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# development concept

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IN  
STORAGE

ROCKY MOUNTAIN  
EAGLE CLIFF



NATIONAL PARK/COLORADO

**RECOMMENDED**

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June 13, 1973

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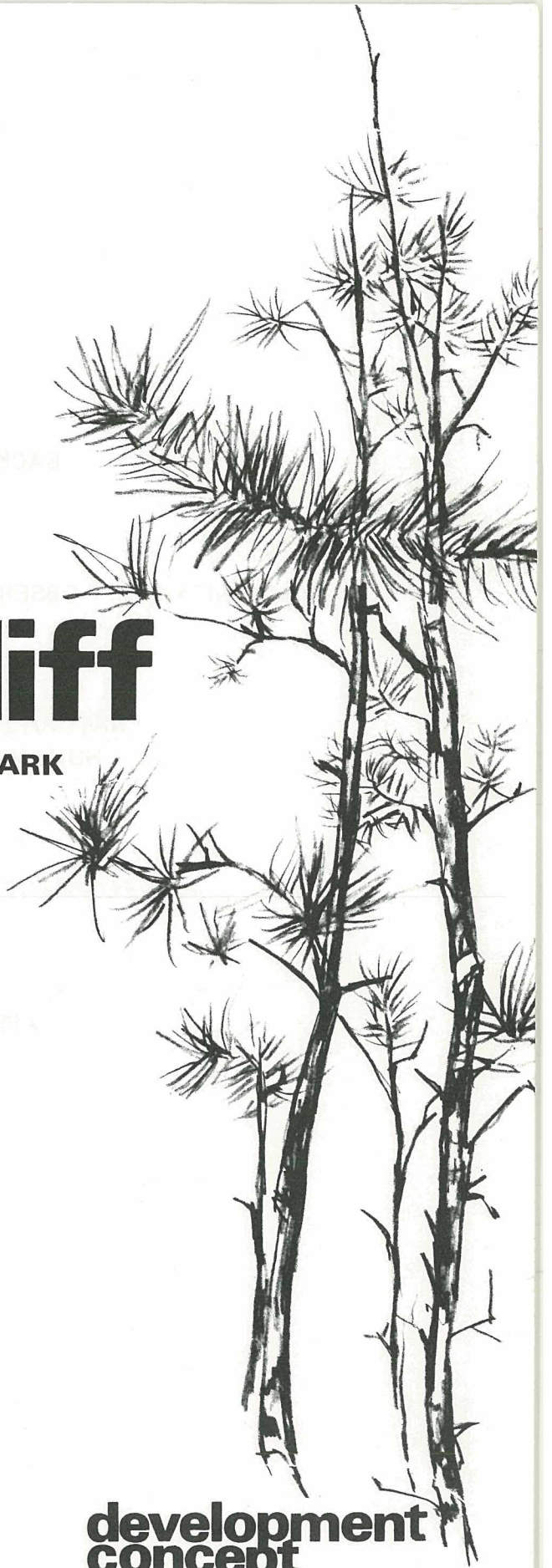
**APPROVED**

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June 13, 1973

# eagle cliff

ROCKY MOUNTAIN NATIONAL PARK



development  
concept

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## BACKGROUND

An important question had to be resolved before beginning this development concept plan: Should residential use continue inside Rocky Mountain National Park in light of the growing sentiment that only those uses related to resource protection and visitor services be permitted inside park boundaries? Because residential development already exists at Eagle Cliff within the Rocky Mountain National Park, and it would be unreasonable to relocate 113 permanent and 165 seasonal personnel into the adjacent resort community of Estes Park, the answer is a qualified yes. Relocation of these people would, no doubt, prove financially unfeasible and environmentally undesirable in terms of the increased impact of the community; the benefits from such a move would be negligible. Further, the Eagle Cliff area was acquired specifically for both maintenance and residential development. Finally, for all intents and purposes, the park does not really begin until the visitor passes the Beaver Meadows Entrance Station – well beyond sight of the Eagle Cliff area. Therefore, residential use or further development would not be obvious to most visitors.

This plan deals only with the management and maintenance functions and the east side personnel residences. Based on the above considerations and the following assumptions, the plan contends that continued residential use is acceptable at Eagle Cliff.

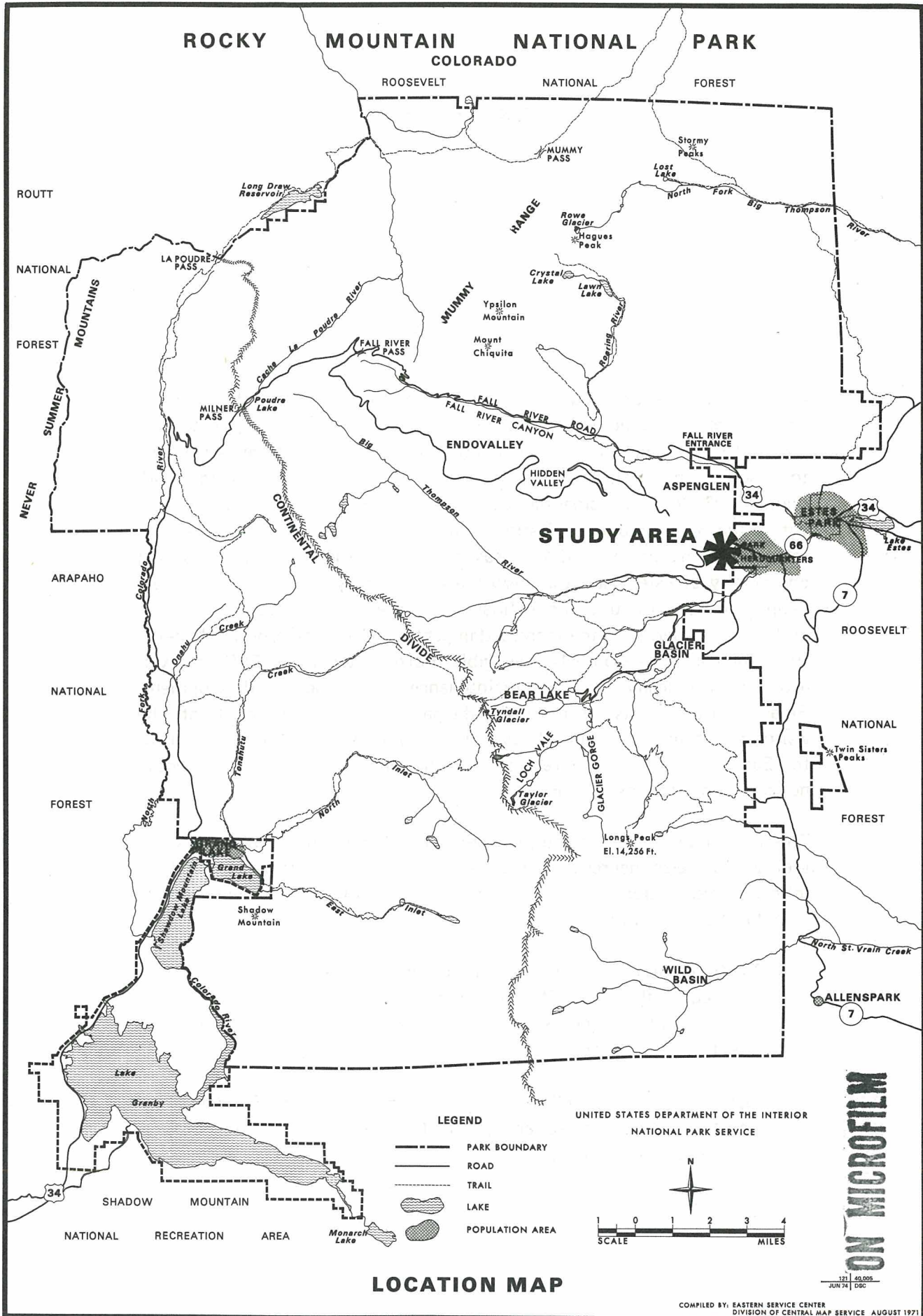
Continued staff housing is acceptable within the park as long as it is confined to the Eagle Cliff area designated for that purpose. Ranger stations and residences for visitor and resource protection are acceptable at interior locations.

