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GUINN WOODS ADMINISTRATIVE SITE  
**GETTYSBURG**

NATIONAL MILITARY PARK / PENNSYLVANIA



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# development concept plan

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**GUINN WOODS ADMINISTRATIVE SITE  
GETTYSBURG NATIONAL MILITARY PARK • PENNSYLVANIA**

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UNITED STATES DEPARTMENT OF THE INTERIOR / NATIONAL PARK SERVICE

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## SUMMARY

This plan presents the National Park Service's proposal for improving management and restoring the landscape of Gettysburg National Military Park by creating a new administrative and operations center and visitor activity area at the Guinn Woods site. The decision for this development is based on the park's 1982 *General Management Plan*. The current dispersed locations of the park's different administrative and operational functions create serious difficulties for the efficient management of the park. Also, many existing NPS structures and activities intrude on the historic scene, and the activities compete with space needed for battlefield visitor activities. The Guinn Woods site is outside the primary historic landscape and considerably impacted by previous development (an amusement park), and its purpose will be to concentrate all development incompatible with other park activities and purposes.

This *Development Concept Plan* will closely link administrative and operations areas to achieve maximum efficiency in communications and space utilization, while retaining some functional separation to avoid user conflicts. These areas will be clustered in the south-central part of the site with access from a single entrance point off Taneytown Road at the southernmost boundary.

Approximately 60,000 square feet of interior office, work, and storage space will be provided. The space estimates are based on park requirements and federal property management regulations. The administrative complex will include an administrative building and a museum collection building, with shared parking for 100 vehicles. The operations complex will be a secured compound with two primary facilities – a vehicle service and storage building and an operations building. Both facilities will provide enclosed storage and workshops for the divisions of Maintenance, Cultural Resources, Resource Management, and Visitor Protection. An adjacent outdoor work and storage area will also be shared by these divisions.

A visitor activity area will be provided in an aesthetic wooded location separated as much as possible from the noise and traffic of park operations. This area will include picnicking and some trails. The idea of relocating picnicking from other areas was based on the desire to improve accessibility to facilities for visitors concentrated in the vicinity of the visitor and Cyclorama centers. All development will be recessed into the woods to reduce its visibility from the road and Cemetery Ridge. The picnic area will be located in the northern section of woods off Hunt Avenue near the goldfish pond.

Consideration was given to also providing overflow parking for the visitor center, which is 0.3 mile away, but the decision was made to expand and redesign the existing visitor center parking lot instead. Another 150 spaces will be added to the existing lot, along with substantial landscaping, and the traffic circulation patterns will be redesigned.



## **GETTYSBURG NATIONAL MILITARY PARK**

Gettysburg National Military Park commemorates an important battle of the Civil War – a battle fought the first three days of July 1863 that temporarily left the Confederate army physically and spiritually exhausted.

Official recognition of this important battle began in 1864, when the commonwealth of Pennsylvania chartered the Gettysburg Battlefield Memorial Association. It was through this group that the first tracts of land were purchased. Then in 1895 the federal government established the battlefield as a national military park "to hold, and preserve, the battlegrounds . . . as they were at the time of said battle." The U.S. Army administered the battlefield from 1895 to 1933, when the National Park Service took over its management.



## PURPOSE OF AND NEED FOR THE PLAN

A major decision of the 1982 *General Management Plan* for Gettysburg National Military Park was to relocate and centralize park administrative and operations activities and certain visitor activities at the 43-acre Guinn Woods site. Consistent with this decision, the area was designated a development subzone in the GMP. In general, this subzone accommodates facilities for administering the park, maintaining park resources, and providing educational and interpretive services. More specifically, Guinn Woods was identified as the site for all park activities whose locations were considered either inappropriate or unnecessary within visitor buildings or the historic landscape.

This *Development Concept Plan* presents a site plan for activities that need to be relocated. As identified in the GMP, these include the park's administrative, maintenance, curatorial, and cultural preservation activities and certain visitor activities. The need to relocate the Resource Management and Visitor Protection Division, which is addressed in this plan, was not identified in the GMP because that function was not moved from the visitor center into the Wright House until 1986. The GMP additionally called for a new overflow visitor parking area for Guinn Woods; however, during the development of alternatives, the option of using the Guinn Woods site for overflow parking was eliminated in preference to expanding and redesigning the existing parking area at the visitor center. Also, the GMP called for the relocation of the amphitheater to Guinn Woods. This relocation was not included in the proposal because the existing facility is well shielded from view within a grove of trees and functions effectively in its current location. A description of the various facilities or activities to be relocated can be found in the "Existing Conditions" section.

The following issues were identified at the outset of the planning process. First, the current dispersed locations of the park's different divisions hamper efficient management and operations. Park administration, interpretation, maintenance, cultural resources, and resource management and visitor protection are scattered at six different sites throughout the park. This situation impedes effective communication between the superintendent and divisions, requires duplication of facilities, equipment, and personnel, and isolates and alienates each division from the others.

Second, the park's continued use of nonhistoric structures within the historic scene is counter to its policy of restoring the historic landscape. This situation developed as the park's responsibilities and staffing increased over the years and a variety of structures had to be adapted to provide adequate office and work space. The Resource Management and Visitor Protection Division is located in the Wright House, a post-war frame house near Meade's headquarters. The preservation crew of the Cultural Resource Division is near the Eternal Peace Light Memorial in a metal building (constructed in 1979 for the Young Adult Conservation Corps) and part of an old motel facility. The Maintenance Division is in the original maintenance building constructed by the War Department, which was substantially enlarged by the National Park Service and is now a significant intrusion on the historic landscape visible from Cemetery Ridge.

Third, the existing parking lots at the visitor center and Cyclorama building cannot meet visitor demand between 10 a.m. and 3 p.m. about one third of the year. The 348 parking spaces in these lots must accommodate government vehicles, park staff, licensed battlefield guides, Eastern National Park and Monument Association employees, and business visitors, as well as park visitors. Because of the resulting congestion one or two rangers are needed just to direct traffic during these peak hours. To make more spaces available to

visitors in the main lots, a temporary off-site employee lot has been established along Taneytown Road, but it is within the historic scene and provides only partial relief to the congestion.

