PARKING

The existing circulation system at Old Faithful consists of (1) a bypass road for through traffic south of the main development, (2) an interstate-style interchange that controls traffic coming to or from Old Faithful, (3) one-way entrance and exit roads connecting the interchange and the main development, (4) three main parking areas, and (5) various roads providing internal circulation. All visitors to Old Faithful must enter or exit via the interchange which has dangerously tight design radii. The system is confusing for drivers coming from Grant Village because they must pass most of the development before reaching the interchange, then backtrack about 1 mile to the main parking areas. Another source of confusion that affects most arriving visitors is being routed past the west parking area and many visitor attractions before being allowed to park. Many people believe they have missed a turn. Once in the east parking area, its size and the lack of organization of the roads and walks makes finding attractions and services difficult. Leaving Old Faithful is also a problem because there is no direct exit from the east parking area. All visitors must drive through the upper services area (creating a serious hazard for pedestrians), along the west parking lot, and west to the interchange. Poor signing compounds the difficulty.

The existing overpass interchange will be modified to provide a safer westbound exit from the Old Faithful area (see Development Concept Plan and Development Concept Plan - Detail maps). Visitors arriving from the west (Madison and West Yellowstone) will continue to use the existing entrance. Visitors arriving from the east (Grant Village and Lake) will use a new entrance through the former campground. These changes do not preclude removing the interchange and converting the external circulation pattern to a one-way system at some time in the future (a design of this type was analyzed in the environmental assessment, Alternative C).

Arriving traffic will be directed to the east parking lot. This area will be reconstructed with a strong visual orientation toward the visitor center. The inbound roadway will channel traffic to the northwest corner of the lot where a pedestrian spine leading to the visitor center will be clearly visible (a pedestrian spine is a landscaped walkway with benches). After visitors have parked their cars, the design of the parking area will draw them to a walkway that parallels the inbound roadway and becomes the major pedestrian spine extending to the visitor center. A new exit from the east parking lot will be built through a corner of the former cabin area behind the upper store.

In the west parking lot, traffic flow will be reversed on the existing exit road so arriving visitors are oriented toward the visitor center. The existing service road will be improved and used as the new exit road.

The improvements in access and circulation described above will allow the removal of the roads in front of the upper services area. This space will then be redesigned for the exclusive use of pedestrians (access by

emergency vehicles would still be possible). This action will eliminate one of the most hazardous vehicle/pedestrian conflicts at Old Faithful.

At sometime in the future, the parking lot in front of the Inn will be removed to lessen the impact on the geyser basin. Since that change will require visitors to park behind the Inn, the pedestrian space there will be improved and landscaped to provide a more satisfying experience. A new door into the rear of the Inn will also be added. Arriving visitors will continue to drive to the front of the Inn. They will park under the porte-cochere to unload and register. Then the driver or a valet will park the vehicle in the west parking lot. Vehicular access to the housing/maintenance area will be status quo. A new sign system, developed according to the National Park Sign System Specifications and the Manual on Uniform Traffic Control Devices will further improve the circulation system.

Parking at Old Faithful is currently congested on peak days. The preferred alternative designates areas for expanding parking, if actual increases in visitation make expansion necessary or if the increasing interval between eruptions of Old Faithful increases visitors' length of stay, thereby making additional parking necessary.

INTERPRETATION

Old Faithful's location in the Upper Geyser Basin provides excellent opportunities for visitors to experience and learn about Yellowstone's unique volcanic landscape. The draft interpretive prospectus for Yellowstone designates the primary interpretive theme for the Old Faithful District as "the processes and products of the thermal basins and their interactions with Yellowstone National Park's other natural resources" (USDI 1981). Secondary interpretive themes for Old Faithful area are "the inspiration, circulation and subsequent development of the National Park concept, both locally and on a worldwide scale, and the growth of tourism in Yellowstone through construction of the Old Faithful Inn" (USDI 1981).

Interpretive opportunities currently available include: a full range of interpretive materials and resources in the visitor center, two nearby film theaters, guided and self-guided walks, and opportunities for informal conversations with park naturalists.

Needs for foreign language interpretation are, for the most part, provided by tour operators and TWA Services.

The National Park Service will develop a photographic interpretive display illustrating the evolution of automobile accommodations in Yellowstone with specific focus on the Old Faithful area which will be in the Old Faithful Inn or Lodge. (This proposal is part of a Memorandum of Agreement concluded by the National Park Service, the Wyoming State Historic Preservation Officer, and the Advisory Council on Historic Preservation on May 12, 1983). Additional interpretation of the early period of automobile tourism will be developed in the Tower/Roosevelt area where the best examples of buildings from that time are still present.

INN (I) 1200
987

- FAST FOOD - INCREASE USE - MINOR
- TABLE SERVICE - INCREASE USE - MINOR
- GIFT SHOP - UPGRADE
- LODGING - STATUS QUA

INN OUTBUILDINGS/LOWER GAS STATION/LOWER STORE

- OUTBUILDINGS - REMOVE MOST AND ADAPTIVELY USE THE BEST
- LOWER GAS STATION - REMOVE
- LOWER STORE (LS) - STATUS QUA 289 285

REMOVE

- CABING
- FOUR SEASONS SNACK SHOP 732
- RANGER STATION
- CLINIC
- ICE MACHINE
- AUTO REPAIR SHOP
- TELEPHONE BUILDING
- LOWER GAS STATION
- PARKING IN FRONT OF INN
- MOST INN OUTBUILDINGS
- NOISY, ABOVE GROUND PUMPS NEAR LOWER GAS STATION
- INN LAUNDRY (WEST PART OF BUILDING)
- ROADS BETWEEN EAST AND WEST PARKING LOTS
- BOILER BUILDING/POWERHOUSE
- DORM, CINDERELLA

BOILERS (B)

- OLD FAITHFUL INN
 - REMOVE LAUNDRY (WEST PART OF BLDG)
 - INSTALL NEW BOILERS IN EAST PART OF BLDG
- OLD FAITHFUL LODGE
 - REMOVE EXISTING BOILER BUILDING
 - INSTALL NEW BOILERS IN EXISTING LINEN DORM NEAR LODGE

LODGE (L) 3652
1662

- FAST FOOD - INCREASE USE - MAJOR
- CAFETERIA - INCREASE USE - MAJOR
- GIFT SHOP - STATUS QUA

VISITOR SERVICES

- UPPER GAS STATION - ENCLOSE DAYS AND CONVERT TO RANGER STATION (RS) AND CLINIC (C)
- UPPER STORE (US) - STATUS QUA 625 625
- POST OFFICE (P) - STATUS QUA
- PHOTO SHOP (PS) - STATUS QUA
- NEW GAS STATION (GS) - FULL SERVICE GAS AND EMERGENCY REPAIR & WINTER GAS
- SNOWLODGE (SL) - GIFT SHOP - STATUS QUA - EXPAND TO PROVIDE YEAR-ROUND FAST FOOD AND TABLE SERVICE 1000 265
- RESTROOM BUILDING (R)

VISITOR INFORMATION

- VISITOR CENTER (VC) - IMPROVE PEDESTRIAN ACCESS & ADD SOME RANGER FUNCTIONS
- UNMANNED WAYSIDE (W)
- IDENTIFY ALL FACILITIES & SERVICES

HANDICAP ACCESS

- DESIGNATE PARKING NEAR LOWER GAS STATION AND IMPROVE TRAIL TO CRESTED FOOL
- WHEELCHAIRS AVAILABLE UPON REQUEST AT VISITOR CENTER

