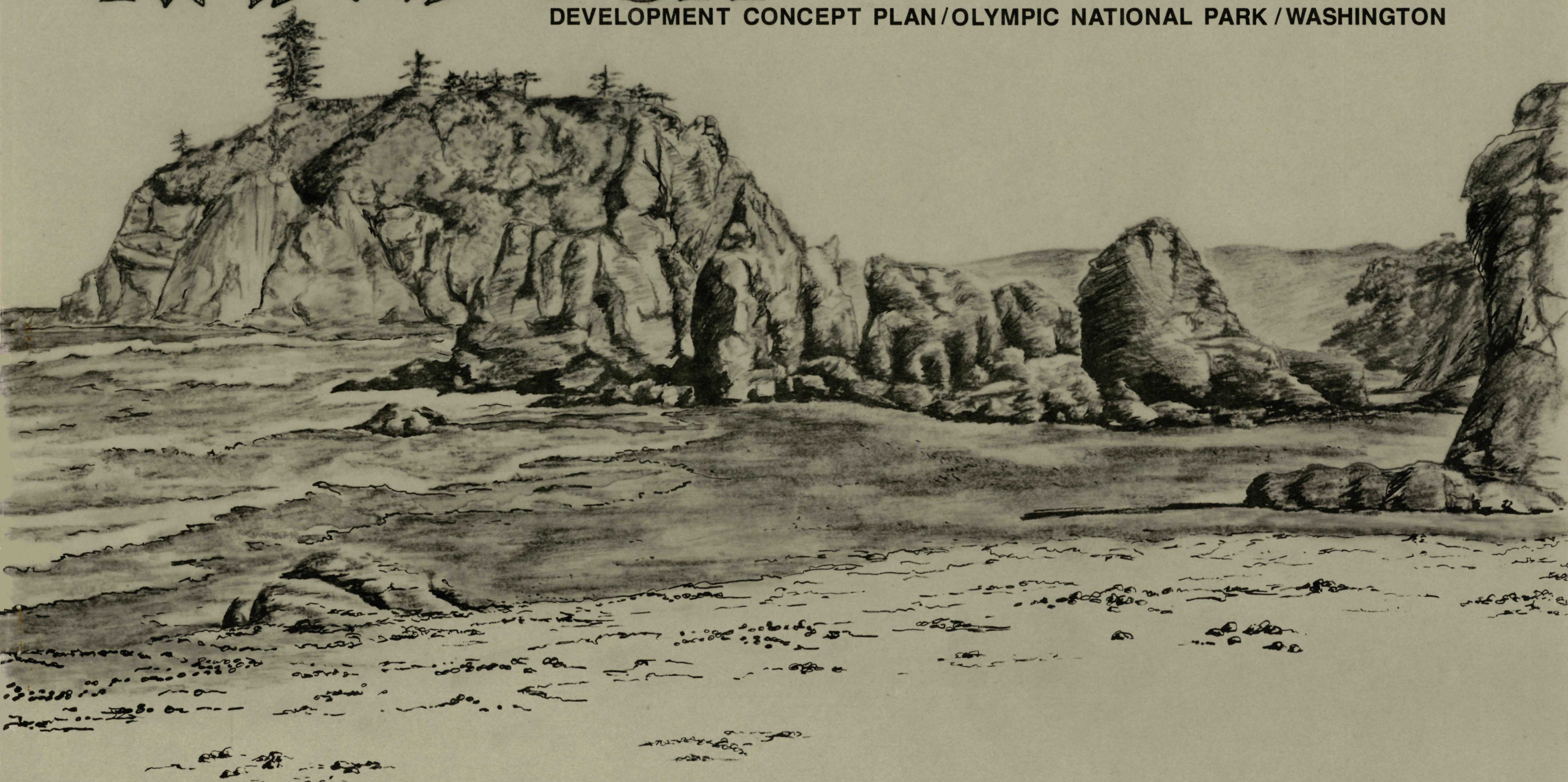


KALALOCH

SEPTEMBER 1988

DEVELOPMENT CONCEPT PLAN / OLYMPIC NATIONAL PARK / WASHINGTON



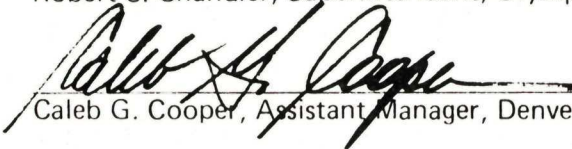
RECOMMENDED:



Robert S. Chandler, Superintendent, Olympic National Park

10/17/1988

Date



Caleb G. Cooper, Assistant Manager, Denver Service Center

10/17/1988

Date

APPROVED:



Charles H. Odegaard, Regional Director, Pacific Northwest Region

10/17/1988

Date

FINDING OF NO SIGNIFICANT IMPACT
DEVELOPMENT CONCEPT PLAN
KALALOCH AREA
Olympic National Park
Washington

PROPOSAL

The National Park Service (NPS) proposes to approve the Development Concept Plan for the Kalaloch coastal strip of Olympic National Park which will guide NPS management of this area for the next 10 to 15 years. The major emphasis of the plan is to preserve the wilderness nature of the coastal strip and concentrate and improve services and development at the Kalaloch Lodge and campground area. Self-directed visitor use of the coastal strip will be enhanced through new interpretation and information facilities. The developments contained in the plan are based on this management direction. A complete description of the proposal is contained in the attached plan.

An environmental assessment was prepared that described and evaluated the impacts of the draft plan and four possible alternatives, including no-action.

WHY THE PROPOSAL WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT

Development will continue to be concentrated in the Kalaloch Lodge and campground area, with new development generally confined to previously disturbed sites. The majority of the coastal strip will maintain its wilderness character. Overall, new development will adversely impact approximately 17 acres of vegetation and soils. Approximately 11 acres of poor to fair elk habitat will be impacted by construction. No significant impacts on air quality, water quality, or fisheries would occur.

There would be no new development in floodplains or wetlands.

In compliance with section 106 of the National Historic Preservation Act, as amended, and the programmatic memorandum of agreement between the National Park Service, the Advisory Council on Historic Preservation, and the National Conference of State Historic Preservation Officers, comments were solicited and received from the Advisory Council on Historic Preservation and the Washington State Historic Preservation Officer. Based on these comments appropriate changes were made in the final Development Concept Plan.

The Fish and Wildlife Service has concurred with the National Park Service's determination that the plan's development concepts will not affect any listed threatened or endangered species, pending incorporation of mutually agreed upon conservation measures. As the more detailed site design plans for the Kalaloch area, including trail location, construction, and use, are developed the NPS will again contact the U. S. Fish and Wildlife Service to further insure that any measures that may be necessary to mitigate impacts to bald eagles are incorporated into the site design plans.

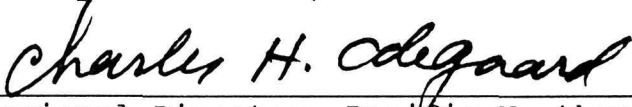
The plan is consistent with the Washington State Coastal Zone Management Program. Site design plans will incorporate any necessary measures to insure that impacts to the coastal zone are avoided. Proposed actions will be undertaken in a manner consistent, to the maximum extent practicable, with Washington State's Program.

PUBLIC REVIEW AND AVAILABILITY

The draft Development Concept Plan/Environmental Assessment was made available for public and agency comment on May 1, 1988. Public meetings were held May 17 - 21, 1988 at Port Angeles, Forks, Aberdeen, Quinault, and Seattle. Copies of this Finding of No Significant Impact will be sent to all those who received a copy of the environmental assessment, or submitted oral or written comments.

DETERMINATION

Based on the environmental assessment and public comment, it is the determination of the National Park Service that the proposal is not a major Federal action significantly affecting the quality of the human environment. Nor is the proposal without precedent or similar to one which normally requires an environmental impact statement. Therefore, in compliance with the National Environmental Policy Act, an environmental impact statement will not be prepared.

Recommended:		10/17/1988
	Superintendent,	Date
Approved:		10/17/1988
	Regional Director, Pacific Northwest Region	Date

SEPTEMBER 1988

DEVELOPMENT CONCEPT PLAN

KALALOGH AREA

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INTRODUCTION

PLANNING PROCESS

In 1976, the Master Plan for Olympic National Park was completed to provide general, park-wide guidance for management. Since that time, several factors have changed in the Kalaloch area. These factors include the approval of a 1986 Interpretive Prospectus which recommended a major interpretive center on the Kalaloch strip; the acknowledged increasing need for resort lodging (and the Master Plan's identification of Kalaloch as an area acceptable for resort expansion); and the subsequent need for expanded NPS and concessioner support services to operate these expanded facilities.

In 1987, a Development Concept Plan (DCP) was started to address management direction for this portion of Olympic National Park. A DCP is an intermediate planning step between the Master Plan, and the next step of site-specific design drawings. This DCP focuses on a particular developed area within the park in need of conceptual, area-wide management direction. It concentrates on facility needs and development, rather than operational or backcountry resource needs.