Fourth, the farm equipment and vehicles that are important parts of the museum collection for Eisenhower National Historic Site are not being stored as they should. Most of the 40 or so artifacts have materials that will deteriorate with time unless placed in environmentally controlled space. The current storage areas, including the show barn, do not comply with "NPS Guidelines for Preservation and Protection of Museum Objects" which state that "museum objects should be housed in a safe, stable environment to reduce their rate of deterioration, prolong their life, and minimize their need for conservation treatment." Also, expanded interpretation of Dwight D. Eisenhower's show cattle operation, which was a recommendation of the 1987 *General Management Plan* for Eisenhower National Historic Site, will require the relocation of the farm equipment. The GMP recommended an off-site, climate-controlled artifact storage building at Guinn Woods to avoid introducing such a major nonhistoric visual intrusion at the farm.

Finally, there is not enough appropriate curatorial work space and storage space for the large collection of Civil War artifacts stored in the basement of the visitor center. This situation also does not comply with NPS guidelines. The National Park Service has recently designated the Gettysburg museum to be the premier Civil War museum, which will result in further expansion and improvement of the collection and further need for storage space and work space for cleaning, repairing, restoring, and mounting artifacts.

## HISTORY

Guinn Woods, the proposed development site, was historically part of a larger 150-acre farm owned by the William Guinn family from 1776 to 1876. The western parcel of the farm, west of Taneytown Road, was gradually sold off during this time, but the 72-acre eastern portion, including the development site, was retained by the surviving Guinn daughters until 1876.

During the Battle of Gettysburg, the Guinn farm was behind the Union battle lines. The Guinn farm buildings were just north of what is now Hunt Avenue and were used as temporary field hospitals by Union troops. The portion of the farm now being considered for development was south of the farm buildings and was not used by Union forces for any specific purposes other than troop movements and obtaining water and shade. At the time of the fighting the site was partially in agriculture and partially wooded and had three streams. The westernmost section, which was in agriculture, was used as a shortcut between Taneytown Road and Baltimore Pike by Union troops moving to and from Culp's Hill and the Cemetery Ridge line on July 2nd and 3rd. Most likely, the rest of the tract sheltered "unattached" soldiers and staff officers at various times during the battle.

The site remained in farmland until the 1920s and 1930s, when strip development began along Taneytown Road. The historically open meadow sections of the site grew up into woods during this time, extending the vegetation line up to the residences and northward and eastward to Hunt Avenue.

In 1959 the Guinn Woods site was purchased by Kenneth and Thelma Dick for the creation of Fantasyland, a theme amusement park for young children. Over the next two decades the amusement park was a popular attraction for families. The Dicks maintained much of the woodland character of the site by placing most of their buildings and walkways among the trees. They created three ponds from the streams flowing through the site, one of which was used for water rides. Of the remaining amusement park development, the large parking lot adjacent to the entrance road is the most visible from the battlefield/auto tour route and Cemetery Ridge.

The site of the Fantasyland development, a total of 43 acres, was purchased in 1974 by the National Park Service, with the provisions that the Dicks be granted a life estate for their residence and ten years' use and occupancy of the remainder of the site. The purchase of the site was consistent with the 1974 draft *Master Plan*, which identified Guinn Woods as the place to relocate the park's maintenance and restoration functions. The amusement park closed to the public in 1980. The Dick family residence is located within the boundary of the Guinn Woods site along Taneytown Road.

## **EXISTING CONDITIONS**

### **DEVELOPMENT**

#### **Fantasyland**

The amusement park closed in 1980. The entrance road and 200-car parking lot just off Taneytown Road are the most obvious remains. Most of the surviving buildings are small, unused structures in poor condition, but the old amusement park maintenance building, a two-story structure in fair condition, is still used by the Branch of Resource Management for materials storage. The walkway system remains usable but is becoming overgrown and broken by encroaching vegetation.

Three small earthen dams remain in satisfactory to poor condition. The spillway of the south dam is completely deteriorated. Water is seeping underneath the collapsed spillway, and as a result, the water level is down in the south pond. The middle dam has a breach in the center, apparently caused by erosion around a concrete outlet pipe running through the dam at that point. The water level in this middle pond is now 3 to 4 feet below its normal level. The northern dam contains a bridge over a spillway. The water is seeping under the spillway and out the other side into a small detention area. Vegetation growing on all three dams is compounding water seepage and erosion. In some cases trees are growing out of both sides of the dams, and their root structures are so large in comparison to dam thickness that they jeopardize the structural integrity of the dams.

#### **Roads**

The Guinn Woods site is bordered on the west by Taneytown Road (PA 134), a historic two-lane road that still follows its original alignment. Posted traffic speeds are 25 mph from Steinwehr Avenue to just before the old Fantasyland entrance, and 40 mph from there south. There are no traffic counts for this area. In general the traffic using this road is local traffic traveling between the town and outlying destinations. Some park visitors from Maryland, mainly those who live east of Frederick, use it as their main approach to the battlefield.

Hunt Avenue, which borders the Guinn Woods site on the north, was constructed by the War Department to provide access to monuments marking military positions. It is a narrow, two-lane, unmarked park road that connects Taneytown Road with Baltimore Pike.

Taneytown Road and Hunt Avenue are not on the primary battlefield tour route, but they are designated as part of a supplemental tour road to Culps Hill.

#### **Utilities**

The existing water supply system consists of a 4-inch line running from Steinwehr Avenue to the present maintenance facility and a 2-inch line running across Taneytown Road to the site. This line services a few structures along Taneytown Road. Both lines were built in the 1950s. They are made of asbestos cement pipe and may require some repair work. The pressure of the system has just been upgraded, which should allow for adequate fire protection at the site. The closest city sewer line runs along Steinwehr Avenue with a tap

going to the visitor center. According to the Gettysburg Municipal Authority, the existing sewage disposal system is already at capacity, and it may be difficult or impossible to obtain a permit to tap into the system. Connections for telephone and electricity are available at the site or immediately adjacent to the site.

### **Existing Park Facilities**

The offices of the superintendent, assistant superintendent, administrative officer, budget and finance, personnel, contracting and procurement, and supply currently occupy a total of 2,300 square feet on the second floor of the visitor center. This space includes a large conference room, a small meeting room, a break room, and restrooms. The break room and restrooms will be retained for staff remaining at the visitor center. The Eastern National Park and Monument Association and the Licensed Battlefield Guides have identified a need for a computer room, office, and guide room. Approximately 700 square feet will be needed and this will be supplied by the space vacated by park administration.

✓ Curatorial work and storage space for the museum curator and staff is in the basement of the visitor center adjacent to the Eisenhower National Historic Site staging area. This function occupies 4,700 square feet of space.

