protection and preservation goals. It is assumed for the purposes of this study that future resource protection strategies would include the following recommendations:

- Most new visitor service development would occur in areas near the western property boundary.
- All existing non-contributing structures would be removed.
- Natural resources would be intensely managed to maintain the historic character of the cultural landscape. Nonnative plant materials would be systematically removed from the buffer area. The existing woodland surrounding the proposed open field and between park facilities and adjacent park neighbors would be supplemented with native plant materials representative of the species that existed during the period of historic significance to enhance its buffering qualities.
- A 200-foot diameter area surrounding the fort's historic location would be cleared of trees and other large woody vegetation to represent the fort's historic killing field. Footprint(s) of the fort(s) would be appropriately identified and interpreted upon the cultural landscape.
- Removal of existing vegetation and light to moderate grading would occur in localized areas to install paved surfaces and wayside exhibits for interpretive walking trails.
- Archeological resources would be monitored and protected by park staff, trained volunteers, and local law enforcement agencies. Archeological investigations would be conducted at an appropriate level prior to all construction activity. Archeological research for other research purposes could be conducted as funds allow and state policy permits.
- Recovered artifacts would be documented and stored at an on-site museum preservation center or curatorial storage facility. Stored artifacts would be available for public exhibition and interpretation at the park visitor center.
- Although the potential for uncovering human remains or funerary objects associated with American Indian cultures is considered low, any remains or objects that might be discovered would be treated in accordance with state laws and policies.
- Prior to initiating any archeological investigations, park managers will consult with culturally associated federally recognized tribes to coordinate appropriate procedures should such remains or objects be discovered on the site.

Park Boundary

It should be noted that park neighbors and other local stakeholders are strongly opposed to using the government's power of eminent domain (condemnation) to acquire additional property for the park. It is assumed for the purposes of this study that any future property or easement would be acquired by donation or on a willing seller-willing buyer basis without the exercise of eminent domain. Acquisition of land outside the established park boundary would be generally limited with some exceptions for minor boundary changes and the acceptance of adjacent donated lands. For the purposes of this study, the existing boundary of the contiguous 3 tracts is recommended as the minimum park boundary. It is also recommended that the park acquire additional interest in one adjacent private property near the fort archeological site (on a willing seller-willing buyer basis without the exercise of eminent domain).

Cost Estimate

Estimates of the development and long term operating costs associated with Alternative D are shown in figure 11. In general, costs were developed using NPS conceptual-type (Class "C") estimates for Fiscal Year 2004. Development costs include allowances for design, project supervision, installation/construction, and contingencies. Annual Costs include estimates for maintenance, minor repairs, and utilities.

Partnerships and Cost Sharing Opportunities

The level of funding required to manage and develop Fort King would be more substantial than Alternatives A, B, and C. Substantial participation of local volunteers and cost sharing among non-federal and federal partners would be required for the site to reach its full potential.

Potential cost recovery opportunities include:

- Donations or grants from government, corporate, and/or tribal entities.
- Labor costs could be significantly reduced by using community volunteers and student interns.
- Security, and fire protection services would be substantially enhanced by partnerships between the park and local government agencies.
- Volunteer scholar and student led research activities related to archeology, African and American Indian ethnohistory, and ethnobotanical studies.
- User fees or entry fees could be charged to help offset operational expenses.

Development Phasing

Figure 11 shows a hypothetical phasing plan for comparison purposes. Specific phasing recommendations would be developed in a park master plan. It is important to note that a significant amount of planning and construction of visitor service infrastructure must occur before an effective and credible presence can be established on the site. Consequently, Alternative D assumes that more visitor service facilities and circulation infrastructure would be constructed in the initial phases of development than the other alternatives.

Summary and Comparison

Alternative Highlights

Figure 12 summarizes the differences between the alternatives by contrasting their major features and highlights.

Potential Environmental Impacts

NEPA regulations and NPS Policy require that this plan identify the environmentally preferred alternative. The reader is reminded that the environmentally preferred alternative should not be viewed as the NPS preferred alternative or as a positive or negative recommendation by the NPS or the DOI for any future management strategy or action.

Figure 13 summarizes the differences between the alternatives by contrasting their potential environmental impacts.