Such continued use will not adversely affect the primary functions of the park – in fact, if properly planned, it will reduce existing conflicts and environmental impacts.

All remaining inholdings will eventually be acquired.

# ROCKY MOUNTAIN NATIONAL PARK

COLORADO NATIONAL FOREST



### LEGEND

- PARK BOUNDARY
- ROAD
- TRAIL
- LAKE
- POPULATION AREA

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE



SCALE 0 1 2 3 4 MILES

## LOCATION MAP

ON MICROFILM

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COMPILED BY: EASTERN SERVICE CENTER  
DIVISION OF CENTRAL MAP SERVICE AUGUST 1971



## STUDY AREA

ON MICROFILM

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## SCOPE

The area under consideration in this development concept plan encompasses several complementary, but not necessarily compatible, functions. Administration, visitor information, maintenance, storage, staff housing, and recreation are the principal functions here. This plan attempts to identify the proper relationships among these various activities and operations – both functionally and spatially – as well as their relationships to the larger park environment and the town of Estes Park. The effects of and constraints imposed by environmental factors such as climate, slope, exposure, fragility, and visibility are also important considerations. Finally, as in any community, various sociological and psychological factors have important implications for planning, and must be understood.

Because the entire Estes Park Valley was inhabited and traversed by Indians, some archeological values are sure to exist. An archeological survey of the entire park, including the Eagle Cliff area, is expected to be conducted by Drs. Jennings and Morris of Colorado State University. Should the survey determine that archeological values do exist within the study area, required revisions in this plan will be made. All known archeological sites will be protected. See following archeological map.

## COMMUNITY / STAFF OBSERVATIONS

The planning process logically begins with an observation of things as they are. The following "Graffiti Sheet" and comments are an expression of things as they are, as observed by the people who live and work in the Eagle Cliff area. It is the first step in a participatory approach to planning, in which the final plan is a reflection of the expressed requirements of the community involved.

### AREA 1

Provide a small playground area in each cluster of residences that is geared for small children's use – swings, jungle bars, a small fishing pond (ice rink in winter). One of the areas could also include a ballfield and tennis court for adult recreation.



A

-105°-30'

B

C

-35'

D

E

F

-40'

G

H

-45'

J

K

-50' L

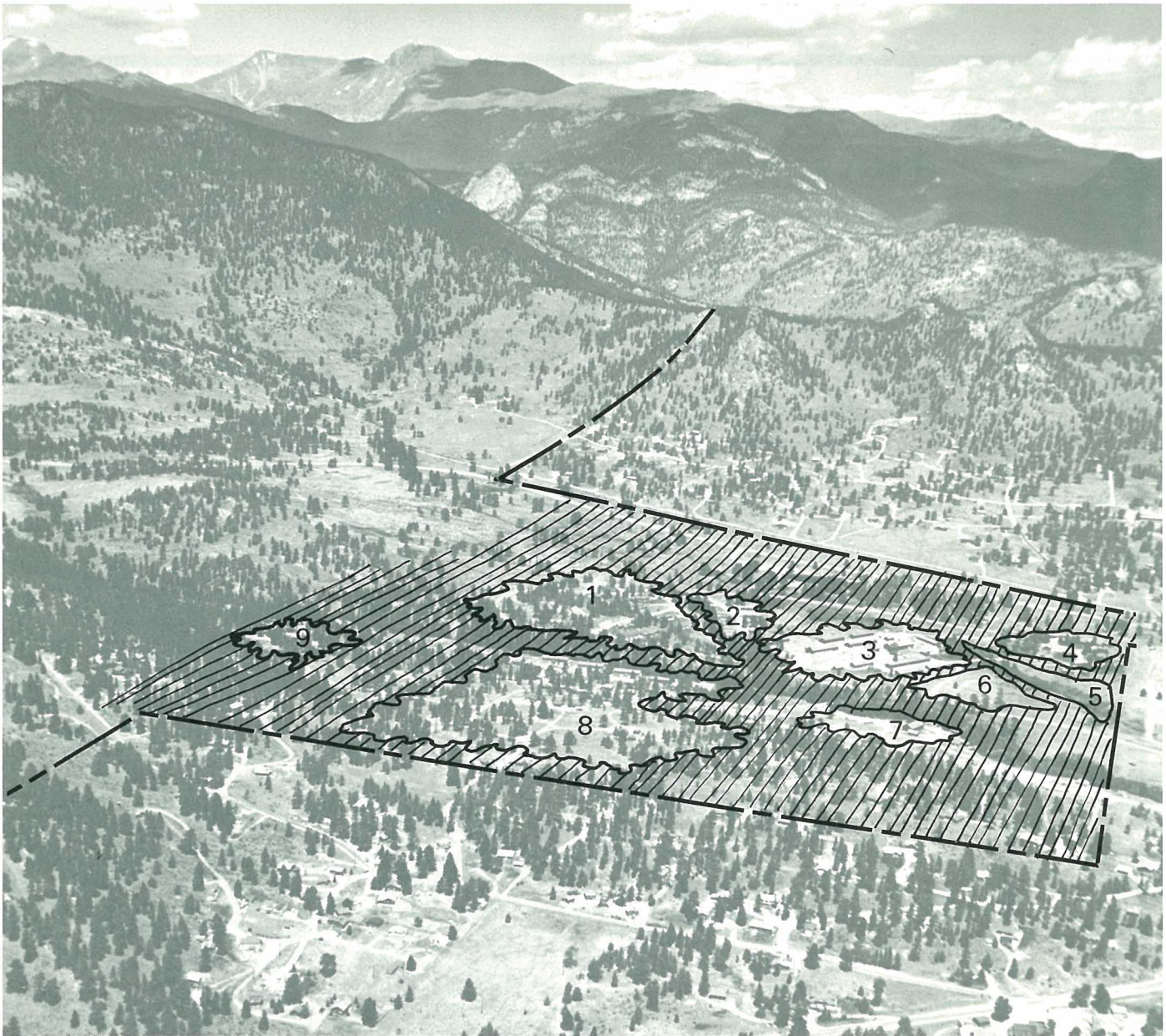
M

N

-105°-55'

• EXISTING

• REQUIRED



## "GRAFFITI SHEET" / STAFF OBSERVATIONS

THE "GRAFFITI SHEET" WAS DESIGNED AS A TOOL FOR COMMUNITY PARTICIPATION IN THE PLANNING PROCESS BY ALLOWING INDIVIDUAL INPUT FROM THE COMMUNITY RESIDENTS WITHOUT REQUIRING A GREAT DEAL OF TIME FROM EITHER THE PLANNER OR THE PARTICIPANT.

THE ONLY RULE WAS THAT PARTICIPANTS WERE ASKED TO REFER TO THE NUMBERED AREAS WHEN MAKING THEIR COMMENTS.

**ON MICROFILM**

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Provide for mixed-age replacement of trees.

Provide storage (secured) for residents' camp trailers and recreation vehicles, to reduce congestion and unsightliness in the residential area.

## AREA 2

Use as a small play area, or as one of several dispersed housing areas. Area is not suited for softball or other games requiring flat land.

If housing is phased out, consider for use as a junior playground; screening to the northwest would be necessary.

Phasing out of areas 2 or 4 is fine, but replanting should follow.

Eliminate use of area 2 for housing.

Remove existing housing; replace with duplexes only if site can be adequately screened from visitor center (doubtful). Otherwise shift housing to area 8.