✓ The upper wing of the Cyclorama building houses the Division of Interpretation's offices and the park's library, library staff, and park historian. The library, part of the Cultural Resources Division, is popular with visitors who are researching relatives associated with the battle. The library, historian, and library staff, therefore, will remain in the Cyclorama building in order to be accessible and responsive to visitor inquiries. The interpretive staff operating out of the Cyclorama center will also continue to use this space. The remaining interpretation offices, which currently occupy 650 square feet, will relocate to the new administration building.

✓ The offices of the Division of Resource Management and Visitor Protection are located in the Wright House, a post-war frame house located along Taneytown Road between the entrance to the Gettysburg National Tower and Hunt Avenue. The structure has 1,950 square feet of office and storage space. This structure has no association with the Battle of Gettysburg and is considered an intrusion within the historic battlefield scene.

✓ The Division of Cultural Resources has a team of resource preservation specialists located at the northern end of the park near the Eternal Light Peace Memorial, at Mummasburg Road and Buford Avenue. During the summer the seasonal HABS interns are based there also. The facility is composed of a metal building, a storage shelter, and an old frame building that was once a part of a motel. The total indoor space is 6,500 square feet. These structures are not associated with the battle, are not historic, and are considered an intrusion within the battlefield.

The Division of Maintenance is located in a compound along the west side of Taneytown Road by Cemetery Ridge. The first structure of that complex was built by the U.S. Army in 1903. Subsequent buildings were built in 1935 and later. This facility has 16,200 square feet of enclosed space and a storage yard. The facility is more than 50 years old and is potentially eligible for the National Register of Historic Places, particularly the 1903 building because of its association with the early U.S. Army administrative history of the park. That building should be evaluated for retention and preservation.

The old Fantasyland maintenance building is adaptively used by the Branch of Resource Management for needed indoor storage. The structure has approximately 1,260 square feet of storage space.

## **NATURAL RESOURCES**

The predominant natural features of the Guinn Woods site are relief and hydrology. The property slopes gradually downhill from Taneytown Road and Hunt Avenue to a shallow valley bottom at the eastern edge of the site. Elevations range from 560 feet near the northwest corner to 480 feet at the southeast corner, and slopes range from 0 to 13 percent. The soil types in this area are Montalto, Mount Lucas, and Watchung soils, which are associated with ridge topography of diabase rock. Fields with deep, well-drained Montalto soils are generally considered prime farmlands, but in the park they are too stony for farming. Much of the site underwent significant soil disturbance during the construction of Fantasyland.

The majority of Guinn Woods is open second-growth forest, more than 75 percent of which was disturbed by Fantasyland development. This forest is dominated by black locust and eastern redcedar. Other species include oaks, butternut, black walnut, and planted spruces. Most trees are less than 50 years old, but a few may be around 100 years old. The understory is mostly grassy. The remaining, less disturbed forest is dominated by white ash, oaks, hickories, maples, and birches, with the addition of sycamore on wet sites. Red bud and dogwood are common in the understory.

The three small intermittent streams are spring fed and flow through the site from the northern and western boundaries to the valley bottom and beyond to Rock Creek. The northernmost pond created for the Fantasyland development was a goldfish pond and still supports a healthy population of goldfish. The middle and largest pond, created for boat rides, still contains many of the old wooden uprights used for the rides. The original heavy landscaping around this pond now appears to be advancing into successional stages. A break in the pond's dam was observed in the spring of 1987 and is resulting in lower-than-average water levels. Algae blooms were also observed at that time. A muskrat, a couple varieties of fish, and a blue heron were sighted there. The third pond, never used by the amusement park for anything other than overflow, is difficult to reach, and little is known about its current condition.

The site is interrupted in certain areas by steeply cut streamside slopes. In other areas, such as the old quarry and local dump site, later used as the site for the Fantasyland food concession, previous human manipulation has created unusually steep relief.

Diabase rock is generally near the ground surface, as the nearby springs reflect, and there are numerous rock outcrops, particularly in the southern end of the site, where the ground surface is relatively flat and very rocky and there is much evidence of small-scale rock cutting. This southern area was not developed by the amusement park, and historical records indicate that it was used as a woodlot by the Guinn family, probably because of its severe limitations for agriculture. Records indicate the steeper streamside slopes also remained wooded during the 19th century, also likely because of agricultural limitations.

There are no known federally listed or proposed threatened or endangered plant or wildlife species endemic to the park (50 CFR, 17.11 and 17.12, April 10, 1987). However, 16 bird,

one mammal, and one reptile species listed by the commonwealth of Pennsylvania are found in the park. Refer to appendix B for a listing of these species.

## **CULTURAL RESOURCES**

Based on a preliminary assessment in 1987, the investigating archeologist concluded that significant resources are unlikely to be present on the tract. The cultural features are largely those related to development of the Fantasyland amusement park beginning in 1959. The remaining 10 structures and associated development are 25 to 27 years old and are not considered significant. Also evident are the sites of relatively modern houses, removed in recent years, along both Taneytown Road and Hunt Avenue. These features have no historic or archeological significance.

Archeological documentation of Civil War artifacts or graves at the site is limited. Historical documents record four Union graves in the northern part of the woodlot and another nine trench grave interments immediately adjacent to Taneytown Road and at the western edge of the wood lot. The deaths were probably associated with the field hospital at the nearby Fisher farm buildings. If these or any other significant historic or prehistoric resources were present in the developed area of the amusement park or at the house sites, the substantial ground disturbances that have occurred are likely to have resulted in their destruction. These previous disturbances were observed by the former park archeologist when he monitored installation of an oil storage tank at Guinn Woods in 1984.

The closest known prehistoric sites are more than a mile away, but the nearest historic sites are in the immediate vicinity of the tract. The Guinn farmhouse (nonextant) was located north of Hunt Avenue and east of Taneytown Road. The earliest part of this house was built in 1776. The Cassatt house site, another Civil War period domestic site, is just south of the southern boundary of the Guinn Woods tract, east of Taneytown Road.

The existing NPS maintenance compound is outside the development site but will be affected by this plan. As discussed in the development section, it is over 50 years old and may be considered historic because of its association with the era of U.S. Army management.

