

1021

# final development concept plan

october 1976

NATIONAL PARK SERVICE  
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IN  
STORAGE

GUADALUPE MOUNTAINS  
PINE SPRINGS



NATIONAL PARK / TEXAS

**RECOMMENDED:**

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August 6, 1976

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August 20, 1976

**APPROVED:**

Joseph Rumberg, Jr., Regional Director  
Southwest Region

September 2, 1976

**PINE SPRING**

**FINAL DEVELOPMENT CONCEPT PLAN**

**GUADALUPE MOUNTAINS NATIONAL PARK**

**Prepared by**

**Denver Service Center**

**National Park Service**

**United States Department of the Interior**

**September 20, 1976**

## CONTENTS

PINE SPRING EXISTING DEVELOPMENT	3
PROPOSED VISITOR DEVELOPMENT	5
PROPOSED MANAGEMENT DEVELOPMENT	17
PROPOSED UTILITIES	18
COST ESTIMATE	21
TEAM PARTICIPANTS	23



## PINE SPRING EXISTING DEVELOPMENT

Located in the southeastern part of Guadalupe Mountains National Park, the Pine Spring Area will be the major developed area.

It will be the major visitor contact point as well as the operational headquarters for the park. The administrative function will continue at Carlsbad Caverns National Park headquarters in Carlsbad, New Mexico.

The park, which contains 76,400 acres, 46,850 of which are recommended for wilderness, was authorized by Congress in 1966 and formally established in 1972.

Rising from the Chihuahuan Desert floor, an upthrust portion of the Permian Capitan reef forms a huge V-shaped wedge pointing south. The point of the "V", known as El Capitan, with its sheer 1,000-foot cliffs is visible for 50 miles. Directly north of El Capitan is Guadalupe Peak, the highest point in Texas, ascending from a base of approximately 5,000 feet to a height of 8,749 feet.

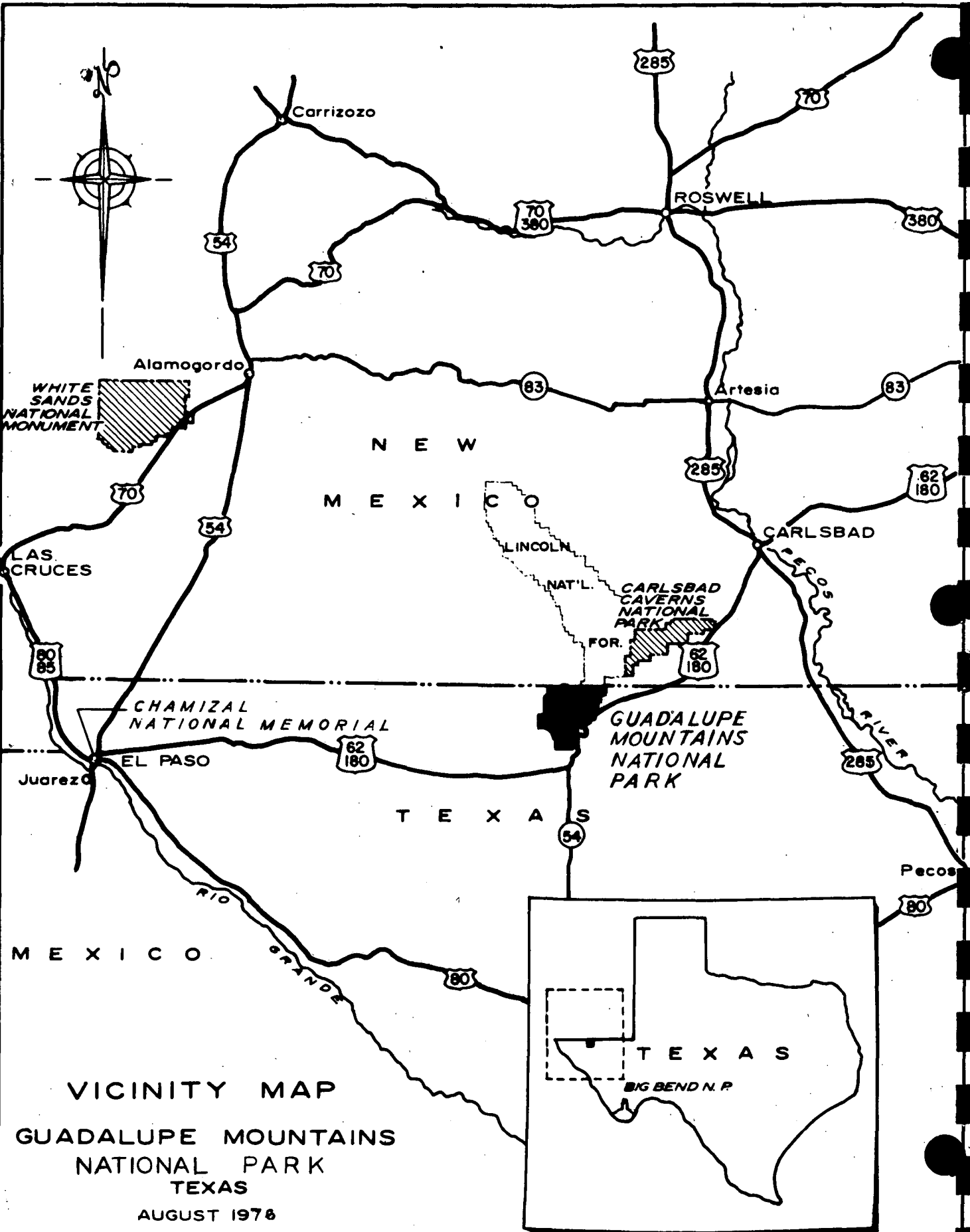
The park's natural features of scenic and scientific importance are so combined to create exciting scenery, especially when contrasted with the park's subtle desert surroundings.