Environmentally Preferred Alternative

The environmentally preferred alternative is determined by applying criteria set forth in NEPA, as guided by direction from the Council on Environmental Quality (CEQ). The CEQ has stated that the environmentally preferred alternative is the alternative that will promote the national environmental policy as expressed in NEPA, Section 101. This includes alternatives that:

- Fulfill the responsibilities of each generation as trustee of the environment for succeeding generations
- Assure for all generations safe, healthful, productive, and esthetically and culturally pleasing surroundings
- Attain the widest range of beneficial uses of the environment without degradation, risk of health or safety, or other undesirable and unintended consequences
- Preserve important historic, cultural, and natural aspects of our national heritage and maintain, wherever possible, an environment that supports diversity and variety of individual choice
- Achieve a balance between population and resource use that will permit high standards of living and a wide sharing of life's amenities
- Enhance the quality of renewable resources and approach the maximum attainable recycling of depletable resources

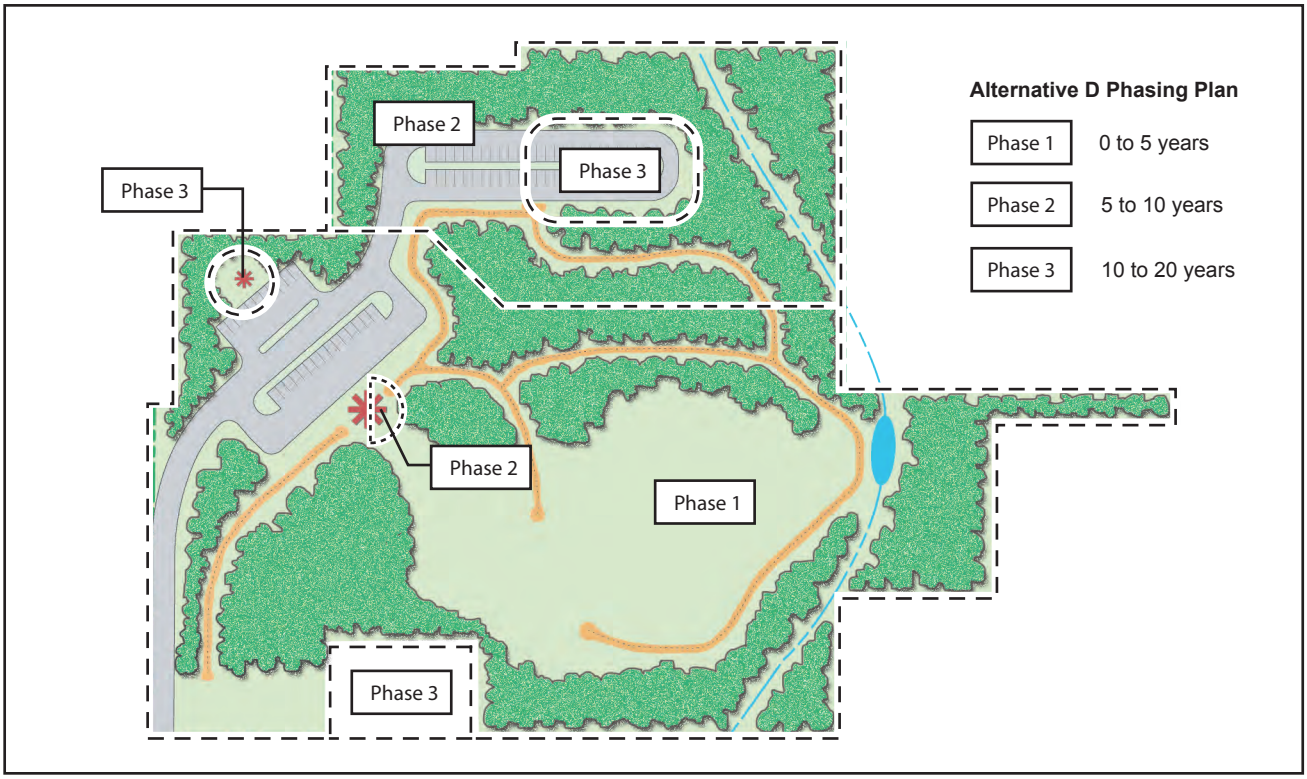
Because the site is already largely in public ownership or otherwise protected from incompatible development, each of the alternatives would fulfill the responsibilities of this generation as trustee of the site for succeeding generations. Similarly, the other goals listed would be satisfied, only to a slightly greater or lesser degree by each of the alternatives. However, because it would require substantially less grading and vegetation removal than the other action alternatives and, in theory, disturb fewer archeological artifacts; Alternative B has been designated as the environmentally preferred alternative.

Most Effective and Efficient Alternative

The 1998 Omnibus Parks Management Act (Public Law 105-391 §303) mandates that each SRS identify the alternative or combination of alternatives which would, in the professional judgment of the Director of the National Park Service, be "most effective and efficient" in protecting significant resources and providing for public enjoyment.

For the purposes of this study, effectiveness and efficiency are defined as the capability to produce desired results with a minimum expenditure of energy, time, money, or materials. A comparison of costs associated with each alternative indicates that Alternative B would require the least expenditure of energy, time, money, and materials. Based on this reasoning, Alternative B is identified as the most effective and efficient.