## AREA 3

Cluster maintenance-shop facilities to allow maximum cross-utilization of equipment (saws, drill-press).

Isolate or restrict entrance to maintenance area on south side – especially for children.

Retain as utility area. Provide for replacement of old, inefficient conglomeration of buildings (screen from visitor center).

## AREA 4

Eventually shift area 4's functional housing to area 8 and replace with screen of pines.

Eliminate housing.

## AREA 5

Retain as is.

Protect as natural area.

## AREA 6

Retain as is, but improve recreation facilities.

Rather than planning for one play area, have smaller play areas for each housing cluster.

The area is ideal for a ballfield, but needs improvements (for such activities as softball and volleyball).

Install small play areas, as in areas 1 and 8. As a playground, area 6 is little-used, partly because it is away from the housing, and partly, I think, because the Estes Park schools and the national park provide better alternatives for recreation than our weed-grown ballfield.

## AREA 7

Develop, through excavation if necessary, a major maintenance storage area on the east side — consolidate *all* Hallowell Park maintenance operations here as soon as possible.

Area 7 remains better than area 6 for outside storage of maintenance materials and equipment, primarily because it is more hidden. It is also reasonably close to the utility area and to exit roads.

## AREA 8

This area and the adjacent area toward Eagle Cliff are prime seasonal housing areas replacing all park housing in Moraine Park, Tuxedo Park, and Hallowell Park.

Present permanent and seasonal circulation between offices and quarters is good, but with future expansion, consideration of the impact by traffic

through the maintenance area may result in a reworking of the bypass east of the maintenance area.

The access to the area from Spur 66 will become more important as future housing is developed – weekend traffic during peak season would dictate the necessary use of this exit/access to the housing area.

*Housing* – Don't forget the sociologists; they can survey the permanent clients. The designers will justly say that economy and future maintenance justify multiplex developments. Also, less ground is developed.

The quality of the living experience in multiplex developments is lessened for the ones who can pay for a better experience if it were available.

If the "client" is forced down the route of policy, then let's not go beyond the duplex. Of the various evils of multiplex designs, this is the most tolerable.

I don't think the sociologists would justify the multiplex for all National Park Service employees unless it were a decision to have or have not, without a survey of those who would live in these units.

Find a new building that will house museum storage and library. This might also provide work space for a researcher or two, and storage for association publications.

More seasonal housing will be needed as housing is phased out in Moraine Park. This can be common-wall-type construction as long as there is concern for sound insulation between units in both design and construction. (I have lived in such quarters as National Park Service provides for seasonals – they could not have been designed with privacy in mind.)

Place play areas relatively close to housing for best utilization.

Use native plants for screening.

In expanding housing for permanents and seasonals, plan for compactness. A recent directive from Washington Service Office talks about changing to common-wall housing – apartments and townhouses. This would minimize expense for street and utility extensions. A more compact housing area would strengthen the occupants' sense of community. Contrary to common thinking, townhouses and apartments *can* be designed to afford maximum privacy for residents in adjoining units.

The open spaces of areas 1 and 2 could be intensively developed, or redeveloped, to house all permanents. An enlarged area 8 could house all seasonals. Permanents would use the road behind the administration building for access to their area. Seasonals could use the road from Rock Inn (Spur 66) to area 8 (or the Rock Inn road could be blocked and the road now through area 4 and past the ballfield could be used as the access to area 8). Neither permanents nor seasonals would have to pass through utility area 3, and that area could be fenced and gated.

Move house-trailer sites to back up on Eagle Cliff seasonal housing area.

### **AREA 9**

We've talked about an administrative campground for special uses (i.e., Rocky Mountain National Park Seminar students) perhaps in area 8, or between it and area 9, or beyond Maitland's house.

Eliminate area 9 (bone yard) and put it where areas 5 and 6 are now shown. This would make it more accessible to the shop area.

Either shift this function to area 7 or vice-versa. They should be consolidated. Esthetically, a shift from area 7 to area 9 would be better, so that seasonals would not have to drive through the storage area, although it would cause trucks to drive through the housing area unless a separate access road were routed around the housing.

It would be better if traffic to the bone yard did not have to go through area 8.

Dispose of surplus material in the bone yard, area 9, and move the remainder to area 7. In doing this, dispose of surplus items now at area 7 and reorganize the remainder for more compact storage. Fence area 7 against trespassers.

### **MISCELLANEOUS COMMENTS**

Turn the administration building into a full visitor-services building to house offices directly connected with visitor services. Construct another administration building in area 2 for all other offices.

Include a cost-benefit comparison of onsite and offsite housing in this study.



## NATURAL BOUNDARIES

AREAS CREATED BY LANDFORM, STREAMS,  
AND WOODED AREAS



ON MICROFILM

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## NATURAL FACTORS

### NATURAL BOUNDARIES

In attempting to analyze the state of any environment, it is best to begin with the most basic features – those that can be considered to be causes rather than effects. In almost all cases, the form of the landscape itself is the basic building-block. The landform subtly begins to subdivide the landscape into distinguishable units. Vegetation and works of man further delineate and divide the landscape into spatial zones. By recognizing and identifying this organic zoning process, one can begin to establish a sense of order that will unify all phases of the planning process.

### ENVIRONMENTAL CONSTRAINTS

Environmental constraints imposed by nature further delineate how and where man can build and use the land for his needs and comfort. In the case of the Eagle Cliff area – a site already heavily impacted by man – the remaining natural areas, streambanks, and steep slopes are natural factors that should help guide the pattern of future use.

## HUMAN ACTIVITY

### FUNCTIONAL RELATIONSHIPS

Overlying this foundation of natural factors are the works and activities of man. Human activity here, much like nature, can only operate smoothly when all the parts are working in harmony with one another. This section of the planning process attempts to identify the various human activities or functions, their proper relationships, and the problems and conflicts that inhibit the harmonious operation of those functions. The following diagram is an idealized concept of the functional relationships among the major categories of human activity at the Eagle Cliff area.

The determination of how close we can come to the conceptual ideal is based on the combined influence of the environmental constraints already illustrated, and the patterns and problems of human activity.