The Pine Spring Development Area encompasses Guadalupe Peak, the Meadow, and all of Pine Spring Canyon. Included within the area is El Capitan, the ranchhouse at Frijole Spring site, the Pinery (Butterfield Stage Terminal), the temporary ranger/information station with limited parking, a primitive campground, the Texas Highway Department maintenance/residence area, the Glover Ranch, several springs, several Indian sites, a military encampment site, and the trailhead for horse and hiking trails in the low and high country.

The major highway access to the proposed development is via U.S. Highway 62/180 which bisects a portion of the area.

A thin soil mantle within the area consists of gravelly fine sands to gravelly loams that erode easily.

The site for the visitor center complex was chosen for its proximity to the highway, to provide a controlled access to most developments within the area, to provide a proper visitor introduction and to keep structures as far away from the scenic phenomena as possible.



VICINITY MAP  
 GUADALUPE MOUNTAINS  
 NATIONAL PARK  
 TEXAS

AUGUST 1978



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 ON MICROFILM  
 MICROFILM

## PROPOSED VISITOR DEVELOPMENT

At the visitor center, the visitor will be introduced to the story of the Permian marine limestone reef and the unique contrast in the flora growing at the lower and upper elevations. They will be informed of the area's historical, archaeological, scientific, and natural significance and as to what is available within the area for their exploration.

The visitor center will serve as the registration point for such trail destinations as Guadalupe Peak, the Meadow, the high country, Pine Spring historic site, the ranchhouse at Frijole Spring, and the Pinery. In the future, the visitor center parking area may also serve those using the walk-in campground which may be located across the ravine from the visitor center.

If no food or sales service of adequate standards are provided within 10 miles of the park, then a food and camper/hiker supply concession will be included adjacent to the visitor center.

