

DEVELOPMENT CONCEPT PLAN / AMENDMENT TO THE GENERAL MANAGEMENT PLAN

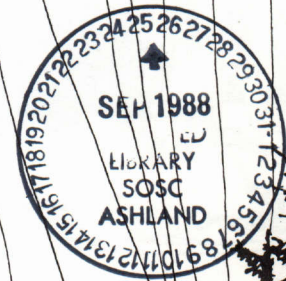
CRATER LAKE NATIONAL PARK

MAZAMA CAMPGROUND / RIM VILLAGE CORRIDOR



CONCEPT FOR RIM VILLAGE DEVELOPMENT

DEPOSITORY



CRATER LAKE NATIONAL PARK
MAZAMA CAMPGROUND / RIM VILLAGE

DEVELOPMENT CONCEPT PLAN /
AMENDMENT TO THE GENERAL MANAGEMENT PLAN

UNITED STATES DEPARTMENT OF THE INTERIOR / NATIONAL PARK SERVICE

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United States
Crater Lake National Park



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CRATER LAKE LODGE

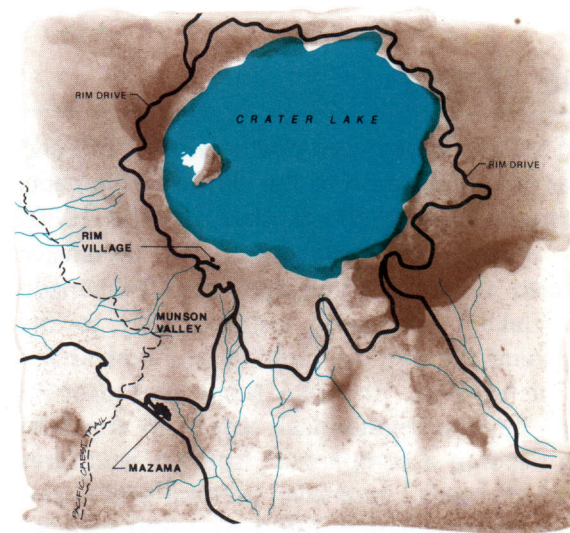
INTRODUCTION

The *General Management Plan for Crater Lake National Park (GMP)*, approved in 1977, contained proposals for improvement of the park environment and visitor services. However, the GMP left the question of lodging open for resolution at such time as the existing lodge had outlived its useful life. This development concept plan addresses the issues of visitor lodging and other services and amends the GMP.

In the spring of 1984, the National Park Service held public meetings on a draft development concept plan and environmental assessment for the redevelopment of the Mazama Campground/Rim Village corridor in Crater Lake National Park. The draft plan included proposals for new lodging, camper service facilities, and interpretive facilities within this corridor. The alternatives ranged from removal of virtually all facilities from the Rim Village with development provided elsewhere in the corridor, to the development of a new lodge and interpretive facilities in the Rim Village with removal or adaptive use of the existing lodge if a cost-effective adaptive use could be found. The alternatives were generally accepted by the public, except for considerable concern about Crater Lake Lodge.

At public meetings and in written comment the public suggested that the Park Service should restudy the entire issue of preservation or adaptive use of the lodge. The Park Service hired private consultants to study possible rehabilitation of the lodge, and using that information, has further studied adaptive use options and the feasibility of year-round use. These studies, closely monitored by representatives of the historic preservation community, confirmed previous Park Service studies concerning the condition of the lodge and the extensive work required to bring it up to standard. At the same time, another firm has been working on the design of facilities at Mazama Campground and studying concepts for new lodging, interpretive, and day use facilities.

Most elements of the 1984 alternatives were not controversial. These included restoration of a pedestrian environment by relocation of the linear parking area in the Rim Village, development of an interpretive center, and connection of Rim Village facilities to the Munson Valley wastewater treatment system.



Other topics that were not controversial included replacing the dilapidated cold-water cabins behind the cafeteria with new cabins and a camper services facility near the Mazama Campground and relocating the gas station from Munson Valley to the campground area. Most respondents agreed that some year-round lodging at a varied price range should be provided in the park.

Late in 1987, four new alternatives — variations of the 1984 preferred alternative — were presented for public comment. The basic concept of all alternatives was that the Rim Village would remain the focal point for overnight lodging, day use visitor services, and interpretation. A major objective of all alternatives was the restoration of the rim area in the village to a more natural, leisurely, pedestrian environment. Three of the alternatives included construction of a new lodge providing year-round lodging in the Rim Village, and all included additional lodging units (cabins) at the Mazama cabin development. The four alternatives included full rehabilitation of the existing lodge, two possible adaptive uses, and its removal.

Again, at public meetings and in written comments, it was clear that the respondents wanted the existing lodge to be preserved and used for lodging. The public also wanted year-round lodging, a varied price range of accommodations, and improved food services. There was considerable expression that Crater Lake should play a stronger role in the tourism industry through providing year-round lodging facilities while preserving the existing lodge's historic qualities.

THE RIM VILLAGE TODAY

Most facilities in the Rim Village were developed between 1910 and 1925. However, there was no organization to the village and impacts from vehicles and pedestrians became substantial. In the 1930s attractive stone walls, meandering walkways, and extensive landscaping were introduced to create a pleasant rim promenade from which to view the lake. Increasing visitation led to the expansion of parking areas and the day use building and conversion of the campground to a picnic area. In 1984 there were over 30 structures, many of them beyond economical repair, in the Rim Village. The village has become a complex of isolated structures connected by a network of roads, extensive parking areas, and walkways. On a peak day approximately 1,000 to 1,500 vehicles move through the village between 10 a.m. and 3 p.m. Pedestrians along the rim are constantly bombarded by the sight, sound, and smell of traffic and must cross busy traffic lanes and parking areas to reach lake viewpoints and facilities. The linear parking encourages visitors to shortcut across the fragile meadows, destroying the natural vegetation.

The concessioner operates the 80-room Crater Lake Lodge during the summer. Many rooms in the lodge do not meet current standards and its many deficiencies are well documented. Corrective measures have been taken to minimize safety problems, but total rehabilitation is required to replace obsolete systems and materials. Structural failure caused by excess and eccentric snow loading during the winter remains a possibility unless extensive reinforcement is undertaken. Movement of the structure because of heavy snow loads causes damage that generally requires annual repairs. A nearby dormitory houses concessioner employees and company offices in the winter, and other employees occupy some substandard rooms in the existing lodge.