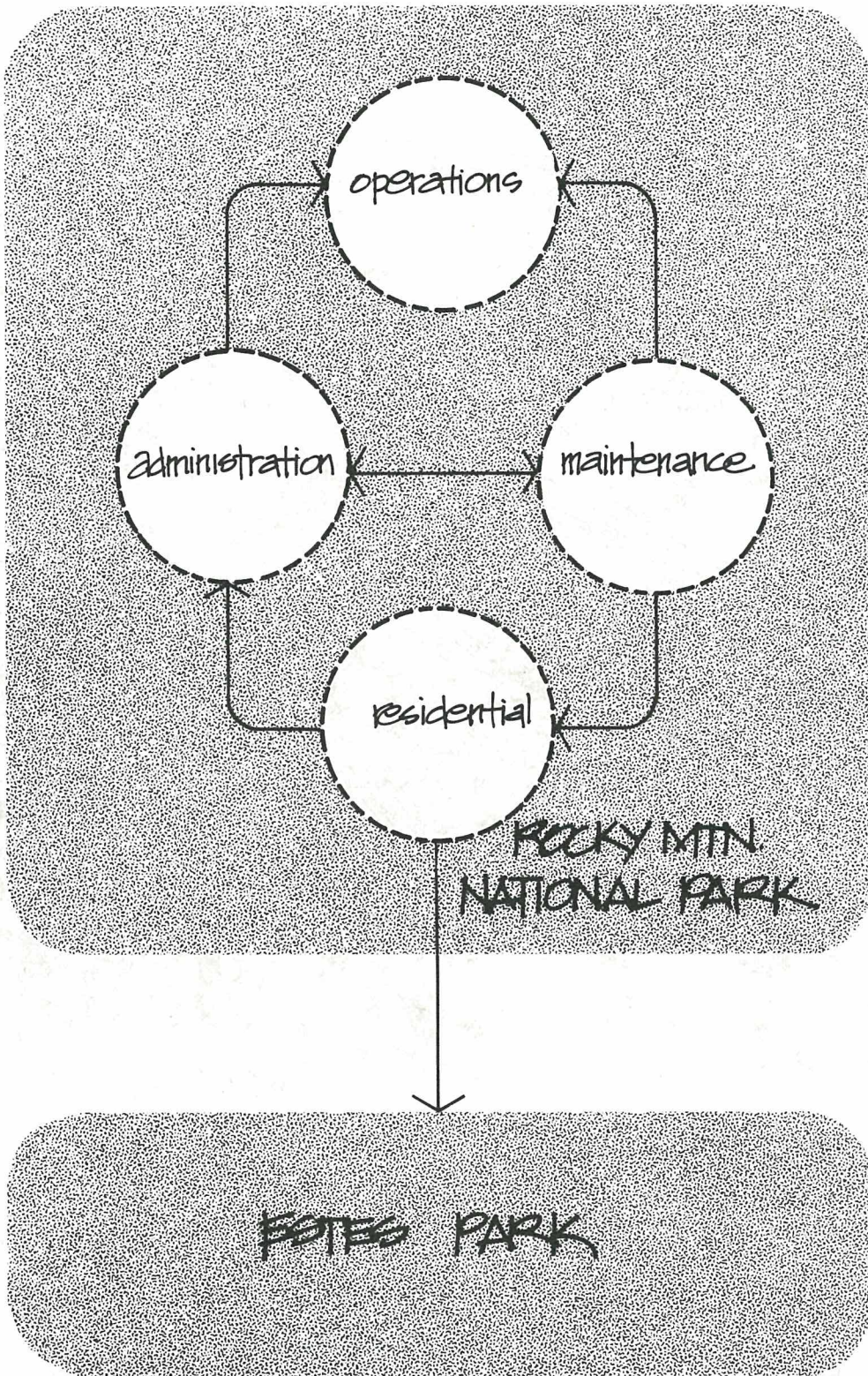


## VEGETATION

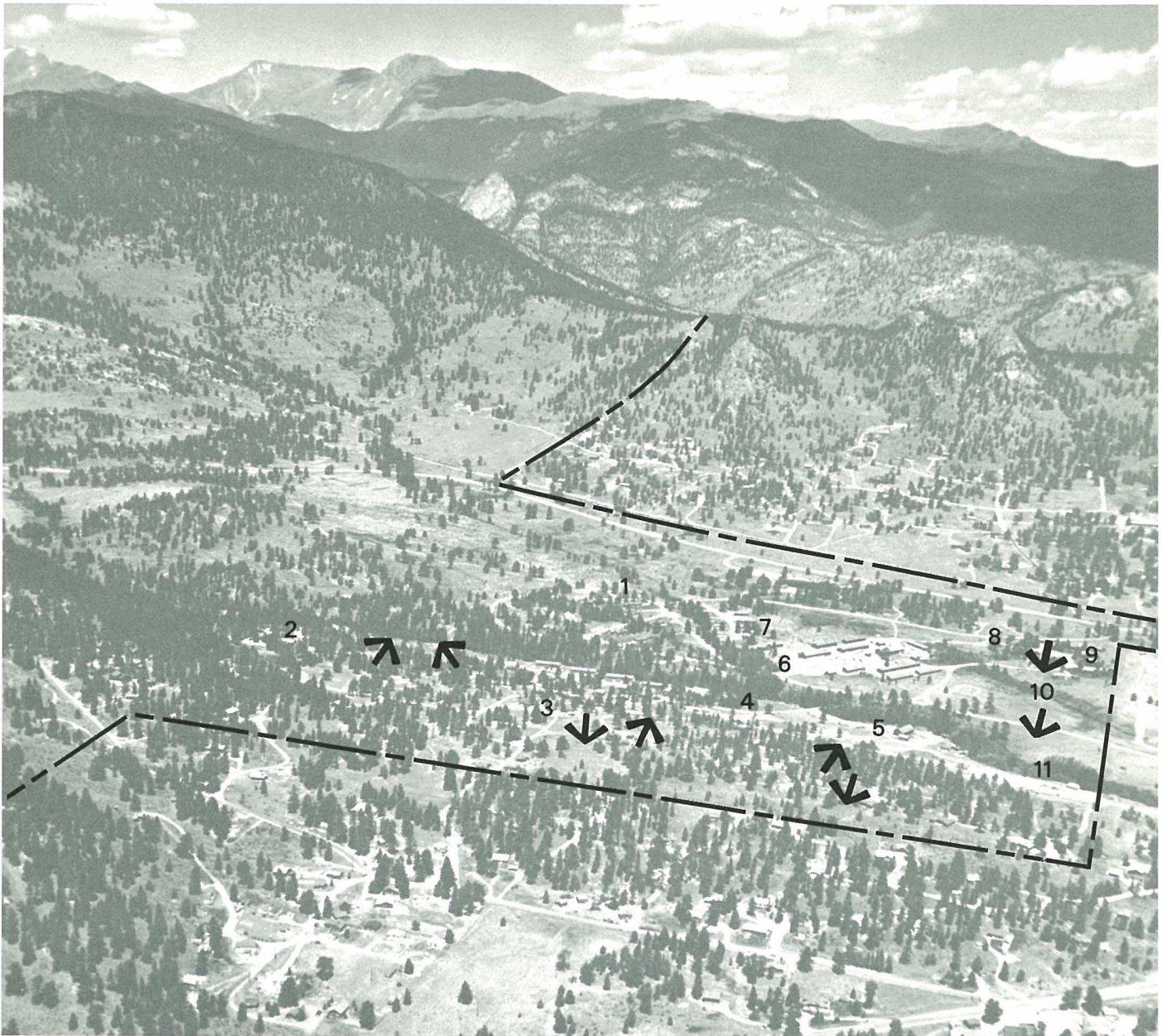
- A** PREDOMINANTLY PONDEROSA PINE FOREST. . . . STREAMSIDE VEGETATION CONSISTS OF WILLOW, ALDER, ROCKY MOUNTAIN BIRCH AND COLORADO BLUE SPRUCE. THESE AREAS PROVIDE FOR CLIMATE MODERATION IN BOTH SUMMER AND WINTER. . . NO TREES ARE TO BE REMOVED.
- B** DRY-OPEN BRUSHLAND. . . . AREA MOST SUITED FOR DEVELOPMENT NEAR EDGES OF FOREST. ANTELOPE BRUSH, SQUAW CURRANT, KINNIKINNIC, PENSTEMON, WILD GERANIUM, SHOOTING STAR, DWARF SAGEBRUSH, AND ROCKY MOUNTAIN JUNIPER ARE COMMON.
- C** MARSH AREA. . . . TO BE PROTECTED AS NATURAL AREA.

