



Obsolete Employee Trailer Replacement



Obsolete Trailer at Lake



Obsolete Trailer Interior at Mammoth



Obsolete Trailer at Old Faithful

Project Description

Yellowstone National Park (YNP) has identified 64 obsolete trailers that have traditionally housed 80-100 park employees per year. The trailers were installed between 1960-1983, and are now in extremely poor condition from decades of use and exposure to the elements. This project will remove the 64 trailers from the park and replace them with new high-quality, energy-efficient modular homes. This project is needed to improve employee safety, enhance employee retention, and improve energy efficiency.

Project Location and Site Selection

The obsolete trailers being replaced in 2020 are located in Bechler, Old Faithful, Lake and Mammoth Hot Springs. Additional trailers will be replaced in 2021, pending completion of further design and compliance.

The park has identified locations for the new modular homes within existing administrative areas. The selected locations avoid disturbing natural and cultural resources by increasing density rather than expanding into undeveloped land. Additionally, sites were selected based on access to existing roads and utilities, topography, and screening from visitor areas.

The park considered placing new modular homes in the exact locations of the obsolete trailers, but this option was not feasible in all areas because it would require a temporary loss of employee housing during the peak visitation season. At Lake and Old Faithful, the new modular homes will be installed adjacent to trailer sites, which allows the trailers to be used until modular homes are ready for move in.

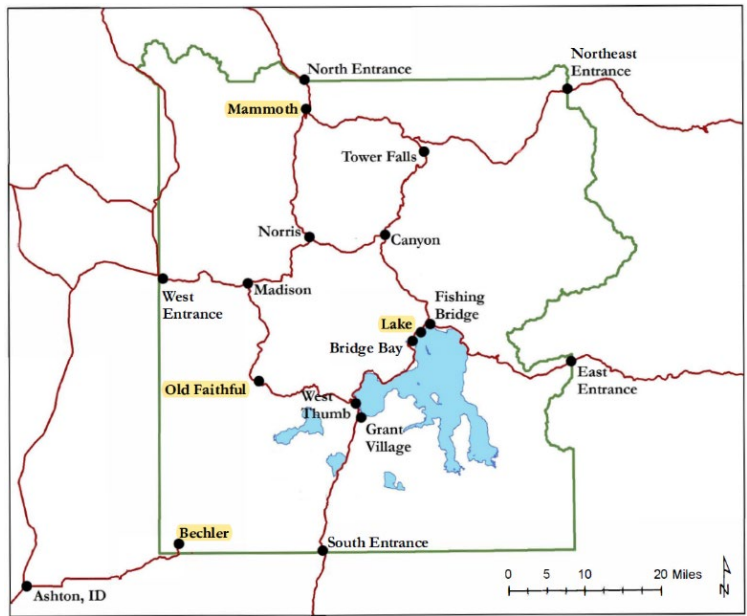


Figure 1: Project locations in yellow.

Site-Specific Information

Each modular home will include one or two bedrooms and range from 700 to 1,000 square feet in size. All new units will be placed on poured foundations. One bedroom units require excavations of 18'W x 60'L x 5'D, while two bedroom units require excavations of 18'W x 70'L x 5'D. Trenching will be required for utility hookups. Two parking spaces will be provided for each unit, and walking paths will be constructed to connect parking areas to homes. Picnic tables and common areas will be constructed to serve clusters of homes. Figure 2 is an example of what the new modular homes may look like.



Figure 2: Artist Rendition of New Modular Home

Bechler:

The National Park Service (NPS) completed the Bechler Administrative Area Improvement Plan and Environmental Assessment (Bechler EA) and Finding of No Significant Impact (FONSI) in July 2014 with objectives to improve parking and traffic flow, ensure an NPS presence by improving park housing, and preserve the setting of the Bechler National Historic Landmark and Historic District. The plan calls for up to six new buildings for employee housing, as well as a new visitor contact station. Each new building is to be designed and constructed in accordance with Secretary of Interior standards in order to be compatible with the Landmark and Historic District.