## **VISITOR USE**

Guinn Woods is generally not open to visitor use. In the summers of 1987 and 1988, the park experimented with sending excess traffic from the visitor center to the old Fantasyland parking lot to determine whether visitors will drive the added distance and then walk back the 0.3 mile, often in extreme summer heat and humidity. This experiment was conducted from June 7 to August 31 and was relatively successful. On weekends the lot received heavy use between 10 a.m. and 3 p.m. The average number of cars on Sundays was 323. Weekday use was substantially less, the busiest time being from 12 noon to 2 p.m., with an average of 100 cars on Wednesday.







Even though yearly visitation has stabilized at 1.4 million, the demand for visitor parking continues to rise because visitors have more reasons to stay longer. Most recently, the park has added the shuttle bus tours to the Eisenhower home, which adds about another hour to the time some cars are parked at the visitor center. When the Eisenhower GMP is implemented, the president's show cattle operation will be added to the interpretive program; also, the visitor center museum is currently being upgraded to be the premier Civil War museum of the United States, and both activities will entice visitors to stay longer. The longer visitors stay, the more likely they will stop for refreshment, either by picnicking on the grounds or sometimes walking into town. All of these factors will exacerbate the already overwhelming need to provide more visitor parking.

## **DEVELOPMENT CONSTRAINTS**

Certain landscape elements of the Guinn Woods site restrict the amount of land available for cost-efficient development. For example, the three artificial ponds (3.5 acres) now support a variety of wildlife and have been designated as wetlands by the U.S. Fish and Wildlife Service. This designation does not preclude removal of the ponds, but the National Park Service would have to create an equal area of wetlands elsewhere in the park. It was decided that the Guinn Woods site is the most appropriate location for the ponds and that the added cost of draining and rehabilitating this area for development would be unreasonable. Before the ponds were created, the sites were bisected by streams and described by the Fantasyland owners as poorly drained and swampy.

Further, the topography of the northern half of the site is relatively steep in areas where it is cut by streambeds. The wooded tract at the very south end of the site is extremely rocky although relatively flat. The open, disturbed section along Taneytown Road has the least slope and is the most developable area, but it is also the most exposed and visible to visitors traveling along Taneytown Road and on top of Cemetery Ridge. The development sites assessed for this plan were restricted to those that would not impact the wetlands, have moderate slopes, and are at least partially wooded to help screen development.

The space requirements for the new facilities are based on park requirements presented to the planning team in 1987 and modified to comply with the Federal Property Management Temporary Regulation D-73. For a detailed breakdown of space estimates, refer to appendix A.

## **DEVELOPMENT CONCEPT PLAN**

### **ADMINISTRATION AND OPERATIONS COMPLEX**

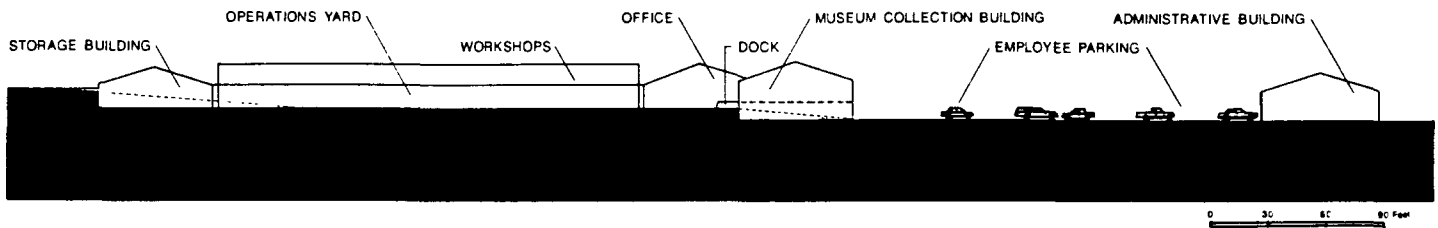
All park administrative and operations functions will be clustered in the south-central portion of the site with access provided off Taneytown Road by way of a 0.2-mile entry road. This will be the safest access point along Taneytown Road because it affords the longest sight line for traffic. The entry road will be situated in the woods and will lead directly to the administration complex. A 500-foot driveway into the maintenance compound will require a left turn by incoming traffic. During the peak visitor season, when the vegetation is in leaf, traffic along this drive will be relatively hidden.

Administration and operations activities will be placed in two separate nodes because of their inherent differences, particularly in regard to traffic patterns, storage needs, and noise generation. Within these nodes the facilities will be designed and located to achieve maximum efficiency in space utilization and communication within the organization.

The new administration building will include approximately 10,000 square feet of offices, meeting rooms, and associated facilities for the superintendent, all division chiefs, and the staffs of the Administration, Interpretation, and Resource Management and Visitor Protection divisions. Certain interpretive staff will continue to report directly to the visitor center or Cyclorama building. Most of the cultural resource staff are involved either in historical research or preservation activities and will be based in the operations area or in the library.

A separate museum collection storage building of about 14,800 square feet is recommended for housing the Gettysburg and Eisenhower collections not on active display. (The space used in the Butterfield Farm barn was not included in this estimate.) The structure will also contain offices and work rooms for the curator and staff. This facility will be a separate structure from the administration building because of the amount of space needed and the specialized environmental controls required. The museum collection building will be located so as to straddle both the operations and administration nodes, thus allowing access into it from both areas. The building will share the administration parking lot, which will have spaces for 100 vehicles. Truck deliveries of collection pieces will occur on the operations side, thus limiting the amount of truck traffic in the administration area.

The operations building will contain all the workshops and enclosed storage for the divisions of Resource Management and Visitor Protection, Cultural Resources, and Maintenance. An estimated 28,000 square feet of indoor space will be required. This facility will share a paved, fenced yard with a vehicle service and storage building encompassing approximately 9,500 square feet of enclosed vehicle storage and service space. Beyond the indoor vehicle facility will be a 3.5-acre outdoor work and storage yard used primarily for preservation work on cultural resources too large for the indoor workshops and for storing vehicles and materials not requiring enclosure. This yard, the majority of which will be unpaved, will be accessible from both the road and the operations compound. The operations area will be designed to disperse noise away from the visitor activity area and the administration building. Careful placement of the museum collection building might help buffer noise coming from the operations area.



## PLAN SECTION

The major design objectives for the new structures at Guinn Woods will be functionality and cost-efficient maintenance. The structures should be compatible with the landscape and with Gettysburg's historical character, but they should not mimic any historic structures. The character of the administration and museum collection buildings will be particularly important, since they will be used on occasion by business visitors and the general public. The structural concept and materials recommended for all the new structures at Guinn Woods are structural steel frame on a concrete slab with exterior brick masonry and metal panel roofing. All structures will be landscaped.