EMPLOYEE HOUSING

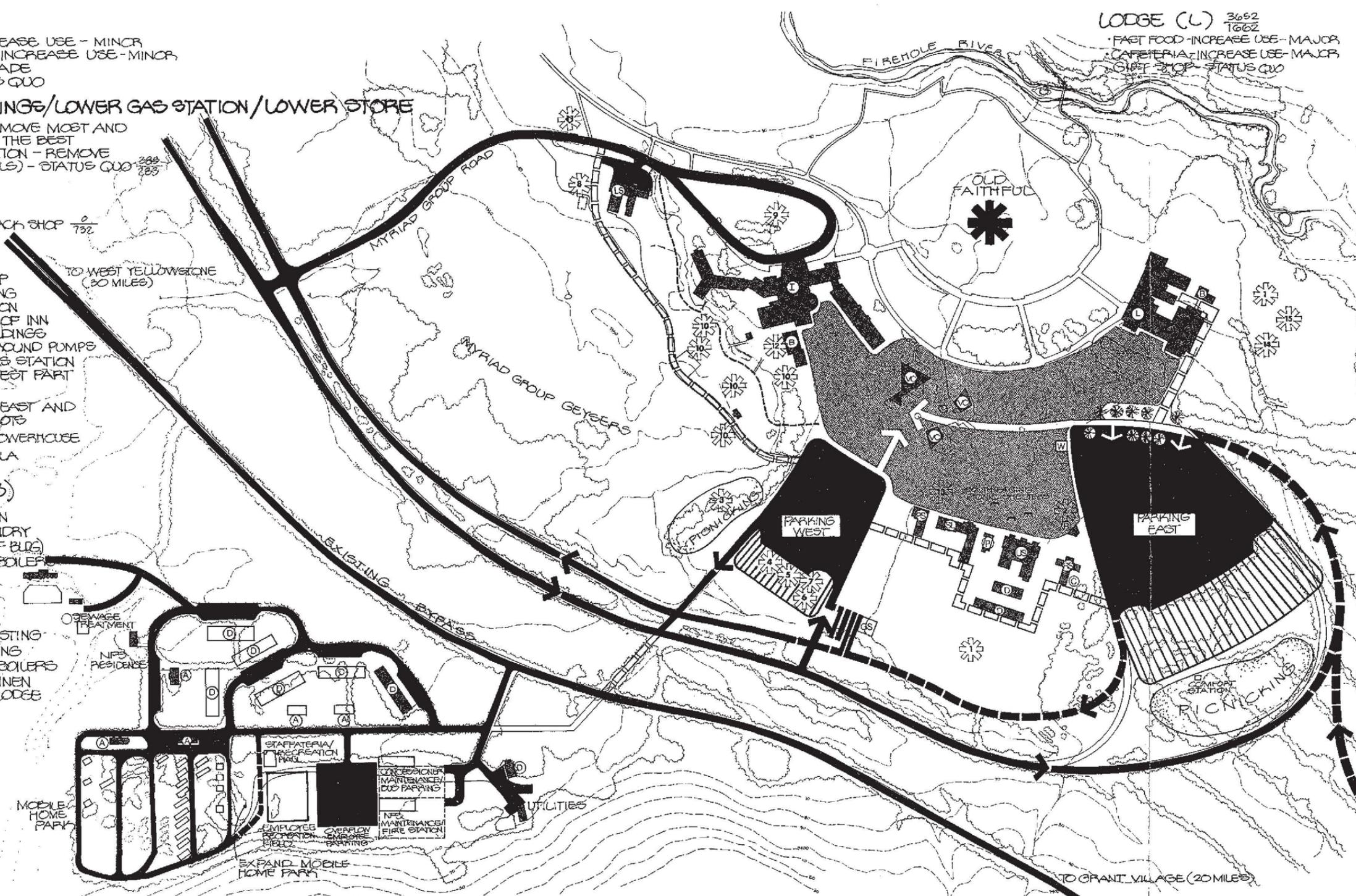
- HOUSE MOST EMPLOYEES IN EXISTING AND PROPOSED DORMITORIES (D) AND APARTMENTS (A) SOUTH OF BYPASS
- EXPAND MOBILE HOME PARK BY 15-20 SITES
- HOUSE MANAGEMENT-TYPE EMPLOYEES IN EXISTING FACILITIES NORTH OF BYPASS

EMERGENCY SERVICES

- RANGER STATION (RS) - CLINIC (C) - QUICK RESPONSE FIRE UNIT - ADAPTIVE USE OF UPPER GAS STATION
- FIRE STATION - RELOCATE SOUTH OF BYPASS

WINTER USE COMPLEX

- VISITOR LODGING - SNOWLODGE (SL) AND LONGEST DORM BEHIND UPPER STORE
- VISITOR FOOD SERVICE - SNOWLODGE (SL)
- EMPLOYEE HOUSING - SOUTH OF BYPASS



NUMBER OF DAILY LUNCHES SERVED IN 1987 IN EACH FOOD SERVICE OUTLET (6760 TOTAL)
3652-
1662- NUMBER OF DAILY LUNCHES SERVED IN 1981 IN EACH FOOD SERVICE OUTLET (4554 TOTAL)

- EXISTING ROAD AND PARKING
- PROPOSED ROAD
- EMERGENCY/SERVICE ROAD
- EXISTING TRAIL AND WALK
- ▨ PROPOSED PARKING
- PROPOSED TRAIL
- EXISTING BUILDING
- PROPOSED BUILDING
- ▨ PROPOSED PEDESTRIAN SPACE
- ▨ PROPOSED PEDESTRIAN SPINE
- ✱ FACILITIES REMOVED

ON MICROFILM
DEVELOPMENT
CONCEPT PLAN-
DETAIL
OLD FAITHFUL
YELLOWSTONE NATIONAL PARK
WYOMING MONTANA IDAHO

101-40106A
DEC. JAN 85

The development concept plan addresses few specific changes in interpretation. The intent of the DCP is to improve visitor information and circulation patterns so that existing interpretive services are more easily accessible. In addition, some new informational materials for handicapped and foreign visitors are proposed (see VISITOR INFORMATION). Guided interpretive walks may also be conducted in the newly restored area above the Firehole River.

VISITOR INFORMATION

Many visitors presently have trouble finding information about geyser eruptions, food service, lodging, and generally have problems orienting themselves when they arrive at Old Faithful. Although a full range of information services, interpretive materials, and interpretive programs are available at the visitor center, existing circulation patterns do not clearly direct visitors to that facility. Most people arrive in the large unstructured east parking lot, and many have to find their way to Old Faithful Geyser or one of the concession establishments by trial and error. The redesigned east parking area with its strong orientation toward the visitor center, the new well-defined pedestrian spines, and the elimination of confusing cross-traffic between the east and west parking lots will be major steps in simplifying and clarifying the circulation pattern. In addition, a new unstaffed wayside exhibit will be placed at the edge of the east parking area on the pedestrian spine to the visitor center. It will help the viewer orient himself in relation to the visitor center, Old Faithful Geyser, the Old Faithful Inn, food service, stores, and other attractions.

To meet the needs of special visitor groups, the National Park Service will develop an information sheet identifying handicap accessible facilities in the Old Faithful area. Multilingual interpretive materials and signs will be improved, also. These specifics will be described in the revised interpretive prospectus.

HANDICAP ACCESS

Present arrangements for handicapped visitors include: 18 handicap parking spaces opposite the upper services area; a ramp to the visitor center--Old Faithful Geyser area; and wheelchairs available on request in the visitor center. Ground-floor rooms in the east wing of the Old Faithful Inn are also accessible. The visitor center comfort stations, although accessible by American National Standards Institute (ANSI) standards, are not deep enough to give wheelchair users privacy (GSA standards are taken from ANSI). The ranger station is not accessible. Access to the Upper Geyser Basin is also difficult for wheelchair users.

The development concept plan will improve this situation by making all new or substantially (more than 50 percent) remodeled buildings handicap accessible by the standards of the Architectural Barriers Act of 1968 and the Rehabilitation Act of 1973 whenever possible.

To improve handicap access to the Upper Geyser Basin, the National Park Service will ensure that the trail from the lower gas station area to Crested Pool is accessible to wheelchairs. This trail would provide a representative experience of the geyser basin for disabled visitors. Parking near the lower gas station site will be handicap accessible. Wheelchairs will continue to be available in the visitor center.

VISITOR SERVICES

Visitor Lodging

Visitor lodging will continue to be available in the Old Faithful Inn including both wings and Snowlodge. To reduce development near prime resources, the DCP addresses removal of the Snowlodge and Old Faithful Lodge cabins. Seventy-eight of the cabins, mostly in need of structural repairs, were removed in accordance with the Memorandum of Agreement of May 12, 1983. The plan to remove the remaining cabins will not be carried out until the development concept plan is approved in accordance with the Programmatic Memorandum of Agreement of September 11, 1981, and the Memorandum of Agreement of May 12, 1983 (see TREATMENT OF CULTURAL RESOURCES).

Food Service

Food service will be provided at eight locations in the Old Faithful development. TWA Services will operate fast food outlets in the Inn, Lodge, and Snowlodge; a cafeteria in the Lodge; and table service in the Inn dining room and Snowlodge. Hamilton Stores will offer food service in both the upper and lower stores (see food service capacities on Development Concept Plan - Detail map). Food service will only be expanded as increased visitation generates additional demand.

The Snowlodge will undergo interior remodeling to better suit it for year-round use. The employee laundry will be relocated to the employee housing area so that the lobby area can be expanded for evening programs during the winter. Also, the kitchen, table service, and fast food facilities will be expanded to better serve visitors year-round. Exterior rehabilitation will make the facade more visually compatible with traditional park architecture.

Picnicking

Picnicking will continue to be available near the east and west parking lots. The picnic area near the west lot will be expanded to include additional tables and the sites reoriented toward the view of the Myriad Group Geysers. The 10 tables south of the east parking area will be moved further south as parking is expanded. A winterized comfort station will be located in this picnic ground, allowing the area to be used by winter campers as well. Also, south-facing picnic shelters will be placed in the central pedestrian space near the upper services area.