In accordance with the Bechler EA and FONSI, this project will remove the existing obsolete trailer and construct three, one-bedroom modular homes, and one two-bedroom modular. The two-bedroom unit will serve as a visitor contact station and administrative offices. A new septic system will be installed, requiring excavation of 10'W x 90'L x 5'D. The parking area will be modified and improved to provide adequate parking for automobiles and over-sized vehicles with trailers. The surface of the parking area will be graded and covered with gravel aggregate. Staging for the project will occur in the existing visitor parking area, adjacent to the ranger station. Shown below is the selected action described in the FONSI (Figure 3).

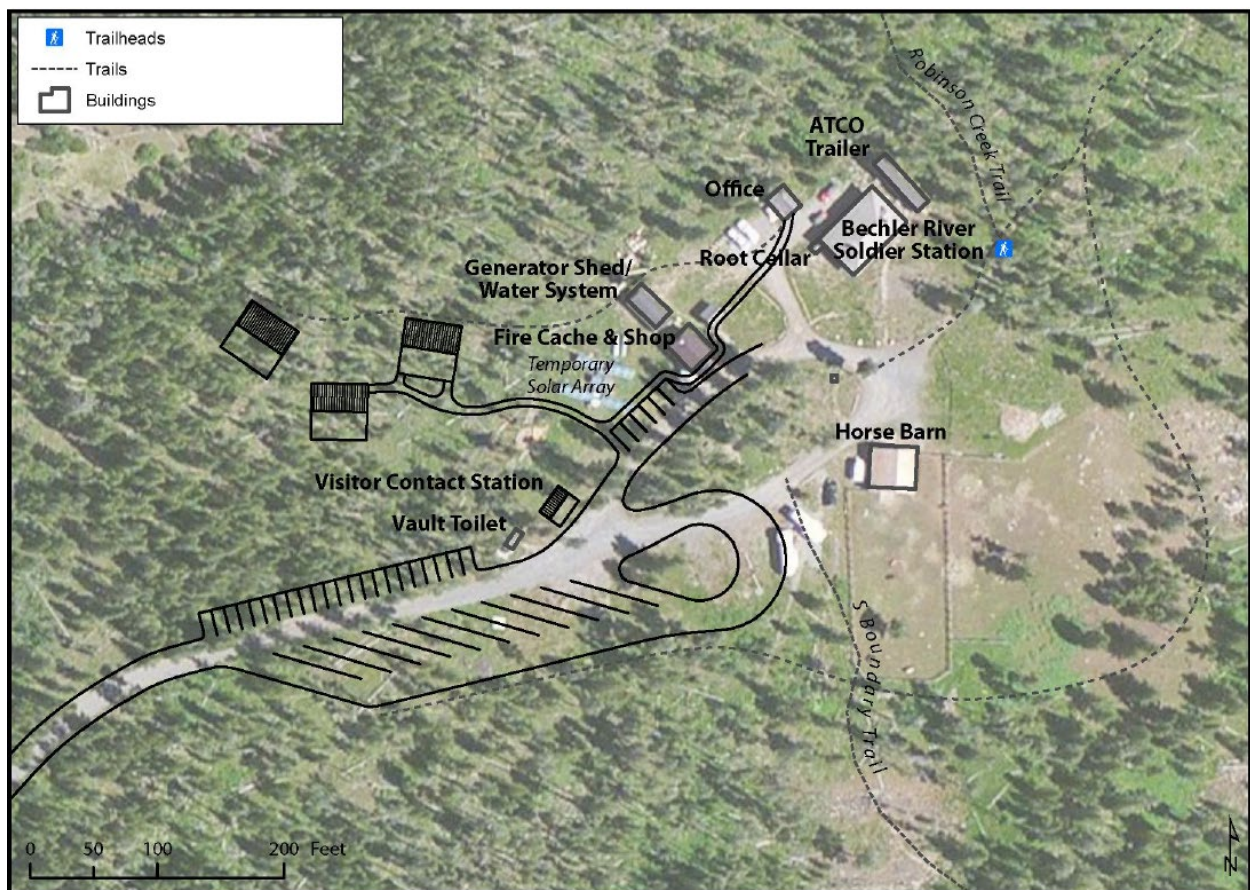


Figure 3: 2014 Selected Action from Bechler Site Improvement Plan and Environmental Assessment