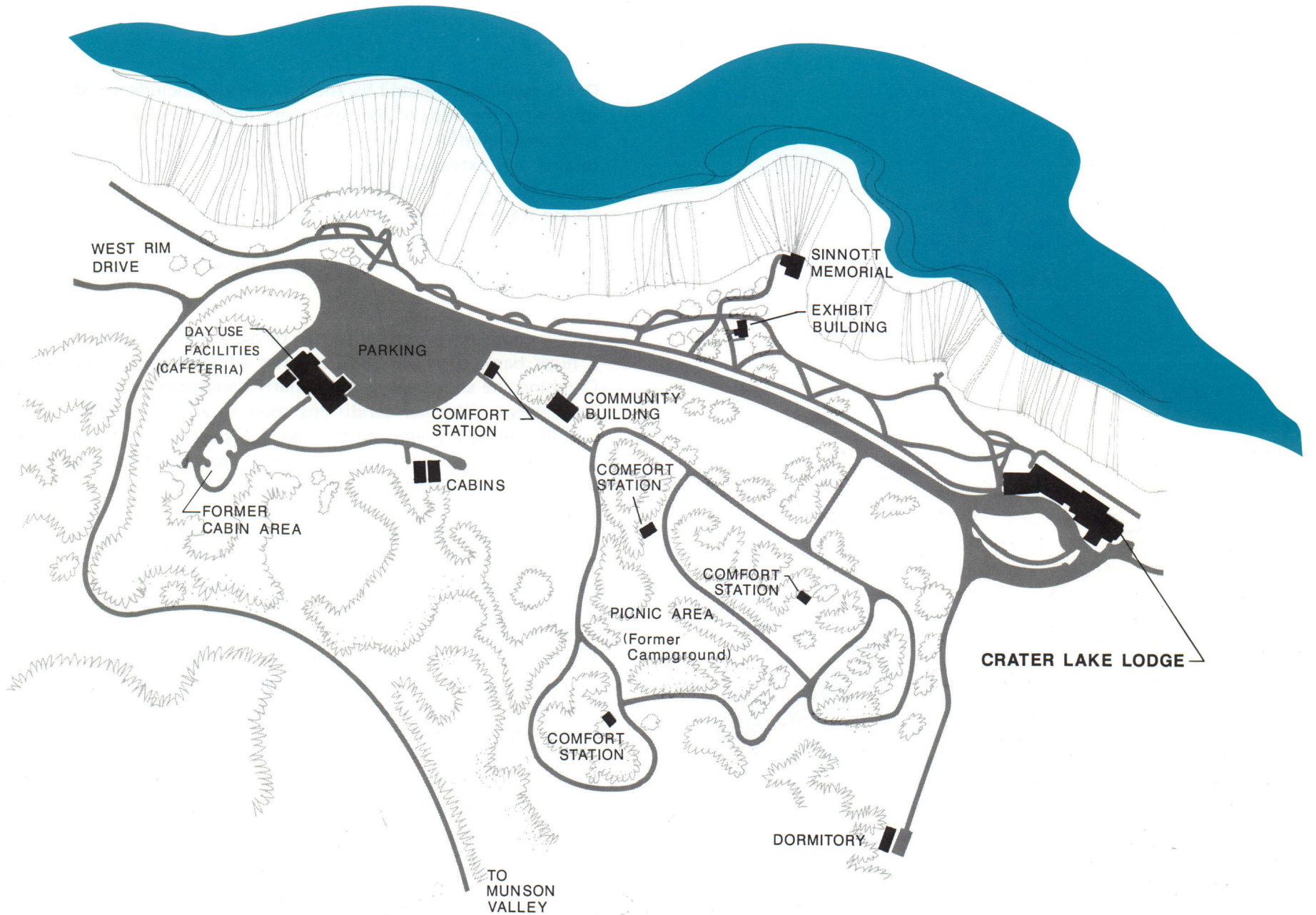
The concessioner-operated cafeteria building, which contains three food service facilities, general store, and gift shop, is open year-round. In the winter, ski equipment rentals are available, and food service is reduced to a single facility. Concessioner offices are moved from the dormitory to this building during the winter. Initially, the cafeteria building was a small, rustic structure, but it has

been expanded over the years (in varying architectural styles) to meet the needs of increasing numbers of visitors. The configuration of the structure traps snow between the wings, causing eccentric loading on the structure and considerable building movement; it protrudes into the main parking area and is devoid of any landscaping. A few picnic tables are on the asphalt parking area between the wings of the structure.

In the Rim Village, NPS facilities are extremely limited. The village lacks a central focal point because of the linear parking strip. The cafeteria building dominates the west end of the village, and the lodge anchors the east end. Small NPS facilities are scattered between these two major structures. A community building, also referred to as the Rim Center, serves as an auditorium during the summer and has served as the ski center during the winter. Although the community building provides a place for interpretive programs, the facilities are minimal and the location is poor. The structure has received considerable snow damage in the winter.

The exhibit building, a small structure on the rim, has seen a variety of uses. Once known as the Kaiser Studio, which sold hand-tinted photographs, the structure now serves as the Rim Visitor Center. This has been the main contact point between NPS personnel and park visitors (other than at entrance stations), but the facility is in an obscure location and visitation is relatively low.

The Sinnott Memorial below the rim, open only during the summer, offers a spectacular view of the lake. Talks on the formation of the lake are given, and a small exhibit room emphasizes the geological processes that created the lake, and its discovery and exploration. Access is difficult for some because of the steep path and stairs.



EXISTING CONDITIONS RIM VILLAGE

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Other facilities operated by the Park Service include a rustic comfort station on the edge of the main parking area and a large picnic area with three comfort stations. The picnic area, a former campground, retains an extensive road system and parking spurs at former campsites. A trail system leads out of the village to viewpoints and hiking trails to other areas of the park. In the summer, guided walks and hikes are offered from the Rim Village. In the winter, the park is open to cross-country skiing, and snowshoe walks are conducted by the park staff.

Viewing the lake in the winter can be hazardous because plows create a huge bank of snow along the rim adjacent to the parking area. Climbing the snowbank is particularly dangerous close to the edge of the caldera. Weather conditions, especially wind, contribute to the problem of safely viewing the lake. A steel road culvert, placed at the edge of the rim, forms a tunnel through the snowbank and provides some protection for viewing the lake.

The existing lodge and employee dormitory are connected to a wastewater treatment system in Munson Valley. Other facilities are connected to a septic tank/leachfield system southwest of the cafeteria. Because this system could cause pollutants to enter the lake, all facilities in the Rim Village area will be connected to the Munson Valley wastewater treatment system. Other potential sources of pollutants include drainage from the parking areas in the Rim Village and contaminants contained in the snow blown over the caldera edge when roads and parking areas are plowed.

At mid-day in the summer, the Rim Village can be a chaotic place with cars, buses, and RVs searching for parking places and hundreds of visitors crossing the roads and parking areas between the cafeteria, restroom, and the rim walkways. However, mornings and evenings without the crowds are pleasant times to leisurely stroll the rim and view the lake.



REHABILITATED GREAT HALL

THE RIM VILLAGE OF TOMORROW

The development concept for the Rim Village will continue traditional uses and activities. Most development along the rim edge will be relocated, and congestion and vehicular movement adjacent to the rim will be reduced. The rim area will become a more natural, though not untrammelled, setting for summer and winter visitors, free of traffic noise and smells. In the winter, the man-made snowbank along the edge will no longer exist, allowing visitors to view the lake in a more natural setting.

The key element in the development concept is the relocation of the parking areas away from the rim. Two day-use parking areas will be constructed with a total capacity of approximately 500 cars and RVs. The main parking area will be located adjacent to the new visitor facilities in the former cabin area. A lower parking area will be adjacent to the main park road and connected by walkways to the upper parking area and visitor facilities. A comfort station could be constructed at the lower parking area. If one is built, the existing rustic comfort station in the Rim Village will, if feasible, be relocated to the lower parking area. These new parking areas will be designed to direct visitors to a central arrival point from which they could choose to visit the interpretive facilities, proceed to the rim to view the lake, or make use of the concessioner services.