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ON MICROFILM



# FUNCTIONAL RELATIONSHIPS



## PROBLEMS/POTENTIALS

1. THESE RESIDENCES SHOULD BE SCREENED FROM WINTER WINDS AND VISIBILITY FROM BEAVER MEADOWS ROAD.
2. BONEYARD LOCATION CREATES FUNCTIONAL CONFLICT WITH RESIDENTIAL AREA. . . . SITE IS WELL SUITED FOR SEASONAL CAMP. BONEYARD SHOULD BE RELOCATED NEAR OTHER MAINTENANCE FACILITIES.
3. SPIDER WEB ROAD PATTERN IS VISUALLY AND ENVIRONMENTALLY UNDESIRABLE. SPRAWL TYPE HOUSING PATTERN SHOULD BE ELIMINATED BY CLUSTERING HOUSING. THIS AREA IS SUITED FOR USE AS COMMUNITY RECREATION SITE.
4. VISUALLY INTRUSIVE, NON-COMPATIBLE USE IN RELATION TO NEARBY RESIDENTIAL AREA. EXCELLENT VIEWS AND RELATIVE FLATNESS MAKE IT GOOD SITE FOR RECREATIONAL USE.
5. FUNCTION SHOULD BE RELOCATED TO EXPANDED MAINTENANCE AREA. SITE AND BARN MUCH BETTER SUITED FOR COMMUNITY CENTER AND RECREATIONAL ACTIVITY.
6. POSSIBLE CONFLICT BETWEEN MAINTENANCE FUNCTIONS AND RESIDENTIAL AREA.
7. CONDITION OF HOUSING IS POOR. TOO CLOSE TO MAINTENANCE FACILITY FOR RESIDENTIAL AREA.
8. POSSIBLE CONFLICT BETWEEN RESIDENTIAL AND MAINTENANCE ACTIVITIES.
9. CONFLICTING USE BETWEEN PARK RESIDENTIAL AND PRIVATE CAMPGROUND. NOISE FROM CAMPGROUND AND VISIBILITY OF PARK RESIDENCES ARE FACTORS FAVORING RELOCATION OF THESE RESIDENTIAL UNITS.
10. MARSH - PROTECT AS NATURAL AREA.
11. PRIVATE GAS BOTTLE STORAGE AREA IS VISIBLY INTRUSIVE AND SHOULD BE REMOVED WHEN POSSIBLE.



BEST VIEWS

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## **SOCIO-PSYCHOLOGICAL CONSIDERATIONS**

Because the residents of the Eagle Cliff area are exclusively National Park Service employees and their families, population characteristics in terms of age distribution and seasonal fluctuations are rather atypical and must be considered carefully. The community presently has 113 year-round residents. During the summer of 1972 (a typical summer) that number was increased by 165 seasonal residents. The unique needs and problems of such a community or communities must be identified and resolved. This development concept plan hopes to initiate the identification and to suggest a framework for resolution. Only the community itself can accomplish the rest.

### **The Community: Children**

Because it appears that the largest group of children are below the high school age level, it can be expected that their play will be relatively close to home. Most preschool children will probably be from the seasonal staff and "tot lots" should be located accordingly. Furthermore, because of the long winters, the very young children of the permanent staff will probably spend much of the time indoors — except during the summer months.

Tot lots and other designated children's play areas should be sited close to and visible from residential units. This will tend to increase the levels of both safety and socialization (parents as well as children).

Because children express their territoriality more openly than adults, it may be wise to provide similar facilities for both permanent and seasonal groups. Some sharing of "turf" will occur and is desirable, but should take place on neutral territory if possible.

Because teenagers are more mobile than younger children, have a greater need to socialize with their peers, and are fewer in number, they can be expected to spend less time in their residential area. They will probably spend most of their free time in "town" or in the park. Their needs in terms of facilities are probably not altogether different from those of the adults.

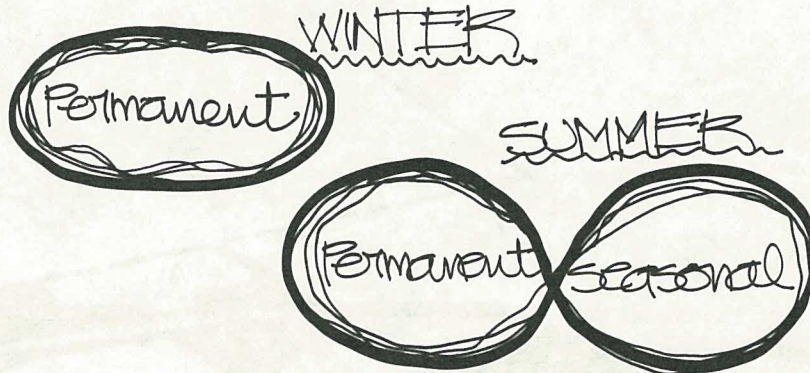
### **The Community: Singles**

Because the singles population increases about tenfold during the summer (while the married population only doubles), there is a distinct possibility of lifestyle conflicts between this group and the married community. Because this group tends to be more gregarious, keeps later hours, and generates more noise, singles quarters should be located to reduce these inherent conflicts. This does not mean that single and married residents should be socially segregated — only that inherent conflicts may be resolved by careful planning and design.

### **The Community: Permanent-Seasonal Conflicts**

Because man is both a social and a territorial animal, both characteristics affect community design. The permanent community, which over time has

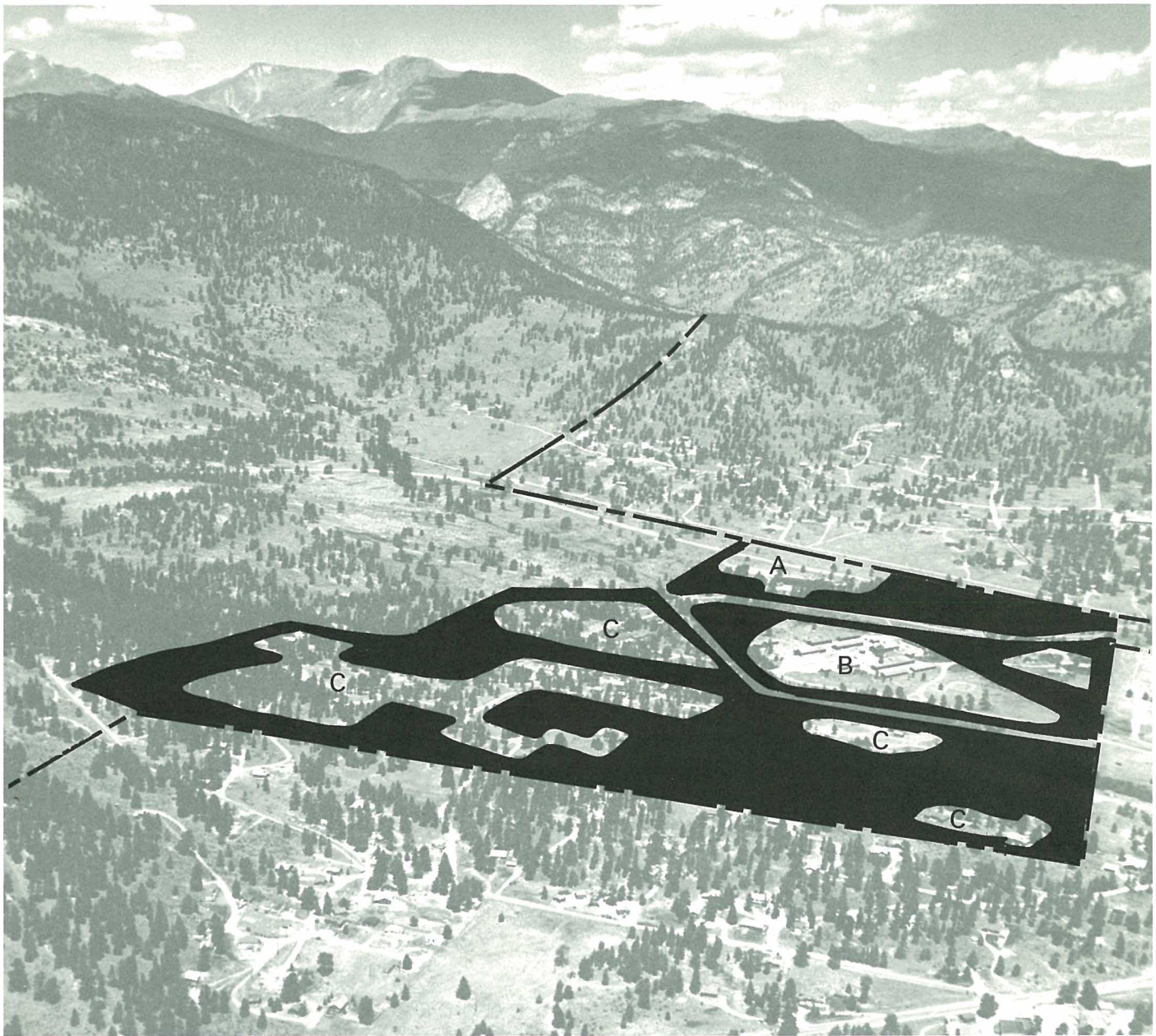
established a definitive social structure, has an important stake in maintaining a semblance of continuity in that social structure to protect it from being easily upset. Although the social system must be expanded during the summer to include the seasonal staff, the original structure must remain intact to continue functioning when summer is over.



