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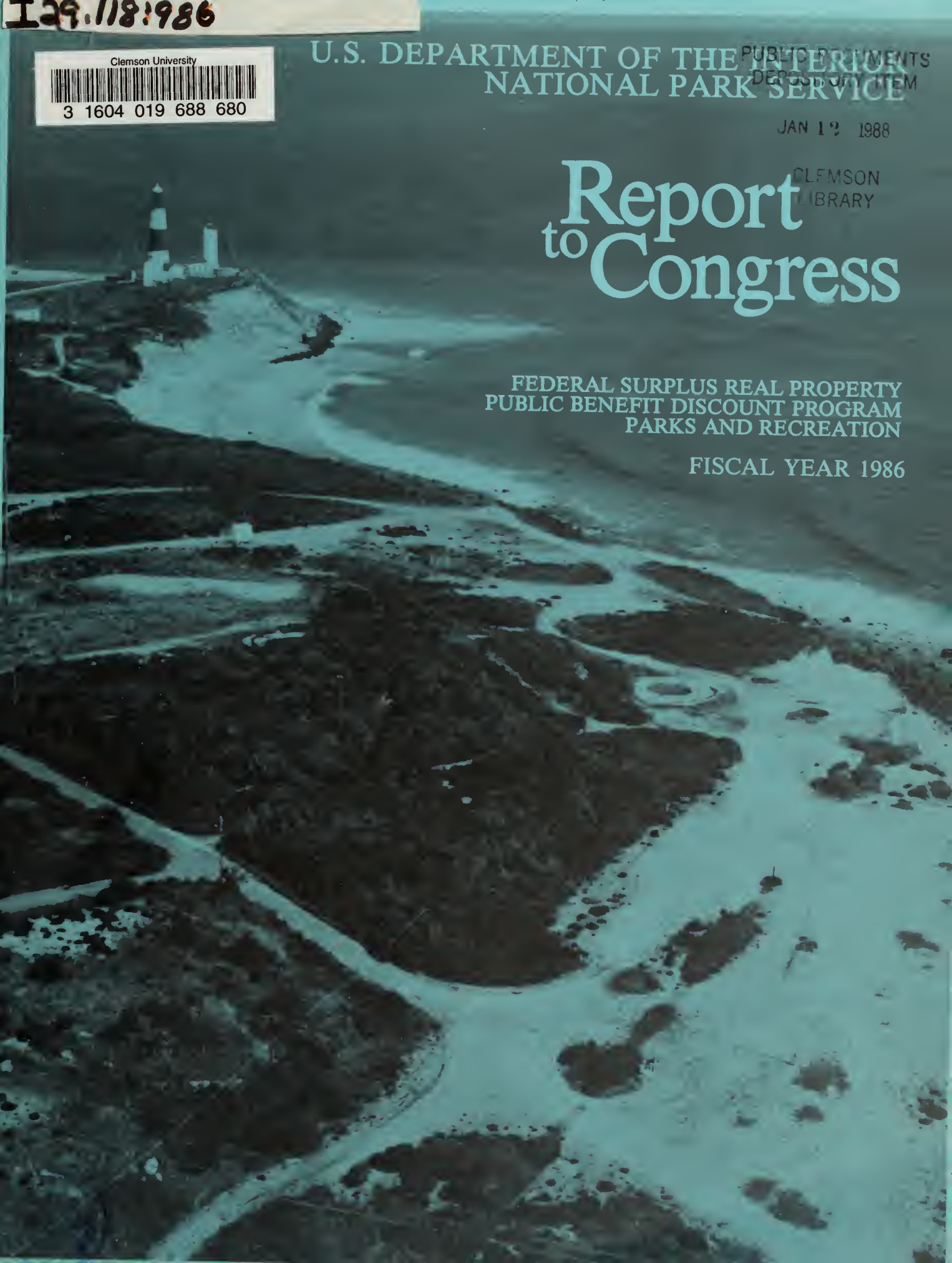
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Report to Congress

FEDERAL SURPLUS REAL PROPERTY
PUBLIC BENEFIT DISCOUNT PROGRAM
PARKS AND RECREATION

FISCAL YEAR 1986




U.S. DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

REPORT TO THE CONGRESS

SURPLUS FEDERAL REAL PROPERTY
PUBLIC BENEFIT DISCOUNT PROGRAM
PARKS AND RECREATION

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This Annual Report for Fiscal Year 1986 covering the disposal of surplus Federal real property under the public benefit discount program for parks and recreation purposes was prepared in accordance with subsection (o) of Section 203 of the Federal Property and Administrative Services Act of 1949 (40 U.S.C. 484 (O)), as amended. It has already been transmitted to the President of the Senate and the Speaker of the House in pre-print form.

