

V. PHASING PLAN

The primary intent of the Dorris Ranch Living History Farm Master Plan is to communicate and detail the vision for the site. With that said, it is important to begin identifying strategies to make the vision a reality. This section describes an overarching implementation strategy and key catalytic projects that relate to phasing. Some steps can be implemented immediately and others will need to be planned over time.

Successful implementation of the Master Plan will occur if all elements of the full plan are considered throughout the implementation horizon, even though it will be achieved through discrete projects. Many factors evolve over time and change the priorities in implementing a Master Plan. As funding becomes available the project scope will be refined, the budget will be adjusted, and the order of development events may shift. Having the plan as a guiding tool will keep implementation on track as various other factors shift over time.

CATALYTIC PROJECTS

Seven catalytic opportunities sites have been identified and are presented in no particular priority. These projects have been identified since their planning and design will affect great change on the site and can build momentum for implementing the Master Plan in its entirety. Other projects and recommendations that are included in the Master Plan can be implemented independently as funding and opportunities arise.

Living History Village

The Living History Village has already proved to be a catalytic project for Dorris Ranch since it has secured previous and future funding for its development and expansion, and improvements are already underway. It has served to enrich the educational program on site and foster an enthusiastic level of support for Dorris Ranch. Expansion can commence as funding becomes available. Opportunities to enrich other portions of

the educational program that work alongside the Living History Village, such as the Briggs Interpretive Center and Riverfront Shelter, should be explored alongside plans to expand the Living History Village and its educational program.

Middle Fork Path

This project is already in the planning and design phase and will improve pedestrian and bicycle transportation through Dorris Ranch. This Master Plan outlines various improvements to the existing trail network, provides a new loop trail, and proposes linkages to the Middle Fork Path. As the Middle Fork Path that runs through Dorris Ranch is designed and built opportunities to implement the trail proposals contained in the Master Plan should be acted upon. At a minimum, modifications should be made to the Middle Fork Path to accommodate the proposed connections. Ideally, funding could be sought and acquired that would allow for the two path building projects to occur simultaneously to fully implement the trail network and take advantage of combining construction staging, which would lower the impact on the site both physically and over time.

Vehicular Circulation and Parking

Implementing the vehicular circulation and parking should be a high priority, if not the highest priority project for Dorris Ranch. This is due to the fact that many other recommendations in the Master Plan will only be possible once the parking is increased and the new circulation is in place to provide access to various sites including the Briggs Interpretive Center and Event Center. However, it will also improve circulation to the Barn, Tomseth House and Dorris House. As discussed in terms of the Middle Fork Path, the parking lot in the northeast corner that is being built as part of that project could serve as an impetus for the site-wide vehicular circulation and parking recommendations, though this is not required. The northeast parking lot can and likely will be built in stages, with the first stage being the smaller parking lot which is already being designed as part of the Middle Fork Path project, and the second stage

being the expansion of this lot to the east. The traffic pattern through this lot will likely change as the phases are implemented with two-way traffic transitioning into one-way traffic when the lot is fully built out and both the entrance and exit are built.

Briggs Interpretive Center

The new Briggs Interpretive Center is the signature project stemming from the Dorris Ranch Master Plan. It will allow the site to achieve many of its goals, but its design and development is also based on the completion of preceding events. As discussed earlier the main entry circulation needs to be completed before or alongside the construction of the Briggs Interpretive Center. Prior to that consultation with the State Historic Preservation Office regarding the proposed demolition needs to occur, which could be done during the process of updating the National Register of Historic Places documentation or as a separate consultation.

Event Center

The Event Center must not be developed prior to the completion of the Briggs Interpretive Center and parking projects. It's a catalytic project since it will open more educational and event opportunities for Dorris Ranch either in concert with the Briggs Interpretive Center or on its own.

Dorris House and Grounds Rehabilitation

The Dorris House and Grounds hold one of the historic hearts of the property and will be rehabilitated as part of implementing this Master Plan. Unlike the Briggs Interpretive Center, this project can be planned, designed and constructed independently as soon as funding is made available. The project can be planned in stages to account for funding with phase one focusing on planning and design and phase two focusing on construction. This project should look at both the house and grounds rehabilitation as one project, but could be separated if deemed necessary to meet available funding.

Riverfront Shelter and Log Seating

The Riverfront Shelter and Log Seating is another example of a catalytic project, but like the Event Center can be designed and built independently of other projects and recommendations that are included in this Master Plan. The Riverfront Shelter and Log Seating will increase educational and recreational opportunities on site.

Restroom & Storage Building

When the Briggs Interpretive Center is near the end of its design phase the question of whether the site has adequate restrooms or storage should be addressed. If either facility type is deemed in short supply then the restroom and storage building should be converted to accommodate the identified needed use. If neither is in short supply then no changes need to be made to the restroom and storage building other than those addressed in Section IV.