In April 1988, an Environmental Assessment/Draft DCP was completed, which presented a range of alternative management directions for the area, and the environmental impacts expected from each of these alternatives. Together with the NPS's recommended plan, presented as the "preferred alternative," other possible solutions were also presented to provide the public with a wide range of alternatives. Comments received at six public meetings and in writing were considered, revisions were made as determined by the park superintendent and regional director, and this final DCP was adopted to guide management for the next 10 to 15 years.

This DCP for Kalaloch is one of four concurrently completed for different areas on the west side of the park — the Quinault valley, the Kalaloch coastal strip, the Soleduck valley, and the Ozette area. How each area interacts with the others in terms of the park visitor experience, both independently and in combination, was considered in the preparation of the four DCPs.

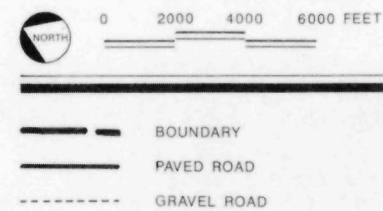
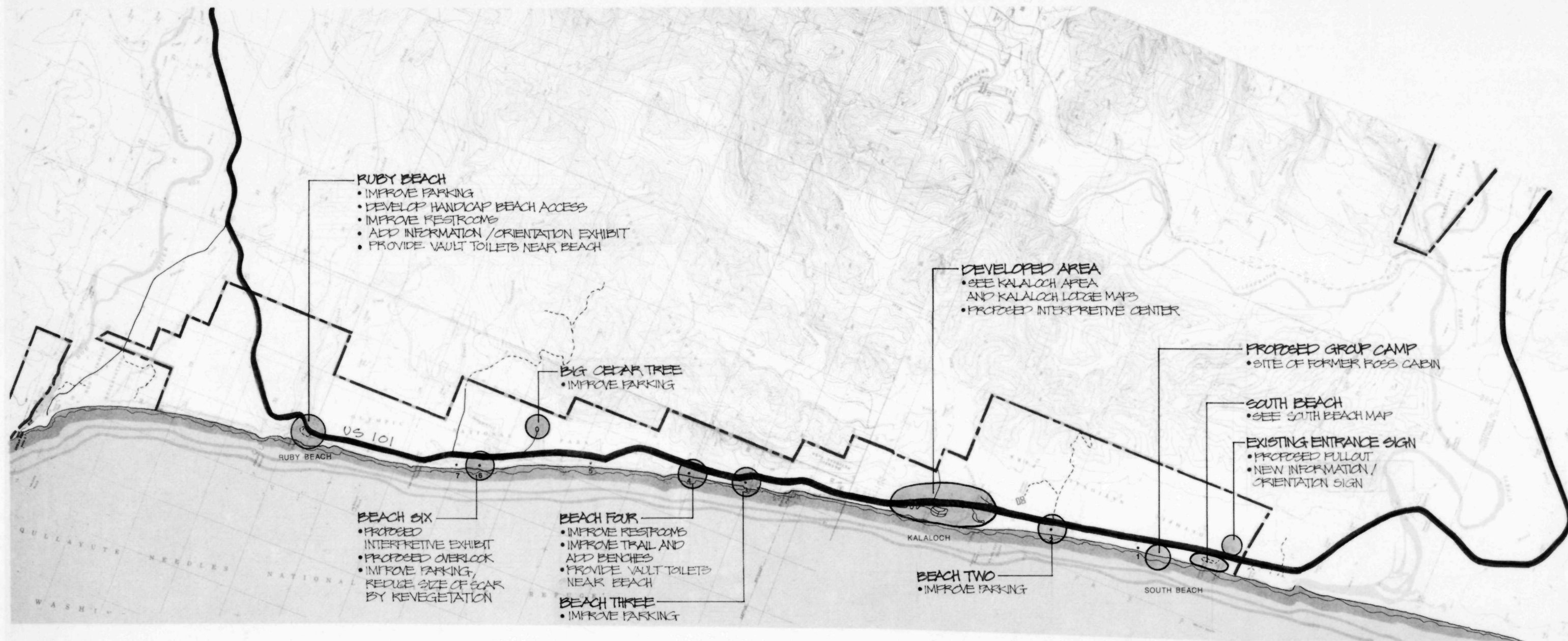
The NPS recognizes the environmental constraints of the existing active eroding shoreline. New development will be held back an adequate distance from the existing bluff areas to minimize risk from this erosion process.