Integration of the two sub-communities should be voluntary and can be encouraged through joint participation in programs and events, but should not be forced through design (housing location). The seasonal community also has a need to establish its own identity and social structure apart from the larger community.

## DEVELOPMENT CONCEPT

When all the factors already discussed are put together to form a composite, a natural solution begins to emerge. The development concept that follows is an attempt to integrate all the preceding information by providing a guide for future planning that will allow for continued human use while reducing functional, social, and environmental conflict. It is a compromise between the conceptual ideal and the reality of the site and situation. It is based on both the human and environmental considerations mentioned previously, and yet it still allows for flexibility in meeting changing needs. A strategy of phased development and redevelopment is the key to maintaining this flexibility; it will prepare the community to meet changing requirements as they occur.





# DEVELOPMENT PLAN / FUNCTIONAL ZONES

A \_\_\_\_\_ ADMINISTRATION / VISITOR CONTACT

B \_\_\_\_\_ MAINTENANCE / OPERATIONS

C \_\_\_\_\_ RESIDENTIAL

 \_\_\_\_\_ FUNCTIONAL SPACE

 \_\_\_\_\_ OPEN SPACE

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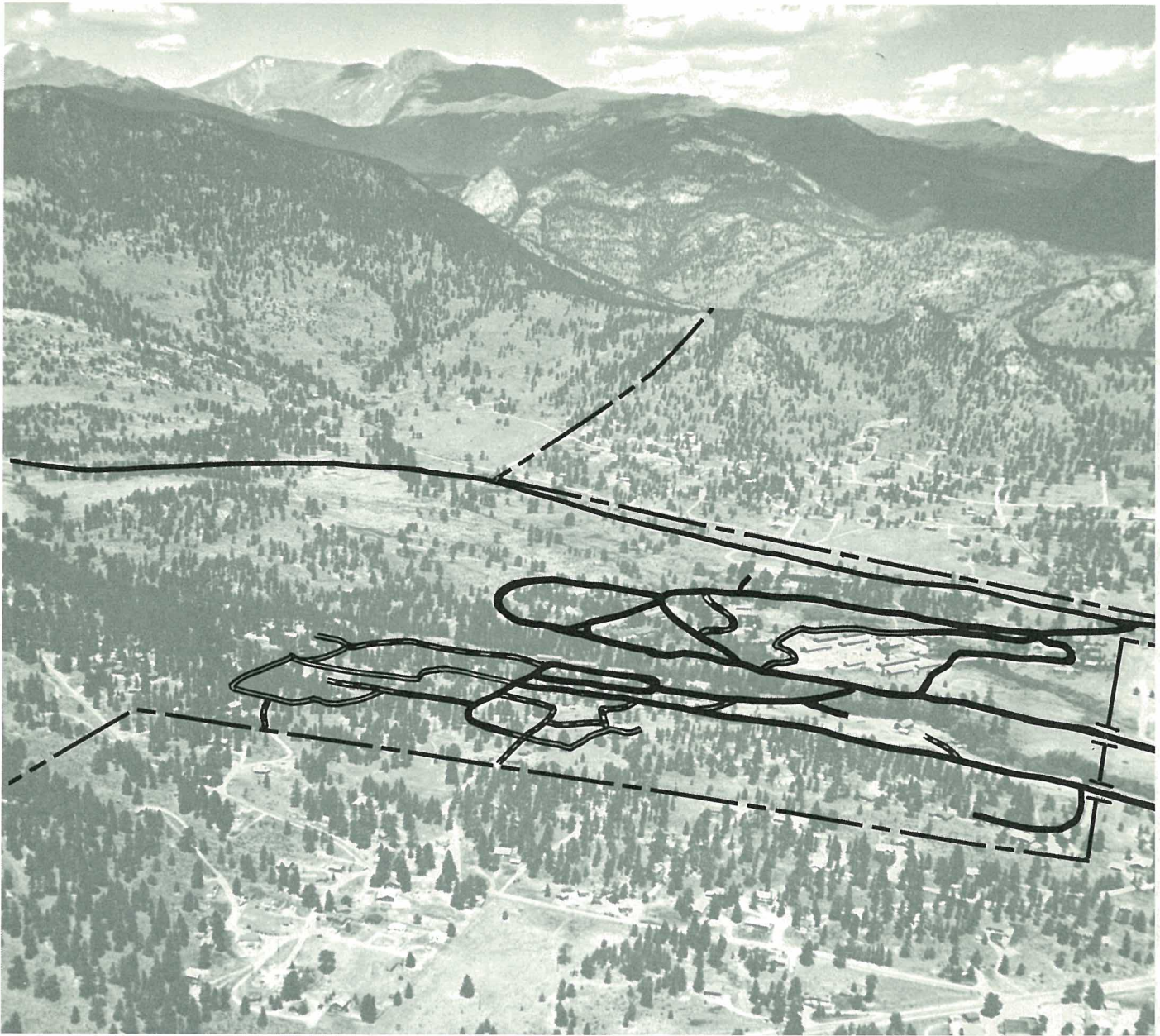
## DEVELOPMENT STRATEGY

- 1 \_\_\_\_\_ FIRST STAGE ( 5-10 YRS )
- 2 \_\_\_\_\_ SECOND STAGE ( 10-15 YRS )
- 3 \_\_\_\_\_ THIRD STAGE ( 15-20 YRS )

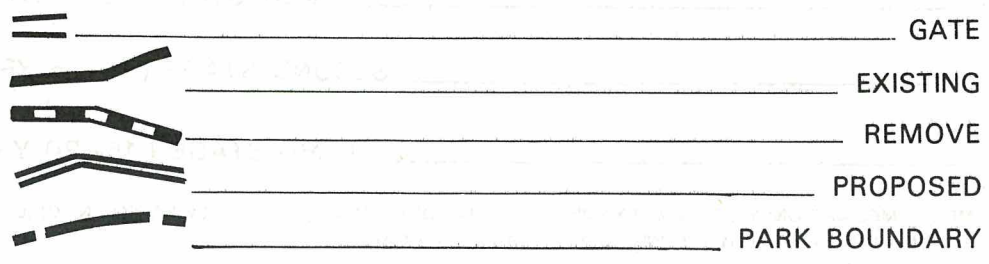
NOTE: TIME FRAMES ARE ONLY GIVEN AS EXAMPLES. ACTUAL DETERMINATION WILL BE BASED ON POLICY AND ECONOMIC CONDITIONS BOTH OF WHICH ARE SUBJECT TO CHANGE.

