



United States Department of the Interior



NATIONAL PARK SERVICE

Atlanta Federal Center
1924 Building
100 Alabama Street, SW
Atlanta, GA 30303

IN REPLY REFER TO:

8.B (IR2-LWCF)
47-00065.1

May 15, 2020

Gerald Parish, Jr.
Alternate State Liaison Officer
Department of Environment and Conservation
Williams R. Snodgrass Tennessee Tower
312 Rosa L. Parks Avenue, 2nd Floor
Nashville, Tennessee 37243

Dear Mr. Parish:

I hope this letter finds you well. As you are aware, we have been working closely with the State in revisiting the approval of the Land and Water Conservation Fund (LWCF) partial conversion regarding project number 47-00065, Red Bank City Park Development. The March 14, 2011, approval of the conversion included converting 14.63± acres at Morrison Springs Park and replacing with two parcel tracts known as the Stringer's Ridge totaling 10.0± acres and 3.0± acres of land at 3715 Dayton Boulevard. The primary reason for revisiting the conversion was that the replacement properties were not developed and/or opened to the public within three years after the approval of the conversion and acquisition of the properties in accordance with 36 C.F.R. § 59.3.

Upon revisiting the conversion, the following were discovered:

1. The two non-contiguous parcels known as Stringer's Ridge by themselves were and are not viable public recreation areas per Chapter 6.B.5 of the 2008 LWCF Manual.
2. The Dayton Boulevard parcel was and is not currently accessible from that street or any other street and no recreational facilities have been developed.
3. The appraisals for the replacement properties (and likely the converted site) does not meet Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA) standards.

We appreciate the City of Red Banks for its engagement and interest in correcting this matter by seeking alternatives to make the Stringer's Ridge parcels viable. However, the two non-contiguous parcels near Stringer's Ridge plus an additional parcel that would be contiguous to one of the original parcels, on their own these parcels still do not meet the viability requirement.

Considering these issues, we hereby rescind the March 14, 2011 approval of the partial conversion for project 47-00065.

The City of Red Bank will be required to find appropriate replacement property(ies) to satisfy the original conversion at Morrison Springs Park. Please keep in mind that UASFLA standards must be followed for all appraisals (converted/replacement), compliance with other federal requirements (such as NEPA and

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NHPA Section 106), and recreational usefulness must be met. Also, if it is confirmed that the original appraisals did not meet UASFLA standards, then the appraisals will need to be done at current appraised value instead of for the time of the original conversion.

Please place this rescission letter and the attached rescinded Amendment to Project Agreement (No. 1) for grant 47-00065 in your project file. We will continue to assist you and your team to ensure that this conversion is properly handled in accordance with 36 C.F.R. § 59.3.

If you have any questions or need additional information, please contact me at 404-507-5800 or gwen_smith@nps.gov.

Sincerely,

Gwenevere P. Smith
Chief, Recreation Programs Branch