



THEODORE ROOSEVELT NATIONAL PARK

FACILITY REVITALIZATION PLAN

A Long Range Plan for Improving Facilities, Housing, and Visitor Experience

Summer 2022



National Park Service
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CHAPTER 1: INTRODUCTION

PROJECT OVERVIEW

The National Park Service at Theodore Roosevelt National Park is preparing a facility revitalization plan and subsequent (separate) environmental assessment document for a re-envisioning of the developed areas of the park. The intent of the re-envisioning is the improvement of visitor experience and revitalization of the park facilities through the following:

- Define appropriate visitor uses and park functions
- Prepare for future increases in visitation
- Provide extraordinary visitor experience
- Coordinate the interrelationships among uses, site resources, and facilities
- Establish a consistent, unified character for development
- Establish a decision-making framework for capital improvements, preservation, and development that would address existing deferred maintenance and future facility needs in five areas of the park

The areas of study include three locations in the South Unit—the Medora entrance area, Painted Canyon, and Peaceful Valley Ranch—as well as the entrance area of the North Unit and the Elkhorn Ranch Unit.

The project area at the Medora entrance to the park is about 100 acres within the South Unit directly adjacent to the Medora city boundary. Facilities of note in the planning area include the South Unit Visitor Center, Maltese Cross Cabin, entrance station, headquarters/administrative area, park staff housing, maintenance buildings, walking paths, parking areas, and associated roads.

The Painted Canyon study area is also located in the South Unit of the park, off U.S. Highway 94. It is a state-designated rest area in addition to being a National Park site. It includes a small visitor center with restroom facilities that is closed in the winter, a picnic area, trails, and parking.

The third South Unit study area is located at Peaceful Valley. Peaceful Valley Ranch is a historic landscape whose contributing structures have recently undergone rehabilitation for current use. These structures include a ranch house, bunkhouse, and barn. Additional features of the site include trailheads, corrals, parking, and a vault toilet.

The North Unit is located closer to the town of Watford City, North Dakota, off U.S. Highway 85 along the Little Missouri River. Facilities there include a historic park monument sign, an entrance station, a temporary visitor center, a staff office, restroom trailers, maintenance facilities, park housing, and two sewage lagoons.

The Elkhorn Ranch Unit has minimal development and is an important site to Theodore Roosevelt's history in the park. The site currently includes interpretive waysides and connections to the Maah Daah Hey Trail (MDHT) system but no other development or facilities.

This comprehensive plan allows park managers to evaluate their current facilities; determine how they are, or are not, meeting visitor and park staff needs; and develop concepts for future implementation efforts that will improve function and services now and into the future.



Figure 1.1 Painted Canyon View



PROJECT GOALS

The overall goal of this plan is to define appropriate visitor uses and park functions for the five study areas within the park and identify facility and infrastructure needs for each. The plan will develop planning concepts that address identified park needs, considering aging infrastructure and deferred maintenance. This will position Theodore Roosevelt National Park to best serve increasing numbers of visitors without compromising the natural environment and features the park was established to protect.

The planning concepts developed for each site will focus on:

- Integrating the Theodore Roosevelt story into the visitor experience
- Analyzing visitor opportunities
- Creating interrelationships among uses
- Identifying site resources
- Defining needed facilities
- Establishing a consistent and unified character for development
- Developing a decision-making framework for capital improvements, preservation, and development that would address existing deferred maintenance and future facility needs

More specifically, the planning concepts seek to improve the visitor experience, address facility concerns, document deferred maintenance, and guide future development proposals for all study areas. All planning concepts discussed in this plan address these objectives by studying proposed improvements in the following categories:

Housing

- Provide sufficient, diverse, and modernized park housing with a variety of prototype units that will accommodate staffing changes and ensure adequate recruitment and retention

Aging Utilities and Transportation/ Circulation Systems

- Update utility systems to protect park resources, ensure sustainability, and establish resiliency
- Increase capacity of utility and transportation systems for visitor use, year-round services, safer travel and quality of experience
- Improved circulation and parking for efficient passage of modern sized vehicles

Maintenance/ Administration

- Establish right-sized workspaces required for all job functions and in compliance with federal regulations
- Ensure staff have safe, accessible, comfortable, modern workspaces

Visitor Orientation and Services

- Provide visitor facilities that incorporate safety, accessibility, sustainability, and universal design to accommodate projected visitation growth and capture uncollected revenue



Figure 1.2 Bison in the Park



Figure 1.3 Grand View Atop the Buttes - Elkhorn Ranch

SITE ISSUES & OPPORTUNITIES

There are a variety of facilities throughout the park that are not meeting needs and require improvement and expansion or replacement. There are also circulation patterns needing improvement and visitor experiences to be enhanced and expanded. Additional detail on the conditions at each site are included site by site in chapters three through seven.



Figure 1.4 Theodore Roosevelt's Cabin at Elkhorn Ranch

CHAPTER 2: PARK BACKGROUND

HISTORY & OVERVIEW

Theodore Roosevelt National Park comprises 70,447 acres of land in three separate units: the South Unit, the North Unit, and the Elkhorn Ranch Unit in Billings and Mckenzie Counties in North Dakota. The park was established in 1947 as Theodore Roosevelt National Memorial Park (South Unit and Elkhorn Ranch Unit), to honor the memory of Theodore Roosevelt. The North Unit was added in 1948. Lands located in Medora, North Dakota, were added to the South Unit in 1956 to serve as the park's headquarters and administrative area. In 1978, Congress re-designated the area Theodore Roosevelt National Park and also established the 29,920-acre Theodore Roosevelt Wilderness within the park's North Unit and South Unit.

This national park preserves a landscape—the North Dakota Badlands (also called the Little Missouri River Badlands)—that had a profound effect on Theodore Roosevelt. Roosevelt first came to the North Dakota Badlands in September 1883 to hunt one of the few remaining bison. While in the area, Roosevelt bought into a cattle business partnership at the Maltese Cross Ranch. Roosevelt returned to New York after the hunting trip, but a few months later, on February 14, 1884, he experienced great personal tragedy when his wife and mother died on the same day. Roosevelt was seized by intense grief and decided to return to the North Dakota Badlands to lead “the strenuous life” of a cattle rancher. He sought repose, solitude, and mental rejuvenation, and found all three during his time living at the Elkhorn Ranch, which is now the most historically significant portion of the park.

The time Theodore Roosevelt spent living in the North Dakota Badlands ultimately inspired his conservation ethic, and he directly attributed his ascendance to the presidency to his experiences in this area. During his tenure as the 26th U.S. president, Roosevelt set aside more than 230 million acres of public land for national parks, forests, monuments, and wildlife refuges, thus earning him the nickname, “the Conservation President.”

The North Dakota Badlands landscape is one of striking contrasts. The gently rolling mixed grass prairies of the Northern Great Plains suddenly give way to fantastically broken terrain. The landscape was created when soft soils and sedimentary rocks were broken down by the erosive forces of weather and the Little Missouri River and its tributaries. This rugged landscape of sheer cliffs, grassy plateaus, and colored bluffs of red, gray, tan, and golden hues seems inhospitable at first glance. Yet it is home to a variety of plants and an abundance of Northern Great Plains wildlife, including iconic animals of the West such as bison, elk, and bighorn sheep. Altogether, the three separate units of the park stretch across more than 45 miles of this landscape. And while the three units are geographically separate, they are all linked by the free-flowing Little Missouri River, the park's most important surface water resource.

The South Unit is just north of Medora, North Dakota. The Little Missouri River runs through the western half of the unit. Most of the land west of the river falls into the Theodore Roosevelt Wilderness, including the Petrified Forest, which contains the third largest concentration of petrified wood within the national park system. All of the park's major facilities and visitor use areas are on the east side of the river, including the main visitor center, Maltese Cross Cabin, Cottonwood Campground, Peaceful Valley Ranch, and the Painted Canyon Overlook and Visitor Center.

The 218-acre Elkhorn Ranch Unit is approximately 35 miles north of Medora and is accessed via unpaved roads. The unit includes the site of Theodore Roosevelt's second ranch in the North Dakota Badlands, the Elkhorn Ranch, which was the center of his cattle ranching operations. While living here, Roosevelt's days were filled with the labor of cattle ranching and his nights were spent quietly relaxing on the porch overlooking the Little Missouri River and at his writing desk. The secluded spot that Roosevelt selected for his Elkhorn Ranch brought him much comfort and solitude as he grieved over the deaths of his wife and mother. The rugged terrain and all its animal inhabitants aided in his reawakening and this experience helped Roosevelt realize the importance of conservation. Today, only the foundation stones of the ranch remain, but the area retains the same rugged beauty and quiet that Roosevelt cherished.

The North Unit is 15 miles south of Watford City, North Dakota, and is accessed via U.S. Highway 85. Almost the entire land area in the North Unit consists of the Theodore Roosevelt Wilderness, except for a narrow corridor along the unit's 14-mile scenic drive. Major park facilities include the North Unit temporary visitor center and temporary restrooms, Juniper Campground, and park housing. The developed area of the North Unit covers approximately 159 acres. The Little Missouri River meanders through the heart of the unit. Stately cottonwood trees line the river's riparian zone and dot the floodplains, while bluffs above the river offer some of the park's most dramatic viewpoints. The unit includes several popular geologic sites as well, including the River Bend Overlook and Oxbow Overlook.

For decades, the park has existed as an ecological and cultural gem in a remote region of the county. However, this region—characterized by vast stretches of mixed-grass prairie, occasional farms and ranches, and few people—has undergone significant change in recent years. Hydraulic fracturing technology has unleashed a wave of oil development on private, state, and federal lands around the park. This energy boom is expected to continue for decades. Many new people have moved into western North Dakota, bringing traffic, permanent and temporary residential developments, and social problems. Consequently, this boom is creating significant challenges for the park.



Figure 2.1 Barren Buttes



Figure 2.2 Maah Daah Hey Trail View

PURPOSE & SIGNIFICANCE

Park Purpose

A park's purpose statement identifies the specific reasons for establishment of that park. What would later become Theodore Roosevelt National Park was established as Theodore Roosevelt National Memorial Park on April 25, 1947. It was then re-designated on November 10, 1978, as Theodore Roosevelt National Park. Its purpose statement lays the foundation for understanding what is most important and unique about this park.

Purpose statement for Theodore Roosevelt National Park:

Theodore Roosevelt National Park memorializes Theodore Roosevelt and pays tribute to his enduring contribution to the conservation of our nation's resources by preserving and protecting the scenery, wildlife, and wilderness qualities of the North Dakota Badlands — the landscape that inspired Roosevelt and still inspires visitors today.

Park Significance

Significance statements express why a park's resources and values are important enough to merit designation as a unit of the National Park System. Statements of significance describe the distinctive nature of a park and why an area is important within a global, national, regional, and system-wide context. They focus on the most important resources and values that will assist in park planning and management.

The following significance statements have been identified for Theodore Roosevelt National Park. (Please note that the sequence of the statements does not reflect the level of significance.)

- Theodore Roosevelt National Park's North Dakota Badlands, a rugged landscape of colorful geological formations, varied habitats, and abundant wildlife, provide a strikingly dramatic contrast with the rolling mixed-grass prairies in the surrounding region.

- Within the park, continuous erosion has exposed 65 million years of the Earth's past, dramatically illustrated by clearly visible geological strata, a variety of fossils, and the third largest concentration of petrified wood in the National Park System.
- Theodore Roosevelt National Park preserves the landscape that inspired Theodore Roosevelt to adopt a conservation ethic. As president, he set aside more than 230 million acres of public land for future generations.
- Theodore Roosevelt National Park preserves the site of the Elkhorn Ranch, Roosevelt's second ranch in the North Dakota Badlands, and provides visitors with an exceptional opportunity to immerse themselves in the same setting where Roosevelt lived, worked, and wrote.
- Theodore Roosevelt National Park provides an unparalleled opportunity to observe bison, bighorn sheep, elk, mule deer, white-tailed deer, pronghorn, coyotes, prairie dogs, and other native animals in their natural habitat.
- Theodore Roosevelt National Park's night skies, clean air, and wilderness qualities offer exceptional beauty, silence, and solitude, which encourage personal growth, inspiration, and healing, just as they did for Theodore Roosevelt in the 1880s.
- In the midst of continuing significant energy development in western North Dakota, Theodore Roosevelt National Park retains a high degree of resource integrity and is an unspoiled example of the North Dakota Badlands.

Theodore Roosevelt National Park Vision

Theodore Roosevelt National Park is poised to become the hub of Theodore Roosevelt associated heritage sites. Together the park and its partners will expand the preservation, understanding, and promotion of President Theodore Roosevelt's story, philosophy, and conservation legacy.



Figure 2.3 Sunset in the North Unit

PARK UNITS TOUR

Three Units

Theodore Roosevelt National Park preserves 70,446 acres in three areas of rugged, beautiful badlands in southwestern North Dakota. The park's two most visited units, the North and South Units, are separated by a 1 hour and 10-minute drive.



Figure 2.4 Three Units Overview

South Unit

The 46,158-acre South Unit is 133 miles west of Bismarck, North Dakota, and 27 miles east of the North Dakota–Montana state border. The South Unit entrance is located in the city of Medora, North Dakota, and accessed via Interstate 94 (I-94), Exits 24 and 27. The South Unit visitor center is just inside the park entrance in Medora. The South Unit's Painted Canyon Visitor Center is located 7 miles east of Medora at Exit 32 off I-94.

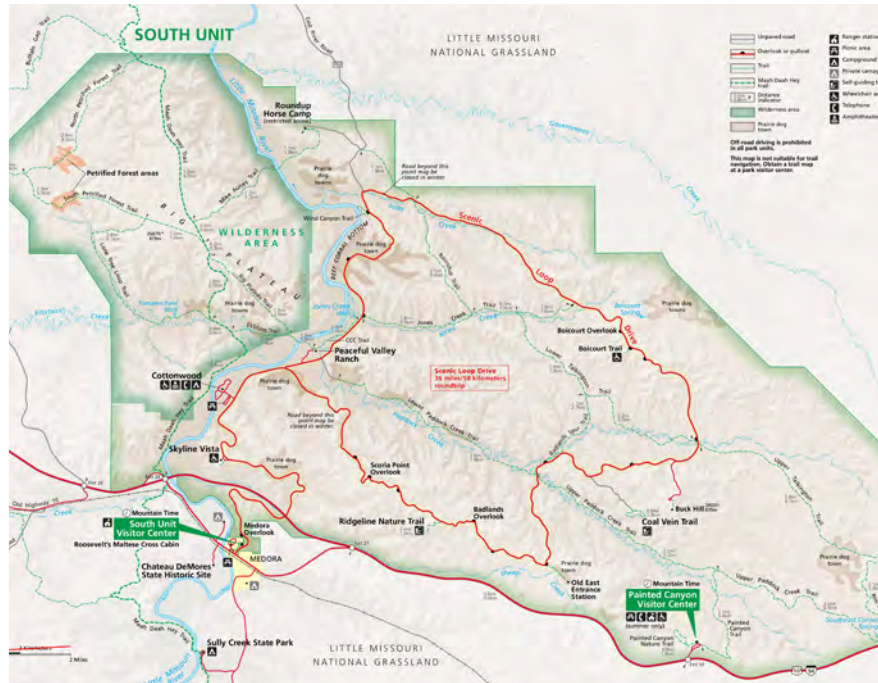


Figure 2.5 South Unit Overview

North Unit

The North Unit's 24,070 acres are accessed via U.S. Highway 85, approximately 14 miles south of Watford City, North Dakota, and 50 miles north of Belfield, North Dakota.