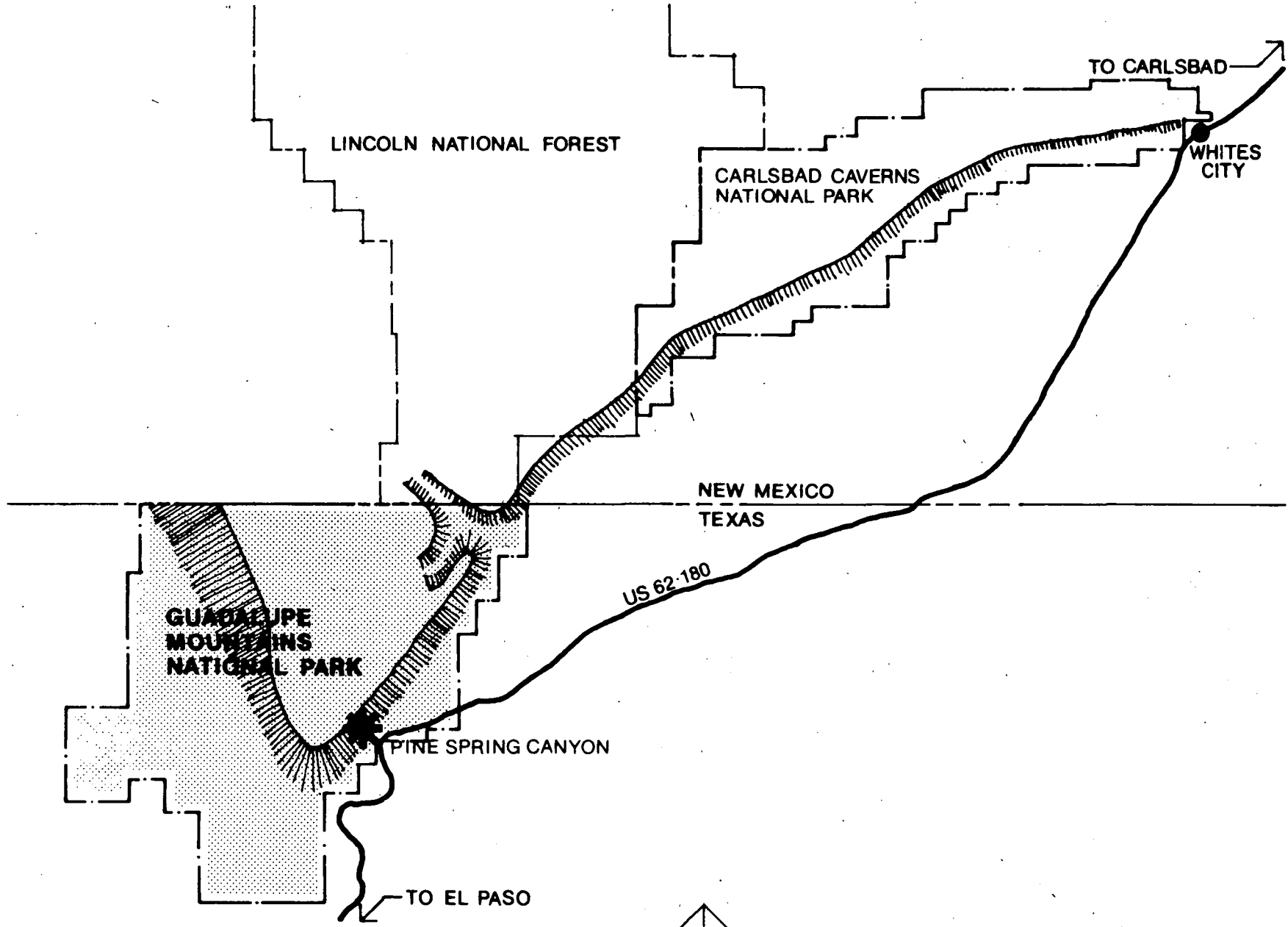
### Visitor Center Complex (5 acres)

#### Visitor-Center (9,100 square feet)

- Lobby/Ranger Information/Registration Area (1,000 sq. ft.)
- Auditorium (1,500 sq. ft.)
- Exhibit Room (1,500 sq. ft.)
- Park Offices – 5 and First Aid Room (1,500 sq. ft.)
- Rest Rooms (600 sq. ft.)
- Storage/Utility/Mechanical Space (1,500 sq. ft.)
- Solar Heating and Cooling with Backup System (possible)
- Curatorial Storage (1,000 sq. ft.)

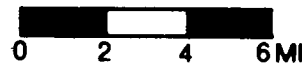
#### Concessioner Food and Sales (3,500 square feet) (possible)

- Food Service (1,000 sq. ft.)
- Food Preparation (500 sq. ft.)
- Cold and Dry Food Storage (500 sq. ft.)
- Camper/Hiker Supply Store and Storage (1,000 sq. ft.)
- Concessioner Offices (200 sq. ft.)
- Rest Room and Locker/Shower Room (300 sq. ft.)



**LOCATION**

GUADALUPE MOUNTAINS NATIONAL PARK / PINE SPRINGS  
 UNITED STATES DEPARTMENT OF THE INTERIOR / NATIONAL PARK SERVICE



166 40,021  
 DEC 1973 DSC  
UNITED STATES GOVERNMENT PRINTING OFFICE: 1973 O - 280-000



Visitor Parking – 150-Car Expandable to 300-Car

Twenty percent space allotted for recreation vehicles and buses

For access to visitor center, Pinery, trailhead, walk-in campground

The primitive campground will remain in its present location until such time as a walk-in campground is constructed. The present gravel road and parking area will be improved and used as the major trailhead.

Temporary Primitive Campground (existing)

Vault toilets

Existing parking area and access road (to be improved)

Water well and reservoir

Water outlets at temporary campground and trailhead

Pine Spring Walk-in Campground (50 permanent sites) (future)

Two comfort stations

Interior trails

If and when a tramway to the meadow is constructed, the visitor center will serve as the departure point for those wishing to ride the tramway.

The lower tramway terminal may be located in the vicinity of the present primitive campground and the upper terminus at the meadow some 500 feet below Guadalupe Peak. The present road leading to the area (primitive campground area) will be paved either for a visitor shuttle service or for automobile traffic to a parking area adjacent to the lower tramway terminal.