They will be designed to protect snowmobilers and skiers picnicking in the winter season.

Gift Shops

Gift sales will continue be offered at various locations throughout the area. Gift shop type, specific location, and operation is subject to concessioner contracts in accordance with National Park Service policy and guidelines.

General Stores

The upper and lower stores will remain as they are.

Gas Stations

A new full-service gas station will replace the two existing ones. It will be constructed in an area previously disturbed by cabins at the corner of the east parking lot exit road and the west parking lot entrance. The station will be capable of emergency repairs. It will also be a year-round operation providing fuel for over-snow vehicles in winter.

Ranger Station

The upper gas station will be renovated and used as the main offices for park rangers and a quick response fire unit will be stored here. Back-country permits will be obtained at the visitor center.

Medical Clinic

The medical clinic will be moved to the renovated upper gas station with the ranger station.

Post Office

The U.S. Post Office will continue to occupy the building between Snowlodge and the upper store. The exterior facade will be remodeled to conform with the proposed Snowlodge facade.

SUPPORT FACILITIES

Employee Housing

About 1,000 concessioner and 60-70 NPS employees live and work at Old Faithful during the summer season. Over 300 live in 165 cabins that are intermixed with visitor accommodations. Differences in lifestyles frequently cause conflicts between employees and visitors. The DCP will provide housing for about the same number of employees, but most employee housing will be relocated south of the bypass road. House management personnel will continue to live in existing accommodations north of the bypass near the visitor use areas. Five new dormitories

(with 50 rooms each) will be built south of the bypass to house concessioner employees. The existing mobile home park in the same area will be expanded by 15-20 sites, and two new apartments (one or two bedroom efficiencies) will be constructed for 10-15 NPS employees.

Pedestrian access via a new trail along the west parking area to the housing area will be constructed to separate pedestrian from vehicular access.

An indoor recreation area for employees will be provided south of the bypass in the same building as a new staffateria. A nearby area will be available for organized outdoor games.

Maintenance Area and Main Fire Station

Two separate buildings will be constructed to accommodate NPS and concessioner maintenance functions. The concessioner's facility will include an indoor bus repair stall and an outdoor bus washing and parking area. The NPS maintenance area will also house the main fire station, because this location is convenient to the residences of the NPS employees who will be using the equipment. Detention rooms used by rangers will be in the fire station.

Inn and Lodge Boilers

The west part of the structure may be removed when the laundry function is removed from Old Faithful. This determination will be made during the design process. New boilers will be installed in the east part of the Inn powerhouse and laundry building. Every effort will be made to minimize visual clutter and phaseout maintenance operations in this area.

The existing boiler building serving the Old Faithful Lodge will be removed. New boilers will be installed in the existing linen dorm near the Lodge.

WINTER USE

The Old Faithful and Mammoth areas are the only developments in Yellowstone which have overnight visitor accommodations during the winter season (approximately December 15 through March 15). Winter lodging, food service, and fuel will continue to be offered at Old Faithful. Visitors will be housed in the Snowlodge and the larger of the two dormitories behind the upper store. A total of about 240 pillows (status quo) will be available. Snowlodge will be rehabilitated to better suit it for winter use. Improvements will include removal of the employee laundry, expansion of the lobby for evening programs in winter, and expansion of the kitchen, table service and fast food outlets. The new gas station will serve over-snow vehicles in the winter, replacing the temporary refueling area near the Four Seasons Snack Shop. Employees will live in the housing and maintenance area south of the bypass.

Although winter activities have enjoyed a steadily increasing popularity in Yellowstone, the uncertainty about the impacts of snowmobiles and cross-country skiing on wildlife makes it inadvisable to propose major increases at present. Research into potential impacts is currently underway.

Day use visitors will be able to picnic in the south-facing shelters near the upper services area.

TREATMENT OF CULTURAL RESOURCES

Architectural Theme for New or Renovated Buildings

The external appearance of any structure that is within the boundaries of the Old Faithful Historic District, or is close enough to the district to affect visual quality must be compatible with its architectural and historical values. All new construction or renovation of existing buildings in the Old Faithful Historic District will comply with the National Park Service Cultural Resource Management Guideline (NPS-28), "Design Compatibility in Historic Zones," Chapter 6, pp. 17-19. This guideline defines the requirements for scale, texture, and continuity which will set the tone for the architectural theme: "rustic." Included are the use of natural materials (i.e., logs, timber, wood shingles, and stone masonry); and design features of steeply pitched roof gables, wooden window sash, exposed rafter and purlin tips, and stone buttressing and piers.

National Register Properties

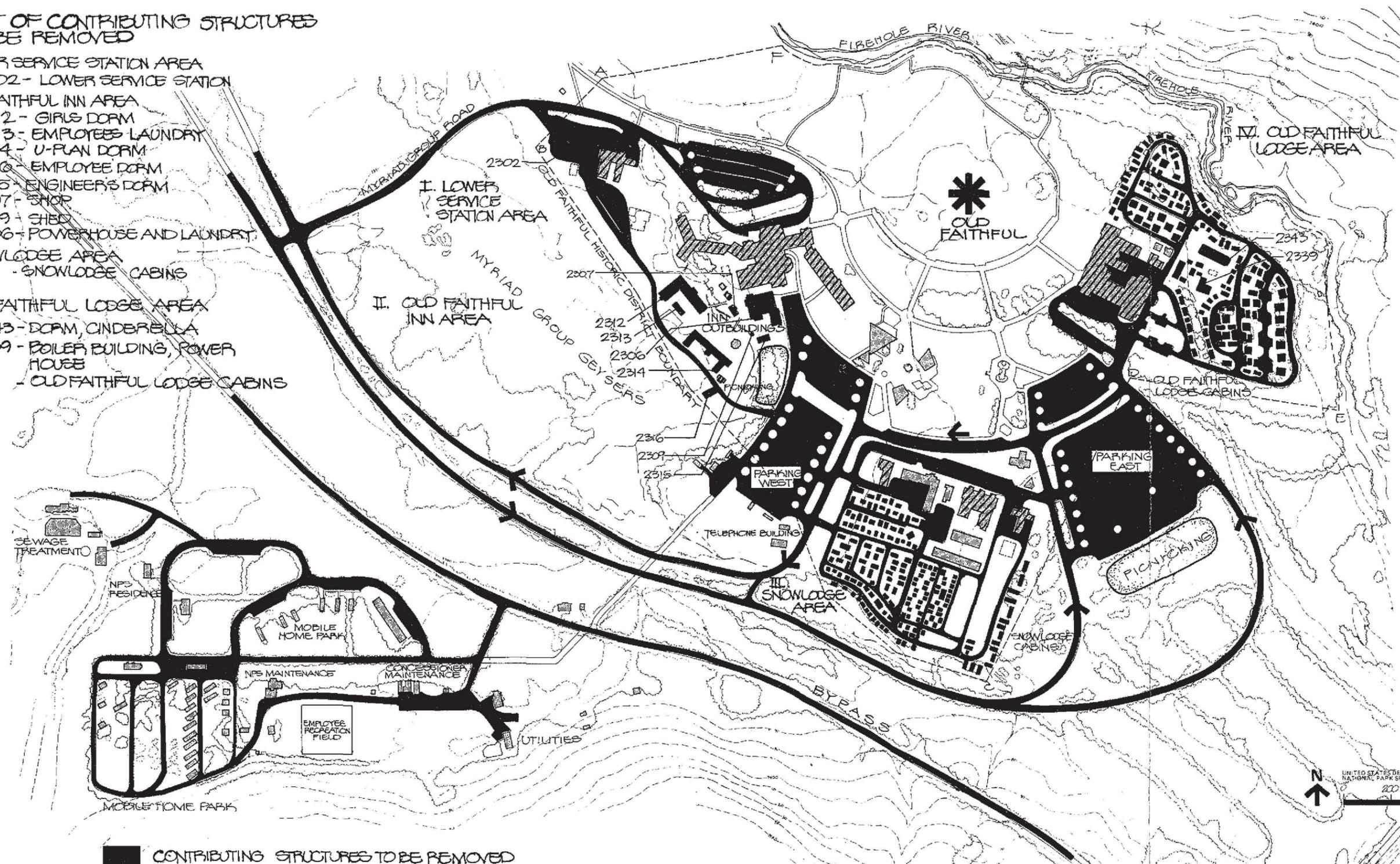
The Old Faithful Inn will continue to offer visitor lodging, table service, fast food, and a gift shop. The Old Faithful Lodge, the upper gas station, upper store, lower store, and photo shop will remain in their present locations. As noted in the previous sections on visitor services and support facilities, the function of the upper gas station will be changed. All adaptations of National Register properties will comply with NPS-28.

