



# SCOPING NOTICE

## Spring Gulch Road Employee Housing Project

National Park Service - Grand Teton National Park

February 2004

### **SCOPING NOTICE**

The National Park Service (NPS) is preparing an Environmental Assessment (EA) to address a proposal to construct employee housing on Grand Teton National Park (GTNP) land in the vicinity of Jackson Hole Golf and Tennis Resort (JHGTR). A related action involves extending Spring Gulch Road, approximately 500 feet, about one-half mile south of the junction with Sagebrush Drive. This road extension will accommodate safe access into the proposed park employee housing area and the Teton County affordable housing site currently being planned adjacent to the Jackson Hole Golf and Tennis Resort.

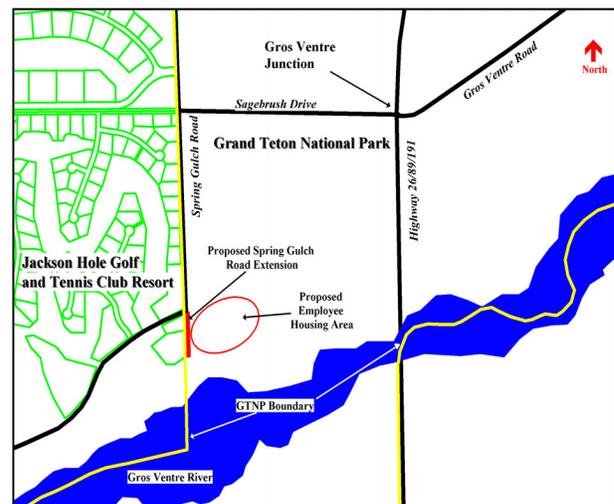
You are invited to attend a **Public Scoping Open House** being held on **March 2, 2004** from 6 p.m. to 8 p.m. at the Jackson Hole Middle School in Jackson, Wyoming. The public is encouraged to attend at any time during the two-hour open house session. No presentations are scheduled. Instead, the open house format is intended to promote more informal interaction with exhibits and provide opportunities to make written and verbal comments. Park staff will be available to provide information and answer questions.

### **BACKGROUND**

The NPS is preparing an EA to analyze impacts resulting from a proposal to construct employee housing for park staff on the north end of Spring Gulch Road. This project would also involve the extension of Spring Gulch Road for a distance up to 500 feet. The NPS is soliciting comments from the public to help identify issues and develop alternatives that will be evaluated in the EA.

Grand Teton National Park faces a critical shortage of housing for both permanent and seasonal employees. Due to the lack of an adequate supply of employee housing within the park and market conditions outside the park, the NPS has great difficulty recruiting and retaining qualified employees. The park is employing a variety of strategies to address its housing needs, including the adaptive use of historic structures, construction of additional housing within currently developed areas, and leasing of housing in Jackson. These measures alone will not be sufficient to address the current and foreseeable housing deficit.

Desired future conditions are to enhance the ability of park administrators to provide housing for park employees. New employee housing units would be clustered in or near already developed areas and would incorporate sustainable design features. In addition, it is desirable for employee housing to be conveniently located to both the work place and community amenities in order to reduce driving time and traffic. A diversity of housing unit sizes is also important to allow for flexibility in housing singles, couples, and families.



### **PURPOSE AND NEED**

The **purpose** of the project is to address a critical employee housing shortage in the park. Currently, the park does not have a sufficient amount of employee housing units to accommodate all its employees. This inhibits the parks ability to hire and retain employees. Because housing is critical to recruiting and retaining qualified staff, the lack of housing adversely affects the park's ability to meet management objectives, protect the resources, and provide important public services.

The **need** is to enhance the park's ability to hire and retain quality employees and, in turn, better fulfill the park's mission by providing suitable housing for park employees.



## PRELIMINARY ALTERNATIVES

The park held an internal scoping meeting in January 2004 with representatives from all Park divisions and Teton County, Wyoming (TCW). Preliminary alternatives were formulated addressing different numbers of employee housing units and impact area configurations. After extensive consideration of the purpose, need, goals, objectives and desired future conditions, the following three preliminary alternatives were proposed:

### **Alternative 1 - No Action**

- JHGTR development of a 22-unit housing complex on Lot 43 (2.71 acres)
- Development of TCW-owned exaction parcel (Lot 42/0.90 acres) with fire station or other low volume use.
- No housing units would be constructed to accommodate GTNP employees.
- No extension of Spring Gulch road onto GTNP land to mitigate dangerous intersection.