Future Possible Tramway Terminal (2.5 acres)

Tramway terminal (1,500 square feet)

150-car parking area and visitor/service road or shuttle/service road

Water well and reservoir

The Pinery, the old Butterfield Stage terminal, accessible by trail from the visitor center will be interpreted. A trail simulating the route of the old stagecoach will originate here and terminate in the vicinity of Frijole.

### Pinery (Butterfield Stage Terminal)

- Interior walk
- Stagecoach Route/horse/hiking trail
- Terminal ruins

The Pine Spring site with its springs and nearby military encampment site, also accessible by trail from the visitor center, will be interpreted.

The existing approach road will be retained for service use as well as trail use.

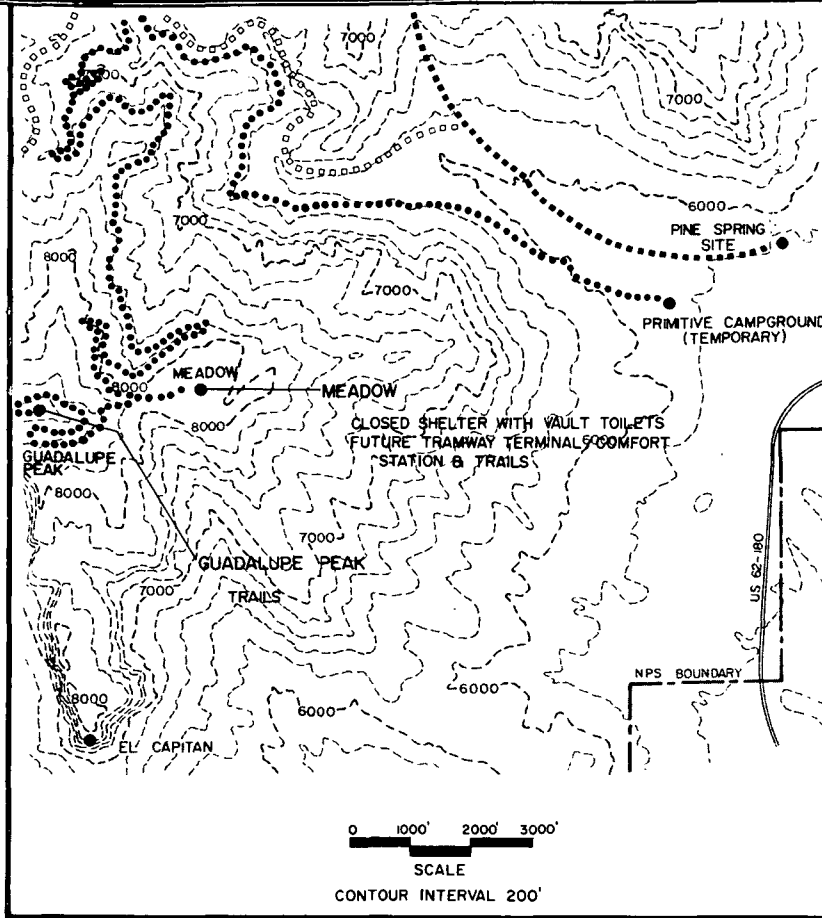
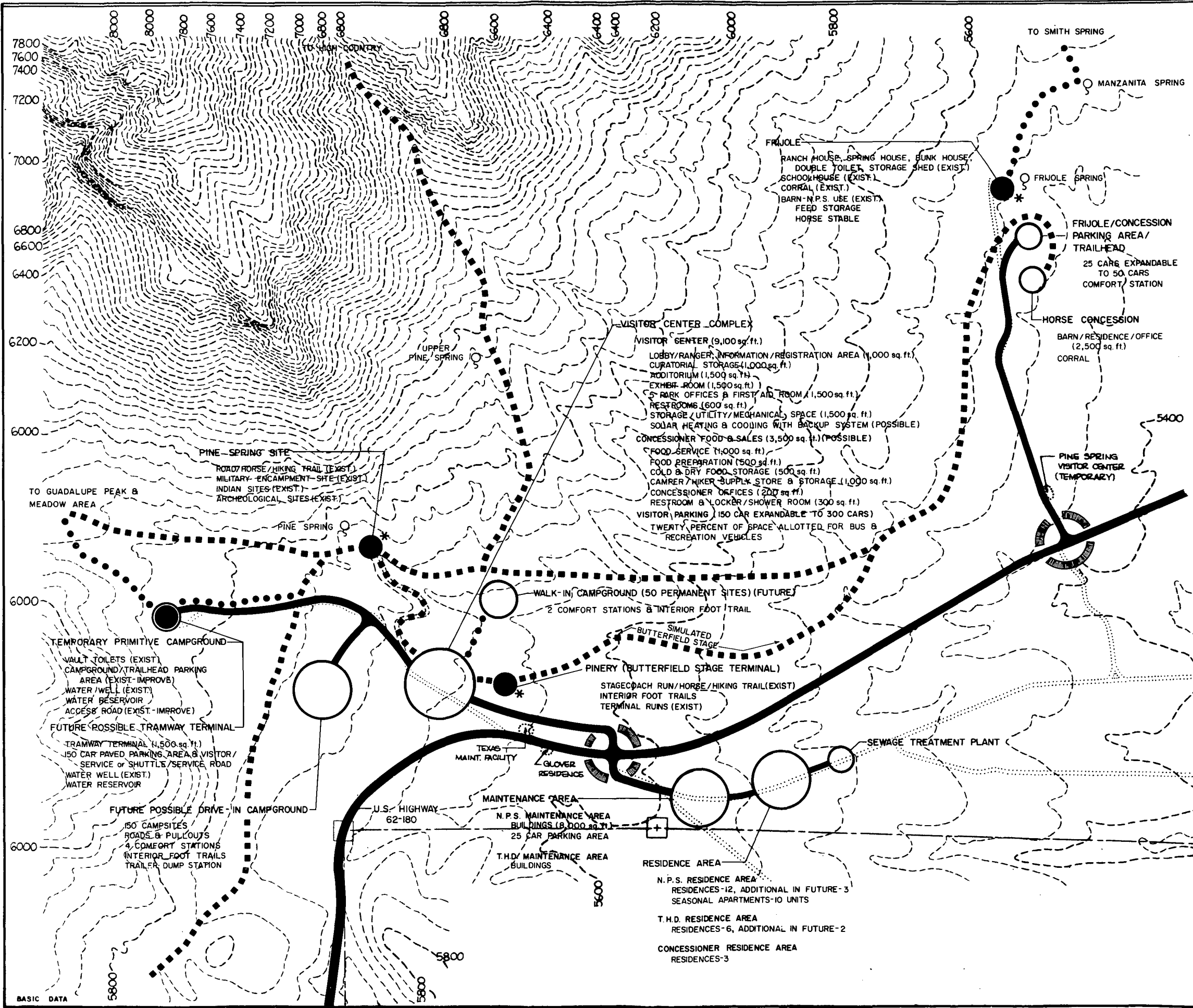
### Pine Spring Site