The entire area of the rim now occupied by parking areas will be returned to pedestrian use or be restored to more natural conditions. The redevelopment of the rim walkways and the landscape rehabilitation will be based on a study of the historic landscape of the 1930s, re-creating the leisurely environment of that era. The landscape will be designed to handle the crowds of today, with meandering walkways, seating, and gathering areas. Through careful design of the walkways it is hoped that shortcutting, which is highly destructive to the fragile vegetation, will be significantly reduced. In addition, many of the existing picnic area roads will be removed and revegetated or converted to trails, and the community building and four comfort stations will be removed.

Visitor Services and Lodging

Crater Lake Lodge--Historic Crater Lake Lodge will be fully rehabilitated for continued use as a summer lodge and dining facility. The exterior and some of the interior public spaces will be rehabilitated and preserved, and most modern intrusions will be eliminated. The gift shop will be relocated from the Great Hall, and the lobby and registration desk area will be redesigned for better space utilization. The dining room and Great Hall will be structurally rehabilitated while preserving those portions and features of the rooms that are significant to its historic values. The main floor will include a cocktail lounge and the relocated gift shop. One or two rooms will be used for interpretive purposes, possibly with one room furnished in the 1920s style and another containing exhibits conveying a sense of the history of park preservation, rustic architecture, and decades of visitor enjoyment.

Guest rooms will be enlarged where needed to provide complete bathroom facilities (tub or shower) for each room. There will be a mixture of room sizes (and number of beds in the rooms) throughout the building because of physical constraints and structural elements. Room finishes, fixtures, and furnishings will, for the most part, be new and of a grade consistent with NPS lodging in other parks, but they will also be selected based on the historic character of the lodge. Some rooms will be furnished in the rustic style, retaining the original plumbing fixtures and furnishings similar to the 1920s. Maximum capacity will be obtained by using previously unfinished spaces on the upper floors and spaces now housing employees. Approximately 80 guest rooms and four to six employee rooms will be provided. Plumbing, wiring, heating, fire detection, and sprinkler systems will be replaced to meet current codes. Material that does not conform to code will be replaced throughout.

The lakeside terrace will be replaced with a slightly wider terrace that can be used for outdoor dining in good weather. The varied fire stairs and other additions to the exterior will be removed – interior fire stairs will be provided along with an elevator. The parking area will be redesigned to retain the historic character of the landscape

and to accommodate 100 guest vehicles. A new access road, following former picnic area roads, will facilitate removal of existing lodge traffic from the rim.

New Activity Center and Lodge

A new activity center, incorporating NPS interpretive functions, day use visitor services, dining facilities, and 60 guest rooms designed for year-round use, will be constructed in the Rim Village. The proposed location is a disturbed area adjacent to the existing cafeteria building (which will then be removed). The new facility design guidelines will be based on the architectural theme established in the park and most evident in the rustic style of the Munson Valley headquarters facilities. These guidelines address the basic principles of the rustic style – the use of native materials, complementary color schemes, scales, and sitings that harmonize with the natural environment – and significant features of the style’s historical application in the park. Public rooms will incorporate regional arts and crafts and appropriate rustic architectural detailing. Guest rooms will be comparable to new lodging facilities in other NPS areas and sized to accommodate families and individuals. The decor will be in keeping with the rustic architectural theme. The intent is to create a new facility that in time will become as much an NPS landmark as the nearby historic lodge is perceived to be.

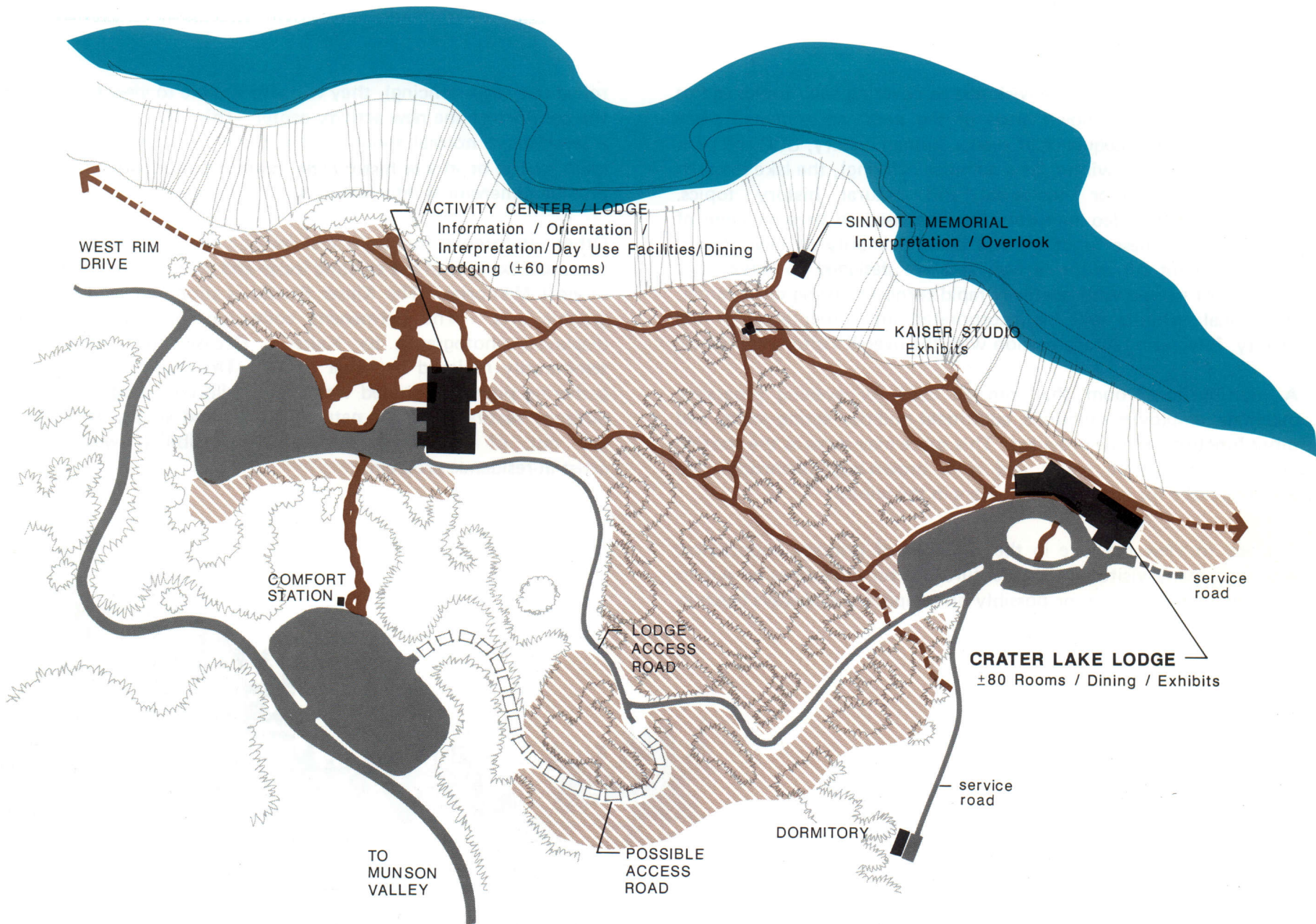
The hotel and day use functions include a formal dining room, lounge with a view of the lake, a coffee shop designed to handle mid-day crowds as well as hotel guests desiring less formal dining, a gift shop (or possibly several smaller shops), and facilities for equipment rental in the winter. The coffee shop will conceivably offer table service in the morning and evening with a faster food service at mid-day. A limited number of employee quarters will be included in the hotel for key staff. In the winter, some guest rooms may be used by employees to ensure sufficient staff during periods when the park road may be closed. (Closures of up to three days have not been uncommon.) The facility will include indoor parking to provide covered winter parking for overnight visitors and storage for snow removal equipment and emergency vehicles.