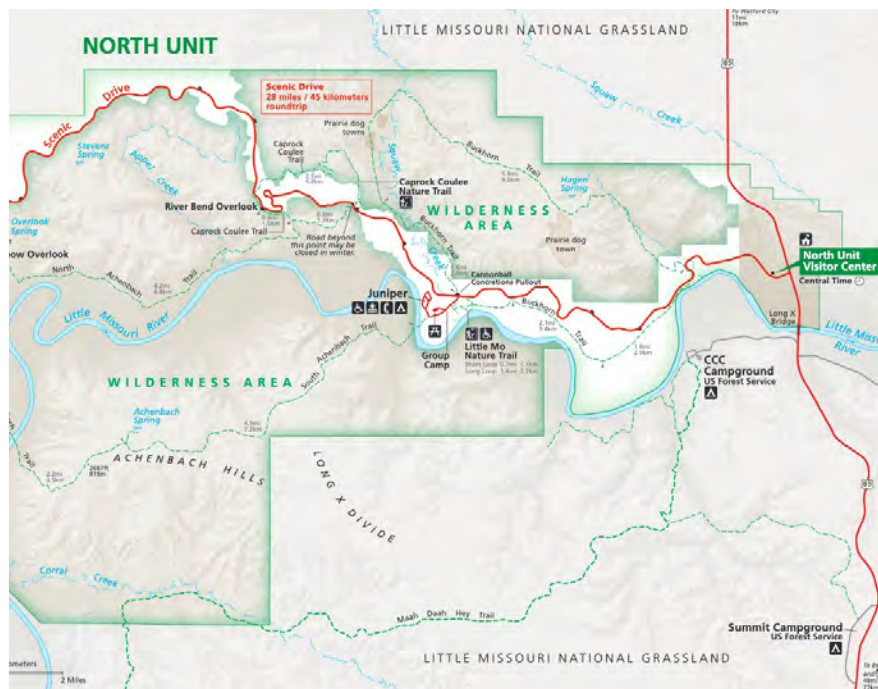


Figure 2.6 North Unit Overview

Elkhorn Ranch

The 218-acre Elkhorn Ranch Unit is more remote than the others, located between the South and North Units. It is approximately 45 miles north of the South Unit Visitor Center along I-94 West and Belle Lake Road.



Figure 2.7 Elkhorn Ranch Unit Overview

PARK UNITS TOUR

Painted Canyon

Painted Canyon offers travelers a glimpse into the colorful badlands of Theodore Roosevelt National park. The Little Missouri River, its tributaries, and each passing rain shower sculpt away the rolling plains, giving form to the rugged badlands that awe visitors and inspired young Theodore Roosevelt.



Figure 2.8 Painted Canyon Site Aerial



Figure 2.9 Path at Painted Canyon



Figure 2.10 Painted Canyon Visitor Center



Figure 2.11 Painted Canyon Picnic Shelter

Medora Area

Conveniently located along I-94, the South Unit is the park's most visited area. The Medora area includes a visitor center, a scenic drive, hiking trails, and plenty of watchable wildlife to entice visitors to stay a while. The South Unit's small but bustling gateway town, Medora, is an attraction in its own right.



Figure 2.12 Medora Area Site Aerial



Figure 2.13 South Unit Visitor Center



Figure 2.14 South Unit Entry Station



Figure 2.15 South Unit Visitor Center Sign

Peaceful Valley

Peaceful Valley Ranch was built in the 1880s and served as a dude ranch from 1918 to the 1930s. The ranch and its owners assisted in the establishment of Theodore Roosevelt National Park, with the area serving as the first park headquarters and visitor center from 1947 until the new buildings for those purposes were completed in Medora in the early 1960s.



Figure 2.16 Peaceful Valley Site Aerial



Figure 2.17 Peaceful Valley Building Interior



Figure 2.18 Peaceful Valley Site Parking and Corrals



Figure 2.19 Peaceful Valley Parking and Vault Toilet

North Unit

The North Unit is 15 miles south of Watford City, North Dakota, accessed via U.S. Highway 85. Almost all the land area of the North Unit consists of the Theodore Roosevelt Wilderness, except for a narrow corridor along the unit's 14-mile scenic drive. Visitation to the North Unit has increased as Watford City and the surrounding region have grown.



Figure 2.20 North Unit Site Aerial



Figure 2.21 North Unit Site Landscape



Figure 2.22 North Unit Previous Visitor Center



Figure 2.23 North Unit Entry Station

Elkhorn Ranch

The Elkhorn Ranch Unit preserves the place Theodore Roosevelt selected to be his “home ranch” after the deaths of his wife and mother. This unit of the park has a special, solemn character. There are no visitor centers, facilities, or scenic roads, but driving to the unit and hiking to the site of his ranch is quite scenic.



Figure 2.24 Elkhorn Ranch Site Aerial



Figure 2.25 Elkhorn Ranch Mid-Trail Interpretive Sign



Figure 2.26 Elkhorn Ranch Fencing



Figure 2.27 Elkhorn Ranch Interpretive Signage

CHAPTER 3: MEDORA AREA



VISION

This unit's vision is to revitalize and modernize visitor and administrative facilities that will support the future of Theodore Roosevelt's conservation legacy and complement the future Theodore Roosevelt Presidential Library nearby and the town of Medora. The vision also includes a greater web of visitor experience that will serve future visitors by fostering new partnership opportunities and efficient park operations.

EXISTING CONDITIONS

The Medora entrance area is the main entrance to the South Unit of the park and is located directly adjacent to the city of Medora, North Dakota. The area includes an entrance station for the park, a visitor center with associated passenger vehicle parking, and the Maltese Cross Cabin on one side of the road. The other side of the entrance road has park administration, maintenance, and housing facilities. These facilities consist of an administration building, the Resources building, three maintenance buildings around a work yard, and both permanent and seasonal housing.

Housing

The housing area of the park adjacent to Medora consists of eight single-family homes, each with three bedrooms and a garage, and three apartment buildings, each with two, two-bedroom units and two studio units. None of these meet Architectural Barriers Act (ABA) standards. The park is also having radon issues with all their housing. Currently the park houses seasonal employees two to a room, more reminiscent of a college dorm than housing for professionals, and alternate housing in the surrounding area is difficult to find. Affordable, diverse, and flexible housing is important so the park can meet the housing expectations of employees. That plays a large role in employee attraction and retention. Additional variety of housing units, such as duplexes or seasonal housing, is important, so necessary staffing fluctuation can be accommodated. Staff also need space for parking and storage of personal equipment such as trailers, RVs, and boats. Yard space can be difficult to maintain if the associated housing unit is only used seasonally. Larger, park-managed, outdoor gathering spaces with facilities for both seasonal staff and permanent families, with and without children, are needed. Historically the National Park Service has focused on single-story housing in the Medora area but the proximity of two-story buildings directly adjacent to park property opens up the possibility for two-story housing to be considered, particularly for housing seasonal staff.



Figure 3.1 South Unit Housing Area (1)



Figure 3.2 South Unit Housing Area (2)

Visitor Orientation/ Services

The Medora Visitor Center needs expansion and reconfiguration or replacement to meet the needs of park staff and increasing visitation. The quantity of existing office space is inadequate, and it lacks dedicated space for specialized functions such as quiet space for phone calls, evidence collection, weapons storage, and fee collection. The bookstore space is also constrained and needs additional space for sales, especially since the area also frequently serves as a gathering space for tour groups. The theater has a projection room that is no longer needed, given modern technology, and could perhaps better serve a different function. The museum space needs updating to provide interactivity and the security system for that space as well as the entire building, is also in need of an update.

There is also no exterior restroom access, so there are porta-potties in parking spaces for use when the visitor center is closed, and the existing restrooms do not meet ABA standards. Exterior information kiosks or some similar opportunity for visitors to gain information before entry is needed. Additional picnic shelters are also needed — visitors often move picnic tables closer to the building in search of shade. Additional trails in the area, particularly around the Maltese Cross Cabin, could provide additional visitor experiences. These trails could also be an opportunity to provide an accessible experience in an area where there currently is none. Additional site work around the cabin could help to improve some existing flooding issues and better protect it.



Figure 3.3 South Unit Visitor Center Exhibit/Sales Space



Figure 3.4 South Unit Visitor Center Lobby



Figure 3.5 South Unit Visitor Center Outside Entrance

Maintenance/ Administration

Many park maintenance and administration buildings need reconfiguration and expansion or replacement to better meet staff needs. The Resources building has radon issues and is especially unsuited to its current use. It is a mobile office trailer with carpet floors and no suitable space for many of the lab work activities common to park resources teams. It lacks storage space, particularly secure chemical and firearm storage, and the number of workstations is insufficient for seasonal staffing. The

number of private offices is close to adequate, but layout and access are not optimal. The space is also lacking a meeting space big enough for peak summer staff to gather for work planning and operations discussions.

Curation space for the park is also in the basement of this building, which has had flooding issues in the past, making it less than ideal for curated items.

The park headquarters/administration building is also in need of reorganization or replacement to meet park needs. It does not have restrooms that meet ABA standards. It is lacking in storage and private office space, and does not have an employee break room, conference room, or meeting space large enough for weekly staff meetings during peak times. It does not have adequate space for IT functions. Such functions are currently split between a janitor's closet and another converted office, neither of which has climate control or appropriate features for IT functions.

The Medora operations and maintenance buildings were built in the early 1960s and are therefore too small to fit the larger vehicles and equipment currently in use. The depth and height of the vehicle storage bays do not allow for proper vehicle storage, leading to the need to store equipment outside where it is exposed and cannot be accessed as quickly. Interior space is also inadequate for staff needs and does not meet ABA requirements. Storage areas are insufficient and often mixed with those belonging to other park departments. Offices, training rooms, breakrooms, and bathrooms are not separated from maintenance activities that generate toxic fumes and noise.



Figure 3.6 South Unit Closet Turned Office and Resources Building



Figure 3.7 South Unit Vehicle Maintenance Bay

Utilities, Transportation & Circulation

As park visitation has increased, the entrance station has become inadequate. Lines frequently back up onto Pacific Avenue, causing hazards, and local ranchers who regularly need to pass through the park to gain access to their properties get stuck in long lines. Additional lane capacity and vehicle stacking room are needed. The entrance station is also currently located before the visitor center, requiring visitors to pay an entry fee before they can access it, as opposed to the visitor center being a fee-free amenity. Staff at the entrance station need office space for money collection and restrooms. Currently these needs are met by the visitor center, since it is close to the entrance station. If this were not the case, an additional small office space associated with the entrance station would be required.

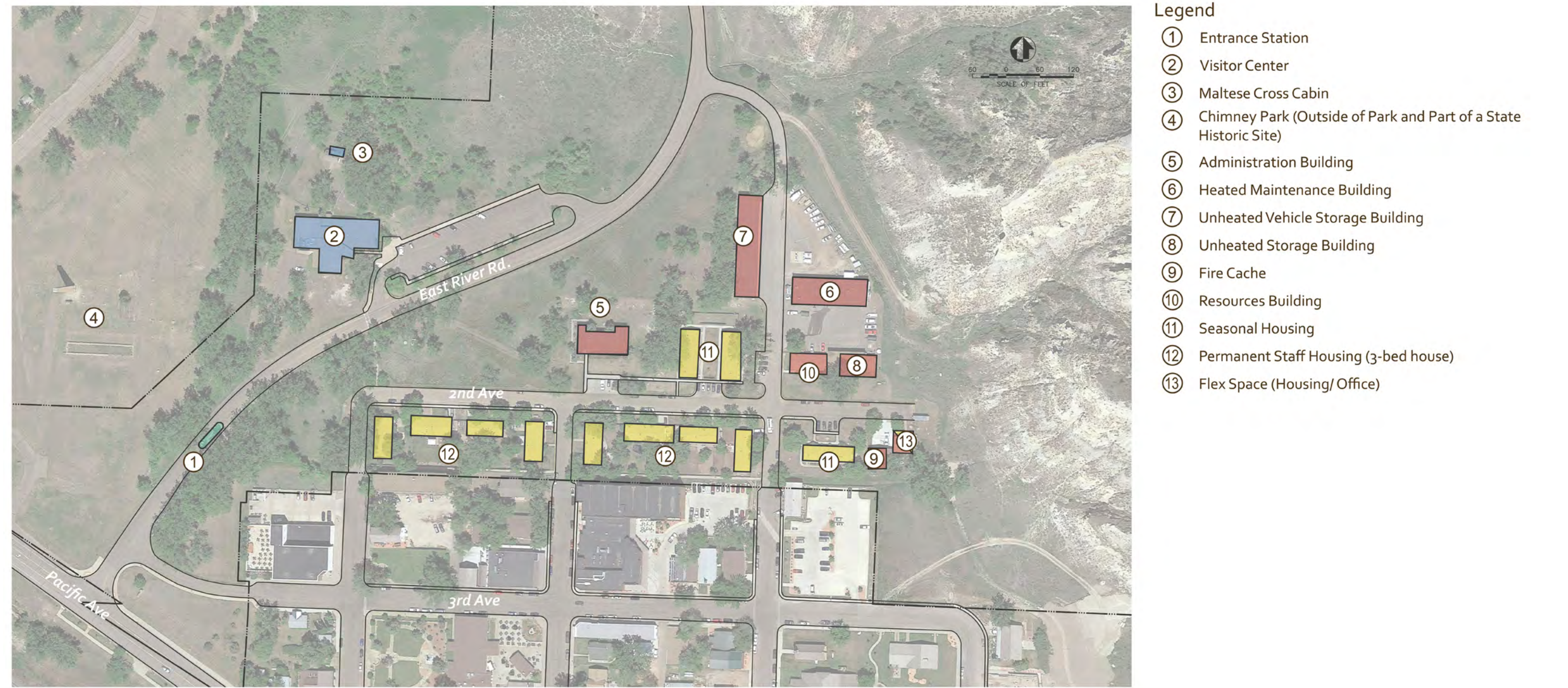
Most of the current visitor center parking area is for passenger vehicles and additional large vehicle parking is needed. Staff parking is also limited and sometimes used by visitors. Overflow parking areas, possibly on the grass, could be explored to help with this issue. A defined drop-off area at the visitor center could also help improve vehicle circulation.



Figure 3.8 Cars Waiting to Enter the South Unit



FIGURE 3.9 MEDORA AREA EXISTING CONDITIONS SITE PLAN





NEEDS & PRIORITIES

Needs

- Additional housing quantity and unit type
- Maintenance buildings adequate to service and protect park equipment
- Staff workspaces that meet minimum requirements for size, quantity, and safety
- Visitor experience can be enhanced by fostering partner support

Priorities

1. Provide housing variety and additional quantity to accommodate staffing changes and promote recruitment, retention and diversity
2. Expand entrance station capacity to accommodate increasing visitation, provide a safe entry experience, and eliminate traffic congestion stemming from park traffic
3. Increase parking and improve circulation for modern vehicles
4. Improve visitor experience with upgraded visitor discovery and orientation center and provide protection for the Maltese Cross Cabin
5. Upgrade maintenance facilities to adequately provide services, protect equipment investment, and establish safe, efficient work areas
6. Create sufficient workspaces required for all administrative functions



DESIGN CONCEPTS

ELEMENTS COMMON TO ALL PLANNING CONCEPTS

Housing

All proposed additional or replacement housing units in the planning concepts discussed for the Medora entrance area of the park will use the National Park Service Housing Prototypes. All concepts also propose to formalize or increase picnic/park areas for employees and their families.