The Old Faithful Historic District, dominated by the Old Faithful Inn (separately entered on the National Register, July 23, 1971), consists of the Old Faithful Lodge, 3 stores, 2 service stations, 5 dormitories, 10 support buildings, and the guest cabins behind the Old Faithful Lodge and the Snowlodge. The central element in the district is the arc formed by the Old Faithful Inn and the Old Faithful Lodge that partially encompass the premier natural feature of the area, Old Faithful Geyser. Other buildings in the district serve as support structures to the central arc. The cabins possess some historical significance, although those behind the Snowlodge have been significantly altered and thus have lost their architectural integrity.

The contributing structures in the Old Faithful Historic District that are proposed for removal include the following:

LIST OF CONTRIBUTING STRUCTURES TO BE REMOVED

- I. LOWER SERVICE STATION AREA
 - 2302 - LOWER SERVICE STATION
- II. OLD FAITHFUL INN AREA
 - 2312 - GIRLS DORM
 - 2313 - EMPLOYEES LAUNDRY
 - 2314 - U-PLAN DORM
 - 2316 - EMPLOYEE DORM
 - 2315 - ENGINEER'S DORM
 - 2307 - SHOP
 - 2309 - SHED
 - 2306 - POWERHOUSE AND LAUNDRY
- III. SNOWLODGE AREA
 - SNOWLODGE CABINS
- IV. OLD FAITHFUL LODGE AREA
 - 2343 - DORM, CINDERELLA
 - 2339 - BOILER BUILDING, POWER HOUSE
 - OLD FAITHFUL LODGE CABINS



CONTRIBUTING STRUCTURES TO BE REMOVED
 CONTRIBUTING STRUCTURES TO REMAIN
 NON-CONTRIBUTING STRUCTURES

HISTORIC DISTRICT
OLD FAITHFUL
DEVELOPMENT CONCEPT PLAN
 YELLOWSTONE NATIONAL PARK
 WYOMING MONTANA IDAHO

ON MICROFILM

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1. Old Faithful Inn Support Buildings

- A) HS-2306: Powerhouse and laundry
- B) HS-2312: Girl's dormitory
- C) HS-2307: Shop
- D) HS-2309: Shed
- E) HS-2313: Employee's laundry
- F) HS-2314: U-Plan dormitory
- G) HS-2315: Engineer's dormitory
- H) HS-2316: Employee's dormitory

2. Old Faithful Lodge Cabins

- A) Two-room, horizontal flushboard, exterior log bracing
- B) Duplex, plywood walls, exterior framing
- C) One-room, horizontal flushboard, exterior log bracing
- D) Quad, frame, pyramidal hipped roof
- E) Duplex, horizontal flushboard, exterior log bracing
- F) Large duplex, gable bracketed over door
- G) Modified cabin (residence), plywood walls, exterior framing
- H) Two-room, plywood walls, exterior timber bracing

3. Old Faithful Lodge Support Buildings

- A) HS-2339: Power plant and boiler house
- B) HS-2343: Cinderella dorm

4. Snowlodge Cabins

- A) One-room, board and batten, log framing
- B) Two bedroom, board and batten, log framing (with bathroom facilities)
- C) Two bedroom board and batten, studs out
- D) One room, horizontal lapboard
- E) One room, horizontal board and batten
- F) One bedroom, horizontal lapboard
- G) One bedroom, horizontal flushboard, exterior log bracing
- H) Two room, vertical reverse board and batten, exterior log framing

5. HS-2302: Lower Service Station

The significance of the structures to be removed and the effect on the historic district are:

A) Buildings proposed for removal derive their significance primarily through their relationship to the principal historic structure within the Old Faithful Historic District, (see Old Faithful Historic District National Register nomination).

B) New facilities will be compatible with the character of the Historic District and its principal historic structures.

C) Integrity of the Historic District will not be compromised by the removal of the support structures and cabins.

D) Therefore, National Park Service views this proposed action as having no adverse effect on the Historic District.

Rationale for removal of the support buildings and cabins is summarized below and detailed in Appendix A.

The Old Faithful developed area occupies about 100 acres on the edge of the Upper Geyser Basin, generally recognized as the world's premier thermal area. The need to protect thermal features; hazardous, inefficient traffic, and pedestrian circulation; an undesirable mix of visitor services, employee housing, and other support functions; and deteriorated facilities prompted the National Park Service to undertake a development concept plan for Old Faithful in early 1981. The effort was guided by the approved 1974 Master Plan directive to ". . . gradually convert Old Faithful to a scenic day use area. . . ."

Removal of historic structures would (1) minimize the possibility of excavation in the main Old Faithful development where the sinter crust of the thermal basin is close to the surface and thermal features could be adversely affected, (2) eliminate the costs and problems involved in rehabilitating the cabins and other structures, (3) reduce traffic congestion and automobile/pedestrian conflicts, (4) enhance wildlife viewing opportunities, and (5) improve the aesthetic quality of the Old Faithful Geyser Basin by restoring a more natural appearance. (Preserving the natural scene was one of the reasons the park was established.)

Loss of the historic structures' value as representatives of visitor accommodations from the early period of automobile tourism and as examples of rustic architecture would be mitigated by recording to Historic American Building Survey (HABS) standards. HABS standards are negotiated between the National Park Service and the Historic American Building Survey on a project by project basis so that site specific mitigation can be developed. For cabin removal the standards require preparation of a narrative describing the historical and architectural significance of the cabins; archival quality, correction perspective photographs of the cabin complex and representative cabin types; and a measured site plan of the cabin complex. Standards for the other historic structures will be negotiated in the future. Additional mitigation would include developing a photographic interpretive exhibit at Old Faithful and additional interpretation in the Tower/Roosevelt area where the park's best examples of such structures are still present. Where feasible, cabins may be relocated and adaptively used.

Archeological Resources

Archeological survey records (Hoffman 1953, 1958, 1961a, 1970; Taylor et al. 1964) showed archeological sites at Black Sand Basin, Biscuit Basin, north of the Firehole River, and in the vicinity of the sewage treatment plant. The first three sites are outside the project area; the last was

probably damaged or eradicated by excavation of a borrow pit. It could not be located by Wright and Anderson on June 20, 1982. Most of the project area has been surveyed in accordance with E.O. 11593, and no significant results were found. Existing information is sufficient for planning, but survey requirements will be reviewed before NPS begins implementation of any plan elements. Archeological clearance procedure as defined in NPS-28, Cultural Resources Management Guidelines, will be followed.

LANDSCAPE TREATMENT AND REDUCTION OF VISUAL PROBLEMS

After removal of facilities, all construction material will be removed, the natural gradient restored and the site revegetated with native plant material. The landscape will be rehabilitated and managed in accordance with the high level of visitor use which it receives. Gas tanks and storage areas will be screened or moved from the area.

Approximately one-third of the total area between Old Faithful Inn, Old Faithful Geyser, and the upper services area will be developed as pedestrian space with the remaining areas restored to natural conditions.

All pedestrian areas will have concrete walks, walk lighting, benches, planters, and native plant material. Intense landscaping will be used in parking areas to screen the development, provide direction to traffic flow, orient pedestrians toward the natural features and visitor services, and prevent additional impacts on vegetation by channeling traffic.

MITIGATION OF CULTURAL RESOURCES IMPACTS

In order to mitigate the impact of proposed removal of structures eligible for or on the National Register of Historic Places, the National Park Service will record such structures to the standards of the Historic American Building Survey. Further mitigation will be provided pursuant to the Memorandum of Agreement of May 1983 (see Appendix B). Mitigation may include retaining representative samples of each cabin type for interpretive purposes. If so, the cabins would be located southeast of the Old Faithful Lodge.