Part of the operations complex will extend beyond the woods into the open. This will require a vegetative landscape buffer or a built structure, or both, to screen the development's visibility from Taneytown Road and Cemetery Ridge. Buffer plantings of native species might also be needed along sections of Taneytown Road. Vegetative screening must be well-designed and maintained with a sensitivity to the historic landscape.

Because the current city sewer system is at capacity, an on-site sand-mound sewage system is recommended. Such a system for this type development will require an area of approximately 4,000 square feet.

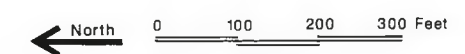
Currently the visitor center, Cyclorama building, and maintenance facilities are heated with oil, which is stored on site. This type of system could be used to heat the new administration and operations facilities, or natural gas could be made available. A line could be installed running north on Baltimore Pike and across to the site via Hunt Avenue, assuming the Columbia Gas Company could obtain the required right-of-way permits from the National Park Service and other landowners.

The addition of electrical and phone lines to the site will not be a problem, since power lines exist in the immediate area. Unnecessary electrical systems should be avoided, however, because of the high cost of electricity in the area. All lines will be placed underground whenever possible.





- DECIDUOUS TREES
  - EXISTING TRAIL
  - EXISTING DIRT ROAD
  - PROPOSED TRAIL
  - PROPOSED ACCESS ROAD
- PROPOSED DEVELOPMENT**
- A** ADMINISTRATION
  - B** OPERATIONS OFFICE AND EMPLOYEE COMMON AREA
  - C** MUSEUM COLLECTION
  - D** MAINTENANCE SHOPS
  - E** STORAGE FOR MAINTENANCE AND RESOURCE MANAGEMENT DIVISIONS
  - F** VEHICLE SERVICE AND STORAGE, STORAGE FOR VISITOR PROTECTION DIVISION
  - G** MAINTENANCE YARD
  - H** OPEN STORAGE AND WORK SPACE
- PAVEMENT
  - STRUCTURE



# DEVELOPMENT CONCEPT PLAN

GUINN WOODS ADMINISTRATIVE SITE  
GETTYSBURG NATIONAL MILITARY PARK  
UNITED STATES DEPARTMENT OF THE INTERIOR / NATIONAL PARK SERVICE







The existing 4-inch city water line has enough pressure and flow for fire protection of the new site, thus eliminating the need for on-site storage tanks and pumps. This pipe will not be adequate, however, for the flow required by the entire development. Because of the age and content of this pipe (asbestos cement), it is recommended that the 4-inch line be replaced by an 8-inch line. Where the 2-inch line branches off to the site, a 6-inch line should replace it. Both replacement pipes will be laid in line with the existing pipes.

## **VISITOR ACTIVITY AREA**

Set apart in northernmost Guinn Woods will be a new picnic ground and trail system. Within this wooded 8-acre site, visitors will experience a shady, contemplative setting for eating and strolling. A nearby goldfish pond, stream, patches of sunny open areas, and many large deciduous trees will comprise an attractive natural setting. The activity area will be designed to blend into this setting and will be shielded out of sight of road traffic, visitors at Cemetery Ridge, and the new administration complex by existing landforms and trees. A parking lot for 30 cars and a small comfort station will be provided to support visitor use. Access to the site will be off Hunt Avenue by way of a short 100-foot drive. The entry point shown is the only point along Hunt allowing a safe sight line for exiting vehicles. The road will be built within the woods to help shield traffic from view. Only a limited amount of maintenance truck traffic will be using this new road. No need to widen Hunt Avenue is anticipated.

The picnic area will have 30 tables dispersed through the site. The need for retaining the existing picnic area located on South Confederate Avenue will be reevaluated following the completion of the new picnic area. Family picnickers at the visitor center will also be encouraged to use this site instead of the visitor center grounds, to decrease the amount of time vehicles are parked at the visitor center.

Opportunities for short strolls in the woods will be provided by rehabilitating certain of the trail corridors remaining from the Fantasyland development. Some new trail links might be needed to complete the system.

The amphitheater will be retained in its current location near Pitzer Woods off West Confederate Avenue. The facility is well hidden within the woods and offers an effective setting for interpretive programs. Because of its age, the amphitheater requires updating in order to provide higher quality programs.

## **EXPANDED VISITOR PARKING**

As mentioned previously, the 1982 GMP recommended an overflow parking lot at the Guinn Woods site to relieve the extreme demand for parking spaces at the visitor center. A preliminary development concept for implementing this recommendation showed that such a lot, which would require 2 acres, would severely restrict design options for the other activities slated for the Guinn Woods site. Furthermore, visitors would have to walk a minimum of one-third mile, which would be an uncomfortable distance during the heat of the summer, especially since there would be no shade along the way.