U. S. DEPARTMENT OF THE INTERIOR

National Park Service

Surplus Federal Real Property Public Benefit Discount Program
for Parks and Recreation

Purpose of the Program: Prior to the enactment of Public Law 91-485 in 1970, properties were sold at 50 percent of fair market value and the acquiring public agency had to dedicate the property to public recreation use for 20 years. Public Law 91-485 authorized the Department of the Interior to transfer properties for up to 100 percent discount from fair market value; however, properties must also be dedicated in perpetuity for public park and recreation purposes.

DESCRIPTION OF THE PROGRAM

When Federal agency real properties are determined to be excess to the needs of an agency under Section 303(c) of Public Law 95-625, the National Park Service reviews the Determination of Excess Notices transmitted by the General Services Administration. The National Park Service may determine that the most appropriate public purpose use for an excess property is for parks and recreation. If this is the case, in accordance with procedures adopted by the General Services Administration, the Department of the Interior and the Office of Management and Budget, the National Park Service requests the General Services Administration to take the National Park Service's findings into consideration when the General Services Administration makes its final determination of disposal for a property.

When Federal real properties are determined by the General Services Administration to be surplus to Federal requirements, the General Services Administration determines the method of disposition and the conditions of disposal. In most cases the General Services Administration will determine that the property will be disposed of only by negotiated sale at market value. In other cases, the General Services Administration may agree with the National Park Service and make the property available for park and recreation purposes in accordance with Public Law 91-485.

The National Park Service also conducts compliance inspections of properties previously transferred to ensure that actual use conforms to the recreation program for which the property was transferred and to any other deed conditions. If the National Park Service finds that the property is not in compliance with the deed conditions, and if the landowner fails to remedy the problem within a reasonable period of time, the National Park Service will recommend voluntary reversion of the property to the United States so that the property can be returned to the General Services Administration for disposition. In Fiscal Year 1986, 19 properties were voluntarily reverted for noncompliance with deed conditions by local governments. In addition, three properties were converted to other purposes by an Act of the Congress. (See Table I.)

Since 1949, 1,132 properties have been transferred to State and local governments for public park and recreation purposes (See Table II). These properties included additions to existing parks, land for new parks, access to oceanfronts, lakes and rivers, and lands with other natural and historic significance. The applicants intended to further develop them for a wide range of uses such as playgrounds, boat launching facilities, athletic fields, State parks additions, hiking/biking/jogging/equestrian trails, camping, picnicking, swimming, and other recreational pursuits.

ACTIVITIES DURING FISCAL YEAR 1986

During Fiscal Year 1986, 15 properties, consisting of 783.06 acres were assigned to the National Park Service for transfer to State and local governments. The properties have an estimated fair market value in excess of \$1,965,300. This brings the total transferred since October 1970 (enactment of Public Law 91-485) to 814 properties transferred which consists of 105,937 acres with an estimated market value in excess of \$405,400,125.

As a result of the increased emphasis on compliance, 19 properties were reverted for noncompliance with deed conditions to the Federal Government for disposal by the General Services Administration. The largest reversion was 138.54 acres, consisting of four former properties of the North Little Rock, Arkansas, Veterans Administration Hospital.

The most significant aspects of the program are:

1) Retaining Significant Natural Resources in Public Ownership: A great number of former Federal properties (many Department of Defense installations) are the last remaining large parcels of public lands in rapidly urbanizing areas. Changing the public use to parks and recreation of these existing public lands ensures they will be available for future generations. However, these same properties, because of their location, which is very often in areas of growing residential development, are also under the most pressure for sale for the greatest economic return. It is very difficult for public park and recreation interests to compete with private development interests when property is appraised with the greatest economic return as the predominant basis for determining the highest and best use.

2) Providing Public Recreation Opportunities to Smaller and Less Affluent Communities: The ability of these communities to acquire lands at no cost, thus using their scarce funds for development, often makes the difference in whether or not their citizens have needed recreation opportunities. These opportunities would not be available if it were not for this program.

SUMMARY OF PROPERTIES ASSIGNED:

DR. MC LOUGHLIN'S APPLE TREE, VANCOUVER, WASHINGTON

A 1.36 acre parcel was transferred to the city of Vancouver, Washington. The property has an estimated market value of \$88,000.

Transfer of the property to the city of Vancouver, as an addition to the existing Charles C. Marshall Park, was preplanned by the Department of Transportation. The property, consisting of a grassy area containing the oldest apple tree in the northwestern United States, was developed by the Department of Defense into a park in order to mitigate the impact of highway construction on the historically significant tree.

MILL PLAIN BOULEVARD AND I-95, VANCOUVER, WASHINGTON

A half acre parcel was transferred to the city of Vancouver, Washington. The property has an estimated market value of \$44,000.

The property is an unimproved small triangle of surplus Department of Transportation land located adjacent to an interstate highway right-of-way. The city of Vancouver will add this parcel to the existing Charles C. Marshall Park and use it either for additional parking or to relocate an existing arts center.