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ON MICROFILM



# CIRCULATION PLAN



**ON MICROFILM**

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**APPENDIXES**

**A: DESIGN NOTES**

**B: A SOLUTION . . . ONE ALTERNATIVE**

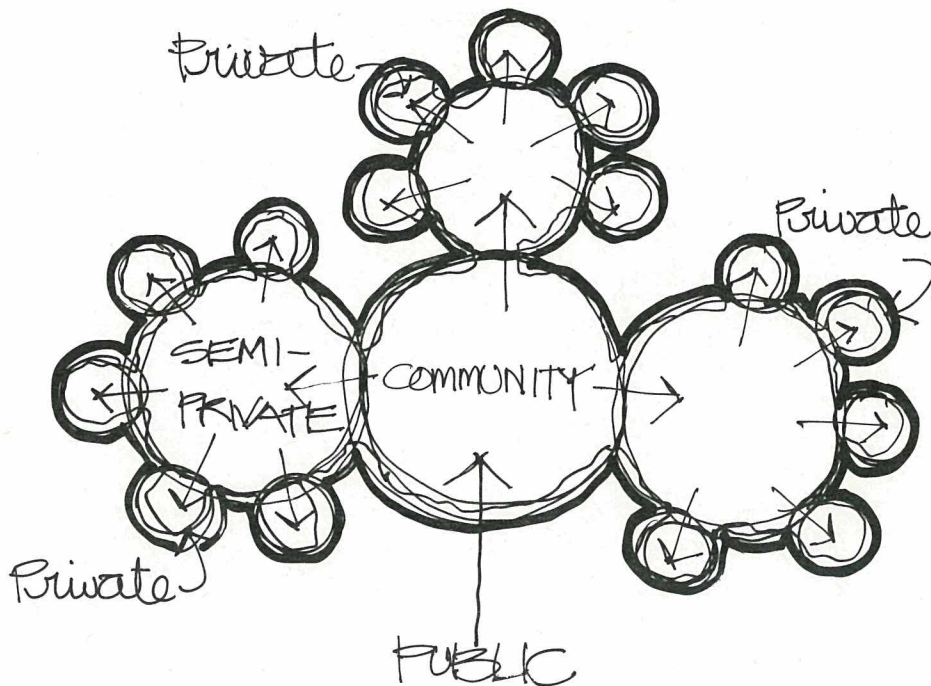
**C: ENVIRONMENTAL IMPACT ASSESSMENT NEGATIVE DECLARATION  
FOR EAGLE CLIFF DEVELOPMENT CONCEPT PLAN**

~~DESIGN~~ DESIGN NOTES:- The principles to guide the implementation of this development concept plan are:

New housing should be designed to conserve space and reduce building and maintenance costs.

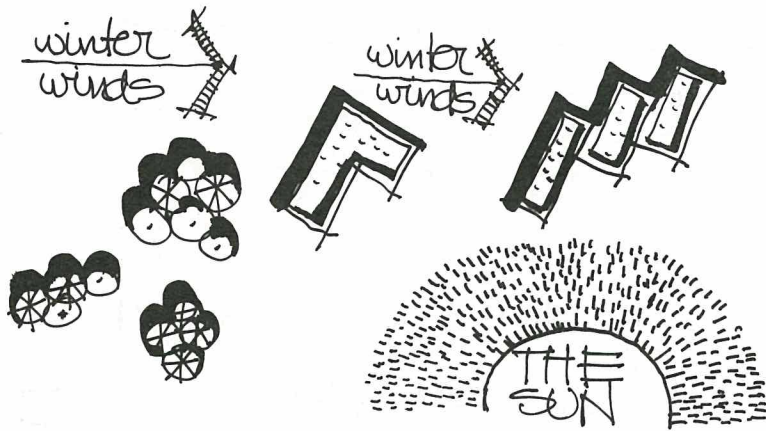
Modular or townhouse-style construction might be most suitable from both economic and sociological standpoints.

Units must be designed to allow for both individual and family privacy, while providing space for socialization among neighbors. Units should be designed and arranged to create a hierarchy of identifiable spaces (territory) from community to semi-private to private.

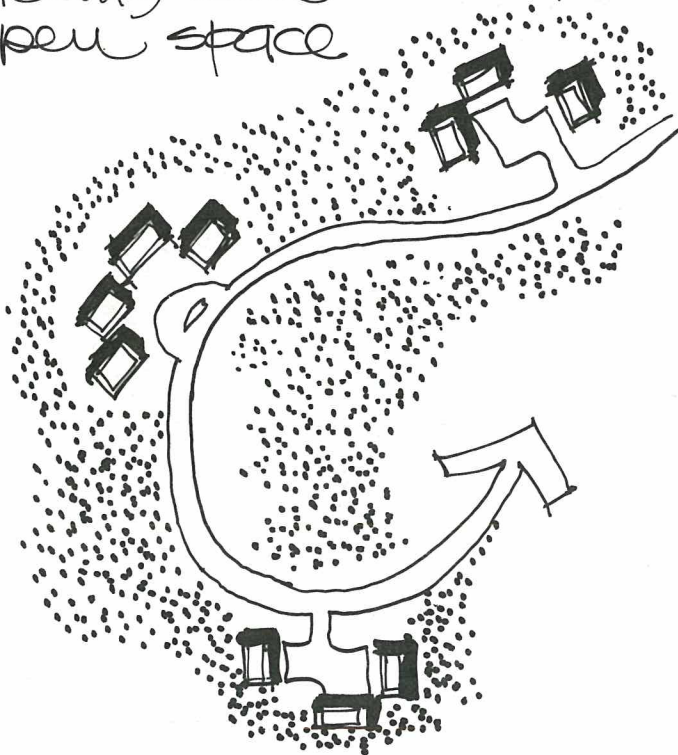


Units should be designed and sited to allow for surveillance of adjacent semi-private and community spaces.

Building orientation should be such that undesirable climatic conditions are modified and positive factors maximized.



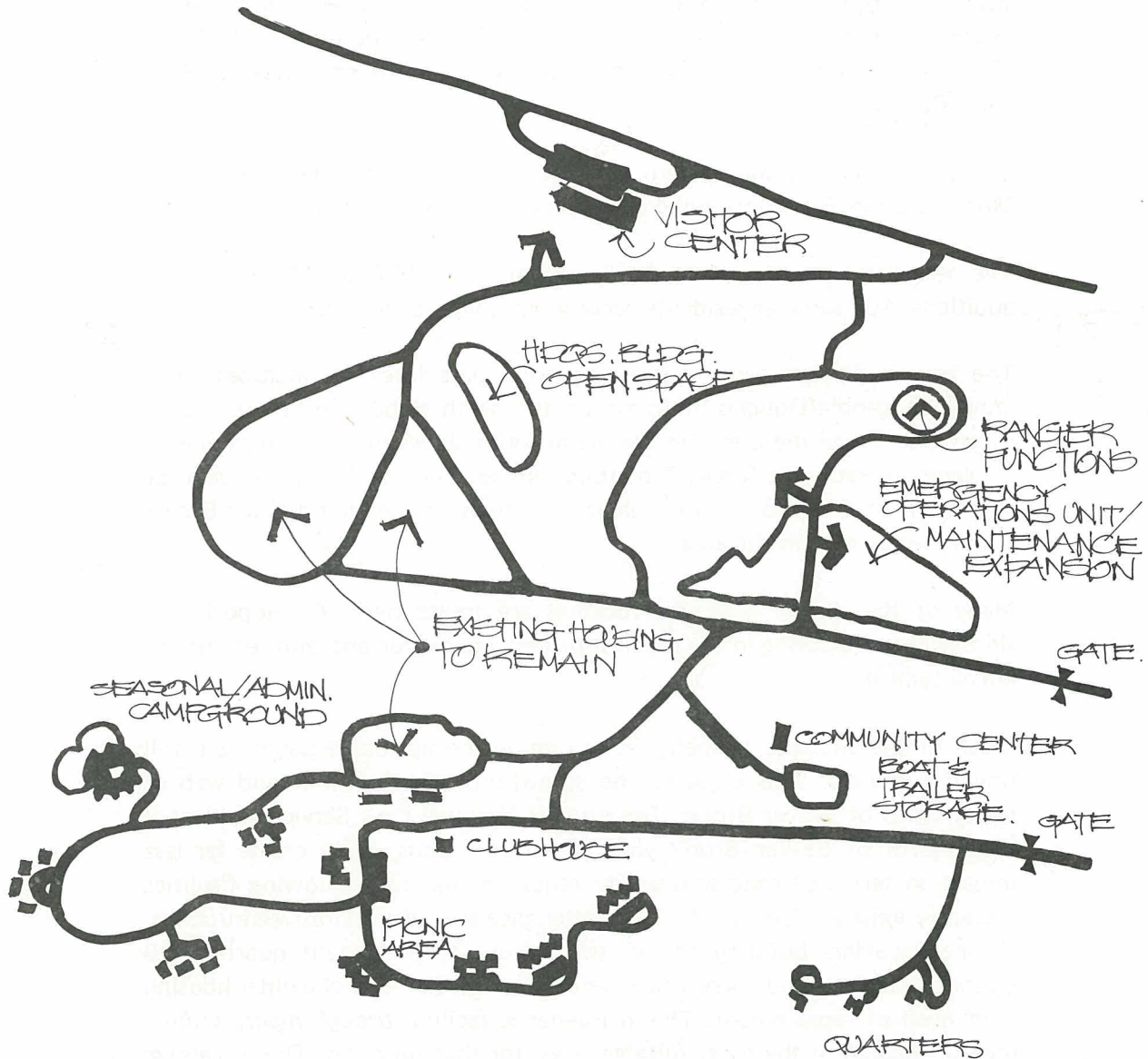
Single family units that are relocated should be clustered to create a sense of place and reduce environmental impact from extensive road and utility construction. Clustering also results in less encroachment on open space.



