



Project Newsletter

Range of Management Alternatives Identified

Based on the comments and ideas offered by park stakeholders, five management alternatives have been identified for use in the study.

1. Historic and/or non-historic lease of the property tract structures
2. Reuse of the property tract structures for park administrative purposes
3. Reuse of the property tract structures for Visitor Services/Educational/Recreational Purposes
4. Removal/disposal of the property tract structures
5. Reuse of the property tract structures for employee housing

An alternative based on extending the present retained use-rights agreements with existing lease holders was determined to be not feasible because such action is inconsistent with the requirement to award leases for government-owned property based on an open, fair, and competitive process.

The range of alternatives developed for the study describes general use types rather than specific site development details. Details such as architectural design, site development, and/or the requirements for potential lease agreements will be developed by the NPS in conjunction with future planning processes or negotiations.

A preferred management alternative for each study tract will be selected using Choosing by Advantages (CBA) - a decision making process based on
See "Alternatives" on page 3



Public Meeting in Atlanta

Scoping Comments Used to ID Management Alternatives

Stakeholder participation in the study has been high. Over 500 written comments were submitted using the NPS Planning, Environment, and Public Comment (PEPC) web site, mail or email.

Open House style public meetings were held on Tuesday, December 8, 2009 in Atlanta and Thursday, December 10, 2009, in St. Marys, Georgia. The meetings were designed to be informal forums where park stakeholders could learn about the goals of the plan and share ideas about how the park might best use the land and structures associated with the study properties. The conversations

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between stakeholders and the NPS planning team at the public meetings were lively and provided valuable insight into potential future uses for the properties included in the study.

See "Comments" on page 3

Greetings from the Park Superintendent

Dear Friends,

I would like to extend a sincere note of thanks to the people who have participated in the scoping process by writing comments, sending emails, and/or attending our Open House public meetings in Atlanta and Camden County. Your comments and ideas provided important insight into the range of potential uses for each study property.

Since the public meetings, we have been developing alternative management strategies, collecting data, and hired an Architecture and Engineering (AE) firm to prepare a condition assessment and life cycle cost analysis for the Grange. Contracting with an AE was not anticipated in our original project time table so an adjustment to the overall project schedule was made. A revised project timetable is shown on page 4.

We hope to distribute a draft plan for public review in October, 2010. Traditional public meetings are tentatively scheduled for November, 2010 to provide you with an opportunity to voice comments about the draft. More information about each of these topics can be found in this newsletter.

Please feel free to contact me if you desire additional information about the project.

Fred Boyles
Superintendent



National Park Service
U.S. Department of the Interior

Cumberland Island is Georgia's largest and southernmost barrier island. Pristine maritime forests, undeveloped beaches and wide marshes whisper the stories of both man and nature.

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The National Park Service cares for the special places saved by the American people so that all may experience our heritage.

Data Gathering Underway, Grange to be Inspected by AE

The types of data necessary to evaluate the management alternatives are being identified and data compiled for each study tract. The completed data will serve as a primary reference source in a Choosing by Advantages (CBA) decision making process.

Condition assessments and life cycle cost data are currently being collected for each study tract. Analysis of the collected data will play a central role in selecting a preferred management alternative for each property.

The park has contacted lease holders for permission to conduct a standard professional home inspection on the primary structures of each tract. Some inspections have been completed. Two inspections are pending. The NPS believes that a standard home inspection will provide suf-

ficient data for all of the study tracts except the Grange.

The Grange tract is located in the heart of the Dungeness Historic District, is listed on the NPS List of Classified Structures, and the most historically significant property that will be analyzed in the study. The main structure contains 7,000 SF of finished interior space plus additional attic and basement areas.

The NPS study team recommended in January, 2010 that an Architectural and Engineering (AE) firm be contracted to inspect the Grange, document its existing condition, and prepare a life cycle cost analysis. A scope of work was prepared, funding secured, and procurement of the necessary AE services contracted

See "Grange" on page 6

NPS Will Use CBA to Identify Preferred Management Alternatives

CBA is a decision making system based on calculating and compiling the advantages of different alternatives for a variety of factors and sub-factors. In using the CBA process, the National Park Service asks itself "what and how large are the advantages of each alternative," "how important are the advantages of the alternatives," and finally "are those advantages worth their associated cost."

The CBA decision making system was developed over approximately the last thirty years under the sponsorship of the USDA Forest Service and in cooperation with Utah State University by Jim Suhr. The purpose for the research leading to CBA was to find a sound decision making

approach – one that could accommodate quantitative and qualitative data, could facilitate focusing on interests and not positions, and could stand up to stakeholder and legal scrutiny.

When conducting CBA, the NPS uses the term "factor" to describe five standard categories of information that should be considered in the decision making process.

The five standard NPS CBA factors are:

- Prevent loss, maintain and improve condition of resources
- Protect public and employee health, safety, and welfare
- Improve operational efficiency, re-

See "CBA" on page 5

Alternatives

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calculating and compiling the advantages of different alternatives for a variety of factors and subfactors.