PLAN SUMMARY

The DCP includes the following development concepts:

- 1) provide a visitor experience which emphasizes the wild nature of the coastal strip, concentrating recreation development in the resort area;
- 2) develop an interpretive center just north of the main campground;
- 3) expand resort lodging from 58 units to 90-110 units in the area adjacent to the existing cabins; expand the lodge for increased dining, kitchen and gift shop area; construct a replacement gas station/store, and a new multipurpose building; hold new construction back from top of bluff adequate distance to minimize risk from shoreline erosion and to allow common open space and trail along top of bluff;
- 4) improve sites and circulation in the main campground; improve South Beach RV park within already disturbed areas with an additional terrace and comfort station, landscaping, and tent sites on the bluff; move the group camp to the former Ross cabin site;
- 5) improve beach access parking and trails at Ruby Beach and Beaches 2, 3, 4 and 6; add trails in the resort/interpretive center area;
- 6) expand NPS and concessioner employee housing and maintenance in the general area of existing facilities;
- 7) provide two staggered intersections at the main developed area — one for the resort on the west side of the highway, and one for support facilities on the east side; and improve parking and traffic circulation in the resort area.

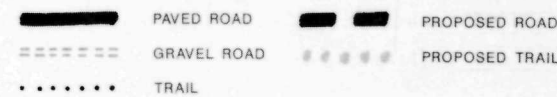
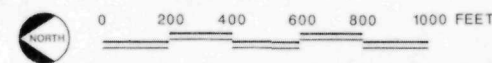
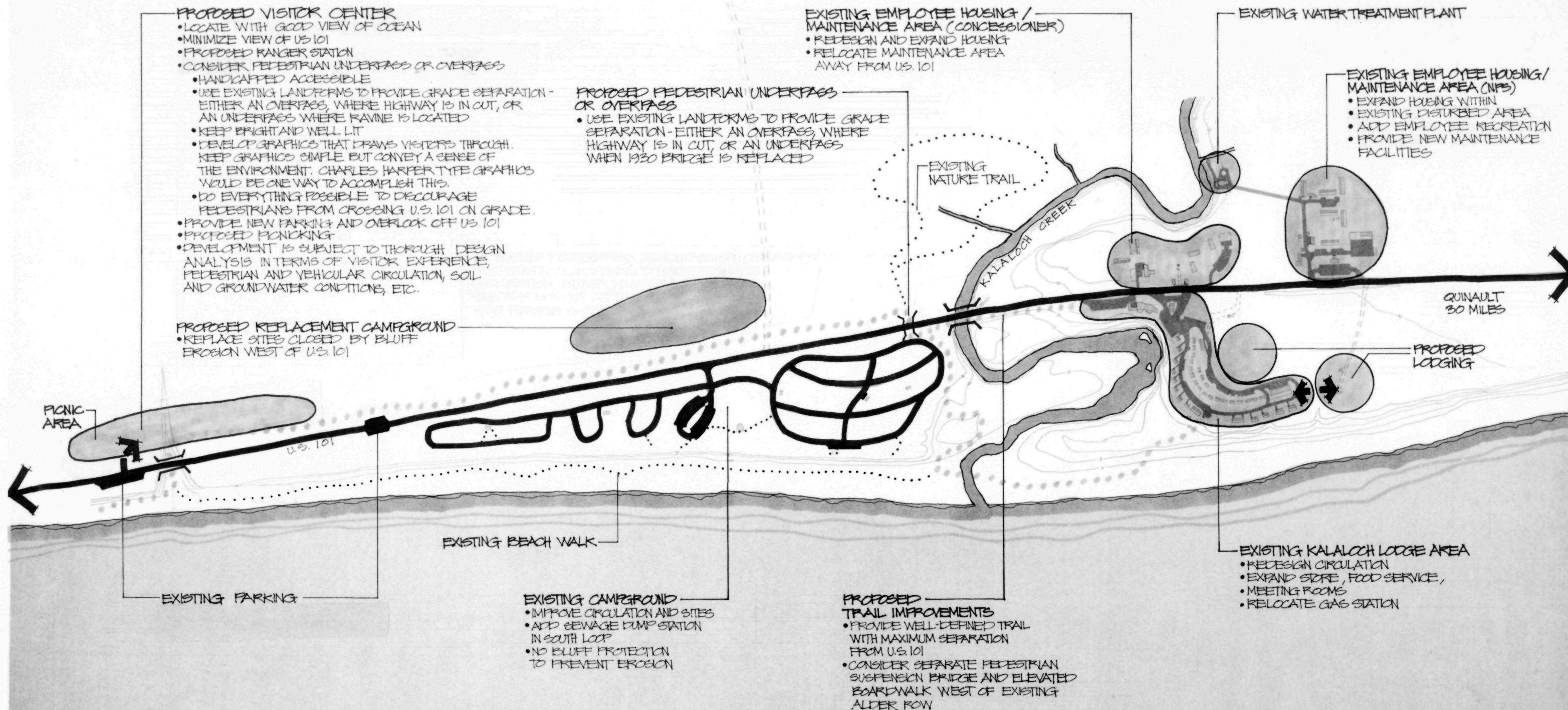