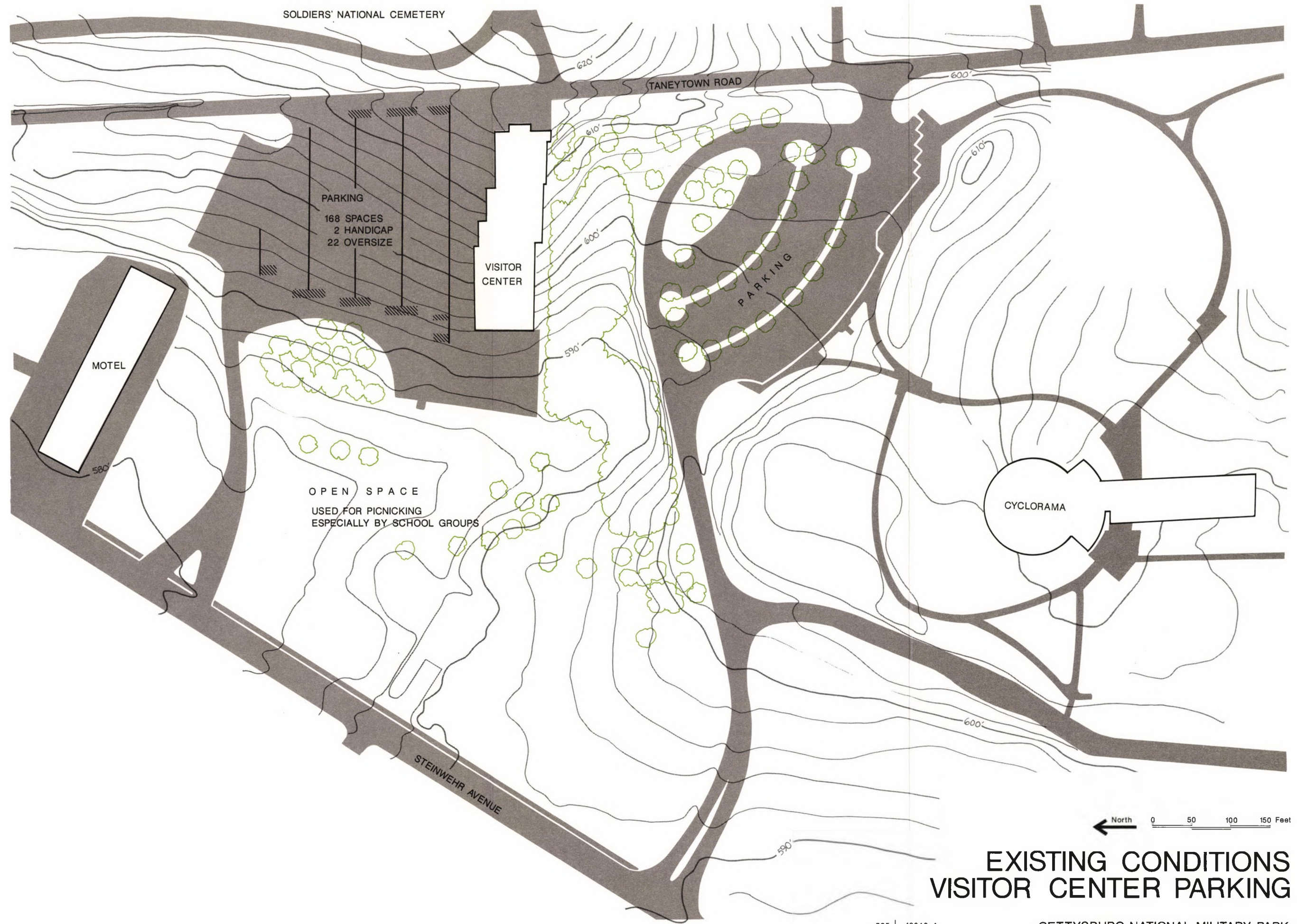
The planning team looked at the possibilities of expanding and improving the existing parking lot at the visitor center, and determined it will be feasible and preferable to creating a new lot at Guinn Woods. This expansion will be contained within the development

subzone identified in the GMP. By completely redesigning the existing lot, the recommended 150 overflow spaces can be added, primarily on the west side of the visitor center. The redesign will also improve vehicular and pedestrian traffic movements throughout the lot and introduce landscaping to soften the harsh effect of the almost 3 acres of existing asphalt. Included will be a new sidewalk alongside the entrance road to provide a safe connection between the visitor center and Steinwehr Avenue.

Traffic circulation will be further improved by providing a new two-way connector road between the visitor center lot and the Cyclorama center. This new drive will be 1,500 feet long, including a turnaround, and will follow the old trolley trace from the west end of the visitor center to the Cyclorama entrance road off Steinwehr Avenue. The Eisenhower shuttle will use this connector, thus separating shuttle traffic from the bulk of the visitor center vehicular and pedestrian traffic. The new pick-up point for Eisenhower visitors will be along the west wall. This new connector will also be used by visitors wanting to drive between the two sites without having to mix with traffic on Taneytown Road or Steinwehr Avenue.

Together, the redesigned parking lot and new connector road will add 2 acres of asphalt. Most of the existing trees will be retained, and a significant amount of landscaping, including new trees, will be added throughout the redesigned lot to soften the built environment. A large grass buffer of almost 4 acres will remain between the parking lot and Steinwehr Avenue.





## EXISTING CONDITIONS VISITOR CENTER PARKING

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DSC | DEC 88

GETTYSBURG NATIONAL MILITARY PARK  
UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE







## RECOMMENDED PHASING AND COSTS (GROSS)

### Phase 1

Remodel the existing visitor center parking lot (provide temporary off-site parking at Guinn Woods site)	\$ 231,000
Construct the visitor center/Cyclorama connector drive	219,000
<b>Subtotal, Phase 1</b>	<b>\$ 450,000</b>

### Phase 2

Construct the interior roads: administration entrance, operations driveway, and picnic area entrance	\$ 249,000
Construct utilities to the Guinn Woods site	473,000
Construct landscape buffer	58,000
Repair pond dams	17,000
Remove all Fantasyland structures	120,000
<b>Subtotal, Phase 2</b>	<b>\$ 917,000</b>

### Phase 3

Construct museum collection building	\$2,694,000
Construct and pave 1/3 of operations yard	87,000
Employee parking (100 cars)	146,000
<b>Subtotal, Phase 3</b>	<b>\$2,927,000</b>

### Phase 4

Construct operations center: operations and employee common area, maintenance shops, storage building for maintenance and resource management, vehicle service and storage, visitor protection storage	\$4,688,000
Construct exterior work space and storage: balance of paving and stabilized turf for maintenance, operations parking, cultural resources, and visitor protection	329,000
<b>Subtotal, Phase 4</b>	<b>\$5,017,000</b>

### Phase 5

Construct administration building	\$1,437,000
<b>Subtotal, Phase 5</b>	<b>\$1,437,000</b>

### Phase 6

Remove and restore existing maintenance compound, cultural resource preservation compound, and the Wright house	\$ 592,000
<b>Subtotal, Phase 6</b>	<b>\$ 592,000</b>

### Phase 7

Develop visitor activity area (picnic area and trails)	\$ 235,000
Upgrade amphitheater	100,000
General site landscaping	834,000
<b>Subtotal, Phase 7</b>	<b>\$1,169,000</b>

<b>Total Costs</b>	<b>\$12,509,000</b>
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The above estimates include project planning (15%), project supervision (15%), and administrative services (16%).