COST ESTIMATE
OLD FAITHFUL DEVELOPMENT CONCEPT PLAN

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT/COST</u>	<u>TOTAL COST</u>
PARKING/CIRCULATION			
new roads	4,700 LF	80/LF	376,000
obliterate old visitor roads	4,300 LF	20/LF	86,000
repair Inn service road	500 LF	40/LF	20,000
obliterate roads & parking for cabin areas	225,000 SF	1/SF	225,000
obliterate Inn parking lot	138,000 SF	1/SF	138,000
rebuild east parking lot	1 LS	350,000/LS	350,000
expand parking lots	335,000 SF	3.50/SF	1,173,000
new employee parking lot	126,000 SF	1.75/SF	221,000
new pedestrian spines	42,000 SF	4.50/SF	189,000
new pedestrian spaces	381,000 SF	3/SF	1,143,000
new employee trail to maintenance area	1,900 LF	12/SF	23,000
		subtotal	\$ 3,944,000
INFORMATION/HANDICAPPED SERVICES			
new wheel chairs	5 EA	800/EA	4,000
new signs & exhibits	1 LS	20,000/LS	20,000
improve access to Crested Pool	1 LS	5,000/LS	5,000
		subtotal	\$ 29,000
GIFT SHOPS			
Inn--restore space to lobby	1,000 SF	70/SF	70,000
		subtotal	\$ 70,000
FOOD SERVICE			
Snowlodge			
expand to accommodate fast food and table service	10,500 SF	70/SF	735,000
Lodge			
rehab for expanded fast food and cafeteria service	10,000 SF	30/SF	300,000
		subtotal	\$ 1,035,000
PICNICKING			
shelters on outdoor dining plaza	6 EA	3,000/EA	18,000
new tables	4 EA	350/EA	1,400
relocate existing tables	10 EA	50/EA	500
new comfort station	100 SF	100/SF	10,000
		subtotal	\$ 29,900
WINTER USE FACILITIES			
cost of Snowlodge rehab	-0-	-0-	-0-
covered under FOOD SERVICE			

RANGER STATION/CLINIC			
Adaptive use of upper gas station	4,600 SF	50/SF	230,000
		subtotal	\$ 230,000
EMPLOYEE FACILITIES			
new dorms	5 EA	750,000/EA	3,750,000
new apartment buildings	2 EA	180,000/EA	360,000
new staffateria/rec. hall	7,500 SF	115/SF	863,000
new recreation field	1 LS	10,000/LS	10,000
		subtotal	\$ 4,983,000
MAINTENANCE AREA			
new NPS maintenance bldg.	5,000 SF	60/SF	300,000
new concessioner maintenance bldg.	5,000 SF	60/SF	300,000
new bus parking (gravel)	30,000 SF	1.75/SF	53,000
new NPS fire station/detention room	2,000 SF	50/SF	100,000
		subtotal	\$ 753,000
INN & LODGE BOILERS			
done under separate contract	-0-	-0-	-0-
GAS STATIONS			
new gas station	1 LS	400,000/LS	400,000
		subtotal	\$ 400,000
UTILITIES			
hookups to new buildings (power, telephone, water, sewer)	12 EA	10,000/EA	120,000
place pumps underground near Lower Gas Station	1 LS	5,000/LS	5,000
		subtotal	\$ 125,000
FACILITIES REMOVED			
Cabins behind Lodge & Snowlodge	370 EA	500/EA	185,000
Four Season Snack Shop	1 LS	15,000/LS	15,000
Ranger Station	1 LS	500/LS	500
Fire Station	1 LS	500/LS	500
Clinic (trailer)	1 LS	500/LS	500
Ice Machine	1 LS	500/LS	500
Auto Repair Shop	1 LS	1,000/LS	1,000
Telephone Building (relocate)	1 LS	1,000,000/LS	1,000,000
Pumps near Lower Gas Station	1 LS	500/LS	500
Some Inn Outbuildings	25,000 SF	1/SF	25,000
Lower Gas Station	1 LS	5,000/LS	5,000
		subtotal	\$ 1,233,500
LANDSCAPE TREATMENT			
miscellaneous landscaping (other landscaping included as part specific items-such as new roads, obliterated roads and parking, pedestrian spaces, etc.)	10 AC	70,000/AC	700,000
		subtotal	\$ 700,000
		TOTAL	\$13,532,400

COST ESTIMATE NOTES

1. Sizes and capacities are for 1997 visitor projections.
2. Costs are shown in 1982 dollars.
3. All construction costs for rehabilitation for concessioner facilities are included irrespective of whether the NPS or concessioners will pay them. This point must be negotiated later.
4. The cost of removal of concessioner facilities does not include the purchase of possessory interest. This point must be negotiated later.

SUMMARY

<u>Net Construction Cost</u>	<u>Contingencies and Project Supervision (31%)</u>	<u>Project Planning (15%)</u>	<u>Totals</u>
\$13,532,400	\$ 4,195,000	\$ 2,030,000	\$19,757,400

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APPENDIX A BUILDING REMOVAL

INTRODUCTION

In 1980, a development concept plan was undertaken for the Old Faithful area, a National Park Service development on the border of the world's outstanding thermal area, that borders the Upper Geyser Basin. Also, the Old Faithful area includes cultural resources that are on the National Register of Historic Places (12-7-82). After an analysis of five alternatives and public input on those alternatives, the National Park Service has identified a plan which addresses the removal of structures within the Historic District (i.e., 370 cabins and several support buildings associated with the Old Faithful Inn and Old Faithful Lodge). This report explains the rationale for that proposal.

SIGNIFICANCE OF YELLOWSTONE'S THERMAL FEATURES

The importance of the unique geologic phenomena preserved by Yellowstone National Park was recognized by Congress in 1872 when the area was "dedicated and set apart as a public park or pleasuring ground for the benefit and enjoyment of the people. . . ." The legislation that established the park also directed the Secretary of Interior to make rules and regulations for ". . . the preservation, from injury or spoilation of all timber, mineral deposits, natural curiosities and wonders of said park in their natural condition." Congress reinforced its commitment to preservation of the geysers by passing legislation in 1883 that prohibited development within $\frac{1}{4}$ -mile around these features.

The thermal features of Yellowstone are a rare phenomena. A survey of known geyser areas by Dr. Donald White of the U.S. Geological Survey concluded that there are now only about 10 major geyser areas in the world. Of these 10, 3 are essentially undisturbed: Yellowstone, Uzon Geyser Valley in Siberia, and Hveravellir in Iceland. Yellowstone and the Siberian area are protected by their respective governments, but Hveravellir is not. The others have either been destroyed or significantly damaged by geothermal development.

Yellowstone is not only one of the few places where these rare natural phenomena remain intact, but the park is generally considered to be the world's premier geyser area. According to Wilson (1976), "the region is unsurpassed for the number and size of the geyser basins and the height, beauty and variety of geyser columns. The Upper Geyser Basin is unsurpassed anywhere. In a sinter-covered basin 3 by 1.5 km, there are 42 geysers." The outstanding qualities of the Upper Geyser Basin, the thermal area bordered by the Old Faithful development, is noted in Allen and Day's classic (1935) study of the Yellowstone geysers. They wrote "The Upper Basin is the climax of thermal activity in the Yellowstone Park. In the number, size, depth, and temperature of its springs, in its remarkably superheated pools, and in the power and beauty of its geysers, this basin, it is safe to say, surpasses any similar one on the globe. . . ."

Further recognition of these natural features' importance is found in the park's designation as a World Heritage Site by United Nations Educational, Scientific, and Cultural Organization. Yellowstone was declared a World Heritage Site because it encompasses the largest concentration of geysers in the world and is the world's largest sunken caldera; because it is the world's first national park; and because it preserves threatened and endangered species. Yellowstone's qualifications as a World Heritage Site are unique because it meets four of the criteria for a natural site and one for a cultural site. The natural criteria are (1) relatively intact ecosystem, (2) depicts major changes in the earth's history, (3) world-standard scenic and biologic features, and (4) the presence of threatened and endangered species. The cultural criterion is representing a cultural value system that has gained worldwide acceptance. The first national park exemplifies a land use ethic that has achieved international acceptance (personal communication, R. Milne).

PARK RESOURCE MANAGEMENT PHILOSOPHY

Protection and enhancement of the park's unique thermal resources and its natural ecosystems has been the main emphasis of the park's resources management philosophy since the park was established. Although NPS has, regrettably, not always adhered to these principles, the idea of allowing geysers and wildlife to be viewed in the natural setting, while minimizing permanent human influence on the scene, has been a continuous tenet of park management. This approach appears in early laws allowing for the construction of visitor accommodations. The Act of March 3, 1883 (22 Stat. 626), prohibited leasing for construction on any land within $\frac{1}{4}$ -mile of any geyser. The Act of August 3, 1894 (28 Stat. 22), reduced the width of the buffer area to $\frac{1}{8}$ -mile.

The theme of limiting unnecessary development near prime resources has consistently appeared in the park's master plans. Past proposals of this type have included relocation of visitor facilities from the rim of the Grand Canyon of the Yellowstone in the first Master Plan and withdrawal from thermal areas at West Thumb, Norris Geyser Basin, and Mammoth Hot Springs in the 1941 and 1948 plans. The 1974 Master Plan's recommendation for the gradual conversion of Old Faithful to a scenic day use area is another example of the recurring efforts to reduce human influence in the vicinity of prime resources.