- Existing road/horse/hiking trail
- Lower Pine Spring (dry) and Upper Pine Spring
- Military encampment site
- Indian sites
- Archaeological sites

About 1½ miles northeast of the visitor center is the Frijole Ranchhouse. It is reached by a ½-mile unimproved road leading from U.S. Highway 62/180. The ranch-related structures include a stone house, a spring house, a guest or bunkhouse, a storage shed, two outhouses, a schoolhouse, and a barn. All the structures except the barn are located within or are contiguous to a surrounding rubble stone masonry fence. The area will be interpreted as a typical early ranch development. National Park Service horses will be penned in the corral behind the house and the barn used for feed storage and horse stabling purposes.

### Frijole

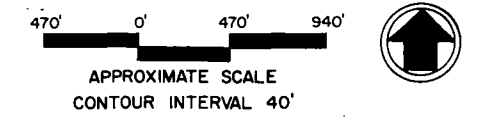
- Springs – Smith, Manzanita, Frijole
- Ranchhouse and outbuildings (spring house, bunkhouse, double toilet, storage shed)
- Old schoolhouse
- Compound enclosure
- Corral
- Barn (National Park Service use)
- Feed storage
- Horse stable



BASIC DATA

**LEGEND**

- EXISTING DEVELOPMENTS
- PROPOSED DEVELOPMENTS
- HORSE & FOOT TRAIL
- FOOT TRAIL
- HORSE TRAIL
- ⊕ HIGHWAY INTERSECTION SAFETY IMPROVEMENTS
- \* INTERPRETIVE SITE
- N. P. S. BOUNDARY



PREPARED JGK-LJC DESIGNED LJC DRAWN BUDZ CHECKED 9-16-76 DATE	TITLE OF DRAWING <b>DEVELOPMENT CONCEPT PLAN</b> LOCATION WITHIN PARK <b>PINE SPRING AREA</b> NAME OF PARK <b>GUADALUPE MOUNTAINS N. P.</b> REGION: <u>SOUTHWEST</u> COUNTY: <u>CULBERSON</u> STATE: <u>TEXAS</u>	DRAWING NO. <b>166</b> <b>40030</b> PCIP PKG. SHEET OF 1
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ON MICROFILM

A horse concession will be located between Frijole and U.S. Highway 62/180. It will consist of a structure used to store feed, provide accommodations for the caretaker and space for the horse rental office. Adjacent to it will be a corral with space for rental as well as visitor horse quartering.