DEVELOPMENT CONCEPT PLAN

KALALACH AREA COASTAL STRIP

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DEVELOPMENT CONCEPT PLAN

KALALOCH AREA KALALOCH AREA

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CONCESSIONER SERVICE AREA

NPS SERVICE AREA

PROPOSED INTERSECTIONS

- PROVIDE TWO STAGGERED INTERSECTIONS
- ELIMINATE ALL OTHER INTERSECTIONS AND LANDSCAPE
- USE EXISTING INTERSECTION FOR ACCESS TO NPS AND CONCESSIONS SERVICE AREAS - SEE MAINTENANCE / HOUSING AREA MAP
- PROVIDE NEW INTERSECTION TO LODGE AREA - STAGGER SO EXISTING VISITORS ARE NOT VISUALLY ORIENTED TO SERVICE ROAD AND SERVICE AREA
- NEED FOR ACCEL/DECEL/TURN LANES TO BE DETERMINED

US 101

PROPOSED GAS STATION / STORE

- PROVIDE FLOW THROUGH VEHICULAR CIRCULATION
- PROVIDE WELL-DEFINED PEDESTRIAN CIRCULATION BETWEEN STORE AND LODGE

PROPOSED MULTI-PURPOSE BUILDING

- POSSIBLE USE FOR MEETINGS AND INTERPRETIVE PROGRAMS

PROPOSED VISITOR LODGING

- BUILD 24-30 BUDGET UNITS
- PROVIDE TRAIL CONNECTION WITH BEACH
- REMOVE 4 EXISTING CABINS TO PROVIDE VISUAL ORIENTATION TO OCEAN

PROPOSED VISITOR LODGING

- BUILD 24-30 UNITS IN EXISTING GROUP CAMP SITE
- STYLE (CABINS, 2 STORY LODGE, ETC.) TO BE DETERMINED
- MAXIMUM ORIENTATION TO VIEW
- HOLD BACK FROM TOP OF BLUFF ADEQUATE DISTANCE TO MINIMIZE RISK FROM SHORELINE EROSION AND TO ALLOW COMMON OPEN SPACE AND TRAIL ALONG TOP OF BLUFF
- NEW LODGING AREA TO BE CONFINED TO PREVIOUSLY DISTURBED SITE

EXISTING LODGE

- REMOVE GUESTROOM USE ON HIGHWAY SIDE-USE AS OFFICES AND STORAGE
- ELIMINATE PARKING IN SERVICE AREA THEN IMPROVE AND SCREEN
- REMOVE LAUNDRY/HOUSEKEEPING
- ENLARGE KITCHEN/EMPLOYEE DINING

PROPOSED ADDITION

- EXPAND FOOD SERVICE INCLUDING COFFEE SHOP WITH OUTDOOR DINING
- PROVIDE MORE RESTROOMS

EXISTING VISITOR LODGING

- REMOVE 8 CABINS TO IMPROVE CIRCULATION AND VIEWS
- RELOCATE CABINS TO IMPROVE PEDESTRIAN AND VEHICULAR CIRCULATION
- SOME EXISTING LOG-SIDING CABINS TO BE MODIFIED TO COMPLY WITH SHINGLE-SIDING ARCHITECTURAL THEME

KALALOCH DESIGN THEME

NEW AND REHABILITATED BUILDINGS AND SITE DETAILS SHALL REFLECT THE PITCHED, OVERHANGING ROOFS, PORCHES, SHINGLE SIDING AND LOW-KEY BLEACHED COLORS OF THE KALALOCH LODGE AREA



0 80 160 240 FEET

PAVED ROAD

GRAVEL ROAD

PROPOSED ROAD

PROPOSED TRAIL

PROPOSED BOARDWALK

DEVELOPMENT CONCEPT PLAN

KALALOCH AREA

KALALOCH LODGE

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CONCESSIONER SERVICE AREA

SEASONAL HOUSING

- RETAIN 3 EXISTING DORMS FOR 28 EMPLOYEES
- BUILD 2 NEW DORMS
- BUILD 4-6 TRAILER PADS WITH FULL HOOKUPS FOR EMPLOYEE-OWNED RV'S

PERMANENT HOUSING

- RETAIN EXISTING MANAGERS RESIDENCE
- BUILD 2 SINGLE FAMILY HOUSES
- BUILD APARTMENTS FOR 6-10 EMPLOYEES
- REMOVE DRIVES AND REVEGETATE TO SCREEN FROM US 101

NOTE:

THE NUMBER AND SIZE OF EMPLOYEE HOUSING AND MAINTENANCE FACILITIES SHOWN IS A RESULT OF DISCUSSIONS BETWEEN THE PLANNING TEAM AND CONCESSIONER AND NPS STAFF. ADDITIONAL REFINEMENT MAY BE NECESSARY.