Outdoor terraces will accommodate the large summer crowds, providing seating and a place to picnic and/or dine outdoors. Hopefully some terraces can be kept free of snow for use in the winter. Other, more secluded terraces, will be primarily for hotel guests. The new facility will be sited to minimize the problems of snow buildup that has plagued the existing lodge and the cafeteria building. Extensive wind tunnel testing, simulating winter conditions, has been used in studying preliminary designs, and additional tests may be conducted as design progresses. These tests are also being used to study the design of roads and parking areas.

Completion of the new hotel will provide winter lodging for the first time since the 1930s and will ensure that a range of accommodations suitable for individuals, families, and groups are available, particularly during the summer when the rehabilitated lodge, new hotel, and the Mazama cabins and campground are open.

Interpretive Facilities

NPS interpretive functions will be provided within the new activity center, reducing the number of separate structures in Rim Village, providing economies in construction, and integrating all functions more closely with the total visitor experience. The multilevel structure will allow for a vertical layering of functions so that intensive day use activities can be on lower levels and the more passive hotel functions on upper levels. The primary interpretive functions include information, orientation, association sales, changing exhibit area, general exhibits and related AV functions, and a small theater. The theater will feature a short introductory program during the summer; a longer, more explanatory program will be given during the winter.



-  RESTORATION
-  WALKWAYS
-  STRUCTURES
-  ROADS / PARKING



DEVELOPMENT CONCEPT PLAN RIM VILLAGE

CRATER LAKE NATIONAL PARK

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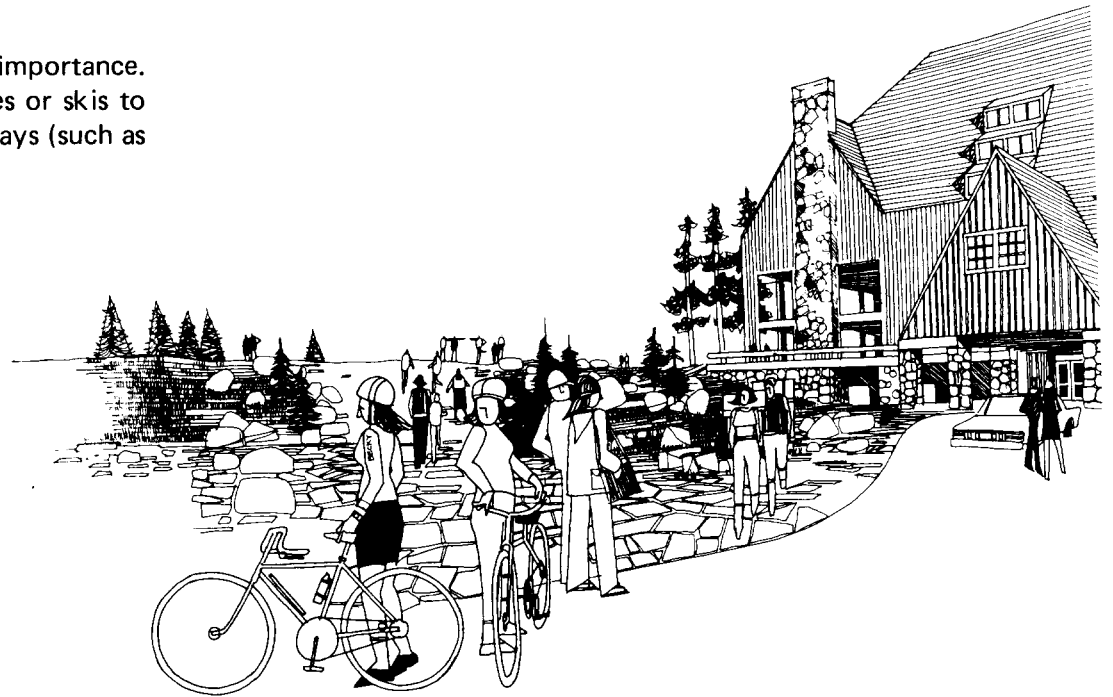
The general exhibit area is envisioned as covering such topics as tips for exploring lesser known areas of the park, an animated piece about the Mazama sequence of events, human history, CCC and park history, the park in winter (as a summer offering), the lake research program, and other geological and natural history topics. Visitor-activated video monitors may be used to present some of these topics. These functions will occur primarily on lower levels, near the point of visitor arrival, and are designed to serve large numbers of people with relatively rapid turnover during the summer. Additional exhibits will be incorporated into other areas of the facility, integrating interpretation with the overall visitor experience.

A multipurpose room that can be used for evening programs, meetings, employee functions, additional mid-day eating space, and other functions will be provided. This space may serve as the starting point for snowshoe walks and as a brown-bag lunchroom and warming place for cross-country skiers in the winter.

A place to view the lake in the winter is of primary importance. Although many visitors might venture out on snowshoes or skis to the edge of the caldera, or possibly on temporary walkways (such as

rolled-out snow fencing), they will also be able to view the lake from the comfort of the new activity center. This viewing area, located at a level above normal snow depths, could be accommodated in the main lounge or in a separate area. Exhibits to identify features and provide dimensional information will be included.

Other interpretive functions will include the previously mentioned historical exhibits in the existing lodge and geological emphasis at the Sinnott Memorial. The Kaiser Studio is proposed as a gallery for graphic arts. The permanent collection will consist of nicely displayed photographs by Kaiser. Occasionally, these may be temporarily replaced by other shows. The studio could serve as a gathering point for guided walks and children's programs, with an outdoor seating area for naturalist talks and simply as a place to get out of the cold. Another possibility would be an artist-in-residence program.



APPROACH TO THE RIM THROUGH THE REDESIGNED RIM VILLAGE

MUNSON VALLEY

Major improvements to management facilities in Munson Valley are continuing. Facilities for administrative and management, research, library, and curatorial operations have been significantly improved. A new visitor information center is functioning, and future improvements are planned for maintenance facilities and employee housing. Removal of the gas station will allow this area to be restored to more natural conditions and improve the setting for the historic headquarters district.

Housing will be required for approximately 22 concessioner employees that will be displaced when the existing lodge is rehabilitated, and for approximately 40 to 45 additional employees that will be required by the expanded operation. Construction of new housing or expansion of existing housing facilities will not be permitted in the Rim Village, although existing office space in the employee dormitory could be converted to employee quarters. The concessioner might require a year-round office facility and some warehouse space as the year-round operation in the Rim Village expands. An exact location for these facilities has not been determined, but they will probably be located within the existing Munson Valley/Sleepy Hollow developed area. A proposed study will evaluate aspects of employee housing, both permanent and seasonal, for the Park Service and concessioner. Alternative locations within and adjacent to the park will also be considered. Following this study, a location for concessioner housing and management facilities will be determined. The concessioner will be required to provide transportation from the new housing facilities for employees working in the Rim Village so visitor parking spaces will not be taken by concessioner employees.