THE OLD FAITHFUL DEVELOPMENT CONCEPT PLAN

The Old Faithful development occupies about 100 acres at the edge of the Upper Geyser Basin, the world's outstanding thermal area. In 1980, when work began on a development concept plan for Old Faithful, the following undesirable conditions existed (1) unplanned incremental growth, beginning with the advent of the automobile travel, had created confusing, hazardous traffic and pedestrian circulation patterns; (2) at the same time, an undesirable mix of support functions and visitor services evolved; (3) years of neglect by the Yellowstone Park Company allowed the Old Faithful Lodge cabins, the Snowlodge cabins, and other historic buildings--then owned by the concessioner--to deteriorate; and

(4) many structures were within a few hundred feet of the thermal basin and a few buildings near the Inn were actually on hot ground (see PLANNING NEEDS AND PROBLEMS on page 6). Clearly this situation was not in keeping with traditional park management philosophy of minimizing human influence on outstanding natural features or with the 1974 Master Plan.

During the planning effort, an interdisciplinary team composed of landscape architects, historic architects, environmental scientists, and concessions specialists, developed five alternative approaches to dealing with these issues. (See Table 1, Summary of Planning Process on page 44, for a summary of the planning process.) Each alternative treats cultural resources in a slightly different way depending on the organizing concept of that alternative. The No Action Alternative, which called for conservation of the status quo, preserved all historic buildings except for 78 cabins which were in the worst structural condition. Alternative A represented the greatest attempt to concentrate development and remove facilities from proximity of thermal features. As many visitor services as possible were concentrated in the upper-services area. All other functions were moved to the housing/maintenance area on the other side of the bypass. The Old Faithful Inn and the Old Faithful Lodge were retained for their historic significance and their capacity to provide food service for the increasing number of day-use visitors expected in the future. This concept resulted in maximum removals of historic structures (see Table 2, Treatment of National Register Properties on page 45, for treatment of individual structures). Alternative B featured the concept of an architectural village composed of the buildings in the Old Faithful Inn complex. The structures were to be adapted as gift shops, food service, and stores. Alternative C proposed a new one-way road system that would eliminate the hazardous overpass interchange. The organizing concept was a radical change in the existing circulation pattern. Decisions about specific buildings to be retained were heavily influenced by the structures' compatibility with the traffic circulation pattern. Alternative D was based on the assumption that only those facilities totally owned by the National Park Service would be changed. This constraint, along with the goals of simplifying circulation and minimizing human influence on the natural scene, guided treatment of specific buildings.

The preferred alternative presented in the draft development concept plan was composed of plan elements selected from all five alternatives. In this alternative, as many visitor services as possible would be centralized in the upper services area. The historic structures in that area (the photo shop, upper store, upper gas station) either already house or could be adapted to house the necessary visitor services. Because of the size of the Old Faithful development and the need to serve an estimated 6,760 visitors at noon on a peak day (1997), the preferred alternative proposed that a variety of food service types ranging from grocery stores to fine dining be distributed throughout the area. The Old Faithful Inn, the Old Faithful Lodge, and the Lower Store would fulfill these functions in addition to being historically significant. The Inn powerhouse and the linen room were retained to house boilers for the Inn and the Lodge. The laundry manager's residence and caretaker's quarters were needed for storage of materials and equipment that could not conveniently be

kept in the housing/maintenance area. The circulation pattern in the preferred alternative was basically the one proposed in Alternative B. It's selection was supported by a traffic study conducted by CEI, Inc., of Casper, Wyoming.

Specific benefits of the preferred alternative proposal to remove the cabins and other historic structures are provided below.

1. Protection of Thermal Features

Geysers, hot springs, fumaroles, and other thermal features are extremely fragile. They depend on a delicate balance of water pressure and temperature. If either of these factors changes, a geyser may cease to erupt, the color of a hot pool may change, or a hot spring may cease to flow (R. Hutchinson, park geologist, Yellowstone National Park, personal communication). In other parts of the world, localized changes in the water table have caused such adverse impacts long before there was any appreciable effect on available stores of hot water (Wilson 1976).

Removal of the Old Faithful cabins would eliminate the necessity of excavating to install utilities or other improvements that are needed in the cabin area. Excavation anywhere in the main Old Faithful development risks breaking through the underlying crust of siliceous sinter to the shallow aquifer below (personal communication, R. Hutchinson). This aquifer, which often contains heated water, may be connected with the thermal features of the Upper Geyser Basin. Because changes in the temperature or the flow of the water that feeds a thermal feature can change its critical balance, excavation has the potential for adverse effects on thermal features.

Road construction can be undertaken as long as it is done in areas which are underlain by sufficient depth of obsidian sand. Excavation in the housing area across the road can be accomplished without breaking through the sinter crust as long as it is no deeper than a normal basement. The National Park Service would guard against breaking through the sinter crust by preparing a heat-flow map to identify hot areas before any construction begins.

2. Costs/Industry Standards

The Snowlodge and Old Faithful Lodge cabins presently do not meet industry standards nor do they meet many applicable structural, architectural, electrical, and mechanical codes. As part of a 1978 parkwide inventory of all existing buildings, the National Park Service estimated the cost of meeting these deficiencies. In 1983 dollars, it would cost \$2,592,950 to bring the structures up to standard. The yearly cost of regular repair and maintenance would be \$71,800.

As shown in the detailed cost breakdown given in Table 3, Costs of Cabin Repair on page 46, major structural changes are required.

The resulting upgraded cabins would be so altered that much of their historic integrity would be lost.

In August 1983, Dr. Harrison Goddall, a log restoration specialist, estimated that it would cost \$16,455 to restore one of the Old Faithful Lodge cabins and \$26,767 to restore one of the Snowlodge cabins. These individual costs can be used as a basis for estimating total cost of restoration. A copy of his report is on file in the Rocky Mountain Regional Office and will be transmitted to the Advisory Council on Historic Preservation and to the Wyoming State Historic Preservation Officer to partially satisfy the existing Memorandum of Agreement.

3. Traffic/Pedestrian Circulation Improvements

Poor circulation and traffic congestion are already serious problems at Old Faithful. As visitation increases (1-2.5 percent annual growth is forecast) the need for an efficiently designed circulation system will become more pressing. A traffic study prepared for the National Park Service by CEI, Inc., of Casper, Wyoming, showed that the roads in front of the upper services area connecting the east and west parking areas are characterized by hazardous vehicle/pedestrian conflicts (see Existing Conditions Detail Map). The space now occupied by the cabins behind Snowlodge is needed to redesign the road system so that vehicles can be removed from the upper services area and to provide an adequate buffer between heavy automobile traffic and an area of intense pedestrian use (compare Preferred Alternative Map and Existing Conditions Map). In addition removal of the Old Faithful Lodge cabins would reduce congestion in the east parking lot. The traffic study stated that the intersection near the lodge is one of two that cause considerable delay in the east parking area.

CONCLUSIONS

The National Park Service plans to remove the aforementioned historic structures from the Old Faithful development so that serious traffic circulation problems can be eliminated and the possibility of future excavation in thermal areas can be minimized. Also, the plans are in keeping with traditional park management philosophy of minimized human influence close to outstanding natural features. In addition, the Park Service will avoid the expense of making major structural alterations to produce upgraded buildings that will have lost much of their historic integrity.

To mitigate the loss of the historic values represented by the cabins and the other buildings, the National Park Service will have them recorded according to HABS standards. The early period of automobile tourism, which the cabins reflect, will be interpreted at Roosevelt Lodge. This area will include representative samples of all cabin types used in the park. Overnight lodging in these historic structures will continue to be available at Roosevelt.

REFERENCES

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1980 Final Environmental Impact Statement, Leasing and Development, Island Park Geothermal Area, Fremont County, Idaho; Galatin County, Montana; Teton County, Wyoming. USDA Forest Service, Intermountain Region, Ogden, Utah.

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Wilson, S.H.

1976 "Possible Conflict Between the Interests of Tourism and Geothermal Power Development," Proceedings of the 2nd UN Symposium on the Development and Utilization of Geothermal Resources; San Francisco, May 20-29, 1975, p. 2463

TABLE 1 - SUMMARY OF PLANNING PROCESS

1. Problem/Issue Identification

February 1980 Field trip to identify problems and observe winter use.