PROPOSED OPERATIONS AREA

- BUILD ONE STORY MAINTENANCE FACILITY FOR CONCESSIONER USE (5-8,000 S.F.) INCLUDES STORAGE, VEHICLE STORAGE, ADD LAUNDRY
- USE EXISTING TOPOGRAPHY AND VEGETATION TO SCREEN FROM US 101

PROPOSED ENTRANCE ROADS *

- BUILD 1 INTERSECTION TO SERVICE THE RESORT AREA
- ACCESS CONCESSIONER AND NPS MAINTENANCE HOUSING AREA FROM EXISTING NPS ACCESS ROAD.
- REMOVE OTHER INTERSECTIONS TO IMPROVE CIRCULATION ALONG US 101
- REVEGETATE TO SCREEN HOUSING AREAS FROM US 101

NPS SERVICE AREA

SEASONAL HOUSING

- RETAIN EXISTING 4 UNIT APARTMENT
- RETAIN EXISTING BUNKHOUSE
- REMOVE EXISTING TRAILER AND BUILD 4 UNIT APARTMENT

PERMANENT HOUSING

- RETAIN 1 EXISTING HOUSE
- RELOCATE 1 EXISTING HOUSE (RANGER)
- RELOCATE 2 EXISTING HOUSES FROM SITE NORTH OF CAMPGROUND
- BUILD 5-7 NEW DUPLEX UNITS

PROPOSED MAINTENANCE AREA

- REMOVE EXISTING STRUCTURES AND BUILD A NEW MAINTENANCE FACILITY FOR NPS USE (6,000 S.F.)
- COVERED PARKING (18,000 S.F.)
- USE EXISTING YARD WITH MINOR EXPANSION (19,000 S.F.)
- USE BUILDING AND PLANTS TO SCREEN VIEW FROM U.S. 101