Bechler Road:

The existing gravel entrance road to Bechler is approximately 12.5 miles long, averages 18 feet in width, and traverses US Forest Service (USFS) and NPS administered land. The road is in poor condition, and in many areas the shoulders have deteriorated due to erosion and encroaching vegetation. In cooperation with the USFS, the park will restore the intended condition of the road by grading and re-establishing a standard 18-foot width. Once final dimensions are achieved, a $\frac{3}{4}$ " aggregate will be applied and compacted to the road surface. Select trees and vegetation along the road may be trimmed to provide a 20' buffer on either side to allow for transport of modular units, to improve sight lines, and facilitate future maintenance (Figure 4).

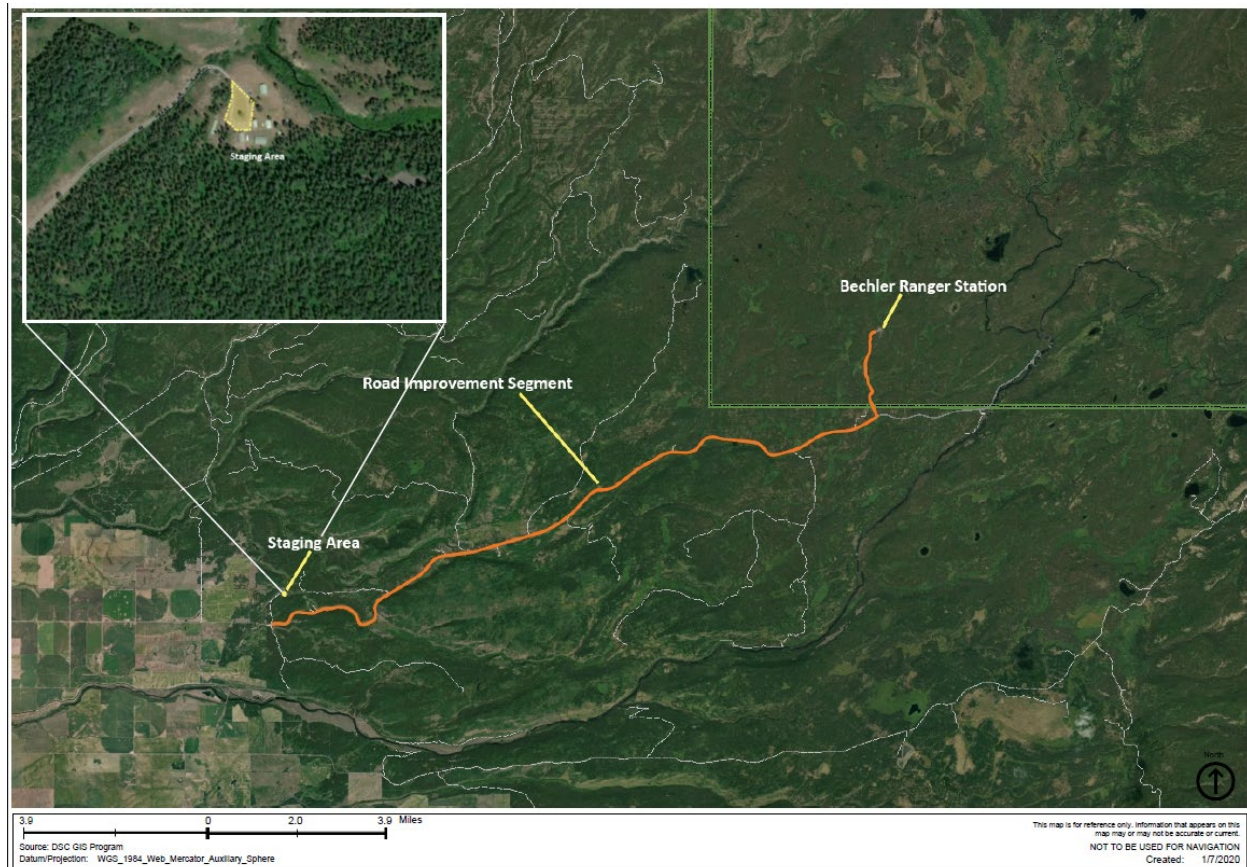


Figure 4: Bechler Road Improvement Segment

The NPS will remove 18 obsolete trailers from the Government and Hatchery Developed Areas at Lake (7 units in the Hatchery Area and 11 units in the Government Area). The condemned Utah Dorm located in the Government Area will also be demolished and removed. 19 new modular homes will be installed within the existing footprint of the Government Area. Some vegetation, including up to 2 acres of lodgepole pine, will be removed during the construction phase, though removal will be the minimum amount necessary to complete installation.

- Area 1: Six modulars will be placed in previously disturbed ground. 100 feet of trenching will be required to extend utility lines to the housing sites.

- Area 3: Five modulars will be placed near the Concessions RV Park. Minimal site work is expected as modulars will be placed in the same location as the existing obsolete trailers.