## **CONSULTATION AND COORDINATION**

U.S. Department of Agriculture, Soil Conservation Service  
U.S. Department of the Interior, Fish and Wildlife Service and National Park Service Applied  
Archeology Center  
Pennsylvania Department of Environmental Resources  
Gettysburg Municipal Authority  
Columbia Gas Company

## **APPENDIX A: SPACE ESTIMATES**

### **SPACE ESTIMATE SUMMARY**

Administration building – 9,835 sq ft  
Museum collection storage – 14,800 sq ft  
Operations building – 28,215 sq ft  
Vehicle service and storage - 9,600 sq ft  
Exterior work and storage space – 162,560 sq ft, or 3.7 A

### **CONCEPTUAL BUILDING DESIGN**

Structural steel frame with brick masonry exterior walls on concrete slab on grade, metal panel roofing.

### **SPACE ESTIMATE DETAILS**

The following detailed space estimates provide an understanding of how the gross figures (above) were developed. This level of detail will provide design guidance during subsequent implementation efforts. The estimates are based on park requirements presented to the planning team in May and June 1987. They have been modified to comply with Federal Property Management Temporary Regulation D-73 (January 6, 1987), requiring newly constructed government-owned space to not exceed an average adjusted office utilization rate (excluding supplemental space) of 135 square feet per workstation. They also have been modified to reflect comments from the park, the Mid-Atlantic Region, and the collection management planning team from the Curatorial Services Division, WASO. The number of workstations is based on existing employee levels and projected employee hires over the next five years. In the following details of space needs, workstations are identified with an asterisk and supplemental space is identified by listing the square footage. If square footage is not given, the space is part of the 135 square feet per workstation.

#### **Administration Building (9,835 sq ft, 40 people)**

The administration building will contain all administrative offices, all of the Division of Interpretation and Visitor Services except for the museum collection storage, all of the Division of Resource Management and Visitor Protection except for the workshops in the operations building, the chief of Cultural Resources (the library and historian will both remain in the Cyclorama building), the chief of Facilities Management, and the regional planner that is duty assigned to this park. Secretarial staff will be composed of one supervising secretary, one secretary, one receptionist, and two clerk-typists.

Office of the Superintendent - 1,145 sq ft  
    Superintendent\*  
    Assistant superintendent\*  
    Superintendent's secretary (Supv)\*  
    Secretary\*  
    Clerk-typist\* (2)  
    Small meeting room for superintendent's use

Park receptionist\*  
Reception area (200 sq ft)

Administrative Office - 1,800 sq ft  
Administrative officer\*  
Budget and finance (payroll)\*  
Personnel assistant\*  
Personnel clerk\*  
Contract specialist\*  
Procurement clerk\*  
Supply clerk\*  
Computer specialist\*  
Park computer (100 sq ft with environmental controls)  
Park mail room (220 sq ft)  
Park supply room (400 sq ft)

Interpretation and Visitor Services - 940 sq ft  
Chief\*  
Assistant Chief\*  
Interpretive specialist\*  
ENP&MA\* (2)  
Workroom (200 sq ft with work counter and sink)  
Secure storeroom (with shelving for cameras and other sensitive equipment)  
Photographic darkroom (65 sq ft)

Resource Management and Visitor Protection - 2,725 sq ft  
Division chief\*  
Resource Management  
Chief\*  
Resource ranger\*  
Resource technician\*  
Visitor Protection  
Visitor protection specialist\*  
Supervisory park ranger\*  
Lead park ranger\*  
Patrol ranger\* (6)  
Electronic technician\*  
Dispatcher\*  
Dispatch operations (100 sq ft combined with the dispatcher workstation to provide space for radio and electronic security equipment)  
Waiting room (200 sq ft separate from park reception area, adjacent to dispatch operations, used for "desk sergeant" type activities)  
2 interview rooms (75 sq ft each for use in interviewing applicants, victims, detainees, etc.)  
Secure storeroom (150 sq ft for storage of police equipment including the arms and ammo safe)  
Evidence processing (100 sq ft with a work sink and counter or table)

Cultural Resources - 655 sq ft  
Chief\*  
Park ranger\*  
Cultural resource technician\*

HABS office (200 sq ft, home base for 4-6 seasonal HABS crew members)  
Map storage files (50 sq ft)

Maintenance – 270 sq ft  
Facilities manager\*  
Planner\*

Common Spaces – 2,300 sq ft  
Multipurpose room (1,200 sq ft for meetings of up to 125 people, divisible into three smaller rooms with a door for each room, with a small room for projection equipment at one end, adjacent to the kitchenette in the break room and to the toilets)  
Break room (300 sq ft with a kitchenette, adjacent to the toilets and multipurpose room)  
Toilets (400 sq ft)  
Janitorial (50 sq ft)  
Mechanical (350 sq ft)

### **Museum Collection Storage (14,800 sq ft, 4 people)**

The museum collection storage building will house, in environmentally controlled space, all of the Gettysburg and Eisenhower collections that are not on display. Also this building will furnish offices and a workroom separate from the collections for the curator and staff. This building will be separate from the administration building because of its size and type of environmental controls. The building should be immediately adjacent to the administration building.

Museum Curator - 1,000 sq ft  
Curator\*  
Assistant curator\*  
Museum technician (2)\*  
Museum aid\*  
Workroom (325 sq ft)

Gettysburg Collection – 7,000 sq ft, including space for storage of historical and architectural materials requiring various environmental controls

Eisenhower Collection – 6,000 sq ft, including space for storage of materials requiring various environmental controls and space for farm equipment requiring a high bay space

Common Spaces – 800 sq ft  
Toilets (200 sq ft)  
Janitorial (50 sq ft)  
Mechanical (550 sq ft)

### **Operations Building (28,215 sq ft, 64 people)**

The operations building will contain all the workshops and enclosed storage for the divisions of Resource Management, Cultural Resources, and Maintenance. It will share a paved yard with the vehicle service and storage building, and both buildings will be located some distance from the administration and museum collection storage buildings to isolate the noisy activities occurring here. If necessary, there will be masonry walls to shield the administration building from noise. An exterior work and storage space will adjoin the operations building.