The Munson Valley wastewater treatment system will be expanded to accommodate the additional loading from the Rim Village and new facilities in Munson Valley. Concurrently, modifications will be made to improve the existing system serving Munson Valley.

ANNIE CREEK / MAZAMA CAMPGROUND

The first phase of the Mazama development is nearing completion. These improvements will include a camper services store with laundry, showers, and gas station, in addition to a general store and 20 cabins for overnight visitors. (Roads and utilities for 20 additional cabin units are in place.) The second phase will permit up to 40 additional cabin units (a total of 80), with an emphasis on lower-cost units, some of which will have housekeeping facilities. Several units may be two stories so they can be used in the winter. Expansion of the cabin development will occur as the demand for lodging increases. Additional facilities may include concessioner offices, an employee apartment, and a small storage warehouse.

The existing campground will not be expanded. The need for additional family and group campsites will be evaluated during a future revision of the parkwide general management plan.

IMPLEMENTATION

The restoration of the Rim Village to a more natural, leisurely pedestrian environment will be phased to minimize disruption to visitor services. The harsh winter conditions limit construction seasons, while summer construction activities inconvenience visitors. Highest priority will be given to connection of Rim Village facilities to the Munson Valley wastewater treatment system. Options being explored include the construction of a lift station and new sewer line connecting to the existing line from the lodge and employee dormitory, and a gravity or pressure main following the park road.

A high priority will be removal of parking areas adjacent to the rim and the excess roads and comfort stations in the picnic area along with restoration of the natural environment in these areas. Construction access for rehabilitation of the existing lodge might require retaining some of the excess picnic area roads or the road along the rim until the rehabilitation project is completed. To accomplish this, the new access to the existing lodge and portions of new visitor parking areas will need to be developed. These projects will be coordinated with construction of the new sewer lines.

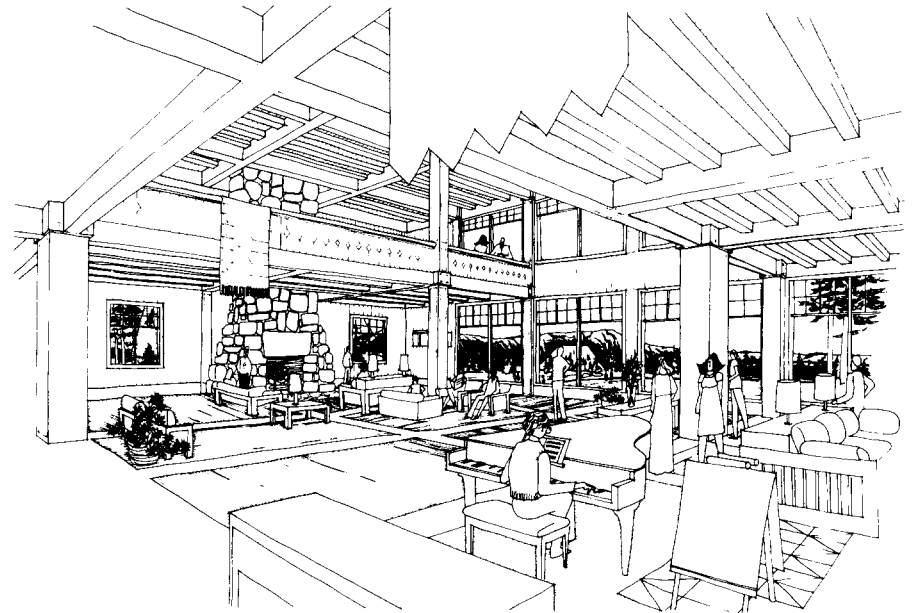
Construction of the new activity center/lodge will follow. After this facility is completed, the cafeteria building will be removed, visitor parking will be completed, and the remainder of excess roads, parking, and structures (community building and comfort stations) will be removed from the rim area to permit development of new walkways and restoration of native vegetation. Crater Lake Lodge will then be closed for rehabilitation.

During the rehabilitation of the existing lodge, which could take three or more years, the number of guest rooms in the Rim Village will be reduced. If economic conditions allow, additional cabins will be completed at Mazama before shutting down the existing lodge.