Designating a specific use category for each property tract will provide park managers with the planning guidance necessary to integrate the new resources into the overall park management program, serve to document the NPS's official commitment to a specific course of action, and maintain a certain degree of design flexibility so that implementation planning can be undertaken as conditions permit.

Specific implementation details will be developed by the NPS in conjunction with future planning processes and/or negotiations. Such details are often determined in a Development Concept Plan, Schematic Design, Site Development Plan, or lease negotiation.

Comments

Continued from page 1

Comments received during scoping were generally classified as falling within the scope of decision making (in-scope) for the study or falling outside that scope (out-of-scope). Comments within the "scope of decision making" were defined as related to the range of potential actions associated with future uses for the study tracts. Comments were considered out-of-scope if they:

- Did not address the purpose, need, or goals of the FRPMP. For example comments about unrelated park actions or personnel issues were considered out-of-scope.
- Addressed issues or concerns already decided by law and policy. For example, comments recommending broad changes to wilderness designated areas in the park or changing visitor number limits were considered out-of-scope.

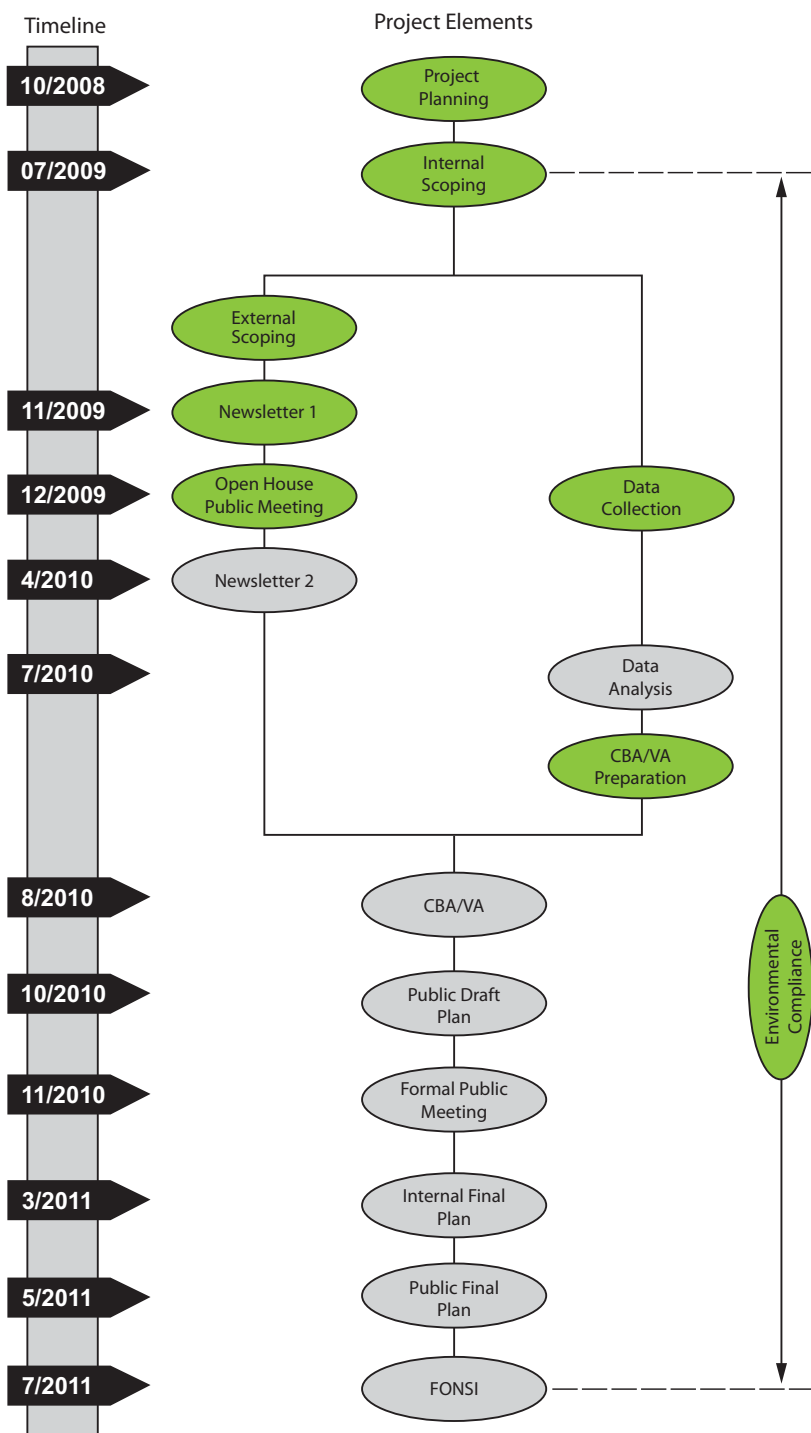
See "Comments" on page 6



The primary purpose of the Former Reserved Properties Management Plan (FRPMP) is to determine the most beneficial and appropriate use of the land and structures associated with seven property tracts with expiring lease agreements.



REVISED* PROJECT TIMETABLE AND MILESTONES



*Revision Date 5/1/10



Element completed or underway



Element not started

Check for the latest project updates and send electronic comments through the NPS Planning, Environment, and Public Comment (PEPC) web site.