Visitor Orientation/ Services

All planning concepts discussed here include exterior self-orientation and interpretation for the visitor center as well as formalized and increased picnic areas in the vicinity.

Maintenance/ Administration

All planning concepts include an additional, new heated vehicle maintenance building for the maintenance area to address the issue of the current buildings not being large enough for modern vehicle needs.

Utilities, Transportation & Circulation

All planning concepts propose to expand the width of park roads to match the width of City of Medora roads when practical given other development and modification to the areas on either side of the roads. They also all propose expanded passenger vehicle and RV parking at the visitor center and expanded entrance station capacity.

CONCEPT A

Outside of the common-to-all elements included in all options for the Medora area, Concept A focuses on giving park staff the spaces they need to do their jobs efficiently in support of Theodore Roosevelt National Park. It provides the housing needed to attract and retain the staff that support park operations and gives those staff needed facilities to perform their duties, such as a Resources building appropriate to resources tasks and expanded administration and maintenance buildings to accommodate staff equipment needs. The existing visitor center is also reconfigured to meet park needs as well as visitor and partner needs as visitation in the area increases.

Housing

Concept A for the Medora entrance area of the park proposes to increase the diversity of permanent staff housing by replacing two existing single-family homes. One would be replaced with a single-family, one-story, 3 bedroom/2 bathroom home with a garage large enough for more modern vehicles. The other would be replaced with a one-story duplex, with 2 bedroom/2 bathroom units. This would introduce a new unit type, the duplex, to the area, giving additional options for staff needs. The concept also proposes to replace all the existing seasonal housing in the area. It would be replaced with three eight-plex units, each one story and containing eight 1 bedroom/1 bathroom units. This replaces existing aging high-maintenance seasonal housing with housing units that offer more flexibility in meeting the seasonal staffing needs of the park.

Visitor Orientation/ Services

In addition to the common-to-all elements listed for visitor orientation/services, Concept A also proposes expansion and reconfiguration of the existing visitor center. This would be a relatively minor expansion done in a way that adds some additional space without otherwise impacting the existing building significantly. There would also be some reconfiguration of existing spaces to better align functions with space and better address the needs and workflows and park staff.

Maintenance/ Administration

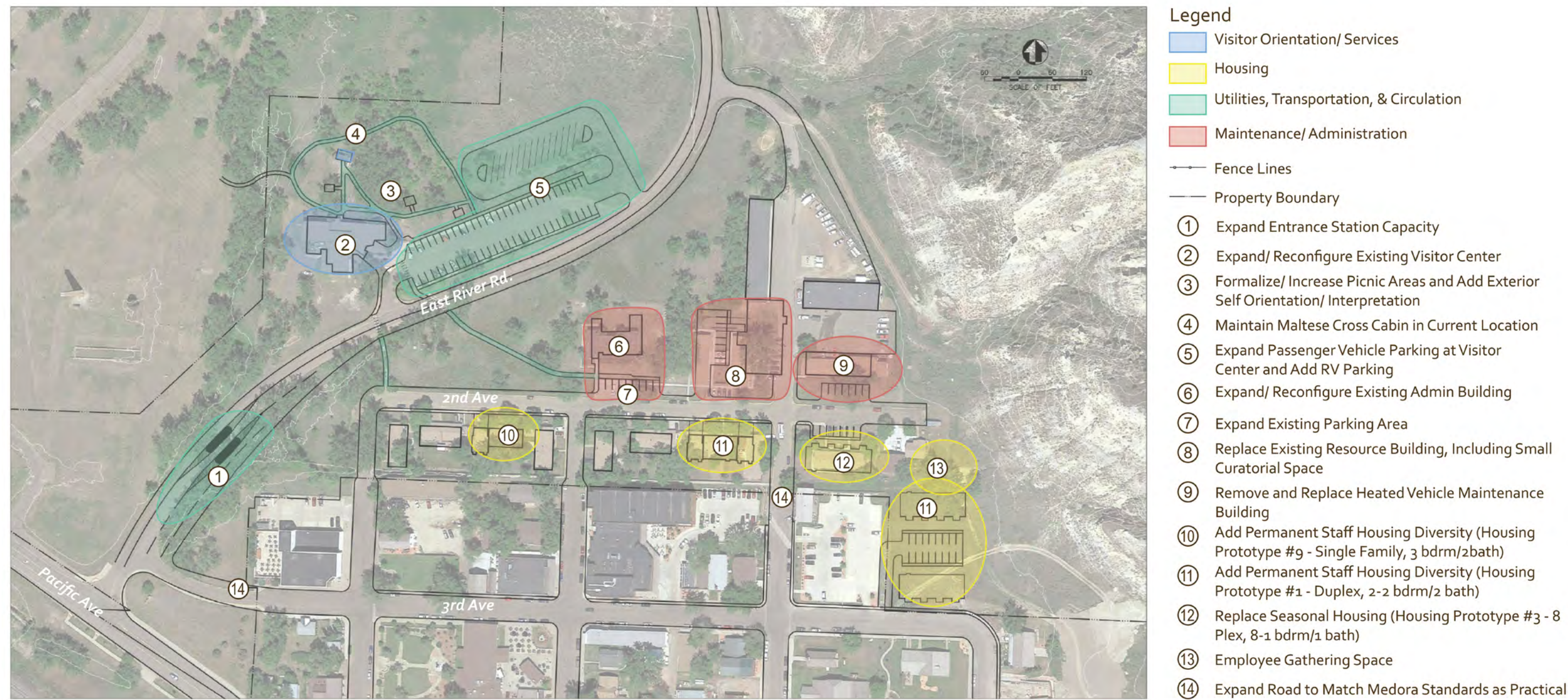
The existing Resources building in the Medora area is one of the buildings in the area least suited to its use and needs. Given this, concept A proposes to remove the existing Resources building and replace it with a new building better designed to facilitate the needs of the staff who use the building.

This concept also proposes a modest expansion and reconfiguration of the existing administrative building. Like the proposed expansion and reconfiguration of the visitor center, this expansion would be designed to have minor impacts to the existing building. Internal spaces would be reconfigured to better suit park needs and to most efficiently use the space that is currently available.

Utilities, Transportation & Circulation

In addition to the visitor parking area expansion, this concept also proposes expansion of the existing parking at the administrative building to better meet staff parking needs.

FIGURE 3.10 MEDORA AREA CONCEPT A SITE PLAN



CONCEPT B

Concept B increases staff facilities in a more efficient way, because it allows for spaces to be created that meet both current and future staff needs. Concept B diversifies the employee housing mix to align with staffing needs, creates resources and vehicle maintenance buildings that meet program needs, and reconfigures the existing visitor center for improved visitor services. The concept also proposes a new administration building adjacent to the Resources building that would be built with park and potential partner needs in mind for efficient park operations. The relocated entrance station also better accommodates visitor arrival experiences and efficient fee collection.

Housing

Concept B increases the diversity of permanent staff housing but is slightly different in scale and detail from the proposed Concept A improvements. Concept B involves the replacement of one existing single-family housing unit with a new single-family, one-story, 3 bedroom/2 bathroom unit with a garage, as well as the addition of two new duplex units. The duplex units would be in the area west of the current administrative building and would each be one story, containing two 2 bedroom/2 bathroom units, each also with their own garage. Concept B also proposes the complete replacement of the existing seasonal housing. It would replace the three existing buildings with three new seasonal housing buildings, each two-story eight-plex buildings with four 1 bedroom/1 bathroom units and four 2 bedroom/2 bathroom units.

Visitor Orientation/ Services

Concept B proposes slightly more expansion than Concept A and similar reconfiguration of the existing visitor center to be minimally disruptive to the existing building while also allowing for more efficient use of existing space. Concept B also adds a large outdoor gathering space adjacent to the visitor center that could be used for both large staff gatherings and visitor programming and services.

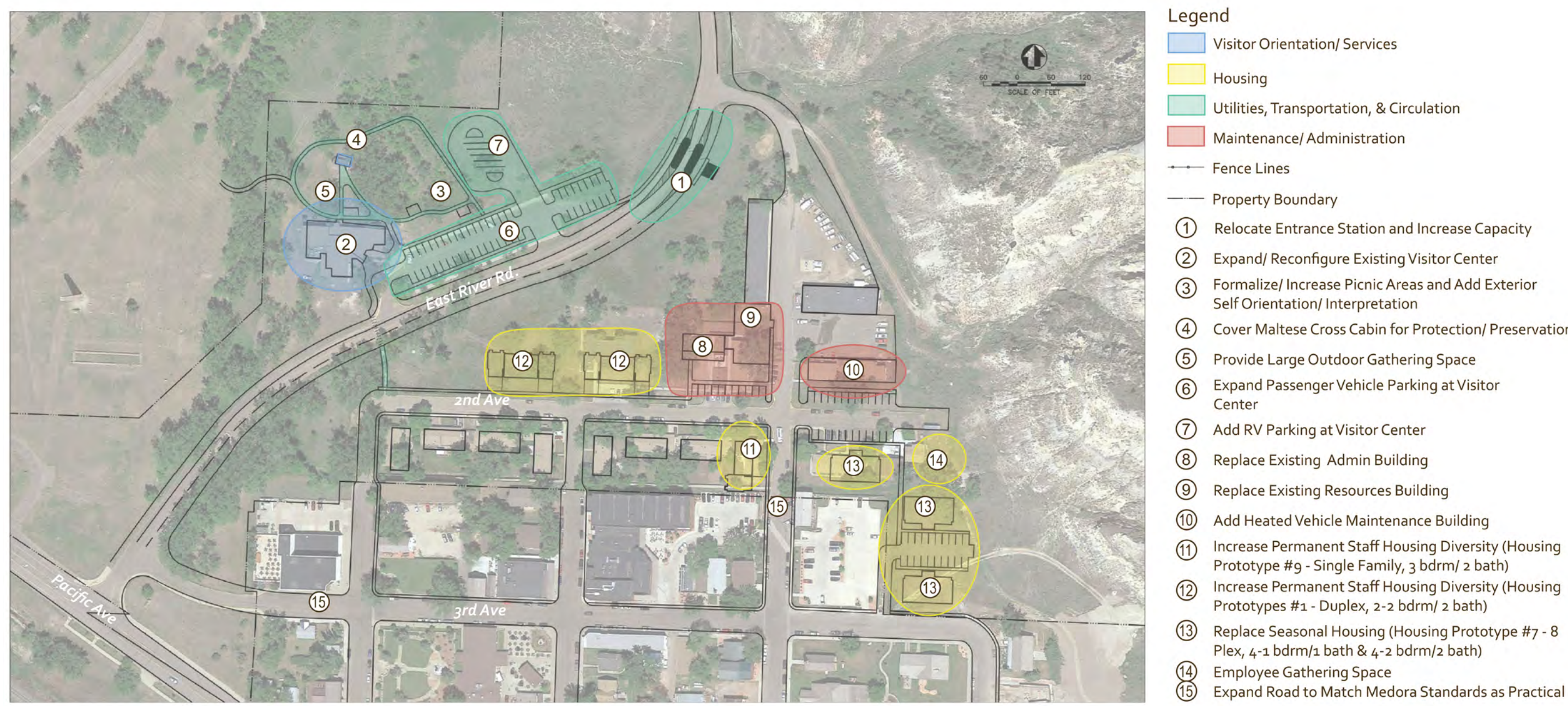
Maintenance/ Administration

Like Concept A, Concept B proposes to replace the existing Resources building with one that is better suited to the necessary program activities. Concept B also includes replacement of the existing administration building. A new building would consolidate administrative functions and provide appropriate offices, workspaces, meeting rooms, and storage while the relocation would open up space for additional housing. These two new buildings (administration and Resources) would be close to each other to allow for efficient sharing of common spaces, like breakrooms, kitchens, and gyms.

Utilities, Transportation & Circulation

In addition to expanding entrance station capacity, Concept B also proposes relocating it so the visitor center can be accessed before the entrance station as a fee-free amenity. This relocation would move the entrance station further away from the existing visitor center and therefore an additional small entrance station office would be needed for staff restrooms and secure money-counting space.

FIGURE 3.11 MEDORA AREA CONCEPT B SITE PLAN



CONCEPT C

Concept C maximizes opportunities for park staff and partners to support park operations and the park vision. In addition to improved and diversified employee housing, Concept C includes a new Resources building, maintenance buildings at the necessary size and configuration, and a relocated entrance station to safely accommodate increased visitation and fee collection. It also features a consolidated visitor center and administration building that reduces the number of buildings requiring maintenance and improves the ability of staff to efficiently support park operations and visitor experience.

Housing

Concept C proposes to replace all the existing, aging permanent staff housing and replace it with new housing. All existing housing would be replaced in the areas where it is currently located, and additional housing would be in the area west of the existing administration building. Overall, there would be seven single-family, one-story, 3 bedroom/2 bathroom homes and three duplex units that would be single story with 2 bedroom/2 bathroom units. All the existing seasonal housing would be replaced with two-story buildings. One would be a four-plex structure containing four 2 bedroom/2 bath units, and two would be eight-plex structures containing four 1 bedroom/1 bathroom units and four 2 bedroom/2 bathroom units. This would give the Medora area a much greater diversity of unit types to accommodate shifting staffing needs in the future as visitation continues to increase and affordable housing in surrounding communities continues to be difficult to find.

Visitor Orientation/ Services

Concept C proposes to remove both the existing visitor center and the existing administrative building and replace both functions in a new combined visitor center and administrative building. This new two-story building, with visitor center functions on the first floor and administration on the second, would be located northeast of the existing visitor center parking area, close to the intersection of East River Road and 4th Street. Visitor parking for the building would be where the current visitor center and associated parking are located, while a dedicated staff parking lot would be north of the new building. There would also be a large outdoor gathering space

that could be used for both staff training/meeting functions and visitor services and programming depending on the need.

Maintenance/ Administration

This concept would replace the existing Resources building with a new one designed for the park's current and projected needs. This Resources building would be larger than the replacement buildings proposed in Concepts A and B and would include more room for workspaces, fire cache, and curation storage.

Concept C also proposes to replace the existing unheated storage building with a new one that is slightly larger and better designed to fit its modern uses.

Utilities, Transportation & Circulation

As in Concept B, Concept C proposes to relocate the expanded entrance station after the entrance to the new combined visitor center and administrative building. This puts the entrance station in a more desirable location in the entry sequence and give more stacking room for vehicles, reducing potential for back-ups onto Pacific Ave. Since the visitor center/administration building is also relocated in this option, it is closer to the relocated entrance station and there is no need for an "office" structure associated with the entrance station. Restrooms and other facilities in the visitor center are nearby and easily accessed by staff working the entrance station in this configuration.