Mammoth:

The NPS will remove 11 obsolete trailers and numerous sheds, storage containers and various non-historic structures from the Mammoth Young Adult Conservation Corps (YACC) developed area. Once removed, the site will be leveled and redeveloped. 11 new high-quality, energy-efficient modular homes will be installed in 2020, and 19 additional homes will be installed in 2021. Some vegetation, including small stands of trees, will be removed during the construction phase, though removal will be the minimum amount necessary to complete installation (Figure 6).



Figure 6: Mammoth YACC Housing Site

Old Faithful:

The NPS will remove 10 obsolete trailers within the Old Faithful Administrative Area and install 10, 2-bedroom modular homes within the existing footprint. Some vegetation, including up to 2 acres of lodgepole pine, will be removed during the construction phase, though removal will be the minimum amount necessary to complete installation.

The areas referenced below are depicted in Figure 7:

- Area 1 is located on the northern edge of the Old Faithful Administrative Area, and is well screened from the Grand Loop Road. The park will install 4 modular homes in this location, complimented with walkways and parking areas for residents.
- Area 2 is located in the center of the Old Faithful Administrative Area, and was previously identified as a possible location for the Paintbrush Dorm, which was constructed nearby. The park will install 6 modular homes in this location, complimented with walkways and parking areas for residents.