EXISTING RANGER STATION

- REMOVE BLDG. & PARKING
- REVEGETATE TO SCREEN FROM U.S. 101



0 100 200 FEET

- PAVED ROAD
- GRAVEL ROAD
- PROPOSED ROAD

DEV. CONCEPT PLAN

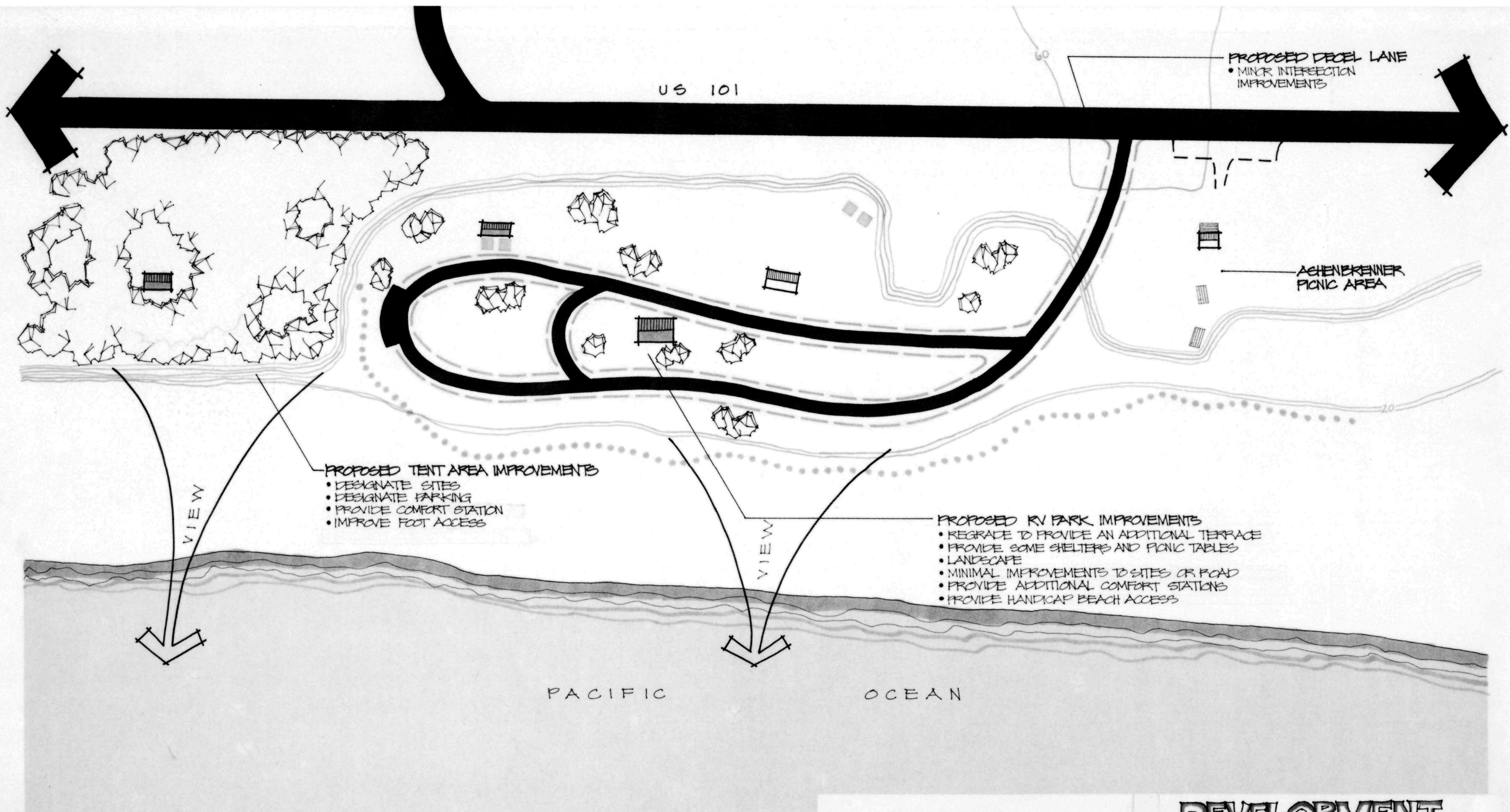
KALALOCH AREA

MAINTENANCE/ HOUSING AREA

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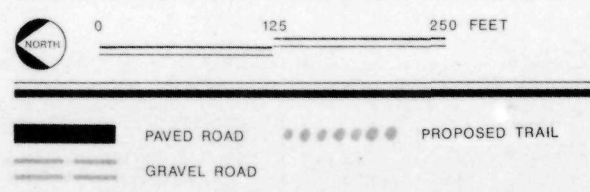
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- PROPOSED TENT AREA IMPROVEMENTS**
- DESIGNATE SITES
 - DESIGNATE PARKING
 - PROVIDE COMFORT STATION
 - IMPROVE FOOT ACCESS

- PROPOSED RV PARK IMPROVEMENTS**
- REGRADE TO PROVIDE AN ADDITIONAL TERRACE
 - PROVIDE SOME SHELTERS AND PICNIC TABLES
 - LANDSCAPE
 - MINIMAL IMPROVEMENTS TO SITES OR ROAD
 - PROVIDE ADDITIONAL COMFORT STATIONS
 - PROVIDE HANDICAP BEACH ACCESS