### **Alternative 2 - Proposed Action of 40 Employee Housing Units on 5 Acres**

- Construct 40 employee housing units on 5 acres of GTNP land off Spring Gulch Road
- Develop at a density of 9 housing units/acre
- Authorize a 500-foot extension of Spring Gulch Road on GTNP land

### **Alternative 3 – 52 Employee Housing Units on 6 acres**

- Construct 52 employee housing units on 6 acres of GTNP land off Spring Gulch Road
- Locate impact area within 9-acre “bubble” in order to minimize resource impacts
- Develop at a density of 9 housing units/acre
- Authorize a 300 to 500-foot extension of Spring Gulch Road on GTNP land

### **Alternative 4 – 20 Employee Housing Units on 2.5 Acres**

- Construct 20 employee housing units on 2.5 acres of GTNP land off Spring Gulch Road
- Locate impact area within 9-acre “bubble” in order to minimize resource impacts
- Develop at a density of 9 housing units/acre
- Authorize a 300 to 500-foot extension of Spring Gulch Road on GTNP land

## PRELIMINARY RESOURCE CONSIDERATIONS

Resource considerations identified to date include:

- Air Quality
- Cultural Resources
- Floodplains/Wetlands
- Land-use/Socio-economics
- Park Management and Operations
- Vegetation
- Visitor Experience (traffic safety, sound)
- Visual Quality
- Water Resources
- Wildlife and Habitat (including T&E species)

## NEPA PROCESS AND TIMELINE

The overall planning process is anticipated to extend over a period of approximately 10 months. Project milestones include:

❖ Project Initiation	Jan 2004
❖ Public Scoping	Feb-Mar 2004
❖ Finalize Alternatives	Mar 2004
❖ Analysis	Apr 2004
❖ EA Preparation	Apr-Jul 2004
❖ Public Review of EA	Aug 2004
❖ Decision	Sep 2004

## PUBLIC PARTICIPATION

**We want your comments!** Anyone interested in this planning effort is encouraged to visit the park web page at:

<http://www.nps.gov/grte/plans/planning.htm> which will contain information on current project activities. Comments can be emailed to:

**GRTE\_Planning@nps.gov** or you may return the attached comment form to:

National Park Service  
Grand Teton National Park  
P.O. Drawer 170  
Moose, Wyoming 83012  
Attn: Planning Office

## WHAT'S NEXT?

Once we have received and reviewed the scoping comments, we will refine and analyze the alternatives. The EA should be completed and ready for public review by August 2004.

Thank you for your interest in Grand Teton National Park and your participation in scoping the proposed development of the Spring Gulch Road Employee Housing Project.



**Scoping Comment Form  
Grand Teton National Park, Wyoming  
Spring Gulch Road Employee Housing Project**

Please respond to the following questions and **return this form by March 26, 2004**. You may attach additional pages if needed. Also, include your name, mailing address and email address (if applicable) in the space provided below.

Please be aware that names and addresses of respondents may be released if requested under the Freedom of Information Act. Our practice is to make comments, including names and home addresses of respondents, available for public review during regular business hours. Individual respondents may request that we withhold their home address from the record, which we will honor to the extent allowable by law. There also may be circumstances in which we would withhold from the record a respondent's identity, as allowable by law. If you wish us to withhold your name and/or address, you must state this prominently at the beginning of your written comments. We will make all submissions from organizations or businesses, and from individuals identifying themselves as representatives or officials of organizations or businesses, available for public inspection in their entirety.

What issues would you like to see addressed?

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What alternatives would you like to see addressed?

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Do you have additional information, concerns, or other comments about the proposal?

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Please check the box if you would like to remain on the mailing list to receive additional information concerning this proposal.

Name: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Street/Box #: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

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**Spring Gulch Road  
Employee Housing  
Project Environmental  
Assessment (EA)**

**GRAND TETON NATIONAL PARK  
Teton County, Wyoming**

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**Place  
1<sup>st</sup> Class  
Postage  
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Spring Gulch Road Employee Housing EA  
P.O. Drawer 170  
Moose, Wyoming 83012**