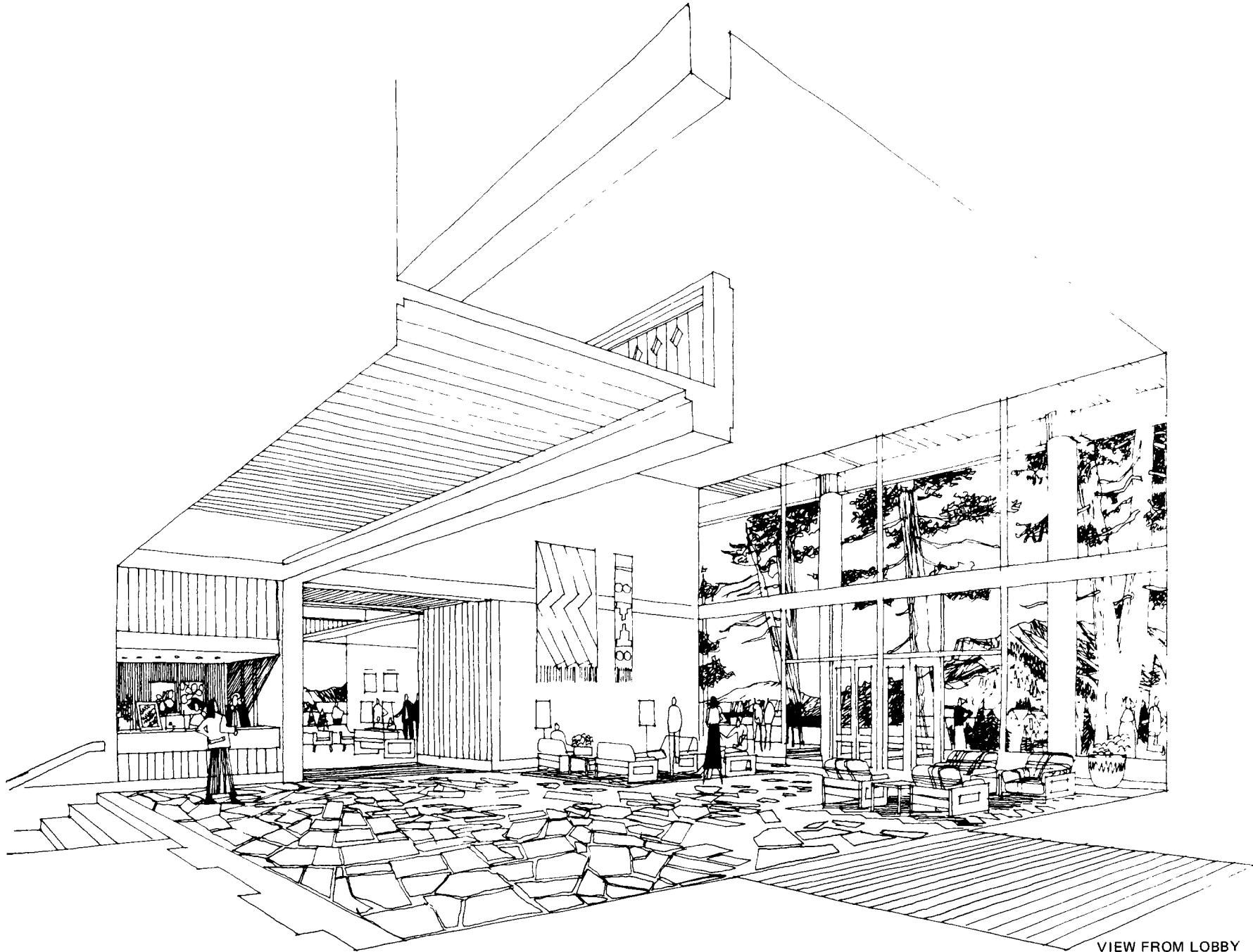


CONCEPT FOR NEW LODGE

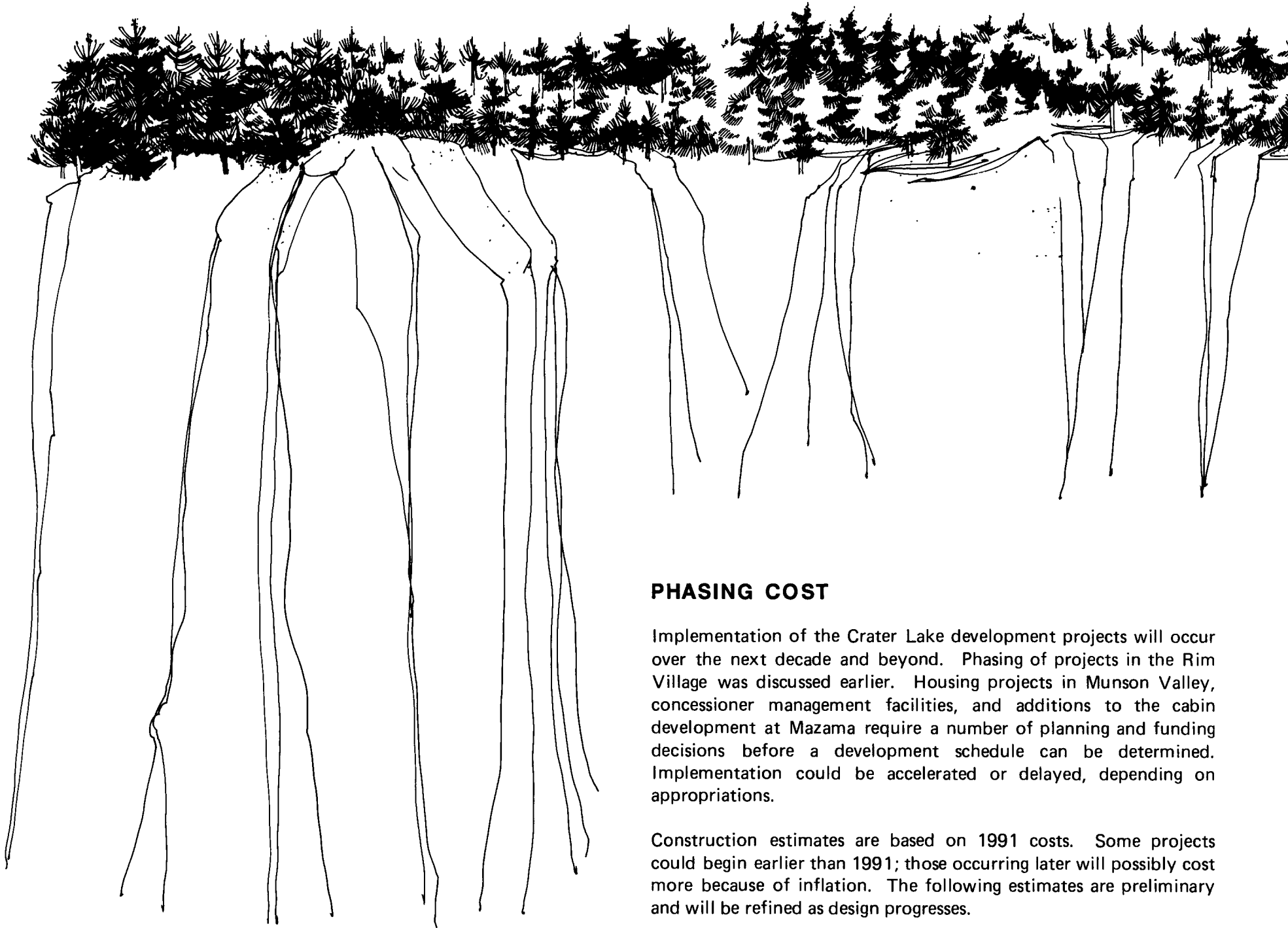
The Rim Village development concept drawing indicates the possible location of new facilities. The details and phasing could change as design progresses. Upon completion, visitors will be able to leave their cars behind and stroll the rim without the constant intrusion of vehicle noise and smells or the need to constantly cross busy traffic lanes to reach a viewpoint or one of the facilities. Visitor services will be significantly improved because of added interpretive facilities and services. Year-round lodging for individuals, families, and groups will be available. The clutter of development in the Rim Village will be significantly reduced from the 30+ structures to five structures in the village and the lower parking area comfort station. In the winter, skiers and snowshoers will no longer have to struggle across parking areas and man-made snowbanks to enjoy the beauty of the lake, and the rim area will be a more serene place.



VIEW FROM LOUNGE



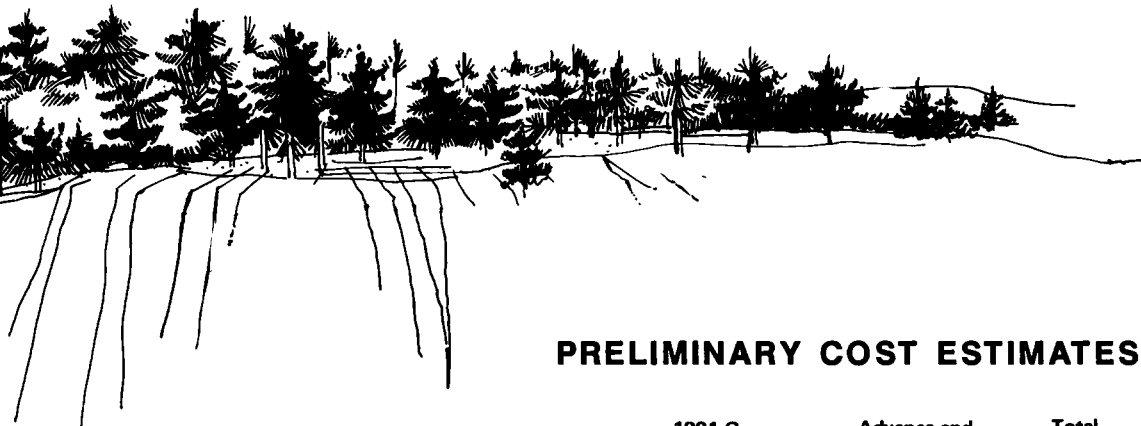
VIEW FROM LOBBY



PHASING COST

Implementation of the Crater Lake development projects will occur over the next decade and beyond. Phasing of projects in the Rim Village was discussed earlier. Housing projects in Munson Valley, concessioner management facilities, and additions to the cabin development at Mazama require a number of planning and funding decisions before a development schedule can be determined. Implementation could be accelerated or delayed, depending on appropriations.