ECHO BAY ISLAND, SAN JUAN ISLANDS, ANACHORTES, WASHINGTON

A 1.92 acre parcel, on a three acre island, was deeded to the Washington State Parks and Recreation Commission. The property has an estimated market value of \$80,000.

The property, seized as a result of a drug smuggling case, will be managed as a natural area with an emphasis on interpretation and protection of an active bald eagle nesting site; accordingly, only limited recreational use is anticipated.

RIFLE RANGE COMPLEX BUILDING, OSHKOSH, WISCONSIN

A building on the Menominee Park (former Federal surplus) property, previously conveyed to the city of Oshkosh and leased back to the Federal Government, was deeded to the city for public park and recreation purposes. The building has an estimated market value of \$20,300.

The building will be used by the city of Oshkosh as a park and recreation operation and maintenance facility providing equipment repair, storage and employee work spaces.

TRACT #2, NAVAL RADIO TRANSMITTING FACILITY, SUFFOLK, VIRGINIA

A 8.50 acre parcel was transferred to the city of Suffolk, Virginia. The property has an estimated market value of \$32,000.

The city of Suffolk, under a lease agreement previous to the transfer, has already developed the property as a baseball, softball and football athletic facility.

WILLOW ISLAND LOCKS AND DAM, NEW MARTINSVILLE, WEST VIRGINIA

A perpetual and assignable easement over 11.68 acres was transferred to the city of New Martinsville, West Virginia.

The property, located in the flood plain of the Ohio River tributaries of Fishing Creek and Doolin Run, is already developed for recreation and will continue to provide picnicking, fishing and boating opportunities.

TABLE I

PROPERTIES REVERTED TO THE UNITED STATES FOR
NONCOMPLIANCE IN FISCAL YEAR 1986

<u>PROPERTY NAME</u>	<u>LOCATION</u>	<u>ACREAGE</u>
VA Hospital	North Little Rock, Arkansas	.52
VA Hospital	North Little Rock, Arkansas	18.01
VA Hospital	North Little Rock, Arkansas	32.14
VA Hospital	North Little Rock, Arkansas	87.87
Tucumcari Project Site	Tucumcari, New Mexico	27.50
Naval Transmitter Site	Starr County, Texas	29.57
Former Fort Hood Sewage Disposal Plant	Killeen, Texas	17.06
*Chennault AFB	Lake Charles, Louisiana	20.20
*Chennault AFB	Lake Charles, Louisiana	49.00
*Chennault AFB	Lake Charles, Louisiana	25.09
Middle Island Light Station	Alpena County, Michigan	7.90
Harrisville Test Annex Richards-Gebaur AFB	Belton, Missouri	103.00
Veterans Administration Hospital Reservation	Ross Township, Michigan	79.70
Abutement Site Lock & Dam #19	State of Ohio	28.41
Veterans Administration Domiciliary	Clinton, Iowa	13.67
Calumet AF Station	Keweenaw City, Michigan	24.16
Newlands Project Truckee River	Storey City, Nevada	.97
Davis-Monthan AFB	Tuscon, Arizona	.90

U.S. Air Force Reserve Center	North Huntingdon Pennsylvania	17.46
Camp Kilmer U.S. Army	Edison New Jersey	.31
USMC Development & Educational Command	Suffolk County Virginia	5.00
USMC Development & Educational Command	Suffolk County Virginia	<u>10.00</u>
Total:		598.44

* Park and recreation public purposes deed conditions on these properties were removed by an Act of the Congress and properties were converted to general aviation purposes.

TABLE II

FEDERAL SURPLUS PROPERTY PUBLIC BENEFIT DISCOUNT PROGRAM
 PARK AND RECREATION TRANSFERS
 1949 THROUGH SEPTEMBER 30, 1986

(Number of Properties by State/Territory)

<u>STATE</u>	<u>NUMBER OF PROPERTIES</u>	<u>STATE</u>	<u>NUMBER OF PROPERTIES</u>
Alabama	10	Montana	10
Alaska	6	Nebraska	6
Arizona	5	Nevada	7
Arkansas	5	New Hampshire	9
California	121	New Jersey	32
Colorado	23	New Mexico	13
Connecticut	10	New York	56
Delaware	8	North Carolina	9
Guam	4	North Dakota	3
Florida	51	Ohio	26
Georgia	30	Oklahoma	11
Hawaii	16	Oregon	25
Idaho	8	Pennsylvania	34
Illinois	24	Puerto Rico	13
Indiana	18	Rhode Island	27
Iowa	11	South Carolina	6
Kansas	11	South Dakota	5
Kentucky	19	Tennessee	11
Louisiana	13	Texas	67
Maine	17	Utah	11
Maryland	36	Vermont	3
Massachusetts	53	Virginia	36
Michigan	46	Virgin Islands	1
Minnesota	7	Washington	90
Mississippi	10	West Virginia	13
Missouri	20	Wisconsin	22
		Wyoming	4

Total:-----1,132