FIGURE 3.12 MEDORA AREA CONCEPT C SITE PLAN

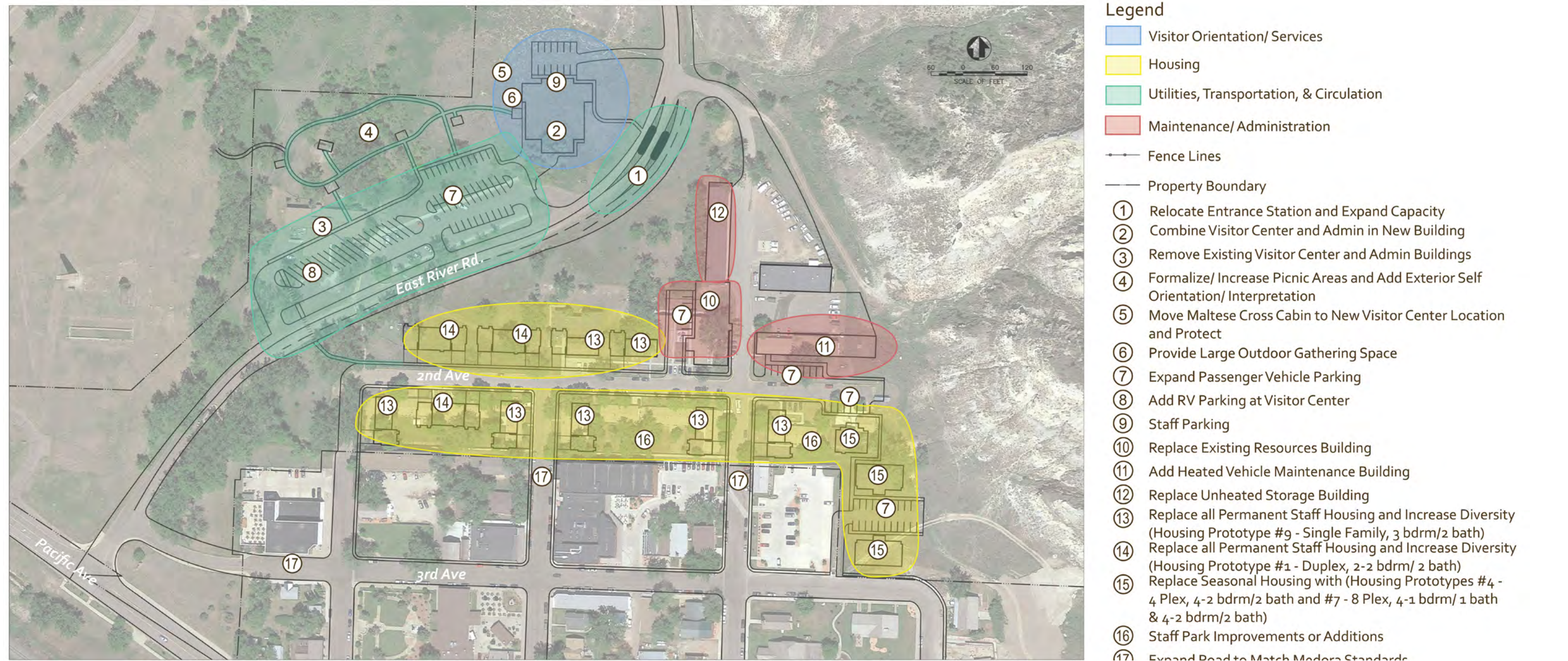


TABLE 1 PLANNING CONCEPTS SUMMARY MATRIX - MEDORA AREA

Elements	Existing Conditions	Common to All	Concept A	Concept B	Concept C
VISITOR ORIENTATION/ SERVICES	Visitor Center: - 8,450 Sq Ft	Common to All Features: - Add Exterior Self Orientation and Interpretation - Formalize/ Increase Picnic Areas	Additional Features: - Expand/ Reconfigure Existing Visitor Center Expansion: Approx. 475 SF	Additional Features: - Expand/ Reconfigure Existing Visitor Center Expansion: Approx. 475 SF - Provide Large Outdoor Gathering Space	Additional Features: - Remove Existing Visitor Center and Admin Buildings - Combine Visitor Center and Admin in New Building 1st Floor: Approx. 11,130 SF 2nd Floor: Approx. 2,350 SF - Provide Large Outdoor Gathering Space at Visitor Center/ Admin Building - Add Dedicated Staff Parking adjacent to Visitor's Center Building
HOUSING	Permanent Staff Housing: - Single Family: 8 (1 Story, 3 bdrm/ x bath) Seasonal Housing: - 4-Plex: 3 (1 Story, 2- 2 bdrm/ x bath and 2- Studio Units)	Common to All Features: - Utilize NPS Housing Prototypes - Formalize/ Increase Picnic area	Additional Features: - Increase Permanent Staff Housing Diversity, • Replace 2 Single Family Housing Units with: Single Family: 1 (1 Story, 3 bdrm/ 2 bath) Duplex: 1 (1 Story, 2-2 bdrm/ 2 bath) - Replace Seasonal Housing • Remove All Existing Seasonal Housing and Replace with: 8-Plex: 3 (1 Story, 8-1 bdrm/ 1bath)	Additional Features: - Increase Permanent Staff Housing Diversity • Replace 1 Single Family Housing Unit with: Single Family: 1 (1 Story, 3 bdrm/ 2 bath) • And Add: Duplex: 2 (1 Story, 2-2 bdrm/ 2 bath) - Replace Seasonal Housing • Remove All Existing Seasonal Housing and Replace with: 8-Plex, 2 Story: 3 (2 Story, 4-1 bdrm/ 1 bath & 4- 2 bdrm/ 2 bath)	Additional Features: - Replace all Permanent Staff Housing and Increase Diversity • Replace all Single Family Housing Units with: Single Family: 5 (1 Story, 3 bdrm/ 2 bath) Duplex: 1 (1 Story, 2-2 bdrm/ 2 bath) • And Add: Single Family: 2 (1 Story, 3 bdrm/ 2 bath) Duplex: 2 (1 Story, 2-2bdrm/ 2 bath) - Replace all Seasonal Housing • Remove All Existing Seasonal Housing and Replace with: 4-Plex, 2 Story: 1 (2 Story, 4-2 bdrm/ 2 bath) 8-Plex, 2 Story: 2 (2 Story, 4-1 bdrm/ 1 bath & 4- 2 bdrm/ 2 bath)

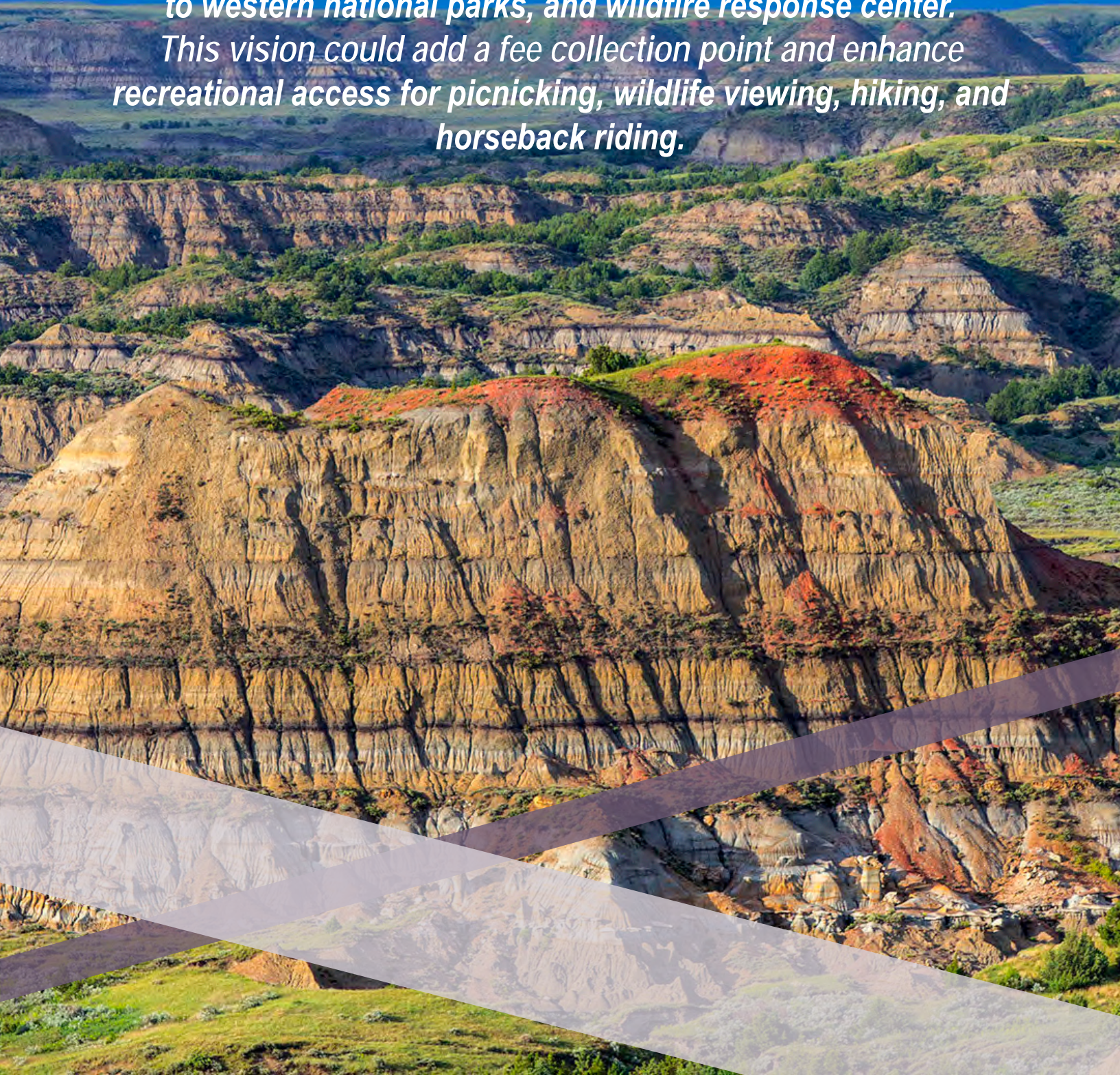
TABLE 1 PLANNING CONCEPTS SUMMARY MATRIX - MEDORA AREA (CONTINUED)

Elements	Existing Conditions	Common to All	Concept A	Concept B	Concept C
UTILITIES, TRANSPORTATION & CIRCULATION	Entry Station: <ul style="list-style-type: none">- 2 Staffed Entry Lanes- Entry Station located approx. 300 ft from intersection with Pacific Ave.	Common to All Features: <ul style="list-style-type: none">- Expand Width of Some or all roads to Match Town of Medora Road Widths- Expand Passenger Vehicle Parking at Visitor Center- Add RV Parking at Visitor Center- Expand Entrance Station Capacity to three lanes, 1 automated and 2 staffed	Additional Features: <ul style="list-style-type: none">- Maintain Current Location for Expanded Entry Station (approx. 300 ft from Pacific Ave.)- Expand Existing Admin Parking	Additional Features: <ul style="list-style-type: none">- Relocate Entrance Station <i>Approx. 1260 ft from Pacific Ave. Intersection</i>- Add “Office” Associated with Entrance Station	Additional Features: <ul style="list-style-type: none">- Relocate Entrance Station <i>Approx. 1230 ft from Pacific Ave. Intersection</i>
MAINTENANCE/ ADMINISTRATION	Resources Office Building: <ul style="list-style-type: none">- 2,880 SF (Including Basement) Maintenance Area Buildings: <ul style="list-style-type: none">- Heated Vehicle Maintenance Building: 4,902 SF- Unheated Storage Building: 5,430 SF- Warehouse/ Shared Storage: 2,430 SF Headquarters/ Admin Building: <ul style="list-style-type: none">- 4,547 SF	Common to All Features: <ul style="list-style-type: none">- Add Heated Vehicle Maintenance Building (size varies by concept)- Remove Warehouse/ Shared Storage Building	Additional Features: <ul style="list-style-type: none">- Replace Existing Resources Building with New Resources Building <i>Approx. 7,130 SF</i>- Expand/ Reconfigure Existing Admin Building <i>Expansion: Approx. 480 SF</i>- Heated Vehicle Maintenance Building <i>Approx. 4,530 SF</i>	Additional Features: <ul style="list-style-type: none">- Replace Existing Admin and Resources Buildings with New Admin and Resources Buildings (separate) <i>Admin Building: Approx. Resources Building: Approx. 6,940 SF</i>- Co-locate New Admin and Resources Building- Heated Vehicle Maintenance Building <i>Approx: 6,710 SF</i>	Additional Features: <ul style="list-style-type: none">- Replace Existing Resources Building with New Resources Building <i>Approx. 8,035 SF</i>- Replace Unheated Storage Building <i>Approx. 9,050 SF</i>- Heated Vehicle Maintenance Building <i>Approx. 8,550 SF</i>

CHAPTER 4: PAINTED CANYON

VISION

This unit's vision is to transform Painted Canyon Visitor Center into a year-round, multi-agency information facility, gateway to western national parks, and wildfire response center. This vision could add a fee collection point and enhance recreational access for picnicking, wildlife viewing, hiking, and horseback riding.



EXISTING CONDITIONS

The Painted Canyon area is in the South Unit of Theodore Roosevelt National Park. The area includes entrance gates that can be closed to restrict access, a visitor center with associated vehicle parking, picnic shelters connected by trails, and a scenic overlook point.

Housing

There is no existing housing on the Painted Canyon site.

Visitor Orientation/ Services

The Painted Canyon site could be a better gateway to Theodore Roosevelt National Park, and perhaps a gateway to Western National Parks, but currently there are limited indications that visitors are entering a National Park. The site is accessed as a rest area off I-94 and has a large parking area, a visitor center, restrooms, picnic areas, and trails along the rim and overlook.

The visitor center largely functions as a bookstore, which is run by the Theodore Roosevelt Nature and History Association and generates the most sales for the park. Its location and potential as a gateway also make it a good location to give visitors information about additional attractions in the area and could be an important point in a “web of experience” for the region. However, the building lacks accessible storage, accessible restrooms for visitors or staff, and a staff break room. The interior layout, particularly within the gift shop, results in poor visibility, which enables shoplifting, causing general security issues. Accessibility is an important factor for both staff and visitors throughout the site.

Picnic areas, interpretation, and trails throughout the site would provide visitors with additional experiences and could better connect the site to the rest of the park while also providing additional information about attractions in the area.



Figure 4.1 Painted Canyon Picnic Shelter



Figure 4.2 Painted Canyon Visitor Center

Maintenance/ Administration

There are no significant maintenance/ administration functions existing on the Painted Canyon Site.

Utilities, Transportation & Circulation

The parking area for the site is reasonably sized and has ABA parking spaces but they are not compliant. It also frequently has semi-truck traffic due to its function as a rest area. The site is currently not open in the winter as it does not have year-round operable water/sewer systems. With the addition of those systems its use would increase and it could serve visitors year-round.



Figure 4.3 Painted Canyon Parking Area



Figure 4.4 Painted Canyon Visitor Center and Parking

FIGURE 4.5 PAINTED CANYON EXISTING CONDITIONS SITE PLAN





NEEDS & PRIORITIES

Needs

- Year-round operable water/ sewer system
- Centralized fire response center for National Park Service, USDA Forest Service, and State of North Dakota
- A feeling of connection to the park and the National Park Service for visitors
- Fee collection in current non-fee area
- Enhanced recreational opportunities: hiking, horseback riding, picnicking, experiencing the scenic vista overlook

Priorities

1. Install utility infrastructure including a year-round operable water and wastewater system
2. Partner with multiple agencies for an effective, centralized fire management and response facility
3. Increase recreational access via improved trailheads, horse trailer parking, a picnic area, and interpretative areas
4. Transform aging visitor center into an enhanced visitor experience that provides orientation to western North Dakota tourism sites, recreational activities, and heritage areas



DESIGN CONCEPTS

ELEMENTS COMMON TO ALL PLANNING CONCEPTS

Housing

There is no planned housing at Painted Canyon.