Figure 10. Hypothetical Schematic Design for Alternative D



Alternative D - Total Costs

Park Development or other Action	Infrastructure Cost @ 100% Implementation	Annual Operating Cost*
Pre-development archeological research and park planning	$300,000 to $500,000	n/a
Cultural resources research, planning, and design	$200,000 to $500,000	n/a
Visitor service and administrative infrastructure	$3,750,000 to $4,250,000	$200,000 to $250,000
Staffing and other annual operating costs	n/a	$325,000 to $400,000
Property acquisition	$100,000 to $150,000	n/a
Total	$4,350,000 to $5,400,000	$525,000 to $650,000

Alternative D - Phased Costs

Phases	Infrastructure Cost by Phase	Annual Operating Cost*
Phase I (years 0 to 5)	$2,000,000 to $2,500,000	$300,000 to $450,000
Phase II (years 5 to 10) - some VC costs included in phase II	$2,000,000 to $2,500,000	$425,000 to $550,000
Phase III (years 10 to 20)	$350,000 to $400,000	$525,000 to $650,000
Total	$4,350,000 to $5,400,000	

* Estimated cost per year at 100% implementation of scheduled improvements

Figure 11. Cost Tables and Phasing Plan for Alternative D

Alternative Highlights				
Highlights	**Alternative A No Action Alternative**	**Alternative B**	**Alternative C**	**Alternative D**
Protects archeological resources by minimizing need for site grading and earth-moving	No additional grading would occur	Some grading would be needed to construct entrance and parking area but substantially less would occur than Alternatives C and D	Significant grading would occur down-slope from fort location during construction of entrance road, parking, and visitor center	While Alternative D would require the most grading, most disturbance would occur in less sensitive areas than Alternative C
Minimizes sound and visual impacts on park neighbors	No impacts	Rarely	Occasional low levels of noise and visibility	Frequent low levels of noise and visibility during normal use periods
Provides walking trails and interpretive wayside exhibits	No trail system	Paved and unpaved trail system expands to meet visitor needs over time		
	No wayside exhibits	3-5 interpretive wayside exhibits initially Additional wayside exhibits added over time		
Preserves woodland and other vegetation	Landscape dominated by woodland and thick understory vegetation	Primarily woodland	50% woodland	Woodland used as visual screening element
Predominant character of landscape	Predominantly woodland and thick understory vegetation	Primarily woodland	Mostly woodland with suggestions of historic cultural landscape	Strongly reflects historic cultural landscape conditons
Provides indoor facilities	No visitor service facilities on site	No indoor facilities provided	Existing residence renovated into small Visitor Center	Full service Visitor Center
Provides additional parking and vehicular access	Public access restricted	Improved entrance 15 paved parking spaces provided	Improved entrance 15 parking spaces initially with future potential of up to 70 spaces	Improved entrance 25 parking spaces initially with future potential of up to 70 spaces
Preserves existing vegetation and wildlife habitat	No additional vegetation would be removed	Some significant grading would be needed to construct entrance and parking area but substantially less would occur than Alternatives C and D	Alternative C removes fewer trees that Alternative D but more than A and B	Alternative D removes more trees than other alternatives
Estimated Development Cost	0	$200-275,000	$2-2.5 Million	$4.5-5.5 Million
Estimated Annual Operating Cost	n/a	$40-50,000	$175-250,000	$525-650,000