#### **Resource Management - 2,200 sq ft (10 people)**

- Workshop (1,000 sq ft)
- Warehouse (1,000 sq ft)
- Toxic materials storage (200 sq ft)

#### **Cultural Resources - 8,010 sq ft (14 people)**

- Exhibits specialist\*
- Clerk\*
- General shop (3,000 sq ft)
- High bay shop (2,000 sq ft)
- Heated storage (240 sq ft of heated space for secure archival storage of monuments and monument parts)
- Unheated storage (2,500 sq ft of unheated space including about 200 sq ft for a blacksmith shop)

#### **Maintenance – 14,505 sq ft (40 people)**

- Building and utilities foreman\*
- Roads and grounds foreman\*
- Clerk\*
- Paint shop (500 sq ft)
- Plumbing shop (450 sq ft)
- Carpentry shop (4,800 sq ft)
- Electrical shop (350 sq ft)
- General storage (8,000 sq ft)

#### **Common Spaces - 3,500 sq ft**

- Reception (100 sq ft of waiting area for the public)
- Break room (600 sq ft including a kitchenette)
- Lockers (1,000 sq ft to accommodate about 64 lockers)
- Toilets and showers (500 sq ft)
- Mechanical (1,300 sq ft)

### **Vehicle Service and Storage (9,600 sq ft)**

The vehicle service and storage building will contain all vehicle service activities and enclosed vehicle storage for the park. It will be adjacent to and share a paved yard with the operations building. It will also be adjacent to the exterior work and storage space.

#### **Maintenance – 6,600 sq ft**

- 4 service and repair bays (2,400 sq ft)
- 7 vehicle and equipment bays (4,200 sq ft)



Resource Management – 600 sq ft  
Tractor garage (600 sq ft)

Cultural Resources – 1,200 sq ft  
2 vehicle storage bays (1,200 sq ft)

Visitor Protection – 1,200 sq ft  
2 vehicle storage bays (1,200 sq ft)

(Note: 1 bay = 15'x40' = 600 sq ft)

### **Exterior Work and Storage Space (162,560 sq ft, or 3.7 a)**

The exterior work and storage space will be for park work activities and storage of an exterior nature.

Visitor Protection - 900 sq ft  
Covered storage (900 sq ft for storage of evidence, impounded vehicles, etc., not requiring enclosed storage)

Cultural Resources - 9,200 sq ft  
Storage (3,000 sq ft for outdoor storage of items and materials not requiring cover or enclosure)  
Work space (5,000 sq ft of outdoor work space to accommodate work on items too large for the indoor workshop)  
Vehicle parking (1,200 sq ft for parking of approximately 8 vehicles, including a stake truck and a bucket truck)

Maintenance – 152,460 sq ft (3-1/2 a)  
General storage for bulk and other materials not requiring enclosed storage (about 3 acres of stabilized turf)  
Parking for maintenance vehicles (about 1/2 acre of paving)

## APPENDIX B: PARK WILDLIFE SPECIES OF SPECIAL CONCERN TO THE COMMONWEALTH OF PENNSYLVANIA

Common Name (Scientific Name)	Status*
<u>Birds</u>	
Cooper's hawk ( <i>Accipiter cooperii</i> )	C
Bald eagle ( <i>Haliaeetus leucocephalus</i> )	E
Osprey ( <i>Pandion haliaetus</i> )	E
Peregrine falcon ( <i>Falco peregrinus</i> )	E
Upland sandpiper ( <i>Bartramia longicauda</i> )	T
Vesper sparrow ( <i>Pooecetes gramineus</i> )	C
Red-shouldered hawk ( <i>Buteo lineatus</i> )	C
Great blue heron ( <i>Ardea herodias</i> )	C
Red-headed woodpecker ( <i>Melanerpes erythrocephalus</i> )	C
Bobolink ( <i>Dolichonyx oryzivorus</i> )	U
Grasshopper sparrow ( <i>Ammodramus savannarum</i> )	C
King rail ( <i>Railus elegans</i> )	E
Bewick's wren ( <i>Thyromanes bewickii</i> )	E
Least bittern ( <i>Ixobrychus exilis</i> )	T
American Bittern ( <i>Botaurus lentiginosus</i> )	T
Henslow's sparrow ( <i>Ammodramus henslowii</i> )	T
<u>Mammals</u>	
Indiana bat ( <i>Myotis sodalis</i> )	E
<u>Reptiles</u>	
Bog turtle ( <i>Clemmys muhlenbergi</i> )	E

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\*Status:

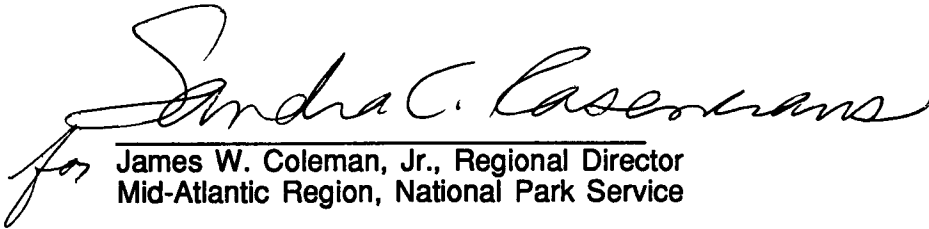
- E – Endangered
- T – Threatened
- C – Species of concern
- U – Status undetermined

AUG 28 1989

**APPENDIX C: FINDING OF NO SIGNIFICANT IMPACT**

The final plan as described in the 1989 *Development Concept Plan, Guinn Woods Administrative Site, Gettysburg National Military Park* does not constitute a major federal action that will significantly affect the quality of the human environment, as defined in section 102(2)(c) of the National Environmental Policy Act of 1969 (PL 91-190, 83 Stat. 853). Therefore, the National Park Service will not prepare an environmental impact statement for the *Development Concept Plan*.

Compliance with section 106 of the National Historic Preservation Act of 1966, as amended, has been undertaken in accordance with the programmatic memorandum of agreement of September 1981 between the National Park Service, the National Conference of State Historic Preservation Officers, and the Advisory Council on Historic Preservation, pursuant to 36 CFR 800. A memorandum of agreement under the programmatic memorandum of agreement was concluded on the *General Management Plan* September 20, 1982. All actions described in the present *Development Concept Plan* are within the scope of the *General Management Plan*.

for  
James W. Coleman, Jr., Regional Director  
Mid-Atlantic Region, National Park Service

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As the nation's principal conservation agency, the Department of the Interior has responsibility for most of our nationally owned public lands and natural and cultural resources. This includes fostering wise use of our land and water resources, protecting our fish and wildlife, preserving the environmental and cultural values of our national parks and historical places, and providing for the enjoyment of life through outdoor recreation. The department assesses our energy and mineral resources and works to ensure that their development is in the best interests of all our people. The department also promotes the goals of the Take Pride in America campaign by encouraging stewardship and citizen responsibility for the public lands and promoting citizen participation in their care. The department also has a major responsibility for American Indian reservation communities and for people who live in island territories under U.S. administration.

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