All horse trails leading to the lower as well as high country will originate at the horse concession.

#### Horse Concession

Barn/residence/office (2,500 square feet)

Between the horse concession and Frijole, a parking area and comfort station will be provided to serve both facilities. The road from U.S. Highway 62/180 to the parking area will be improved, whereas that portion between the parking area and Frijole will remain as is to preserve the historical scene.

#### Frijole/Horse Concession Parking Area

25-car parking area, future expansion to 50-car  
Comfort station

The meadow reached by a hiking trail will initially contain a closed shelter with vault toilets. If and when the tramway is constructed, it may be the site of the upper terminal and may contain, in addition to the upper terminal structure, a comfort station and a shelter.

#### The Meadow

Closed shelter with vault toilets initially  
Future tramway terminal/comfort station/shelter  
Trail

Guadalupe Peak is presently reached by horseback and foot trails.

#### Guadalupe Peak

Trails

If private enterprise does not construct a drive-in campground in the vicinity of Pine Spring, one will be constructed by the Park Service and it would be

located west of the visitor center. The campground would be reached by road leading from the visitor center complex.

#### Drive-in Campground (possible future – 15 acres)

- 150 campsites
- Roads and pullouts
- Four comfort stations
- Circulatory trails
- Dump station
- Utilities (electric, water, and sewer)

Circulatory roads will lead from U.S. Highway 62/180 to the visitor center, the Frijole/Horse Concession Parking Area, and the Maintenance/Residence Area. In addition, the existing road to the primitive campground will be improved. If and when the tramway is constructed, the road will be paved and will serve to move the visitor to the lower tramway terminal. The existing Pine Spring site spur road will remain for service and trail use. A road will lead from the visitor center to the drive-in campground if the drive-in campground is built.

#### Circulatory Roads

- Visitor center entrance road
- Frijole/horse concession road
- Primitive campground/service road (possible future tramway road)
- Pine Spring site service road/trail
- Drive-in campground road (possible future)
- Maintenance/residence area road

Horse and hiking trails exist in the low and high country. Some trails are combined horse and hiking trails and will remain as such. It is proposed to construct a separate horse and hiking trail from the lower canyon area to the vicinity of Guadalupe Peak.

#### Horse and Hiking Trails

- Hiking trail to meadow and Guadalupe Peak from base of Pine Spring Canyon
- Horse trail from base of Pine Spring Canyon to Guadalupe Peak vicinity
- Combined hiking/horse trails in low and high country



## PROPOSED MANAGEMENT DEVELOPMENT

Across U.S. Highway 62/180 from the main complex will be located the residence/maintenance area and sewage plant necessary to operate and maintain the visitor facility at Pine Spring.

In addition to National Park Service facilities, there will also be a residence/maintenance area for the Texas Highway Department and residences for a concessioner if a food/sales area is included in the visitor center area.

### National Park Service Maintenance Area

- Maintenance buildings (8,000 square feet)
- Parking area, 25-car
- Fenced compound

### Texas Highway Department Maintenance Area

- Maintenance buildings
- Fenced compound

### National Park Service Residence Area

- Residences — 12, additional in future — 3
- Seasonal apartments — 10 units

### Texas Highway Department Residence Area

- Residences — 6, additional in future — 2

### Concessioner Residence Area

- Residences — 3

### Sewage Treatment Plant

## PROPOSED UTILITIES

Power at Frijole may remain as is to preserve the historical setting. All new power lines will be placed underground.

Water will be provided from a newly-drilled well located in the parking area at the present primitive campground with a reservoir to be located above and southwest of the well.