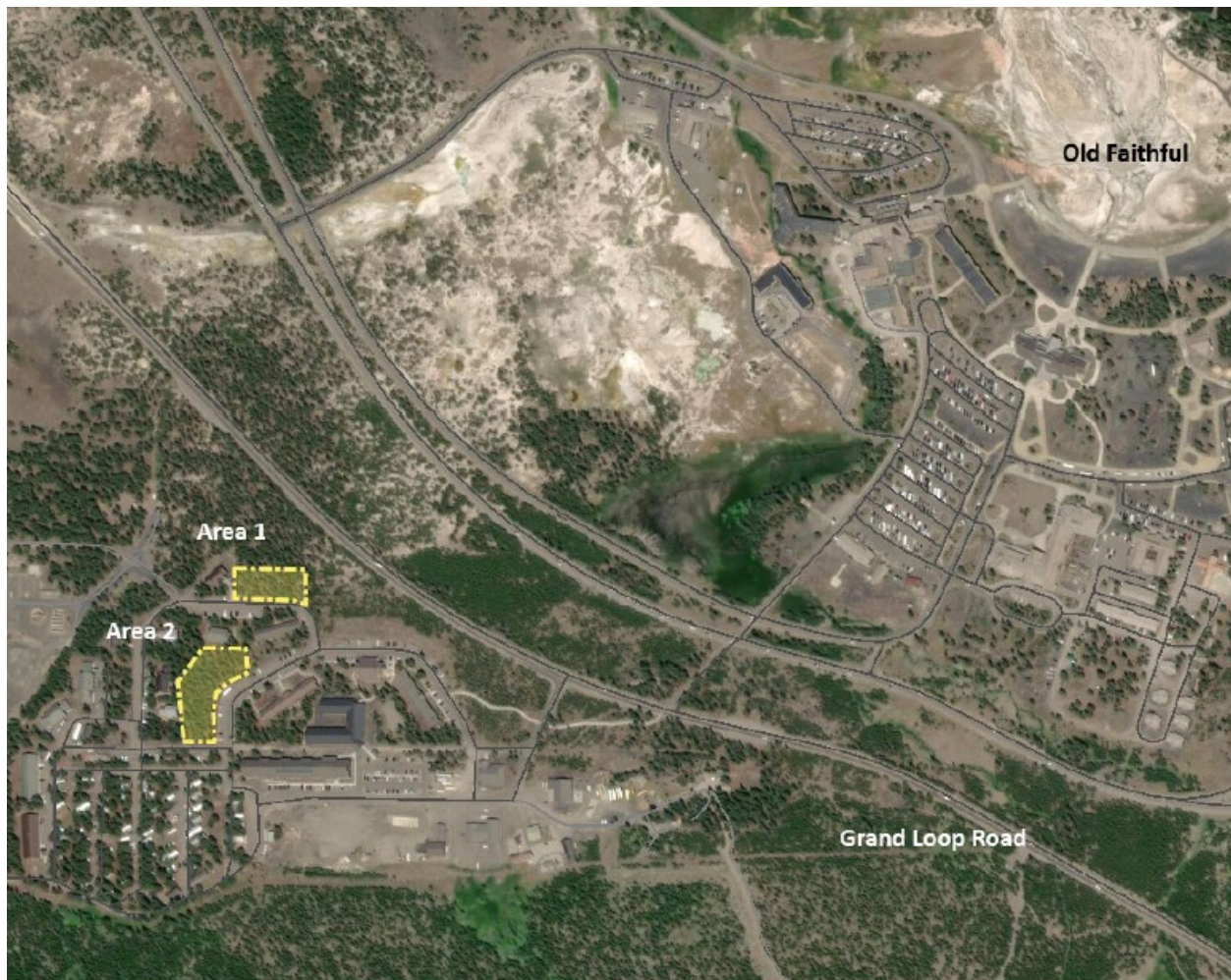


Figure 7: Old Faithful Housing Site

Obsolete Site Redevelopment:

Some of the current obsolete trailer sites will likely be re-developed for administrative use in the future, potentially for permanent housing for park employees. The park considered placing new modular homes in the exact locations of the obsolete trailers, but this option was not feasible in all areas because it would require a temporary loss of employee housing during the peak visitation season. At Lake and Old Faithful, the park will install the new modular homes adjacent to trailer sites, which allows the trailers to remain in use until the modular homes are ready for move in. Additional design and compliance will be completed before any redevelopment occurs.

Compliance:

This project has been reviewed per requirements of the National Environmental Policy Act (NEPA), the National Historical Preservation Act (NHPA), and other applicable laws and policy. The actions at Bechler are essentially the same as those described in the 2013 Bechler Site Improvement Plan and Environmental Assessment. Thus, a Memorandum to File has been prepared per the National Environmental Policy Act.

The actions described at Old Faithful, Lake, and Mammoth Hot Springs will not expand the development footprint at these locations. The project sites are surrounded by existing development and, to varying extent, have been previously disturbed. The sites do not contain valuable habitat for wildlife or sensitive resources, such as thermal features, wetlands or archeological sites. No extraordinary circumstances requiring further analysis exist. Due to the limited impacts associated with housing replacement, and the need for improving employee living conditions to meet current health, safety, and accessibility requirements, the park has determined that there is no potential for significant impacts on the human environment. The park has prepared categorical exclusions to address housing replacement actions at Lake, Old Faithful and Mammoth per the National Environmental Policy Act. The park has also consulted with the Wyoming State Historic Preservation Office on the impacts of these projects on cultural resources, per the National Historic Preservation Act. Additional compliance will be completed when new housing projects are developed in the future.