Figure 12. Comparison of Alternative Highlights

Overview of Potential Environmental Consequences				
Environmental Impact Categories	**Alternative A No Action Alternative**	**Alternative B**	**Alternative C**	**Alternative D**
Cultural Resources	Impacts minor, long-term, and potentially adverse. Limited funding available for archeological work and no on-site management facilities or staff.	Impacts would be minor, long-term, and potentially adverse or beneficial, depending on the availability of funding and location of buried archeological resources. The volume of earth moving associated with the construction of site infrastructure poses a greater risk of disturbing unknown archeological remains than Alternative A but less than Alternatives C and D. Archeological studies could be conducted as funding and state policy allows.	Impacts would be moderate, long-term, and potentially adverse or beneficial, depending on the availability of funding and location of buried archeological resources. The volume of earth moving associated with the construction of site infrastructure poses a greater risk of disturbing unknown archeological remains than Alternative A and B but less than Alternative D. Archeological studies could be conducted as funding and state policy allows.	Impacts would be moderate, long-term, and potentially adverse or beneficial depending on availability of funding and location of buried archeological resources. The volume of earth moving associated with the construction of site infrastructure poses a greater risk of disturbing unknown archeological remains than Alternatives A, B, and C. Archeological studies could be conducted as funding and state policy allows.
Natural Resources	Impacts minor to moderate, long-term, and potentially adverse. Absent funding, no monitoring of ecosystem health would occur. Site vulnerable to invasion by non-native species. No effort to restore the site's original plant communities as they existed at time of Seminole wars.	Impacts minor to moderate, long-term, and potentially adverse. Limited monitoring of ecosystem health would occur, with emphasis placed instead on assuring safe encounters by public with plants and animals. No efforts made to restore site's original plant communities. Some soils, vegetation, and wildlife would be disturbed by new site facilities. Some efforts made to combat invasion of non-native species, with impacts that would be long-term, moderate, and beneficial.	Impacts minor to moderate, long-term, and either adverse or beneficial. Most new developments would occur in areas of existing disturbance, but some natural resources would be displaced or destroyed by construction of new facilities. A 100-foot diameter area would be cleared of trees and other large woody vegetation at fort's historic location.	Impacts minor to moderate, long-term, and either adverse or beneficial. Ecosystem health monitored by on-site staff. Possible restoration of site's plant communities as they existed at the time of the Seminole wars. More extensive site development under this alternative would result in more loss or damage to natural resources. Twice as much disturbance of vegetation at fort's historic location than under Alternative C.
Visitor Experience	Impacts minor to moderate, long-term, and potentially adverse. Absent funding, no monitoring of ecosystem health would occur. Site vulnerable to invasion by non-native species. No effort to restore the site's original plant communities as they existed at time of Seminole wars.	Impacts moderate, long-term, and beneficial. Existing DAR monument would remain in place, complemented by new, basic visitor facilities, such as self-guided interpretive trails, wayside exhibits, and brochures. Active interpretation conducted by volunteers as demand warrants. Only limited outreach to local schools and other groups.	Impacts moderate to major, long-term, and beneficial. Local site managers, in conjunction with a professional consultant, would develop a park master plan for the site. Existing structures renovated and re-used for visitor use and site administration.	Impacts major, long-term, and beneficial. DAR monument would remain in place, to be supplemented by self-guided interpretive trails, wayside exhibits, and brochures. A visitor center/museum facility could be constructed to interpret site and house artifacts. Site interpretation conducted by trained staff, in consultation with interested tribes.

Figure 13. Summary Table of Potential Environmental Impacts

Overview of Potential Environmental Consequences (continued)				
Environmental Impact Categories	**Alternative A No Action Alternative**	**Alternative**	**Alternative C**	**Alternative D**
Facilities, Operations, and Administration	Impacts negligible. No facilities would be constructed, and visitor access to the site would be restricted, except for area around the DAR monument. No staff dedicated solely to management of the site would be hired.	Impacts long-term, moderate and beneficial. Day-to-day operation of site would be largely overseen by volunteers; no staff dedicated solely to management of site would be hired. Limited facilities and opportunities for site visitors would be provided.	Impacts moderate to major, long term, and beneficial. Existing residence would be renovated for use as a visitor contact station and administration building. Trails and other visitor service facilities would be installed. A small professional interpretive staff would handle routine site operations, thereby improving operations.	Impacts major, long term, and beneficial. New visitor center and administration building would allow improved site administration. Site would be managed by a management entity funded from local and other non-federal sources. This alternative would be the most expensive to implement.
Socioeconomic Environment	Impacts negligible. Opportunities for promoting site would not be pursued and possible increases in tourism and associated economic benefits would not be realized. Visitation to site would not increase by much, if at all. Maintaining current traffic levels might be perceived as a benefit by residents of neighboring subdivisions.	Impacts negligible to minor, long-term, and beneficial. Site would remain a fundamentally local attraction having relatively few visitor services, with correspondingly small direct and indirect economic impacts. Traffic would increase slightly from current levels. Noise levels would increase somewhat during the day due to visitor use.	Impacts moderate to major, long-term, and beneficial. Having more development and a permanent staff, the site would likely attract larger numbers of long-distance travelers than it would under alternatives A and B, with correspondingly greater economic benefits. Site development and costs of annual operation would be borne primarily by local governments and/or a designated local entity. Traffic and noise levels would increase more than under Alternative B.	Impacts moderate to major, long-term, and beneficial. As an intensively managed historical site, Fort King would likely attract more regional and national attention than it would under the other alternatives, thereby generating greater economic benefits. Site development would most likely require the establishment of strong partnerships between local\tribal governments, private business enterprises, and non-governmental organizations. Traffic and noise levels would increase more than under alternatives B and C.

Figure 13 (Continued). Summary Table of Potential Environmental Impacts