Visitor Orientation/ Services

All concepts discussed for Painted Canyon include improvements to the entry experience. They propose relocating the existing park monument sign and additional branding or other elements aimed at differentiating the experience of entering a National Park site from that of entering another rest area.

Maintenance/ Administration

Painted Canyon is in a particularly good site for an Interagency Fire Center due to its central location, open space, and easy highway access. Thus, all concepts discussed for the area propose a new Interagency Fire Center on the site. This fire center would serve both the park and the surrounding public lands during fire events and would also serve as a location for the setup of temporary spike camps if needed for particularly large events.

Utilities, Transportation & Circulation

Painted Canyon is currently closed in the winter due to a lack of freeze-proof water/sewer systems that can be used year-round. However, there is interest from multiple parties in keeping the site open all year, therefore all concepts discussed in this plan proposed the addition of year-round operable water/sewer systems for the site.



CONCEPT A

Concept A introduces the concept of a re-imagined outdoor orientation experience, as an alternative to a traditional visitor center, that would improve park function through consolidation of visitor facilities and improve visitor experience through increased access to park information.

Housing

There is no planned housing at Painted Canyon.

Visitor Orientation/ Services

Concept A provides an alternative to the traditional visitor center idea and instead utilizes a series of self-guided, outdoor information opportunities where visitors can learn about the park and its surroundings at their own pace. This would include additional wayfinding, orientation, and interpretation to enhance the National Park experience and better tie Painted Canyon to the rest of the park. It would also include additional picnic shelters to give visitors more places to stop and experience the area while they are passing through. In this concept, the bookstore function currently existing at the Painted Canyon Visitor Center would be consolidated into a larger, more robust bookstore area located at the Medora Visitor Center.

Maintenance/ Administration

Beyond the Interagency Fire Center that is common to all concepts, no other maintenance/administration facilities are proposed in Concept A.

Utilities, Transportation & Circulation

In addition to adding some picnic shelters to the site, a vault toilet has been proposed for the vicinity of the picnic areas and the parking area for use by visitors, especially if the visitor center is closed.

FIGURE 4.6 PAINTED CANYON CONCEPT A SITE PLAN





CONCEPT B

Concept B expands on the visitor experience outside of the visitor center in addition to necessary improvement to the visitor center building. Concept B adds elements that commonly define the National Park Service experience like picnic tables and additional trails. Expanded parking for both passenger cars and horse trailers would also accommodate increased numbers of visitors to the park.

Housing

There is no planned housing at Painted Canyon.

Visitor Orientation/ Services

Concept B expands the existing visitor center to better meet the needs of park staff, park partners, and visitors. It also adds some picnic shelters and a picnic pavilion that could host larger groups or educational programming. The Nature Loop Trail would also be extended to the visitor center and a new trail segment would be added north of Lagoon Road. These trails add additional visitor experiences in the area and reinforce that the area is a National Park. Additional wayfinding, orientation, and interpretation would also help to orient visitors to the site and help them to connect the site to the rest of the park and the region.

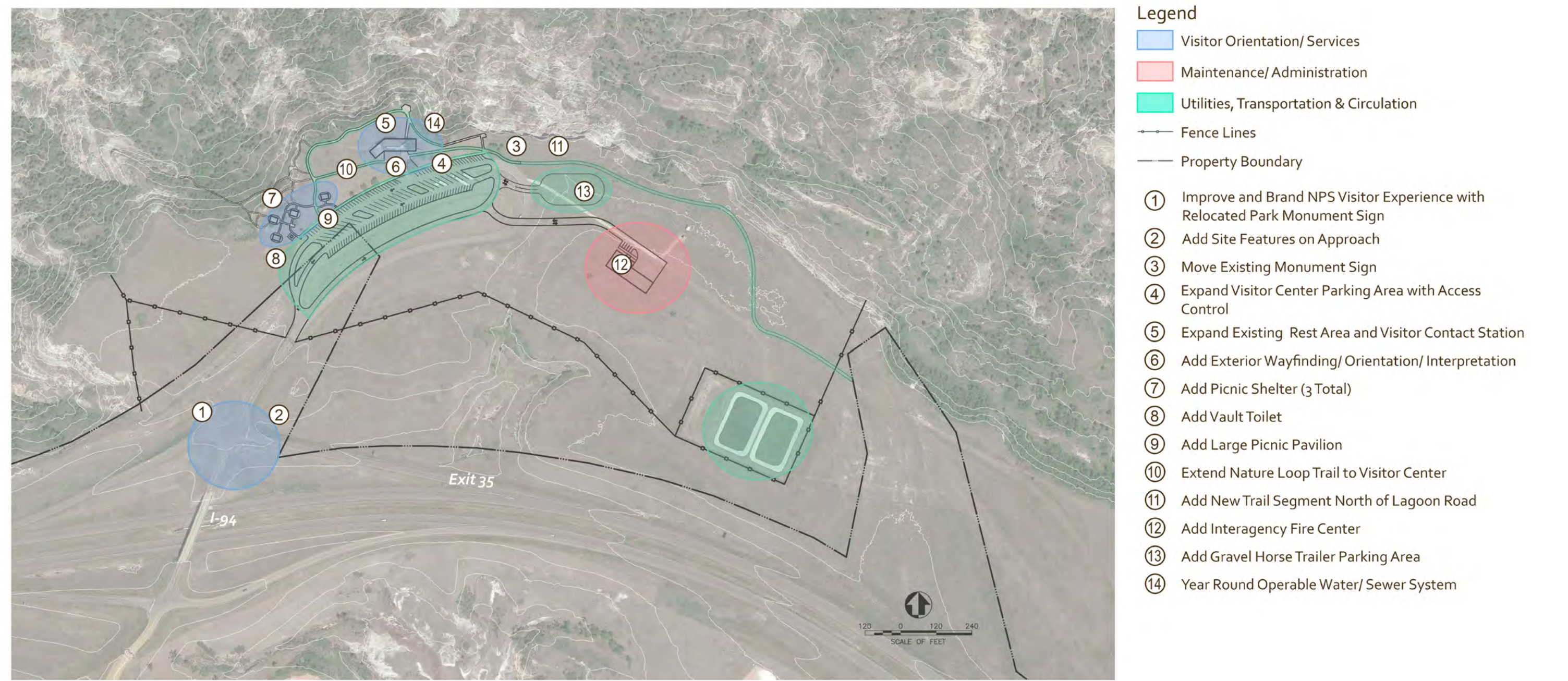
Maintenance/ Administration

Beyond the Interagency Fire Center that is common to all concepts, no other maintenance/administration facilities are proposed in Concept B.

Utilities, Transportation & Circulation

Concept B expands the visitor center parking area and adds access control so the park can ensure that people are not spending the night in the area. While this might be allowed in some rest areas, it is not allowed in the National Park lands. This concept also adds a gravel horse trailer parking area to the site, because horseback riding is common on the trails in the vicinity. This is an additional visitor service that further differentiates Painted Canyon from a typical rest area. A vault toilet would be added by the picnic area in this option as well.

FIGURE 4.7 PAINTED CANYON CONCEPT B SITE PLAN



CONCEPT C

Concept C best re-imagines the visitor center as a multi-agency welcome and information center with ample space to meet the needs of the park and all partners. Expanded large vehicle parking and horse trailer parking accommodates increased visitation in the area and additional picnic and trail features give visitors an opportunity to enjoy the unique experience of Painted Canyon while learning more about what Theodore Roosevelt National Park has to offer.

Housing

There is no planned housing at Painted Canyon.

Visitor Orientation/ Services

In Concept C for the Painted Canyon Site, the existing aging visitor center is removed and replaced with a new multi-agency welcome and information center. The goal is to take advantage of Painted Canyon's heavy visitation and provide abundant opportunities for partners in the area to display additional information about related sites and points of interest. Exterior wayfinding, orientation, and interpretation could inform visitors about Painted Canyon itself and the entire park. It could also potentially include information about additional sites and partners in the vicinity if desired. This concept would also add the picnic shelters and the large picnic pavilion, as well as the extended Nature Loop Trail and additional trail segment north of Lagoon Road.

Maintenance/ Administration

Beyond the Interagency Fire Center that is common to all concepts, no other maintenance/administration facilities are proposed in Concept C.

Utilities, Transportation & Circulation

Concept C adds additional passenger and large vehicle parking to the site by converting the existing large vehicle parking to passenger vehicle parking and adding new large vehicle parking opportunities south of the existing parking area. This concept also includes the new vault toilet by the picnic and parking areas as well as the additional gravel horse trailer parking area.

FIGURE 4.8 PAINTED CANYON CONCEPT C SITE PLAN

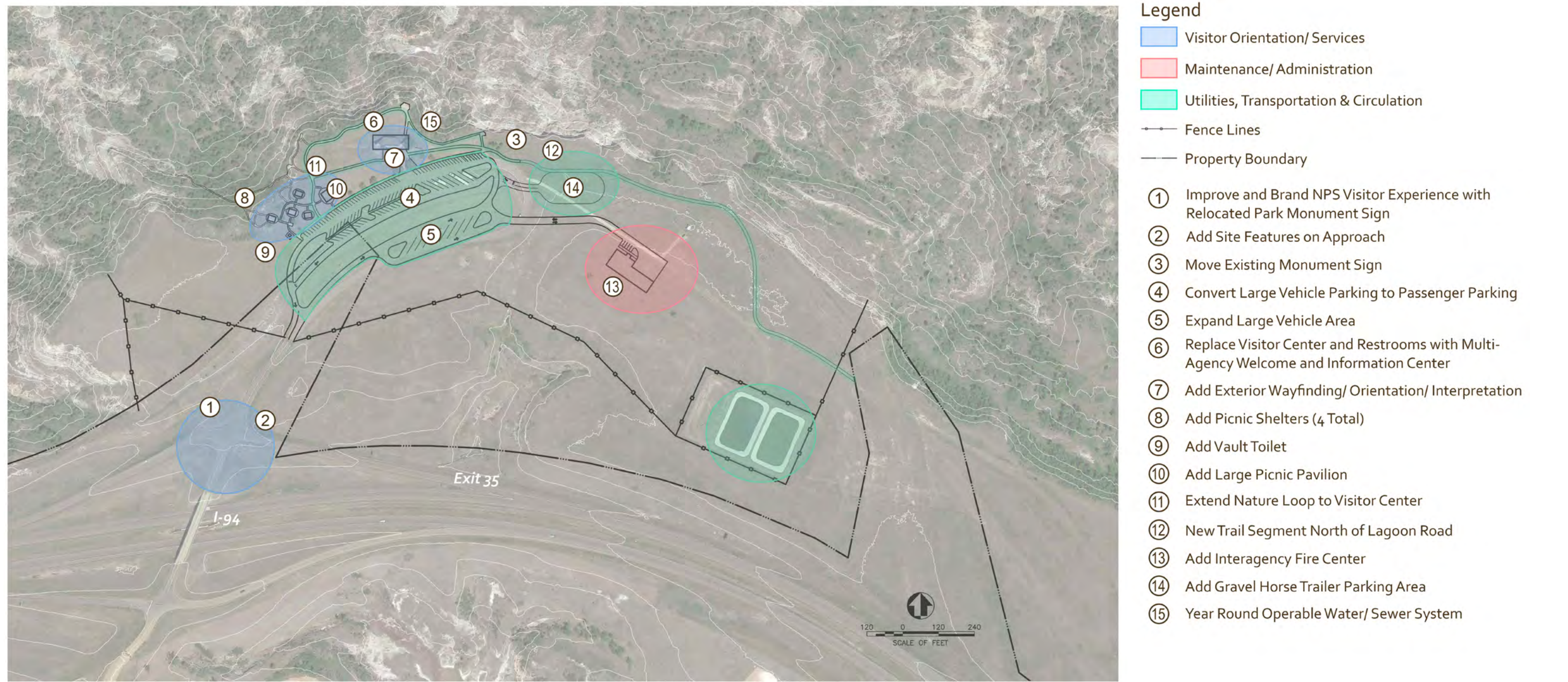


TABLE 2 PLANNING CONCEPTS SUMMARY MATRIX - PAINTED CANYON

Elements	Existing Conditions	Common to All	Concept A	Concept B	Concept C
VISITOR ORIENTATION/ SERVICES	Visitor Center: - Approx. 3,793 SF	Common to All: - Improve and Brand NPS Visitor Experience with Relocated Park Monument Sign	Additional Features: - Re-Imagine Traditional Visitor Center Building - Exterior Wayfinding Orientation/ Interpretation - Picnic Shelters (3 Total)	Additional Features: - Expand Existing Visitor Center Expansion: Approx. 260 SF - Add Large Picnic Pavilion - Picnic Shelter (3 Total) - Extend Nature Loop Trail to Visitor Center - Add New Trail Segment North of Lagoon Road - Exterior Wayfinding/ Orientation Interpretation - Add Additional Site Features on Approach	Additional Features: - Replace Visitor Center with Multi-Agency Welcome and Information Center 1st Floor: Approx. 4,570 SF 2nd Floor: Approx. 2,650 SF - Exterior Wayfinding/ Orientation/ Interpretation - Extend Nature Loop Trail to Visitor Center - Add New Trail Segment North of Lagoon Road - Additional Large Picnic Pavilion - Picnic Shelters (4 Total) - Add Site Features on Approach
HOUSING	No Housing at Painted Canyon	Common to All: - No Planned Housing Improvements at Painted Canyon	Additional Features: - No Additional Features	Additional Features: - No Additional Features	Additional Features: - No Additional Features
UTILITIES, TRANSPORTATION & CIRCULATION		Common to All: - Year-Round Operable Water/ Sewer System	Additional Features: - Vault Toilet by Picnic/ Parking Area	Additional Features: - Vault Toilet by Picnic/ Parking Area - Expand Visitor Center Parking Area with Access Control - Add Gravel House Trailer Parking Area	Additional Features: - Convert Current Large Vehicle Parking Area to Passenger Parking - Add New Large Vehicle Parking Area - Vault Toilet by Picnic/ Parking Area - Add Gravel Horse Trailer Parking Area
MAINTENANCE/ ADMINISTRATION		Common to All: - Add Interagency Fire Center Approx. 8,000 SF	Additional Features: - No Additional Features	Additional Features: - No Additional Features	Additional Features: - No Additional Features

CHAPTER 5: PEACEFUL VALLEY

A photograph of a rural landscape under a blue sky with white clouds. In the foreground is a dry, grassy field. In the middle ground, there is a large, leafy tree. To the left of the tree is a small log cabin. To the right of the tree is a two-story white house with a brown roof. In the background, there are rolling hills and another log building with a red door. A purple geometric graphic is overlaid on the top left of the image.

VISION

This unit's vision consists of adaptive reuse of the newly rehabilitated Peaceful Valley Ranch for proposed environmental education activities.

EXISTING CONDITIONS

Peaceful Valley Ranch, located in the South Unit, was at one time the location of the original headquarters for Theodore Roosevelt National Park. The area includes a historic ranch house, bunkhouse, barn, and corrals organized around a dirt parking lot and circulation space. Recent additions include a vault toilet, trails, and a trailhead.

Housing

There is no existing housing on the Peaceful Valley Ranch site.

Visitor Orientation/ Services

Peaceful Valley Ranch is a designated cultural landscape and one of the best places in the park for dark skies and astronomy activities. The park hosts an annual astronomy festival on the site currently. The area is also a good location for additional environmental education programming and opportunities outside of the cultural landscape, building on what is already there. Additional restrooms and improved utilities for the area would also be necessary for increased visitation.