**DEVELOPMENT
CONCEPT PLAN**

KALALOCH AREA

SOUTH BEACH

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DESCRIPTION OF CONCEPTS

Emphasis and Experience	The wilderness nature of the coastal strip would be emphasized and protected through the concentration of services and development at the Kalaloch Lodge/campground area. Self-directed visitor use of the coastal strip would be enhanced through new interpretive and information facilities and signage; services and development in the lodge area would be improved. Services will be low key outside concentrated developed area.	Visitor Lodging (rooms)	Use the four highway-side guest rooms in the lodge for offices/storage and the first floor room for kitchen expansion. Use three ocean-view rooms in the lodge and existing motel and cabin units. Build 24-30 budget units just east of existing cabins. Remove twelve cabins to improve viewing or provide for improved roads and parking. Build 30-38 units at previously disturbed site currently used as a group camp site south of the cabin area, with common open space between units and ocean bluff; type (cabins, motel, etc.) to be determined. All new units to be consistent with architectural theme of pitched roofs with shingles. Total units: 90-110.
Interpretation and Information Facilities	Develop a visitor center just north of the campground, on the east side of US 101; subject to thorough design analysis in terms of visitor experience, pedestrian and vehicular circulation, soil and groundwater conditions, etc. This facility will include a visitor contact area, interpretive exhibits and film presentations on the wilderness coastal strip and tide pool preservation, environmental education on coastal ecology, and interpretation offices. The visitor center complex may be combined with small satellite interpretive facilities at locations like Ruby Beach, Beach Six, and South Beach/Ashenbrenner. Provide information/orientation exhibit at Ruby Beach and an information sign at the south entrance.	Other Concessioner Services	Expand lodge to provide 200+ dining seats, including coffee shop with outdoor dining; provide more rest rooms; expand gift shop, remove laundry/housekeeping; enlarge kitchen and employee dining. Develop multipurpose building adjacent to store parking area for public meetings and interpretive programs. Replace store with enlarged facility to include self-service gas and laundry/shower facilities. Improve service/loading area to north of lodge and screen from highway.
Ranger Facilities	Ranger station would be located at the visitor center; remove existing station and parking.	Maintenance (NPS)	Consolidate maintenance activities in existing yard; replace existing inadequate facility.
Day-use Facilities and Trails	Develop handicap beach access and improve rest rooms at Ruby Beach; develop a viewing overlook and reduce parking/revegetate open space at Beach 6; improve rest rooms and trails, and add trail benches at Beach 4; provide vault toilets at Ruby Beach and Beach 4 above high tide line; develop beach access, handicapped accessible, from the visitor center through use of either an underpass or overpass across Highway 101; develop trail from visitor center to existing nature trail/campground area; develop trail from campground to lodge area; provide new or improved trails in the lodge area; add wind/view shelter in lodge area; add handicap beach access at South Beach RV area.	Housing (NPS)	Expand and consolidate housing; add recreation facilities; relocate one residence away from US 101.
Campground	Improve circulation and sites; add sewage dump station in south loop; develop replacement group camp at site of former Ross Cabin (between Beach 1 and South Beach); improve walk-in tent sites at South Beach and add comfort station; no bluff protection to prevent loss of sites due to erosion; replace sites east of US 101 and adjacent to existing campground, using existing gravel road for access.	Maintenance and Storage (Concessioner)	Remove existing maintenance/storage facilities located on US 101 and replace with new facility for maintenance, storage, laundry, vehicle storage, etc., to be located just north of the concession housing area.
RV Campground	Improve the South Beach RV campground by regrading to provide additional terrace, providing some shelters and picnic tables, landscaping and additional comfort stations; minimal improvement to sites and roads.	Housing (Concessioner)	Remove house trailers. Provide as necessary expanded housing (houses, apartments, dorms, employee-owned seasonal trailer sites, etc.) on east side of highway near existing housing area.
		Roads	Construct new intersection from US 101 to lodge; access NPS and concessioner housing and maintenance areas from existing NPS access road; remove other intersections to improve circulation along US 101; revegetate to screen housing and maintenance areas from US 101; improve circulation within lodge area; develop access to visitor center from US 101; work with State Department of Transportation to improve intersections and coastal parking areas.
		Parking	Redesign parking at the lodge; improve parking at beach accesses and Cedar Tree; provide pullout and parking at south entrance sign.

CONSTRUCTION COST ESTIMATES

NATIONAL PARK SERVICE

Interpretation and Information	\$2,306,000
Ranger Station	123,000
Day-use	439,000
Trails	47,000
Campground	229,000
RV Campground	308,000
Maintenance	926,000
Housing	1,127,000
Roads	393,000
Parking	629,000
Utilities	1,626,000
Gross Construction ¹	\$8,153,000
25% of Net ²	1,556,000
TOTAL COST	\$9,709,000

1. Net construction costs, plus construction supervision and contingencies
2. Advance and project planning and design costs

CONCESSIONER

National Park Service policy requires that, to the extent it is economically feasible, the concessioner shall undertake all costs relating to construction of its own facilities as well as utilities, roads, parking and similar infrastructure. Such feasibility determination has not yet been made, but will be accomplished prior to implementation of this plan. The cost allocation which appears on this page must therefore be regarded as tentative.

Lodging	\$1,035,000 to 1,390,000
Lodge Expansion	550,000
Multi-Purpose Building	50,000
Store, etc.	115,000
Maintenance	260,000
Housing	825,000
TOTAL COST ³	\$2,835,000 to 3,190,000

3. Includes all gross, planning and design costs

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As the nation's principal conservation agency, the Department of the Interior has basic responsibilities to protect and conserve our land and water, energy and minerals, fish and wildlife, and parks and recreation areas, and to ensure the wise use of all these resources. The department also has major responsibility for American Indian reservation communities and for people who live in island territories under U.S. administration.

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