July 1980 Field trip to further explore problems/issues, observe summer use, and begin preparation of DCP alternatives

2. Refine DCP draft alternatives

3. Public Review of draft alternatives

August 21, 1981 Presentation of draft alternatives to representatives of Wyoming SHPO and Advisory Council on Historic Preservation

August 3-18, 1981 Public workshops presenting draft alternatives at the Old Faithful Visitor Center and West Yellowstone, Cody, Jackson, Gardiner, Helena, Bozeman, Billings, Boise, and Cheyenne

4. Revision of draft alternatives

June 2, 1982 Presentation of revised alternatives to SHPO and ACHP staffs

5. Preparation and Public Review of Environmental Assessment

January 15, 1982 Public review period

6. Preparation of Preferred DCP Alternative

Consultation with ACHP
Consultation with SHPO

7. Public Review of Draft DCP - March 15-April 16, 1984

TABLE 2 - TREATMENT OF NATIONAL REGISTER PROPERTIES

	<u>No</u> <u>Action</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>Preferred</u>
Old Faithful Inn	+	+	+	+	+	+
Old Faithful Lodge	+	+	+	+	+	+
Inn Powerhouse/Laundry	+	0	+	M	+	M
Caretaker's Quarters	+	0	+	+	0	+
Laundry Manager's Residence	+	0	+	+	0	+
Girl's Dormitory (Wildflower)	+	0	+	0	0	0
Lower Gas Station	+	0	+	0	+	0
Lower Hamilton Store	+	0	+	+	+	+
Photo Shop	+	+	+	+	+	+
Upper Hamilton Store	+	+	+	+	+	+
Upper Gas Station	+	+	+	+	+	+
Old Faithful Lodge Cabins	+	0	0	0	0	0
Snowlodge Cabins	+	0	0	0	0	0
Shop	+	0	0	0	0	0
Shed	+	0	0	0	0	0
Employee's Laundry	+	0	0	0	0	0
U-plan Dormitory	+	0	0	0	0	0
Engineer's Dormitory	+	0	0	0	0	0
Linen Room	+	0	0	0	0	+
Lodge Powerplant/Boiler House	+	0	0	0	0	0
Cinderella Dormitory (Columbine)	+	0	0	0	0	0
Employees Dormitory	+	0	0	0	0	0

+ = RETAINED

0 = REMOVED

M = MAJOR EXTERIOR/STRUCTURAL MODIFICATION

TABLE 3 - COSTS OF CABIN REPAIR

SNOWLODGE CABINS

Structural repair and replacement: \$ 72,050

Work includes the repair and replacement of sill beams, ridge beams, log rafter ends, plate logs, header joist, floorboards, roof sheathing, foundation piers, and wood steps.

Architectural repair and replacement: \$ 206,000

Work includes the repair and replacement of board and batten siding exterior and interior door replacement, recarpeting, and repair and replacement of windows and screens.

Painting and Glazing: \$ 136,300

Work includes the preparation and painting of exterior and interior surfaces and the reglazing of windows.

Electrical: \$ 167,200

The National Park Service has completed some fire safety improvements to install smoke detectors and pull box alarms throughout the area. Additional rewiring, electrical improvements, installation of ground fault circuit interrupters, and new panels are necessary to conform with existing electrical codes.

Mechanical: \$ 148,500

Work includes the installation of water heaters, vanities, splash boards, and the reinstallation of hot water heaters.

Roof Repair: \$ 234,100

Work includes shingle replacement including the ridge boards and rafters.

Site Lighting: \$ 31,450

Work includes providing adequate lighting throughout the area.

Snowlodge cabin subtotal \$ 995,600

OLD FAITHFUL LODGE CABINS

Plumbing Rehabilitation: \$ 279,800

Presently hot water for the Lodge cabins is being supplied from the main boiler plant through a 1920 era antiquated circulatory system. This system is very inefficient. The boiler facilities are scheduled to be replaced in 1985, and a new supply of hot water supply will be necessary. This work includes the installation of water heaters for each unit.

Architectural and Structural: \$ 662,200

Work includes the repair and replacement of board and batten siding, exterior and interior doors and hardware, carpet, flameproof accoustical tile, windows and screens, log rafters, steps and handrails, and upgrading buildings to meet energy guidelines.

Roofing: \$ 307,750

Work includes the repair and/or replacement of roofs.

Painting: \$ 81,100

Work includes preparation of and painting of all exterior and interior surfaces.

Electrical: \$ 195,000

Work includes bringing electrical connections up to applicable codes which includes replacing wiring and installing ground-fault circuit interrupters and new panels.

Site Lighting: \$ 71,500

Work includes providing adequate lighting throughout the cabin area.

Old Faithful Lodge cabin subtotal	\$1,597,350
Snowlodge cabin subtotal	<u>\$ 995,600</u>

TOTAL \$2,592,950

This cost for the upgrading of the cabins to meet concession standards and applicable code requirements represents an initial investment of approximately \$6,860 per building. In addition to the initial cost for upgrading the structures, the yearly cost of regular repair and maintenance to keep the structure in this condition is as follows.

SNOWLODGE and OLD FAITHFUL LODGE

Painting	\$ 13,150
Plumbing	15,250
Roofing	8,150
Electrical	19,850
Carpentry	<u>15,400</u>

TOTAL \$ 71,800

Not included in this estimate is the cost associated with site improvements necessary to make the area accessible to the visitors and rehabilitate the surrounding area.

Note: The cost of removing historic structures is shown in the Cost Estimate in the main body of the DCP document.



United States Department of the Interior

NATIONAL PARK SERVICE

ROCKY MOUNTAIN REGIONAL OFFICE

655 Parfet Street
P.O. Box 25287
Denver, Colorado 80225

IN REPLY REFER TO:

APPENDIX B

MEMORANDUM OF AGREEMENT -- MAY 1983

WHEREAS, the National Park Service (NPS) has determined that the removal of cabins in the Old Faithful Historic District, Yellowstone National Park, will have an effect upon properties included in or eligible for inclusion in the National Register of Historic Places and has requested the comments of the Advisory Council on Historic Preservation pursuant to Section 106 of the National Historic Preservation Act (16 U.S.C. 470) and its implementing regulations, "Protection of Historic and Cultural Properties" (36 CFR Part 800),

NOW, THEREFORE, NPS, the Wyoming State Historic Preservation Officer (SHPO), and the Advisory Council on Historic Preservation (Council) agree that the undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the undertaking on historic properties.

Stipulations

The National Park Service will ensure that the following measures will be carried out:

1. No historic structures, including the Old Faithful Lodge cabins and the Snowlodge cabins will be removed from the Old Faithful Historic District, with the exception of the 78 cabins shown on the attached maps, until the Old Faithful Development Concept Plan is approved by the Regional Director.
2. NPS will request the Historic American Buildings Survey (HABS) to determine what documentation shall be required for each of the cabins removed from the Old Faithful Historic District. NPS shall ensure that unless otherwise agreed to by HABS, all documentation is completed and accepted by HABS prior to the removal and that copies of this documentation are made available to the SHPO and appropriate local archives designated by the SHPO.

3. Prior to initiating the removal of the 78 cabins from the Old Faithful Historic District, NPS will select the best example of cabin types "H" and "G" from the Snowlodge cabins scheduled for removal and cabin type "S" from the Old Faithful Lodge cabins scheduled for removal. These three cabins will be carefully relocated to the maintenance yard in the Old Faithful area of the park where they will be stored and protected until:
 - a. The Old Faithful Development Concept Plan is approved by the Regional Director; and
 - b. NPS completes a comprehensive study of the feasibility, including a cost/benefit analysis, of preserving and interpreting a representative sample of the cabins within the Old Faithful Historic District and has afforded the Council and the SHPO 30 days to review and comment on the study.
4. The three cabins (best example of cabin types "H", "G" and "S") will be relocated to the Old Faithful Historic District and restored, if the decision is made in the DCP to retain all or a part of the remaining Lodge and Snowlodge cabins for seasonal personnel or visitor housing at the Old Faithful area, or if NPS decides that it is feasible and prudent to preserve and interpret a representative sample of the cabins within the Old Faithful Historic District and selects these cabin types to be included in the interpretive display. Otherwise, they will be destroyed.
5. NPS will develop a photographic interpretive display illustrating the evolution of automobile accommodations in Yellowstone National Park with specific focus on the Old Faithful area, which will be located in the Old Faithful Inn or Lodge.
6. NPS will give special consideration in the planning for future development in the Mammoth and Roosevelt areas of Yellowstone National Park to retaining examples of tourist cabins used in the Park to provide overnight accommodations to the motoring public.
7. Prior to initiating the removal of the 78 cabins identified on the attached maps, NPS will comply with its "Archeological Clearance" procedure (NPS-28, Chapter 3, page 14-5) and provide copies of all documentation indicating this action has occurred to the Wyoming SHPO and the Council.

Execution of this Memorandum of Agreement evidences that NPS has afforded the Council a reasonable opportunity to comment on the removal of cabins from the Old Faithful Historic District and the effects on historic properties, and that NPS has taken into account the effects of its undertaking on historic properties.