Figure 5.1 Peaceful Valley Vault Toilet and Parking



Figure 5.2 Peaceful Valley Horse Corrals and Parking

Maintenance/ Administration

The Peaceful Valley Ranch has three contributing structures—a ranch house, bunkhouse and barn—on the site that have recently been stabilized and rehabilitated for modern use. The intention is the buildings will be used for educational programming and park operations. The barn will be used as a classroom or picnic facilities, the bunkhouse for meeting and educational space, and the ranch house for interpretive space, offices, and storage as needed.



Figure 5.3 Peaceful Valley Rehabilitated Barn



Figure 5.4 Peaceful Valley Rehabilitated Bunkhouse (1)



Figure 5.5 Peaceful Valley Rehabilitated Bunkhouse (2)

Utilities, Transportation & Circulation

The parking area is dirt and needs circulation improvements to reduce conflicts between hikers, horseback riders, and people visiting the historic structures. Relocation and formalization of trailheads with additional interpretation could help direct visitors and delineate space for different functions, like horse trailer parking. The current site septic system would need upgrading for expanded use and there is currently no power or cellular phone/data service on the site, both of which would be need for educational programs and park operations.



Figure 5.6 Peaceful Valley Entrance Road and Parking Area

FIGURE 5.7 PEACEFUL VALLEY EXISTING CONDITIONS SITE PLAN





NEEDS & PRIORITIES

Needs

- Increased sewer capacity for year-round use
- Environmental education programming and facilities
- Existing and proposed facilities need to be compatible with the cultural landscape recommendations to preserve and protect this historic district

Priorities

1. Upgrading infrastructure in a way compatible with the historic structures and the cultural landscape, accommodating increased visitation and use
2. Improved safety for parking and vehicle circulation, enhancing navigation and access in the area
3. Expansion of environmental education programming opportunities coordinate with multiple partners



DESIGN CONCEPTS

ELEMENTS COMMON TO ALL PLANNING CONCEPTS

Housing

There are no housing improvements common to all concepts.

Visitor Orientation/ Services

All concepts include extending existing trails to the new trailhead location and additional picnic shelters, interpretation, wayfinding, orientation, and a vault toilet at the new trailhead. All concepts also add a trail connection from the existing equestrian parking area to the existing trails and also add interpretive signage, wayfinding, and orientation to the equestrian parking area/trails junction so visitors can better navigate the area.

Maintenance/ Administration

All concepts include using the newly stabilized and rehabilitated structures: the ranch house will be used for office space while the bunkhouse and barn will be for meetings, interpretation, and educational program support.

Utilities, Transportation & Circulation

All concepts discussed for Peaceful Valley Ranch relocate the existing trailhead to a location where parking specific to the trailhead can be added and circulation can be clarified to reduce points of conflict between different types of site users. Since the trailhead is being relocated, all concepts also include the reclamation of the land where the existing trailhead is currently located.

CONCEPT A

Outside of the common-to-all elements of the options, Concept A focuses on changes to visitor services and circulation needed to accommodate increased visitation and activity at Peaceful Valley Ranch. The large vault toilet and improved parking area circulation position the area for more visitors and the removal of public use corrals ensures that space in the area is being used effectively to achieve this, without disruption to the historic structures and landscapes of the area.

Housing

There is no proposed housing at Peaceful Valley Ranch in Concept A.

Visitor Orientation/ Services

Other than the common-to-all elements discussed, there are no additional visitor orientation/services improvements proposed in Concept A.

Maintenance/ Administration

Other than the common-to-all elements discussed, there are no additional maintenance/administration improvements proposed in Concept A.

Utilities, Transportation & Circulation

In addition to the common-to-all elements discussed, Concept A also proposes a large vault toilet for visitor use west of the existing equestrian parking and trail connection area for visitor use. It also proposes to improve the circulation of the existing parking area by widening the area at the east end, by the horse corrals, to provide additional defined U-turn space. This concept also keeps the minimum number of corrals necessary for National Park Service use but removes the rest and reclaims the land.

FIGURE 5.8 PEACEFUL VALLEY CONCEPT A SITE PLAN





CONCEPT B

Concept B features the Theodore Roosevelt Institute for Environmental Education. It increases and improves circulation and space efficiency around the site as well as improving visitor facilities to accommodate the increased traffic that expanded environmental education programs will bring to the site. It offers an ideal place where such learning can flourish.

Housing

There is no proposed housing at Peaceful Valley Ranch in Concept B.

Visitor Orientation/ Services

Building on the educational programming proposed for the existing rehabilitated structures on the Peaceful Valley Ranch site, Concept B adds a new science, technology, engineering, and math (STEM)/science, technology, engineering, art, and math (STEAM) facility, the Theodore Roosevelt Institute for Environmental Education. This facility would be located outside of the cultural landscape, west of the site's entrance road. It would expand on the existing educational programming opportunities on the site, providing greater visitor experiences.

Maintenance/ Administration

Other than the common-to-all elements discussed, there are no additional maintenance/administration improvements proposed in Concept B.

Utilities, Transportation & Circulation

Concept B improves the circulation of the existing parking area by adding an additional road from the parking area out to East River Road. This creates a one-way loop through the site and removes the need for additional space to accommodate U-turns. There would also be a drop-off loop at the new STEM/STEAM facility to accommodate larger buses that might drop off and pick up program participants. Program participants could also reach the main area of the site, where the ranch house, bunkhouse, and barn are located, via a trail that would connect the STEM/STEAM facility to that area.

This concept maintains all the contributing historic corrals on the site but eliminates all others that are not needed for park operations and reclaims the land.

FIGURE 5.9 PEACEFUL VALLEY CONCEPT B SITE PLAN





CONCEPT C

Concept C takes the Theodore Roosevelt Institute for Environmental Education a step further by proposing overnight accommodations for those participating in educational programs. It also adds expanded parking at the trailhead to accommodate the increased activity in the area while removing the most corrals possible to efficiently manage the use and visitor experiences that the park and its partners would be supporting in the area.

Housing

Concept C proposes dormitory style housing on the Peaceful Valley Ranch site, outside of the cultural landscape, associated with the STEM/STEAM facility. This housing would not be for park staff but would rather be overnight accommodations for educational program participants, offering a unique visitor experience opportunity not offered elsewhere in the park. These facilities would be two buildings, each one-story, 4 bedroom/2 bathroom that would offer flexibility in exact configuration for the park depending on programming needs.

Visitor Orientation/ Services

Concept C includes the Theodore Roosevelt Institute for Environmental Education in the same location as other concepts, out of the cultural landscape and east of the entrance road. The associated dorms for the facility would be located behind the building and further back from those would be an amphitheater that could be used as an outdoor educational space. This concept also includes a small observatory as part of the educational complex to further take advantage of the dark skies in the area and offer additional astronomical education experiences.

Maintenance/ Administration

Other than the common-to-all elements discussed, there are no additional maintenance/administration improvements proposed in Concept C.

Utilities, Transportation & Circulation

Concept C improves circulation in the existing parking area by adding some space dedicated for U-turns. There would also be a drop off/pick up loop at the new STEM/STEAM facility for easy access by buses and large vehicles specifically going to that location. This concept also expands the parking area at the relocated trailhead for increased visitor use. The concept offers trails connecting the STEM/STEAM facility to the main area of the site as well as connecting the relocated trailhead to the existing trails in the vicinity.

This concept maintains all the contributing historic corrals on the site but eliminates all the rest and reclaims the land.

FIGURE 5.10 PEACEFUL VALLEY CONCEPT C SITE PLAN

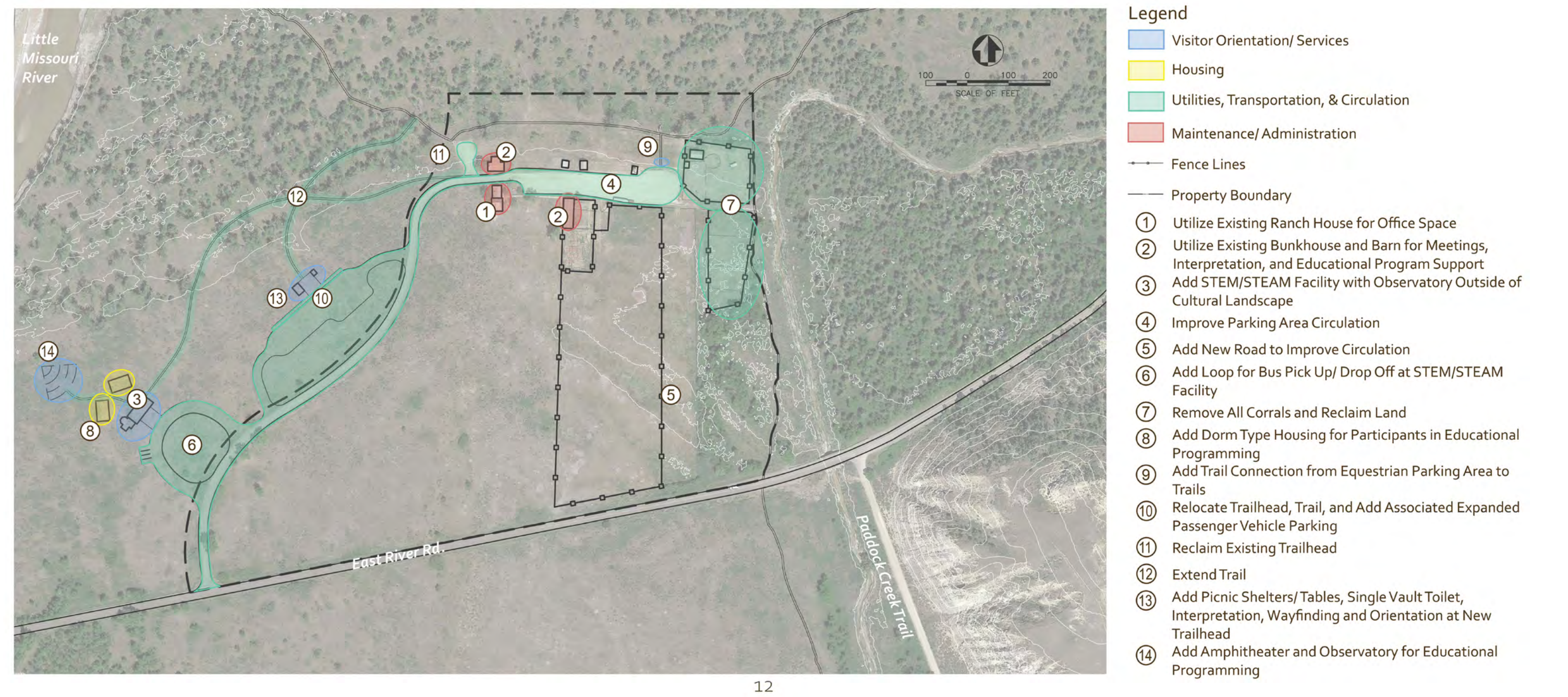


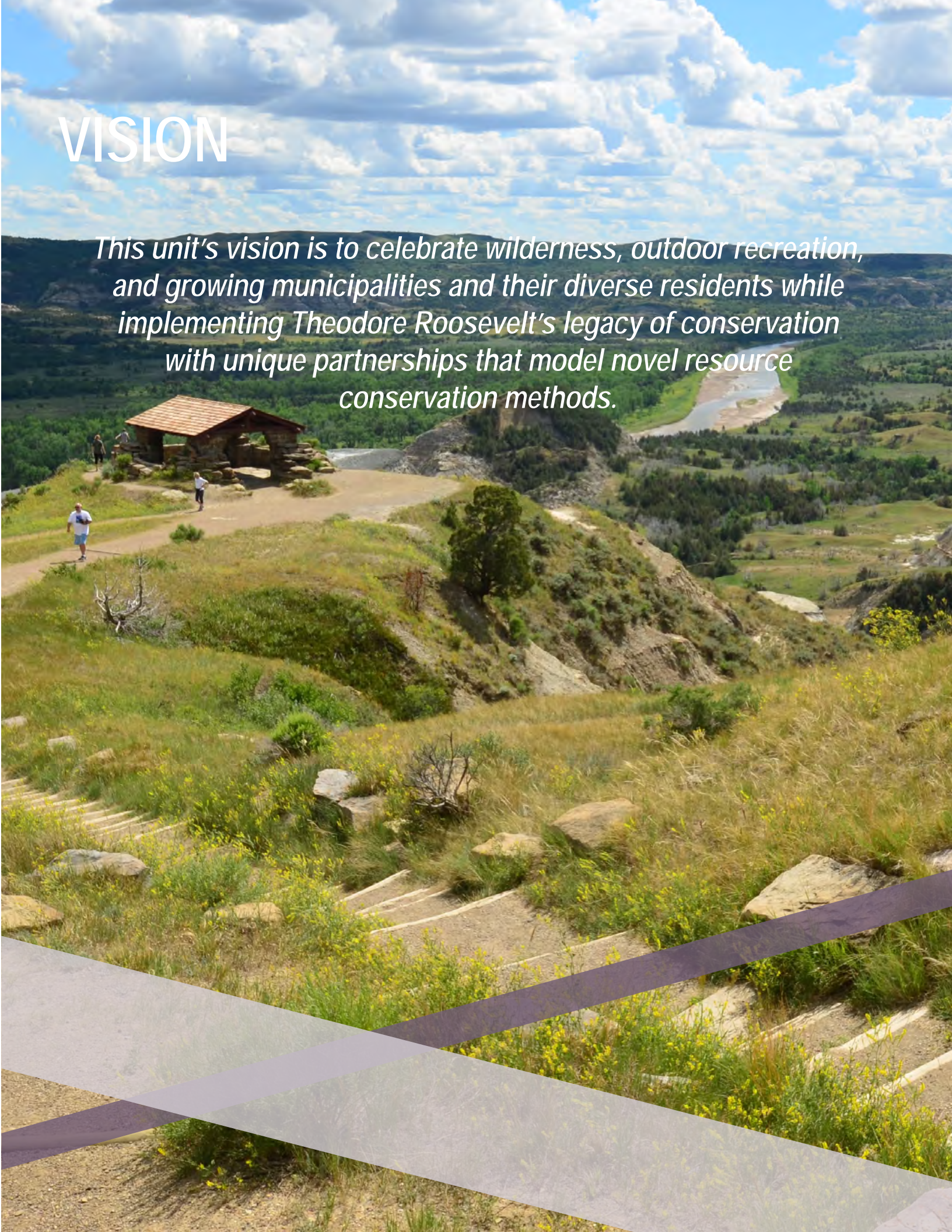
TABLE 3 PLANNING CONCEPTS SUMMARY MATRIX - PEACEFUL VALLEY RANCH

Elements	Existing Conditions	Common to All	Concept A	Concept B	Concept C
VISITOR ORIENTATION/ SERVICES		Common to All: <ul style="list-style-type: none">- Relocate Existing Trailhead to location where parking can be added- Extend Trail to New Trailhead- Add Picnic Shelters/ Tables, Single Vault Toilet, Interpretation, Wayfinding, and Orientation at New Trailhead- Add Interpretive Signs, Wayfinding Orientation to Equestrian Parking Area/ Trails Junction- Add Trail Connection from Equestrian Parking Area to Trails	Additional Features: <ul style="list-style-type: none">- No Additional Features	Additional Features: <ul style="list-style-type: none">- Add STEM/ STEAM Facility <i>Approx. 1,950 SF</i>	Additional Features: <ul style="list-style-type: none">- Add STEM/ STEAM Facility <i>Approx. 1,950 SF</i>- Add Observatory Associated with STEM/STEAM Facility <i>Approx. 765 SF</i>
HOUSING	No Existing Housing at Peaceful Valley	Common to All: <ul style="list-style-type: none">- No Common to All Housing Features	Additional Features: <ul style="list-style-type: none">- No Housing Improvements Proposed in Concept A	Additional Features: <ul style="list-style-type: none">- No Housing Improvements Proposed in Concept B	Additional Features: <ul style="list-style-type: none">- Add Seasonal Housing Associated with STEM/STEAM Facilities, for children participating in programming (not general staff housing) <i>Dorm: 2</i> <i>(1 Story, 4 bdrm/ 2 bath)</i>
UTILITIES, TRANSPORTATION & CIRCULATION	<ul style="list-style-type: none">- Septic Field- Existing Park Area	Common to All: <ul style="list-style-type: none">- Relocated Trailhead, Trail, and Add Associated Parking- Reclaim Existing Trailhead	Additional Features: <ul style="list-style-type: none">- Add Large Vault Toilet- Improve Parking Area Circulation by Providing Defined U-Turn Space- Maintain Existing NPS-Use Corrals- Remove Previously Used Public Use Corrals and Reclaim Land	Additional Features: <ul style="list-style-type: none">- Improve Parking Area Circulation by Adding New Road to Create Loop- Remove Previously Used Public Use Corrals and Reclaim Land	Additional Features: <ul style="list-style-type: none">- Improve Parking Area Circulation by Adding New Road to Create Loop- Remove All Corrals and Reclaim Land- Add Expanded Passenger Vehicle Parking at New Trailhead
MAINTENANCE/ ADMINISTRATION	Barn: <ul style="list-style-type: none">- Approx. 1,516 SF Bunkhouse: <ul style="list-style-type: none">- Approx. 855 SF Ranch House: <ul style="list-style-type: none">- Approx. 2,515 SF	Common to All: <ul style="list-style-type: none">- Utilize Ranch House for Office Space- Utilize Bunkhouse and Barn for Meetings, Interpretation, and Educational Program Support	Additional Features: <ul style="list-style-type: none">- No Additional Features	Additional Features: <ul style="list-style-type: none">- No Additional Features	Additional Features: <ul style="list-style-type: none">- No Additional Features