CBA

Continued from page 2

- liability, and sustainability.
- Provide visitor services and educational and recreational opportunities
- Provide other advantages to the NPS

For project specific CBA analysis, the standard NPS factors can be further defined by a series of “sub-factors” which more closely represent the most important on-site project conditions.

The planning team is currently using data collected during the scoping process to define the most appropriate subfactors to use in the analysis.

CBA does not “weight” factors or sub factors in advance thus making some factors automatically more important than others. Rather, CBA focuses on the differences between alternatives, and determines how important those advantages are. This process establishes a single scale that compares the importance or benefits of all management alternatives for each property. Cost is then introduced to the priority setting process, establishing an importance to cost ratio. The selected preferred management alternative will be the one which provides the greatest benefit to the NPS for each dollar spent.

Stakeholders interested in learning more about CBA are encouraged to visit the Institute for Decision Innovations website (<http://decisioninnovations.com>) or read *The Choosing By Advantages Decision making System*, by Jim Suhr.



Draft Plan Scheduled for Public Distribution in October 2010

The Draft FRPMP is scheduled for public distribution in October 2010. The draft will describe the NPS preferred management alternative for each study tract. The draft plan will include an Environmental Assessment.

Electronic copies of the draft plan will be distributed through the NPS PEPC website. Only a limited number of paper copies will be printed.

Persons on the project mailing list will be notified by E-mail or U.S. Mail when the plan is available.

Traditional style public meetings will be held in Atlanta and Camden County in November 2010. Public meetings will include a formal presentation by the NPS and provide opportunities for persons to voice their comments about the draft. Meeting information will be provided in the draft.

How You Can Continue Participating in the Study

There are three ways to continue participating in the study:

- 1 Check for the latest project updates and send electronic comments through the NPS Planning, Environment, and Public Comment (PEPC) web site. To access the PEPC web site, type <http://parkplanning.nps.gov/> into your web browser. Once at the PEPC site, select “Cumberland Island NS” from the “Choose a Park:” drop down menu and click go. Then select “Former Reserved Properties Management Plan” from the list of active projects at Cumberland Island National Seashore. To leave a comment, click on the “Open for Public Comment” link and select “Project Newsletter 2” from the documents shown.
- 2 You may add your name to our project mailing list and share your thoughts and ideas on a written comment form. A blank comment form is included in this Newsletter. Return the comment form by U.S. mail. You may also request a Comment Form by calling the park at 912-882-4336.
- 3 Read the draft plan when it is available and attend a public meeting to learn more about the NPS recommendations. Prepare and offer comments at the public meetings in November, 2010.



**National Park Service
U.S. Department of the Interior**

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U.S. Department of the Interior**

The National Park Service welcomes your comments about this project. Comments are typically treated as a public record and made available for public review. Individuals may request that the National Park Service withhold their name and address from disclosure. Such requests will be honored to the extent allowable by law. The below contact points are provided for your use.

Superintendent: Fred Boyles

Address:
Cumberland Island National Seashore
101 Wheeler Street
St. Marys, GA 31558

Phone: 912-882-4336
Email: CUIS_Planning@nps.gov

Comments

Continued from page 3

Out-of-scope comments were not considered when developing the range of management alternatives for the FRPMP. Representative comments that did influence the range of alternatives include:

- Use structures to provide facilities for disabled visitors
- Lease the Grange to a third party
- Dismantle non-historic structures and restore natural conditions
- Retain structures and rent/lease them to visitors or private entities
- Retain structures and use for park administrative and visitor use needs
- Create environmental research/education facility, e.g., at Stafford Beach House
- Create wilderness campground at Site 7 (Toonahowie)

Grange

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to GWWO Architects in Baltimore, Maryland.

The Condition Assessment and Life Cycle Cost report will summarize the physical condition of the structure and its mechanical components and document the essential repairs necessary to allow public occupancy as a vacation home. A Class C cost estimate will be prepared.

The report will use the information gathered in the assessment to conduct a 60-year life cycle cost analysis. The 60-year life cycle analysis will be divided into three 20-year segments, each listing the elements anticipated for replacement during that period.

It is anticipated that the report will be completed by early August, 2010.



National Park Service
U.S. Department of the Interior

Cumberland Island National Seashore
Former Reserved Properties Management Plan

CONTACT INFORMATION and COMMENT FORM

Name: _____

Mailing Address: Street _____

City _____ State _____ Zip _____

E-mail Address: _____

Primary correspondence will be via email so please print your email address clearly

☐

Please send me periodic updates about the study

☐

Do not send me more information about the study

NPS POLICY ON DISCLOSURE AND ANONYMITY FOR COMMENTS ABOUT PLANNING DOCUMENTS

Comments are typically treated as a public record and made available for public review. Individuals may request that the National Park Service withhold their name and address from disclosure. Such requests will be honored to the extent allowable by law. It is the policy of the National Park Service not to consider anonymous comments.

COMMENTS

You may attach additional sheets if necessary. Please mail your comments to: Superintendent, Cumberland Island National Seashore, 101 Wheeler Street, St. Marys, GA 31558