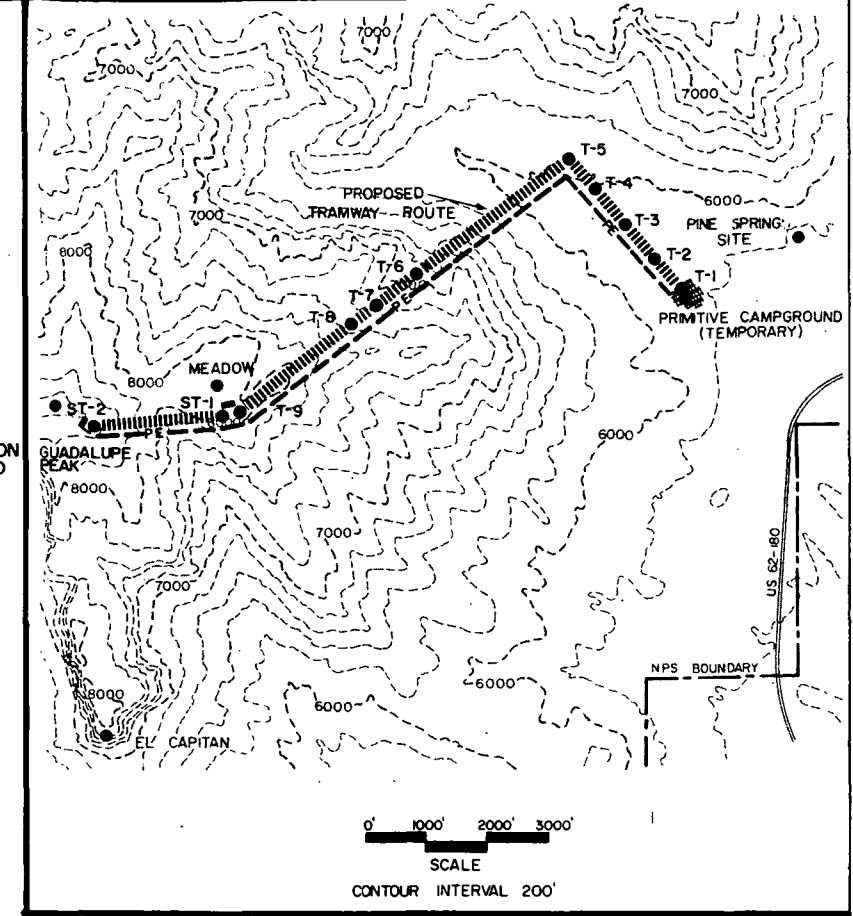
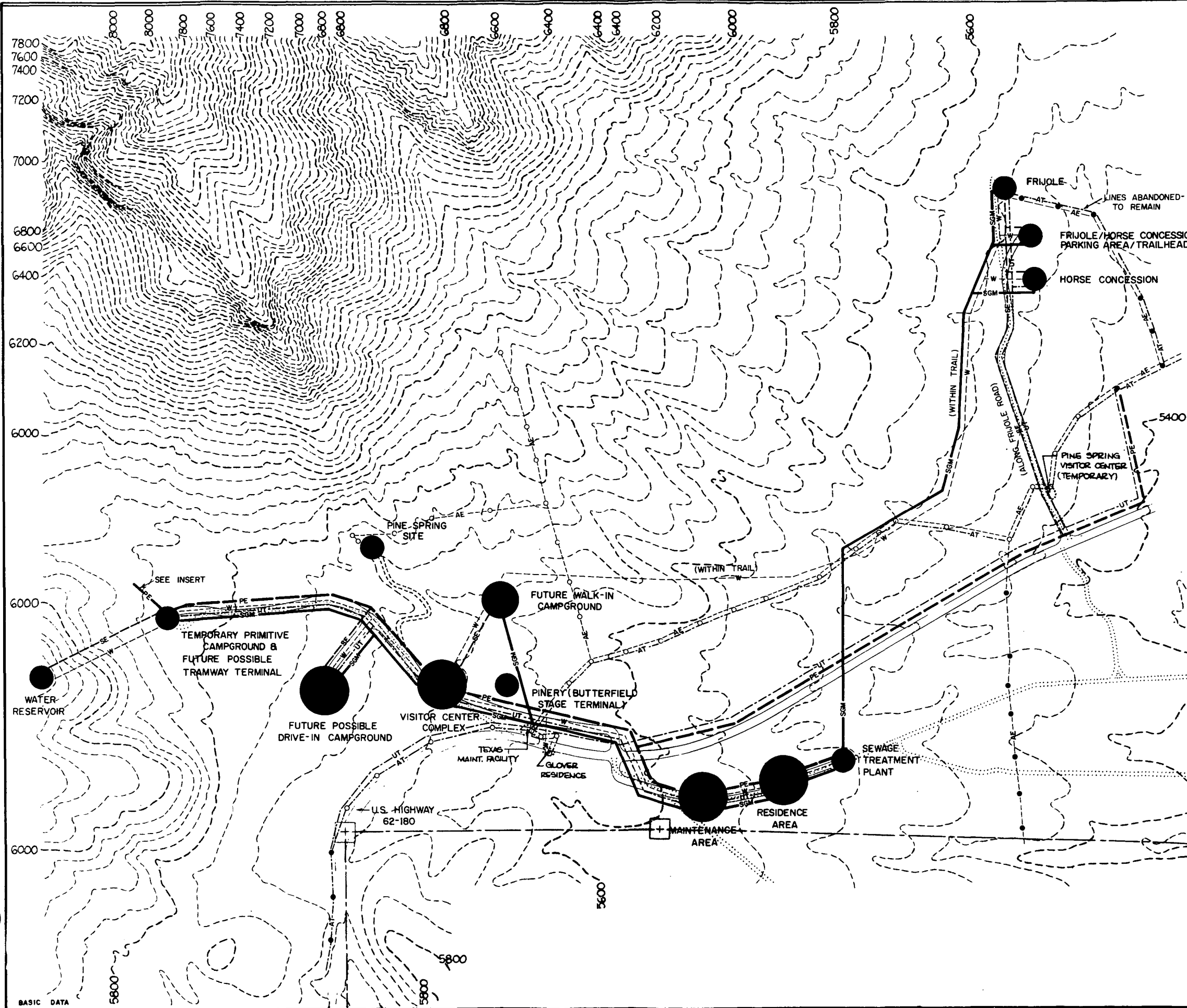
A sewage treatment plant will be located east of the residence/maintenance area.