CHAPTER 6: NORTH UNIT

VISION

This unit's vision is to celebrate wilderness, outdoor recreation, and growing municipalities and their diverse residents while implementing Theodore Roosevelt's legacy of conservation with unique partnerships that model novel resource conservation methods.



EXISTING CONDITIONS

The North Unit entrance area is located close to Watford City, North Dakota. The area includes an entrance station with historic monument sign, temporary visitor center, restroom trailers, and parking close to the entrance. Further down the road there is then an employee housing area and a maintenance/operations area with an associated work yard. There are also two sewage lagoons located on the site adjacent to the Little Missouri River.

Housing

The existing Mission 66 housing in the North Unit is in relatively good condition, however the park is having radon issues with its housing and would address this from the start with any new buildings. Additional diversity of housing types is also needed as there are currently three single-family homes and two duplexes for permanent staff, with no housing options aimed at seasonal staff. The existing housing is also relatively close to the sewage lagoons and there is no playground or community gathering area for staff and their families.



Figure 6.1 North Unit Housing Area (1)



Figure 6.2 North Unit Housing Area (2)

Visitor Orientation/ Services

The North Unit of the park is accessed via U.S. Highway 85 and currently has three trailers serving as a temporary visitor center, restrooms, and office space for staff. The current temporary visitor center trailers are at the end of their useful life and the area very much needs a permanent visitor center building in a more geologically stable location on the site and the removal of the temporary trailers. The square footage offered by the current trailers does not provide enough space for visitor center functions, bookstore sales, storage, or park offices and there is no conference/training room for staff. There is also currently a restroom “trailer” that would also be replaced by accessible restrooms, including family restrooms, located in a permanent visitor center building.



Figure 6.3 North Unit Temporary Visitor Center Trailer Site Figure 6.4 North Unit Site



Figure 6.5 North Unit Temporary Visitor Contact, Administration and Restroom Trailers

Maintenance/ Administration

The operations and maintenance area of the North Unit is located south of the employee housing area close to the existing sewage lagoons. It has similar issues to the maintenance area in South Unit at Medora: the existing buildings are too small for their modern uses. The buildings that are meant to house the vehicles, especially the heated bays, are too small for the larger vehicles now in use for park operations and maintenance. The area is therefore in need of larger heated bays as well as a breakroom that is not in a vehicle bay, additional office space, ABA-compliant restrooms, and a vehicle wash bay.



Figure 6.6 North Unit Maintenance Area (1)



Figure 6.7 North Unit Maintenance Area (2)



Figure 6.8 North Unit Vehicle Maintenance Building

Utilities, Transportation & Circulation

Like the Medora entrance area, the North Unit entrance area also has issues with the current entrance station location being too close to the highway and not having enough room for vehicle stacking. It would also be preferable here for the entrance station to be located after the visitor center entrance in the entry sequence to allow the visitor center to be in a “fee free zone.” The existing historic park monument sign would remain in its current location, offering visitors a picture opportunity.



Figure 6.9 North Unit Entry Station and Entrance Road

FIGURE 6.10 NORTH UNIT EXISTING CONDITIONS SITE PLAN



- Legend
- ① Entrance Station/Temporary Visitor Contact Station
 - ② Maintenance Area
 - ③ Lagoons
 - ④ Housing Area



NEEDS & PRIORITIES

Needs

- Relocation of aging sewage lagoons threatened by the Little Missouri River
- Additional housing quantity and unit type
- Maintenance buildings adequate to service and protect park equipment
- An orientation and administration office facility in a stable location not affected by natural processes (erosion, landslide, coal fire)
- Improved visitor experience to leverage partner support

Priorities

1. Relocate sewage facilities threatened by the Little Missouri River for sustainability and effective operations
2. Replace and relocate failed visitor information/orientation and administrative office facility to a stable location not affected by natural processes (erosion, landslide, coal fire) and suitable for visitor and staffing needs
3. Relocate entrance station for visitor safety, enhanced circulation, and efficient fee collection
4. Provide appropriate quantity and variety of housing to accommodate growing staffing needs
5. Establish appropriately sized and winterized maintenance facilities adequate to service and protect park equipment



DESIGN CONCEPTS

ELEMENTS COMMON TO ALL PLANNING CONCEPTS

Housing

All proposed additional or replacement housing units in the planning concepts discussed for the North Unit area of the park will use the National Park Service Housing Prototypes.

Visitor Orientation/ Services

All concepts discussed for the North Unit entrance area of the park include removal of the temporary visitor center and administration trailers and replacement with a permanent building in a more geologically stable location. This administration/visitor facility would also have exterior self-orientation and interpretation space along with formalized and increased picnic areas. The land under the existing temporary trailers would also be reclaimed.

Maintenance/ Administration

No maintenance/administration improvements are common to all concepts.

Utilities, Transportation & Circulation

All concepts discussed include relocating the entrance station further into the site along Scenic Drive, so it can offer increased vehicle stacking room and be located after the entrance in the entry sequence. The existing historic park monument sign would remain in its current location along with a pull-off or parking area so visitors can still stop and take pictures. All concepts also relocate the existing sewage lagoons further from both the maintenance area and the banks of the Little Missouri River.

CONCEPT A

Outside of the items common to all proposed alternative, Concept A specifically proposes a combined administration building and visitor contact station to replace the temporary administration and visitor contact trailers. The addition of such an improved facility, as well as improved maintenance area facilities, would give staff increased workspace to perform job functions. Visitors also benefit from a better space to get information about the park as well as a trail to the river that offers something to do and a reason to further explore the area. Such visitor facilities and experience are not possible without sufficient staff, so the option also proposes the staff housing necessary to facilitate this.

Housing

The existing housing at the North Unit is in generally good condition but additional capacity and diversity would better suit park staffing needs. Concept A adds one permanent staff home, a single-story, 3 bedroom/2 bathroom unit. It also adds seasonal housing that currently does not exist in the North Unit. This seasonal housing would be one eight-plex unit, single story with eight 1 bedroom/1 bathroom units and one dorm style building, also single story, but with 4 bedrooms and 2 bathrooms.

Visitor Orientation/ Services

Concept A replaces the temporary visitor center trailers with a new combined administration building/visitor contact station and sales space in a more stable location between gullies, west of Scenic Drive. The parking associated with the building would also be located between the gullies, directly adjacent to the building. There would also be a trail added to a river overlook point, giving visitors an additional scenic view not currently offered on the site.

Maintenance/ Administration

In order to address the issue with existing maintenance buildings not being adequately sized for current park vehicles and equipment, this concept adds a new, larger heated maintenance building to the area.

Utilities, Transportation & Circulation

This concept adds a back road entrance to the visitor center from the employee housing area that would be for employees only. It retains the existing road to the housing and maintenance areas and adds a two-track access road from Maintenance Way to the relocated sewage lagoons.

FIGURE 6.11 NORTH UNIT CONCEPT A SITE PLAN



- Legend
- Visitor Orientation/ Services
 - Housing
 - Utilities, Transportation, & Circulation
 - Maintenance/ Administration
 - Fence Lines
 - Property Boundary
- ① Relocated Entrance Station
 - ② Add Combined Admin Building/ Visitor Contact Station and Sales Spaces
 - ③ Reclaim Temporary Admin/ Visitor Contact Trailer Location, Maintaining Park Monument Sign in Place
 - ④ Formalize/ Increase Picnic Areas and Add Exterior Self-Orientation and Interpretation at New Admin/ Visitor Facility
 - ⑤ Add Trail to River Overlook
 - ⑥ Back Road Entrance for Employees/ Housing
 - ⑦ Add New Heated Maintenance Area Building
 - ⑧ Retain Existing Road to Housing and Maintenance Area
 - ⑨ Relocate Sewage Lagoons
 - ⑩ Add Seasonal Housing (Housing Prototype #3 - 8 Plex, 8-1 bdrm/1 bath)
 - ⑪ Add Single Family Home (Housing Prototype #9 - Single Family, 3 bdrm/2 bath)
 - ⑫ Add Seasonal Housing (Housing Prototype #8 - Dorm, 4 bdrm/ 2 bath)

CONCEPT B

Concept B improves both the visitor and employee experience in the North Unit through improved maintenance facilities and a combined administration and visitor center building. The combination of the two functions in a single building increases efficiency for park staff and establishes the space required for job functions. The visitor center also greatly improves the visitor experience and offers increased opportunities for park activities as well as partnership potential to highlight novel resource conservation techniques in North Dakota. It also offers a starting point for a loop trail to the river. The staff housing and community space also provide staff with necessary accommodations, so they can live and work in the park and support its operations.

Housing

Concept B removes two existing single-family homes and adds three, single-story, 3 bedroom/2 bathroom units to the North Unit housing area. It also adds the needed seasonal housing to the area as well in the form of one eight-plex unit that is single story and contains eight 1 bedroom/1 bathroom units and a dorm building that is also single story with 4 bedrooms and 2 bathrooms. This concept also adds a community space to the housing area that would be used by employees and their families, and would not be open to the public.

Visitor Orientation/ Services

Concept B replaces the existing visitor center trailers with a new combined administration building and visitor center in more stable location on the river side of the “gully island” created by the two gullies running through the site. It places the parking on the gully island and would include a bridge between the parking lot and the visitor center building, over the gully. A loop trail to a river overlook point would also be added in this concept.

Maintenance/ Administration

As in Concept A, this concepts also addresses maintenance building size issues with a new, larger heated maintenance building.

Utilities, Transportation & Circulation

This concept also retains the existing road to the housing and maintenance areas for park staff and adds a two-track access road from Maintenance Way to the relocated sewage lagoons.

FIGURE 6.12 NORTH UNIT CONCEPT B SITE PLAN



CONCEPT C

Concept C features a facility that combines necessary administration functions with the Theodore Roosevelt Discovery Center. This facility offers efficient workspace for staff and it also provides the strongest possible opportunity for partner participation in the realization of this vision. The loop trail also provides visitors with the opportunity to appreciate the unique landscape of the area. For staff the option also offers necessary housing with associated community space and appropriately sized maintenance facilities to support the smooth operation of the area.

Housing

Concept C removes two existing single-family homes and adds three single-story homes containing 3 bedrooms and 2 bathrooms to the permanent staff housing stock of the North Unit. It also adds the seasonal housing to the area with one single-story eight-plex containing eight 1 bedroom/1 bathroom units as well as a single-story dorm building with 4 bedrooms and 2 bathrooms. It also adds a larger employee gathering space to the area for the benefit of staff and their families.

Visitor Orientation/ Services

Concept C also removes the temporary visitor center trailers and adds a new combined administration building and the Theodore Roosevelt Discovery Center in a more stable location on the river side of the gully island. The parking for the facility is also on the river side of the gully island so the parking is directly adjacent to the building. The loop trail to a river overlook point is also featured in this concept.

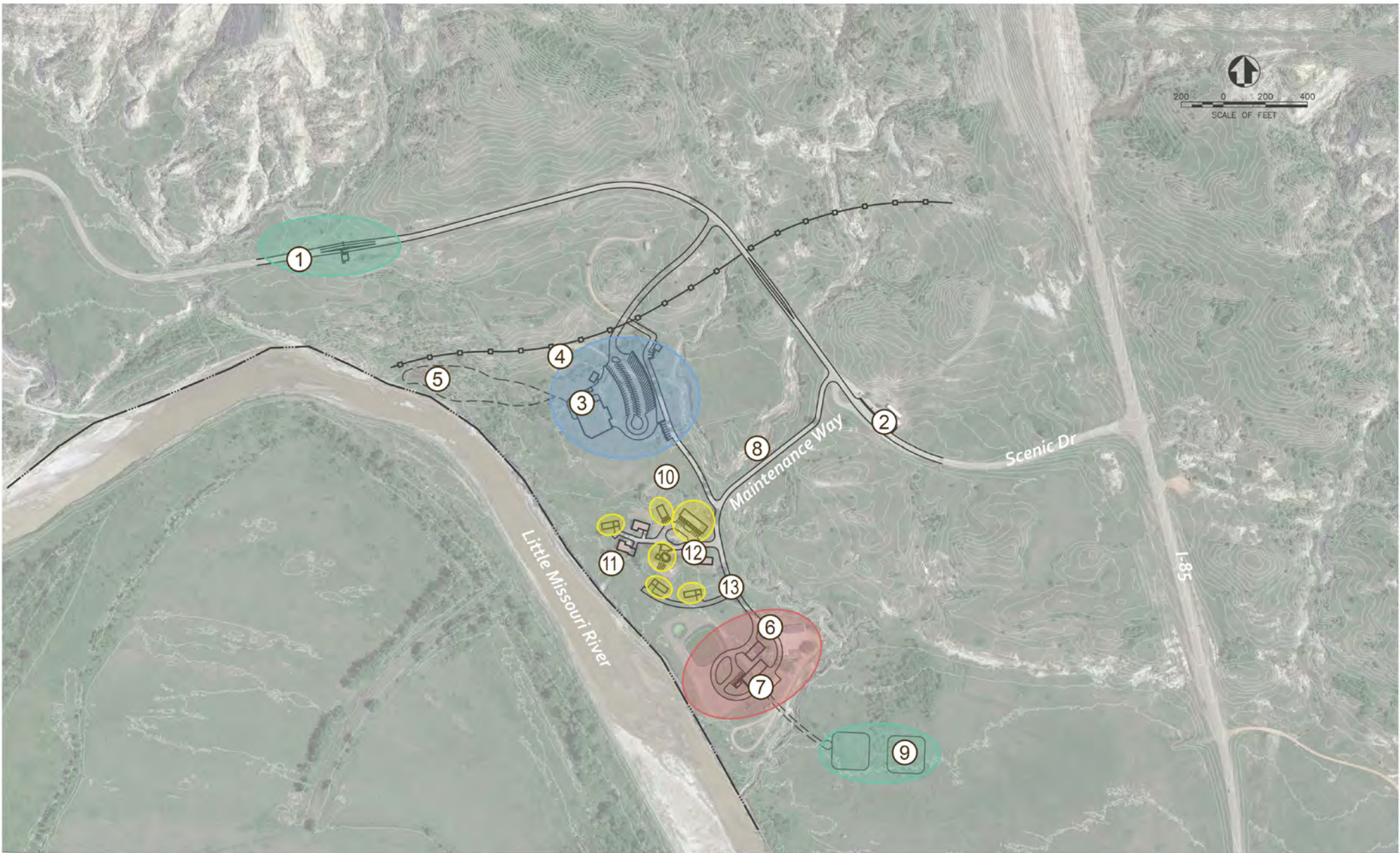
Maintenance/ Administration

Maintenance area issues are addressed in Concept C by replacement of the existing heated maintenance building with a new, larger heated maintenance building as well as the addition of an unheated storage building.