Construction estimates are based on 1991 costs. Some projects could begin earlier than 1991; those occurring later will possibly cost more because of inflation. The following estimates are preliminary and will be refined as design progresses.



PRELIMINARY COST ESTIMATES AND PHASING

		1991 Gross Construction Costs (1)	Advance and Project Planning Costs	Total Project Costs	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Rim Village	Connect Rim Village to Munson Valley wastewater treatment system	829,000	158,000	987,000	••••••••••••••••••••										
	Rehabilitate Crater Lake Lodge	8,980,000	1,714,000	10,694,000											
	Site work (2), roads, utilities	970,000	185,000	1,155,000											
	Construct activity center/lodge	14,113,000	2,693,000	16,806,000											
	Site work (2), roads, utilities	3,264,000	623,000	3,887,000											
	Exhibits/AV Equipment (3)	1,327,000	253,000	1,580,000											
	Remove cafeteria building		(Included in site work)												
	Subtotal (Rim Village)	\$29,483,000	\$5,626,000	\$35,109,000											
Munson Valley	Concessioner housing (infrastructure)	500,000	95,000	595,000											
Mazama Area	Roads, utilities, for cabin expansion	354,000	68,000	422,000											
	Subtotal (Related projects)	\$ 854,000	\$ 163,000	\$ 1,017,000											
	Total Estimated Cost	\$30,337,000	\$5,789,000	\$36,126,000											
Options	Alternate access road	445,000	85,000	530,000											
	Lower parking area comfort station	130,000	25,000	155,000											
	Total With Options	\$30,912,000	\$5,899,000	\$36,811,000											

Note: Furnishings (NPS and concessioner) not included in construction estimates
 (1) Includes construction, supervision, and contingencies
 (2) Site work includes parking areas, walkways, restoration of stone walls, landscape restoration, demolition of excess structures (including roads and parking areas), etc.
 (3) Exhibits in rehabilitated lodge and Kaiser Studio not included

**PROPOSED ACTION
AND
FINDING OF NO SIGNIFICANT IMPACT**

**DEVELOPMENT CONCEPT PLAN/
ENVIRONMENTAL ASSESSMENT/
AMENDMENT TO THE GENERAL MANAGEMENT PLAN**

**Mazama Campground/Rim Village Corridor
Crater Lake National Park, Oregon**

PROPOSED ACTION

The action proposed is the approval of a development concept plan that will amend the *General Management Plan (GMP)* for Crater Lake National Park. In accordance with provisions of the National Environmental Policy Act of 1969 and the regulations of the Council on Environmental Quality (40 CFR 1508.9), an environmental assessment was prepared to evaluate a draft development concept plan. The draft plan, assessment, and GMP amendment were published in one document in 1984. It described four possible alternatives for the improvement of visitor facilities and services in Crater Lake National Park.

Public comment on the 1984 plan/assessment led to further evaluation of one of the alternatives and the publication of a supplemental environmental assessment in 1987. The supplement described four possible alternatives for lodging and visitor services in the Rim Village area of the park. Two common objectives in all alternatives included minimizing visual intrusions and congestion in the Rim Village area and reducing environmental impacts that could affect the Crater Lake ecosystem.

Some of the proposed actions in the 1984 plan did not prove controversial. A *Finding of No Significant Impact* was approved for these actions in April 1985. These actions, including the development of camper services facilities and cabins at the Mazama Campground, removal of the cabins in the Rim Village, relocation of the gas station, and connection of the Rim Village facilities to the Munson Valley wastewater treatment system, are being implemented as funds become available.

ALTERNATIVES CONSIDERED

The four alternatives presented in the 1984 assessment ranged from removal from the Rim Village of all facilities except the Sinnott Memorial and a comfort station and development of new visitor facilities elsewhere in the park, to the development of year-round lodging facilities and an interpretive center in the Rim Village area. These alternatives left the future of historic Crater Lake Lodge undetermined. However, the public clearly stated that it desired the preservation of Crater Lake Lodge, and additional studies were initiated to evaluate feasible rehabilitation methods and possible alternative uses.

The 1984 supplement presented the following four alternatives for lodging in the Rim Village area:

- I – Full rehabilitation of the historic lodge with ± 80 guest rooms for summer use. There would be no winter lodging facilities in the Rim Village.
- II – Removing the annex (wings) of the historic lodge and adapting the original lodge for dining and exhibits. Develop a new ± 90 room lodge for year-round use.
- III – Removing the annex (wings) of the historic lodge and adapting the original lodge for dining and lodging (± 30 rooms). Develop a new ± 60 room lodge for year-round use.
- IV – Demolition of the historic lodge and construction of a new ± 90 room lodge for year-round use.

All alternatives included new day use facilities; a new interpretive center; relocation of parking away from the rim; removal of the existing cafeteria building, community building, picnic area roads, and existing comfort stations; restoration of extensive areas of the rim edge to a leisurely, pedestrian environment; development of concessioner housing and management facilities in the Munson Valley area; and additional cabin units in the Mazama Campground area. No preferred alternative was contained in the 1987 supplement.

RECOMMENDED PLAN

The recommended development concept plan is a variation of alternative C from the 1984 assessment, combined with elements from several of the 1987 alternatives. The plan provides a total of 220 lodging units in the park, ± 44 more units than were presented in any of the 1987 alternatives. (For comparison, the 1984 preferred alternative provided for a potential increase in overnight capacity ranging from 176 to 256 units, including 50 additional campsites at Mazama.) The plan proposes construction of a new lodge with approximately 60 rooms, a dining room, lounge, coffee shop, and some indoor parking in the Rim Village in a previously disturbed area adjacent to the existing cafeteria building. The new lodge will be designed for year-round use, serving both day visitors and overnight guests. Interpretive functions, including audiovisual facilities, multipurpose room, sales area, and exhibit spaces, will be incorporated into the design of the new lodge. Combining these functions will reduce the number of structures in the Rim Village and provide economies in construction and operation. Upon completion of the new lodge, the existing cafeteria building will be removed and the grounds restored and landscaped with native vegetation.

The existing parking areas adjacent to the rim will be removed and the area restored with native plantings and walkways to re-create the original historic landscape of the 1930s. Parking areas will be developed away from the rim in the previously disturbed cabin area and adjacent to the main park road in the general area of the existing septic system. The cabins have been removed. Excess roads in the

picnic area, four comfort stations, and the community building will be removed. Informal picnic facilities will be provided adjacent to the new lodge. The Sinnott Memorial and the Kaiser Studio (rim visitor center) will remain. New access roads to the parking areas will also be developed. When completed, there will be five structures in the Rim Village compared to over 30 structures existing in 1984.

The historic Crater Lake Lodge will be fully rehabilitated to provide improved lodging facilities while preserving the historic character of the structure. The lodge will contain a restored dining room; exhibits with emphasis on the history of park architecture, the lodge, and the park; a restored but structurally modified Great Hall; and approximately 80 guest rooms with private bathroom facilities. Lodge rehabilitation will be carried out in accordance with the secretary of the interior's "Standards for Historic Preservation Projects" and NPS-28, "Cultural Resource Management Guidelines." A new access road (using existing picnic area roads) will be developed, and the parking area adjacent to the lodge will be relocated away from the rim. The existing employee dormitory in the Rim Village will remain.