With the expansion of the Eagle cliff area, more fire protection will be needed (primarily adequate water storage, a system of fire mains, and fire hydrants).

Due to the nature of the Estes Park Volunteer Fire Department and its limited authority to operate within the park, it is essential that National Park Service fire suppression capability be maintained.

# A SOLUTION.....one alternative



## C: ENVIRONMENTAL IMPACT ASSESSMENT NEGATIVE DECLARATION FOR EAGLE CLIFF DEVELOPMENT CONCEPT PLAN

### Location of Project

Eagle Cliff Utility/Residential Area, Larimer County, Rocky Mountain National Park, Colorado.

### Summary of Assessment

**Brief Description of Project.** The Eagle Cliff development (park headquarters area) is located adjacent to the east boundary of Rocky Mountain National Park, Colorado. It is about 2 miles southwest of Estes Park, Colorado.

The project lies at the eastern base of Eagle Cliff Mountain within the Montane Zone. Elevation in the development averages 7,800 feet.

The permanent population of the development in 1972 was 113 people. An additional 102 summer residents occupy housing at Eagle Cliff.





The area is predominantly open ponderosa pine forest. It includes aspen groves, lodgepole/Douglas-fir forest on the north slopes, and barren rocky ridges that fringe the area. On the warm south slopes the ponderosa pine is, in places, mixed with Rocky Mountain juniper. Typical Montane streamside vegetation of Colorado willow, alder, and birch can be found along Beaver Brook, which divides the area.

Many of the shrubs from the foothills are found here. Antelope brush, thimbleberry (growing in the rockiest places), squaw currant, and red currant are all typical.

Much of the site was formerly in private ownership. Some parcels are still privately owned. This explains the sprawl-type development and web of roads south of Beaver Brook. The original National Park Service residential areas north of Beaver Brook were planned as units. They create far less impact in terms of road and utility requirements. The following facilities presently exist at Eagle Cliff: 15 maintenance and administrative structures, the headquarters building and visitor center, 28 permanent quarters, 20 seasonal quarters, and three apartment buildings. Some of the older housing is in need of replacement. The maintenance facility, *though highly visible*, may be located in the most suitable place for that function. There is access from the facility to park, administrative, and residential areas separately, and therefore does not cause any major circulation problems. However, the bone yard and equipment storage yard that are located in the residential area are



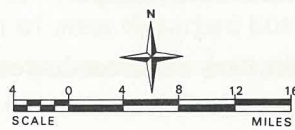
**LEGEND**

-  EXISTING WILDERNESS AREA
-  PRIMITIVE AREA UNDER STUDY FOR WILDERNESS DESIGNATION
-  MANAGED AS PRIMITIVE AREA
-  NATIONAL FOREST BOUNDARY

**R O C K Y M O U N T A I N**

**PRIMITIVE CORE FOR THE REGION**

**VICINITY MAP**



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**ON MICROFILM**

The adverse impact of increased density of people in the Eagle Cliff area will be unavoidable.

#### **Alternatives Considered**

Seasonal housing could be retained at Moraine Park, Hallowell Park, and Tuxedo Park, with the current housing and the administrative and maintenance facilities continuing at Eagle Cliff.

Adoption of this alternative would prevent the restoration to natural conditions of the three cited interior park areas, and prevent accomplishment of this important aspect of the master plan. It would perpetuate the adverse uses of these esthetically important interior land parcels.

Eagle Cliff would remain a disturbed site with only a slightly lower level of impact.

Some housing at the interior locations must be replaced – if not at another location then on the same sites because of the state of disrepair.

In the light of the growing sentiment that only those uses related to resource protection and visitor use should be permitted inside park boundaries, consideration was given to abandoning in-park housing and requiring employees to obtain quarters outside the park. However, because the Eagle Cliff area was originally acquired for the purposes of residential and maintenance development, such a move would be of questionable benefit.

Furthermore, it would be unreasonable to expect to relocate 113 permanent and 165 seasonal employees into the adjacent resort community of Estes Park. Any such operation would no doubt prove financially unfeasible and environmentally undesirable in terms of the increased impact on the community. Further, the benefits from such a move would be negligible. In the eyes of most visitors, the park doesn't really begin until one passes the Beaver Meadows Entrance Station, well beyond the sight of the Eagle Cliff area.

The master plan study team concluded as follows:

Continued staff housing is acceptable within the park as long as it is confined to the Eagle Cliff area designated for that purpose.



Such continued use will not adversely affect the primary functions of the park — in fact, if properly planned, it will reduce existing conflicts and environmental impact.

All other private and staff residential units within the park will be removed or relocated to the Eagle Cliff area.

All remaining inholdings will eventually be acquired.

**Relationship Between Local Short-Term Use of the Environment and Maintenance and Enhancement of Long-Term Productivity.** Construction activities will create some short-term inconveniences and adverse environmental impact of a comparatively minor nature.

Long-term benefits will be related to the return to natural conditions of three important sites within the park interior — Moraine Park, Hallowell Park, and Tuxedo Park.

**Any Irreversible and Irretrievable Commitment of Resources.** The Eagle Cliff site is committed for its use for the life of the project. However, restoration of this land area for other productive use could be accomplished in the future, if deemed desirable.

**Public Objections to the Project, If Any, and Their Resolution.** To the knowledge of the National Park Service, no public objections have been voiced.

**Reasons for Concluding There will Be No Significant Impacts**

The project will concentrate housing and administrative and maintenance facilities in an area already devoted to this type of use. It will not significantly alter the character of the existing Eagle Cliff site. No unique resources will be affected.

The beneficial effect (restoring to natural conditions three interior park sites) far outweighs the increased impact at Eagle Cliff.

This project will not have a significant impact on a site of recognized archeological or historical value.

If done with care and sensitive planning and implementation, construction at the Eagle Cliff site will not cause significant or long-term adverse impact.

**RECOMMENDED:**

Roger J. Contor, Superintendent  
Rocky Mountain National Park, Colorado

**APPROVED:**

Leonard J. Volz, Regional Director  
Midwest Region

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