James B. Thompson 5/9/83
Acting Regional Director (date)
National Park Service

Alvin J. Gaston 5/9/83
Wyoming State Historic (date)
Preservation Officer

John M. ... 5/11/85
Acting Executive Director (date)
Advisory Council on Historic Preservation

Alexander ... 5/12/83
Chairman (date)
Advisory Council on Historic Preservation

APPENDIX C

FINDING OF NO SIGNIFICANT IMPACT

FOR THE
DEVELOPMENT CONCEPT PLAN

FOR

OLD FAITHFUL
YELLOWSTONE NATIONAL PARK
WYOMING, MONTANA, AND IDAHO

Prepared by
National Park Service

FINDING OF NO SIGNIFICANT IMPACT
FOR THE DEVELOPMENT CONCEPT PLAN FOR THE OLD FAITHFUL AREA
YELLOWSTONE NATIONAL PARK

This statement is prepared in accordance with the National Environmental Policy Act of 1970 as amended. The environmental assessment (EA), the resultant development concept plan (DCP), and this finding of no significant impact (FONSI) are tiered on the final environmental statement (FES) for the park's master plan (MP). The FES (74-31, dated June 11, 1974) addressed actions having an effect on the human environment and weighs the protection of fragile and heavily used natural resources heavier than providing for public use in these areas. The MP and FES address relocating some public use facilities from fragile, critical resource areas to less fragile areas of the park. Old Faithful is such a heavily developed fragile area where development will be reduced. The MP and FES also encourages private enterprise development outside the park to help meet some of the park visitor needs.

The purpose of this DCP is to provide details in carrying out the intent of the park's master plan. The DCP addressed the following planning needs and problems: (1) decrease encroachment on prime resources, (2) provide for anticipated increased visitation, (3) improve vehicular circulation and parking, (4) improve pedestrian safety, circulation and visitor information, (5) determine appropriate visitor services and support facilities, and (6) consolidate winter use facilities. Five alternatives and their impacts were addressed in the environmental assessment.

The following is a brief summary of the five alternatives:

No Action - This was presented to address impacts on the area if the status quo were continued.

Alternative A - Presents the maximum attempt to concentrate development and remove many noncritical facilities from the area.

Alternative B - Discusses modifying the existing circulation system and concentrating most visitor services in an "architectural village" in existing buildings behind the Inn.

Alternative C - Presents the maximum change in circulation including removal of the overpass interchange and providing a one-way road system.

Alternative D - Considers changing only those facilities that are totally owned by the National Park Service.

Actions common to all alternatives except the No Action Alternative are as follows:

- Existing road between the east and west parking lots will be removed.
- Existing cabins and those structures south of the west parking lot will be removed.
- Most support facilities including employee housing and maintenance will be relocated to the south of the highway.
- Visitor center will remain.

- Visitor information, orientation, and circulation will be improved.
- Wings will remain on the Inn and the Inn will continue to serve as lodging.
- Fast food facility will remain in the Inn.
- New cafeteria will remain in the Lodge.

A brief presentation of decisions reached, rationale for these decisions, and mitigating measures include:

REMOVE BUILDINGS

Decision: Remove the 370 cabins, the lower gas station, several out buildings near the Inn and Lodge, and buildings at the south end of the west parking area.

Rationale: Convert to day use area and reduce the impact of visitor and management facilities on the fragile Old Faithful Upper Geyser Basin and Firehole River areas as directed in the Master Plans and Final Impact Statement.

Mitigation: New overnight facilities will be provided at Grant Village to replace visitor lodging provided by the Old Faithful Cabins. New employee quarters, park and concession maintenance and storage including bus maintenance storage will be developed on the south side of the highway away from the fragile, heavy visitor use area. A new gas station will be located near the Old Faithful entrance-exit road to replace the two existing gas stations. The gas station will also serve winter users instead of erecting a temporary station each year. The upper gas station will be adapted to a ranger station, clinic, and quick response fire unit. Historic structures to be removed will be recorded to the Historic American Building Survey Standards. Mitigation may include retaining a representative sample of each type cabin for interpretive purposes. Any adaptations of National Register Properties will comply with NPS-28.

RELOCATE ROADS

Decision: Remove the road between the east and west parking lots, provide a new entrance road from the highway to the east parking area. Provide a new road from the east parking area to the existing one-way exit road.

Rationale: Simplify vehicular access and egress and reduce a major pedestrian automobile conflict area.

Mitigation: The east parking lot exit road will be relocated from in front of the upper stores and snowledge to eliminate a serious pedestrian/automobile conflict situation and to provide a landscaped area for pedestrian use. A new road will provide access from the east (Grant Village) to eliminate bypassing the area to the overpass and doubling back. An existing previously disturbed area will be used for new segments of the vehicle circulation system.

REVISE CIRCULATION, ORIENTATION, AND INFORMATION SYSTEMS

Decision: Redesign and reconstruct the two main parking lots with expansion potential, when needed, and provide additional visitor information-orientation facilities.

Rationale: The parking lots will be oriented to direct visitors toward the visitor center complex. Vehicular and pedestrian circulation will be simplified within the parking lot. Improve visitor information about geyser eruptions, food services, lodging, and other visitor services.

Mitigation: The parking area will be redesigned for better pedestrian and vehicular circulation. Vehicles will flow in and out on one-way roads. A strong pedestrian landscape spine will direct pedestrians toward the visitor center. The parking areas will be landscaped for better visitor orientation and to break up the "sea of asphalt." A new wayside information station near the large east parking area will assist in visitor orientation and information.

CONTINUE WINTER USE

Decision: Improve winter visitor use facilities.

Rationale: Winter use facilities will be pulled together and remain at approximately the same scale as present.

Mitigation: Renovate snowlodge to better serve winter visitors. A newly winterized dormitory near snowlodge will provide winter lodging to replace lodging in existing cabins. Employee housing will occur across the highway to reduce impacts on the fragile resources and reduce conflict between employee housing and visitor use.

IMPROVE APPEARANCE:

Decision: Rehabilitate the landscape setting.

Rationale: The natural setting of a large portion of the area surrounding Old Faithful Geyser has been disturbed as the result of years of heavy use. This includes existing developments that will be removed or relocated as a result of the DCP, the former campground and access road that has been only partially restored, and areas lacking ground cover vegetation due to heavy foot and vehicular traffic. These areas will be cleared of foreign debris including evidence of abandoned utilities and rehabilitated to blend into the natural park setting.

Mitigation: The grounds in the Old Faithful Development Area will be landscaped including walks, seating, drinking fountains, top soiling, seeding, and planting with native plant materials to provide a better visitor experience by improving the visual setting. Areas receiving little visitor use will be rehabilitated to blend into the existing natural setting to reduce the apparent impact that former deleted development has had on the area. This rehabilitation will include restoration of the old campground, roadway, and firehole bridge disturbed areas.

ENDANGERED SPECIES

There will be no impact on Ross's bentgrass. Grizzly bears pass through the area. Removal of cabins reduces the potential for human-grizzly encounters.

NATIONAL REGISTER PROPERTIES

Requirements of Section 106, National Historic Preservation Act of 1966, as amended, and the implementing regulations: 36 CFR, part 800 have been completed.

PUBLIC REVIEW

The draft plan was placed on public review from March 15, 1984 to April 16, 1984, and received 33 responses. The following lists the quantity and a brief summary of these responses:

1. Twenty-two responses were received from individuals with fourteen in favor of the plan and eight opposed. Reasons for opposition were removal of inexpensive lodging, historic interests, and the deteriorated condition of the road from Old Faithful over Craig Pass to Grant Village to the new replacement lodging.
2. One response was received from a special interest group. This response objected to cabin removal due to historic interests, removal of inexpensive lodging, and the reduction of overnight lodging in the Old Faithful area.
3. Two park concessioners responded: TWA Services - in general supported of the plan and expressed an interest in the timing of changes to better meet public needs; Hamilton Stores - raised many questions concerning the impact of changes on their facilities.
4. Four park staff members responded. Their comments were mostly editorial in nature and these comments have been considered in the final plan.
5. Four other Government Agencies responded:
 - State of Montana - supports the plan
 - State of Wyoming - urged replacement of facilities, rehabilitation of the Craig Pass Road and compliance with the Memorandum of Agreement for cabin removal.
 - Advisory Council for Historic Preservation - concurred with the plan.
 - Forest Service - Is concerned about the affect that facility reduction at the Old Faithful Area will have on surrounding National Forests.

In summary, the plan is generally supported by the public as exhibited by the low number of responses received during a Draft Plan public review period. The plan is firmly grounded on the Master Plan and Environmental Impact Statement which also involved public comment.

The decision is determined not to be a major Federal Action that would significantly affect the human environment for reasons stated above. Therefore, an environmental impact statement will not be prepared for this project.

Recommended: /s/ Robert D. Barbee December 21, 1984
 Superintendent, Yellowstone National Park Date

Approved: Lorraine Mintzmyer 1-10-85
 Regional Director, Rocky Mountain Region Date

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, 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 2178A