The plan includes provisions for expansion of the approved cabin development at Mazama Campground (with emphasis on low-cost accommodations) and the development of concessioner housing, office, and management facilities in the existing developed area in Munson Valley. The exact location will be determined in a future NPS/concessioner housing study.

REASONS WHY THE PROPOSED ACTION WILL NOT HAVE A SIGNIFICANT EFFECT ON THE HUMAN ENVIRONMENT

Crater Lake Ecosystem – Protection of Crater Lake will be enhanced with the reduced potential for pollutants from wastewater, automobiles, and snowplowing to enter the lake ecosystem.

Natural Environment – Existing development at the Rim Village is spread over approximately 32 acres. The proposed development in

the Rim Village will encompass approximately 12 acres, allowing restoration of approximately 20 acres to more natural conditions. The number of structures will be reduced from over 30 existing in 1984 to five, including four existing structures and one new structure. Localized impacts from occasional visitor use will continue in these restored areas; the redesign of the village will concentrate most use in areas designed to handle heavy use. Development will, for the most part, occur in currently or previously disturbed areas, requiring little disturbance of existing vegetation. Short stretches of new access roads may cross undisturbed areas. New and improved access roads may require the removal of some mature mountain hemlocks. The exact number cannot be determined until a final alignment has been established.

The expanded cabin development at Mazama will encompass approximately 20-25 acres, with ± 3 acres removed from biological productivity. Selective tree removal will be required. There will be localized impacts to the remaining acreage due to visitor use, with increased tree mortality in the mature forest and limited successful plant reproduction in areas of concentrated use.

The proposed plan will not affect any known endangered or threatened species. Water sources will not be adversely affected. The project will not affect any wetlands, and it is not located within the 100-year or 500-year floodplain.

Wildlife that do not adapt to human activities will be displaced with the expanded development at Mazama, additional development in Munson Valley, and relocation of development in the Rim Village. Restoration of ± 20 acres of the Rim Village to more natural conditions will provide some additional wildlife habitat.

The increase in overnight capacity and employees will increase water consumption and wastewater treatment requirements. Existing water supplies appear more than adequate to meet the demand. Existing wastewater treatment facilities in Munson Valley and near the Mazama Campground were originally designed for future

expansion. These lagoon systems will be able to meet the demand when improvements are completed.

Air quality will improve in the Rim Village with the reduction of vehicle movement due to the elimination of over 6,000 linear feet of roads and parking strips and the development of central parking areas. The additional development at Mazama will increase localized air pollution, particularly at arrival and departure times. Relocation of the gas station and additional employee travel to the gas station and places of work will result in a slight increase in traffic. There will be localized, short-term deterioration of air quality due to construction throughout the park.

Cultural Environment – The rehabilitation of Crater Lake Lodge and its continued use for overnight lodging will have a long-term beneficial impact on that structure. The removal or relocation of the stone comfort station, considered to be eligible to the National Register, will have an impact on that structure. Full consultations have been held with the Oregon State Historic Preservation Office and the Advisory Council on Historic Preservation during the development of the plan, in accordance with the programmatic memorandum of agreement. Those consultations will be completed prior to implementation of the plan.

No impact will occur to known archeological resources. A site-specific archeological survey will be conducted and clearance obtained prior to any ground-disturbing actions.

Socioeconomic Environment – The regional/local economy and the Oregon tourism industry will benefit from the recommended plan. There will be no closure of visitor services during the implementation period. Construction activities will benefit the local economy over the short term. Upon completion, the year-round operation and increased lodging capacity will benefit the regional/local economy through increased employment, sales tax revenues, and expenditures by the concessioner for supplies and services.

PUBLIC INVOLVEMENT/AVAILABILITY

The supplemental environmental assessment was made available for public and agency comment on December 1, 1987. Public meetings were held January 25-28, 1988, in Klamath Falls, Medford, Roseburg, and Portland, Oregon. Comments were accepted until February 5, 1988. Approximately 403 letters and response forms were received, representing 434 individuals and four organizations. Nearly 400 attended the public meetings, with 74 presenting verbal comments; written testimony represented the opinions of 49 individuals. Two petitions in favor of saving the lodge were signed by 3,773 individuals. There was some duplication with individuals signing petitions, writing letters, and being represented by an organization. The majority of the comments received (other than the petitions) expressed opinions primarily related to lodging at Crater Lake, and to a lesser extent to the other planning issues for general park development. The petitions addressed only retention of the lodge for its "original intended use" or removal but did not clearly address the adaptive use alternatives.

Removal of the historic lodge was rejected by a substantial majority. There was clear support for preservation of the lodge for lodging, but no evident consensus for a particular preservation alternative. Also, there was strong support for a year-round lodging facility in addition to rehabilitation of the lodge, use of the rustic style of architecture for all development in the park, improved food services, and a varied price range in the lodging facilities. A survey of summer visitors produced similar results. Copies of the assessment and analysis of comments received are available at park headquarters and in the regional office. Copies of the "Finding of No Significant Impact" have been sent to those who commented and to those on the mailing list.

DETERMINATION

The proposed action is in compliance with all applicable executive orders, laws, and regulations. On the basis of the environmental assessment and supplement as summarized above, and the public/agency comments, the National Park Service has determined that this proposal is not a major federal action that will significantly affect the quality of the human environment, and it is not one that normally requires an environmental impact statement. Therefore, an environmental impact statement will not be prepared for this action.

Charles H. Odegaard
Regional Director
Pacific Northwest Region

May 9, 1988

PREPARERS AND CONSULTANTS

PACIFIC NORTHWEST REGIONAL OFFICE

William Briggie, Deputy Regional Director
Shirley Clark, Regional Environmental Coordinator
Dan Nordgren, Chief – Maintenance
Charles Odegaard, Regional Director
Phil Parker, Chief – Concessions
Dave Pugh, Chief – Interpretation and Visitor Services
Stephanie Toothman, Regional Historian
Richard Winters, Associate Regional Director – Recreation
Resources and Professional Services

CRATER LAKE NATIONAL PARK

Robert Benton, Superintendent
Jim Milestone, Resource Management Specialist
Kent Taylor, Chief of Interpretation
With considerable assistance from the Ranger, Interpretation, and
Maintenance divisions

DENVER SERVICE CENTER

Hank Burbach, Environmental Specialist
Douglas Cornell, Architect/Planner – Team Captain
Craig Frazier, Historical Architect
Craig Kenkel, Historical Architect
John Latschar, Cultural Resource Specialist
Jack Lovell, Architect/Project Manager
Russell Pishnery, Concessions Management Specialist

PRIVATE CONSULTANTS

Fletcher, Farr, Ayotte and Associates
Architect/Planners, Portland, Oregon
Basic agreement contract for planning and design of new facilities
in the Mazama/Rim Village corridor.

Broome, Oringdulph, O'Toole, Rudolf, Boles & Associates
(BOOR/A)
Architect/Planners, Portland, Oregon
Contract for analysis of the problems and costs of renovating the
existing lodge.

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CRATER LAKE NATIONAL PARK