All new telephone lines will be placed underground and, if permitted, in the same trench as the power.

All new structures will be solar heated with a backup system where feasible.

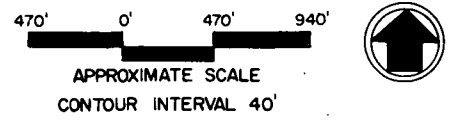
Minimal exterior lighting will be provided at the visitor center complex, horse concession/Frijole complex, and in the future, the tramway terminal and drive-in campground. In addition, it will also be provided at the residence/maintenance area.

All the utilities will service all facilities, both visitor and operation-oriented, as well as the state and concessioners.



**LEGEND**

	EXISTING	PROPOSED	OBLITERATE
<b>ELECTRIC</b>			
PRIMARY UNDERGROUND	—PE—	—PE—	—PE—
SECONDARY UNDERGROUND	—SE—	—SE—	—SE—
AERIAL	—AE—	—AE—	—AE—
<b>SEWAGE</b>			
GRAVITY MAIN	—SGM—	—SGM—	—SGM—
<b>WATER</b>			
UNDERGROUND	—W—	—W—	—W—
<b>TELEPHONE</b>			
UNDERGROUND	—UT—	—UT—	—UT—
AERIAL	—AT—	—AT—	—AT—



PREPARED JGK-LJC DESIGNED LJC DRAWN BUDZ CHECKED 9-16-76 DATE	TITLE OF DRAWING <b>UTILITY PLAN</b> LOCATION WITHIN PARK <b>PINE SPRING AREA</b> NAME OF PARK <b>GUADALUPE MOUNTAINS N. P.</b>		DRAWING NO. 166 40029
	REGION SOUTHWEST		COUNTY CULBERSON
	STATE TEXAS		SHEET 1 OF 1
	<b>ON MICROFILM</b>		

BASIC DATA

## COST ESTIMATE

### BUILDINGS

Visitor Center (9,100 sq. ft.)		\$1,092,000
(Concessioner food and sales 3,500 sq. ft.)	(\$360,000)	
Future Pine Spring Walk-in Campground		50,000
Frijole/Horse Concession Comfort Station		30,000
(Horse concession facility)	(\$198,000)	
Meadow Shelter/Comfort Station		48,000
Possible Future Drive-in Campground		275,000
N.P.S. Maintenance Facility		527,000
(Texas Highway Dept. Maintenance Facility)	(\$256,000)	
N.P.S. Residences and Dormitory		1,317,000
(Concessioner residences)	(\$199,000)	
Sewage Treatment Plant		260,000
(Texas Highway Dept. Residences)	(\$496,000)	
<b>Total National Park Service</b>		<b>\$3,599,000</b>

### UTILITIES

Water Reservoir		\$ 220,000
Water Lines		370,000
Sewer Lines		378,000
Telephone Lines		140,000
Electrical Lines		403,000
<b>Total National Park Service</b>		<b>\$1,511,000</b>

		<b>\$5,110,000</b>
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### ROADS AND TRAILS

Trails		
Future Pine Spring Walk-in Campground Trails		\$ 21,000
Pinery (Butterfield Stage) Trails		8,000
Horse and Hiking Trails		170,000
Frijole Trails		5,000
Roads		
Circulatory Roads		1,396,000
Pine Spring Site Trail/Service Road		10,000
Parking Areas		
Visitor Center Parking Area – 150/300-car		420,000
Frijole/Horse Concessioner Parking Area – 25/50-car		80,000
Possible Future Drive-in Campground		400,000
<b>Total Roads and Trails</b>		<b>\$2,510,000</b>

**Note:**

The above estimates do not include costs for the future tramway facility, historical restoration or preservation, and electrical and telephone connections.

The costs listed in parenthesis are estimated for concessions and are included for information only. They are not included as a part of the total costs.

These figures are projected to 1981.

## TEAM PARTICIPANTS

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