Utilities, Transportation & Circulation

This concept also retains the existing road to the housing and maintenance areas but adds a new road segment to access new housing units located south of the existing housing area, just north of the existing sewage lagoon location. This concept also adds an access road for the relocated sewage lagoons that runs from the maintenance area across a gully directly to the new lagoon location.

FIGURE 6.13 NORTH UNIT CONCEPT C SITE PLAN



- Legend**
- Visitor Orientation/ Services
 - Housing
 - Utilities, Transportation, & Circulation
 - Maintenance/ Administration
 - Fence Lines
 - Property Boundary
- ① Relocate Entrance Station
 - ② Relocated Entrance Station and Reclaim Temporary Admin/ Visitor Contact Trailer Locations, Maintaining Park Monument Sign in Place
 - ③ Add Combined Admin Building and Theodore Roosevelt Discovery Center
 - ④ Formalize/ Increase Picnic Areas and Add Exterior Self-Orientation and Interpretation a New Admin/ Visitor Facility
 - ⑤ Add Loop Trail to River Overlook
 - ⑥ Replace Existing Heated Maintenance Building
 - ⑦ Add Unheated Storage Building
 - ⑧ Retain Existing Road to Housing and Maintenance Area
 - ⑨ Relocate Sewage Lagoons
 - ⑩ Add Seasonal Housing (Housing Prototype #3 - 8 Plex, 8-1bdrm/1 bath with storage modification and #8 - Dorm, 4 bdrm/2 bath)
 - ⑪ Add Single Family Housing (Housing Prototype #9 - Single Family, 3 bdrm/2 bath)
 - ⑫ Add New Community Space to Housing Area
 - ⑬ Road to Additional Housing Units

TABLE 4 PLANNING CONCEPTS SUMMARY MATRIX - NORTH UNIT

Elements	Existing Conditions	Common to All	Concept A	Concept B	Concept C
VISITOR ORIENTATION/ SERVICES		Common to All: <ul style="list-style-type: none">- Replace Temporary Admin and Visitor Contact Trailers- Reclaim Temporary Visitor Admin and Visitor Contact Trailer Location- Add Exterior Self-Orientation and Interpretation at New Admin/ Visitor Facility- Formalize/ Increase Picnic Area	Additional Features: <ul style="list-style-type: none">- Add Combined Admin Building/ Visitor Contact Station and Sales Space in more stable location between gullies Approx. 8,277 SF- Locate Combined Admin Building/ Visitor Contact Station and Sales Space Parking directly adjacent to the Building Approx. X Spaces- Add Trail to River Overlook	Additional Features: <ul style="list-style-type: none">- Add Combined Admin Building and Visitor Center in more stable location on River Side of “Gully Island” Approx. 8,277 SF- Locate Combined Admin Building and Visitor Center parking on “Gully Island” with a bridge between Parking Lot and Visitor Center Building Approx. X Spaces- Add Loop Trail to River Overlook	Additional Features: <ul style="list-style-type: none">- Add Combined Admin Building and Theodore Roosevelt Discovery Center in more stable location on River Side of “Gully Island” Approx. 8,277 SF- Locate Combined Admin Building and Theodore Roosevelt Discovery Center Parking on River Side of “Gully Island” so parking and building are directly adjacent Approx. X Spaces- Add Loop Trail to River Overlook
HOUSING	Permanent Staff Housing: <ul style="list-style-type: none">- Single Family: 3 (1 Story, X bdrm/ x bath)- Duplex: 2 (1 Story, 2-x bdrm/ x bath)	Common to All: <ul style="list-style-type: none">- Utilize NPS Housing Prototypes	Additional Features: <ul style="list-style-type: none">- Increase Permanent Staff Housing Capacity/ Diversity,<ul style="list-style-type: none">• Add: Single Family: 1 (1 Story, 3 bdrm / 2 bath)- Add Seasonal Housing 8-Plex: 1 (1 Story, 8-1 bdrm/ 1 bath) Dorm: 1 (1 Story, 4 bdrm/ 2 bath)	Additional Features: <ul style="list-style-type: none">- Increase Permanent Staff Housing Capacity/ Diversity,<ul style="list-style-type: none">• Remove 2 Existing Single Family Housing Units and Add: Single Family: 3 (1 Story, 3 bdrm/ 2 bath)- Add Seasonal Housing 8-Plex: 1 (1 Story, 8-1 bdrm/ 1 bath) Dorm: 1 (1 Story, 4 bdrm/ 2 bath)- Add New Employee Gathering Space	Additional Features: <ul style="list-style-type: none">- Increase Permanent Staff Housing Capacity/ Diversity,<ul style="list-style-type: none">• Remove 2 Existing Single Family Housing Units and Add: Single Family: 3 (1 Story, 3 bdrm/ 2 bath)- Add Seasonal Housing 8-Plex: 1 (1 Story, 8-1 bdrm/ 1 bath) Dorm: 1 (1 Story, 4 bdrm/ 2 bath)- Add New Community Space to Housing Area
UTILITIES, TRANSPORTATION & CIRCULATION		Common to All: <ul style="list-style-type: none">- Relocate Sewage Lagoons- Relocate Entrance Station	Additional Features: <ul style="list-style-type: none">- Retain Existing Road to Housing and Maintenance Area- Back Road Entrance for Employees/ Housing Area	Additional Features: <ul style="list-style-type: none">- Retain Existing Road to Housing and Maintenance Area	Additional Features: <ul style="list-style-type: none">- Retain Existing Road to Housing with Rerouted Road- Road to Additional Housing Units
MAINTENANCE/ ADMINISTRATION		Common to All: <ul style="list-style-type: none">- No Common to All Maintenance Administration Features	Additional Features: <ul style="list-style-type: none">- Add New Heated Maintenance Building Approx. 5,850 SF	Additional Features: <ul style="list-style-type: none">- Add New Heated Maintenance Building Approx. 4,050 SF	Additional Features: <ul style="list-style-type: none">- Replace Existing Heated Maintenance Building and Add Additional Heated Maintenance Building

CHAPTER 7: ELKHORN RANCH

A landscape photograph of a grassy field with large trees and wooden planks. The scene is a natural, open area with tall grass and several large, mature trees. In the foreground, there are several large, flat wooden planks lying on the ground. The background shows more trees and a clear blue sky with some clouds. The image has a purple geometric overlay in the top left corner.

VISION

This unit's vision is to preserve the Cradle of Conservation, a unique sense of place offered by the land that healed Theodore Roosevelt's heart after a period of profound grief and later inspired his conservation legacy. This land continues to inspire visitors and conservation professionals today.

EXISTING CONDITIONS

The Elkhorn Ranch Unit is very remote and is the area most closely associated with Theodore Roosevelt and his time in the North Dakota Badlands. The area includes a parking area for visitors, simple dirt tracks, interpretive signs, and what remains of the foundation of the cabin that was once on the site.

Housing

There is no existing housing on the Elkhorn Ranch site.

Visitor Orientation/ Services

The Elkhorn Ranch site is an area of solitude, and it is desired to remain that way. Very little development has occurred on the site and that would not change. This is the ideal area to focus on preservation as opposed to activation and allow for quiet contemplation of Theodore Roosevelt's legacy of land preservation in peaceful solitude. Only minor improvements, like interpretive signage, are located on the site, so visitors can better understand the significance of the site.

The area includes an archaeological site, the remaining foundation of the cabin that once stood there. The area is surrounded by a collection of lands managed and preserved by the U.S. Department of Agriculture, North Dakota State Parks, and private landowners. It is also adjacent to National Grasslands campgrounds at the intersection with the MDHT. The movement of the Little Missouri River away from the cabin site and the determination of the presence of trees existing in Theodore Roosevelt's time in the area are also opportunities for additional interpretation and storytelling.



Figure 7.1 Elkhorn Ranch Parking Area



Figure 7.2 Elkhorn Ranch Trail



Figure 7.3 Elkhorn Ranch Site

Maintenance/ Administration

There are no existing maintenance or administration functions on the Elkhorn Ranch site.

Utilities, Transportation & Circulation

The Elkhorn Ranch Unit has a trailhead parking area that is technically located on National Grassland lands. It is a relatively small parking area, but it is adequate and not in need of any additional formalization or capacity.

FIGURE 7.4 ELKHORN RANCH EXISTING CONDITIONS SITE PLAN



NEEDS, PRIORITIES & DESIGN CONCEPTS

Needs

- Archaeological site preservation and interpretation
- Trailhead area improvements

Priorities

1. Enhance interpretive opportunities to provide inspiration and conservation ethic
2. Improve visitor facilities protecting the historic resource
3. Add additional signage to the site

Design Concepts

There is only one planning concept for the Elkhorn Ranch area. There are no planned housing, maintenance/administration, or utility, transportation, and circulation improvements at Elkhorn Ranch.



CONCEPT A

The concept's purpose is to provide a public-private partnership to reserve the unique sense of place offered by the land that inspired and healed Theodore Roosevelt.

Visitor Orientation/ Services

Bikes are extremely common on the MDHT but are not allowed in the Elkhorn Ranch site so amenities such as bike racks, seating, interpretation, orientation, and a vault toilet are proposed additions to the existing parking area of the site, although the overall size of the existing parking area would not be altered. The trail that exists from the parking area to the cabin foundation site has interpretive signage along the way to help visitors learn about the site. This signage would be updated to match new signage at the parking area. The old unused trail that currently runs south from the midpoint location on the existing trail would also be removed and reclaimed and any existing fencing would be maintained. Additional roadway signage directing visitors, especially those starting in Medora, to the site would also make it easier for visitors to find their way to the site.

FIGURE 7.5 ELKHORN RANCH CONCEPT A SITE PLAN

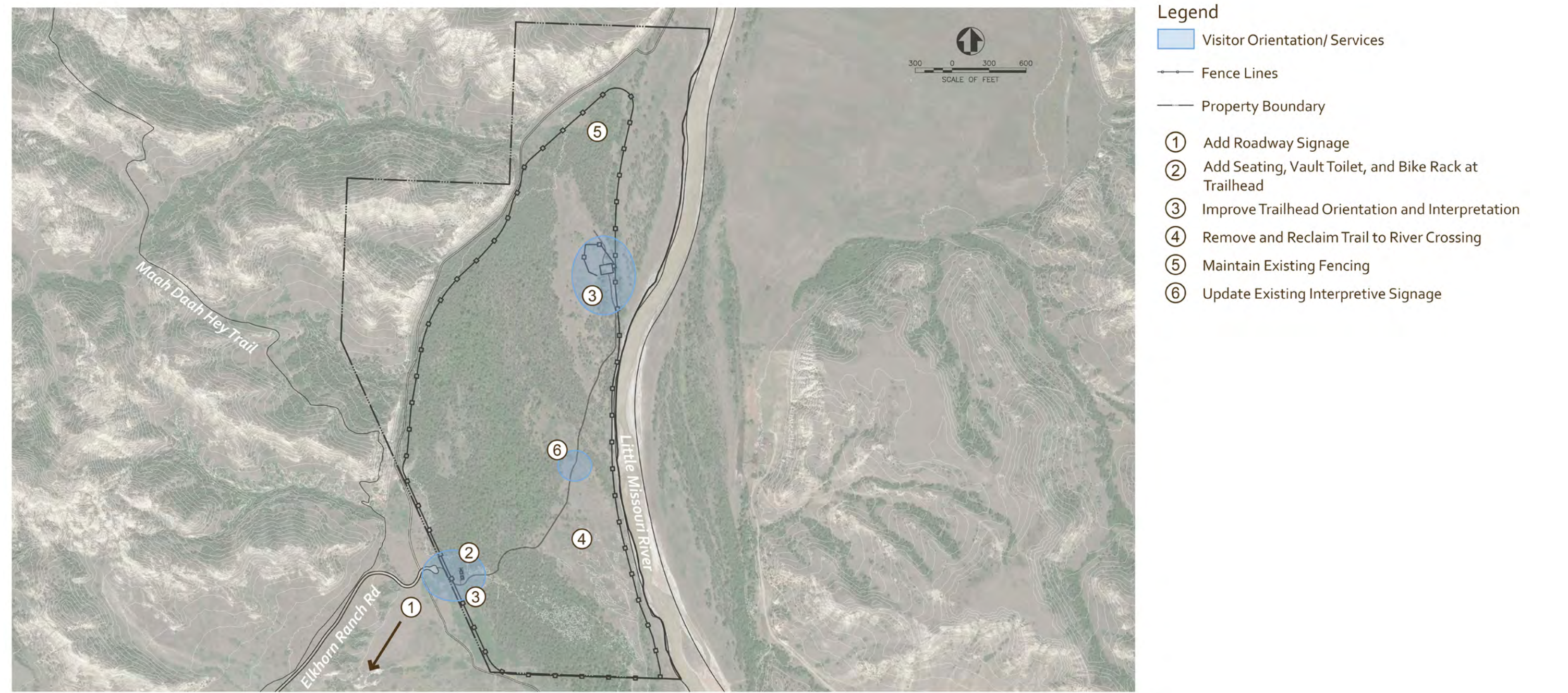


TABLE 5 PLANNING CONCEPTS SUMMARY MATRIX - ELKHORN RANCH

Elements	Existing Conditions	Concept A
VISITOR ORIENTATION/ SERVICES		<ul style="list-style-type: none"> - Improve Trailhead Orientation and Interpretation - Add Seating, Vault Toilet, and Bike Rack at Trailhead - Add Roadway Signage - Remove and Reclaim Trail to the South - Update Existing Mid-Point Trail Interpretive Signage - Maintain Existing Fencing
HOUSING		<ul style="list-style-type: none"> - No Planned Housing Improvements at Elkhorn Ranch
UTILITIES, TRANSPORTATION & CIRCULATION		<ul style="list-style-type: none"> - No Planned Utilities, Transportation & Circulation Improvements at Elkhorn Ranch
MAINTENANCE/ ADMINISTRATION		<ul style="list-style-type: none"> - No Planned Maintenance/ Administration Improvements at Elkhorn Ranch



THRO 387 182922
National Park Service
U.S. Department of the Interior



APPENDICES

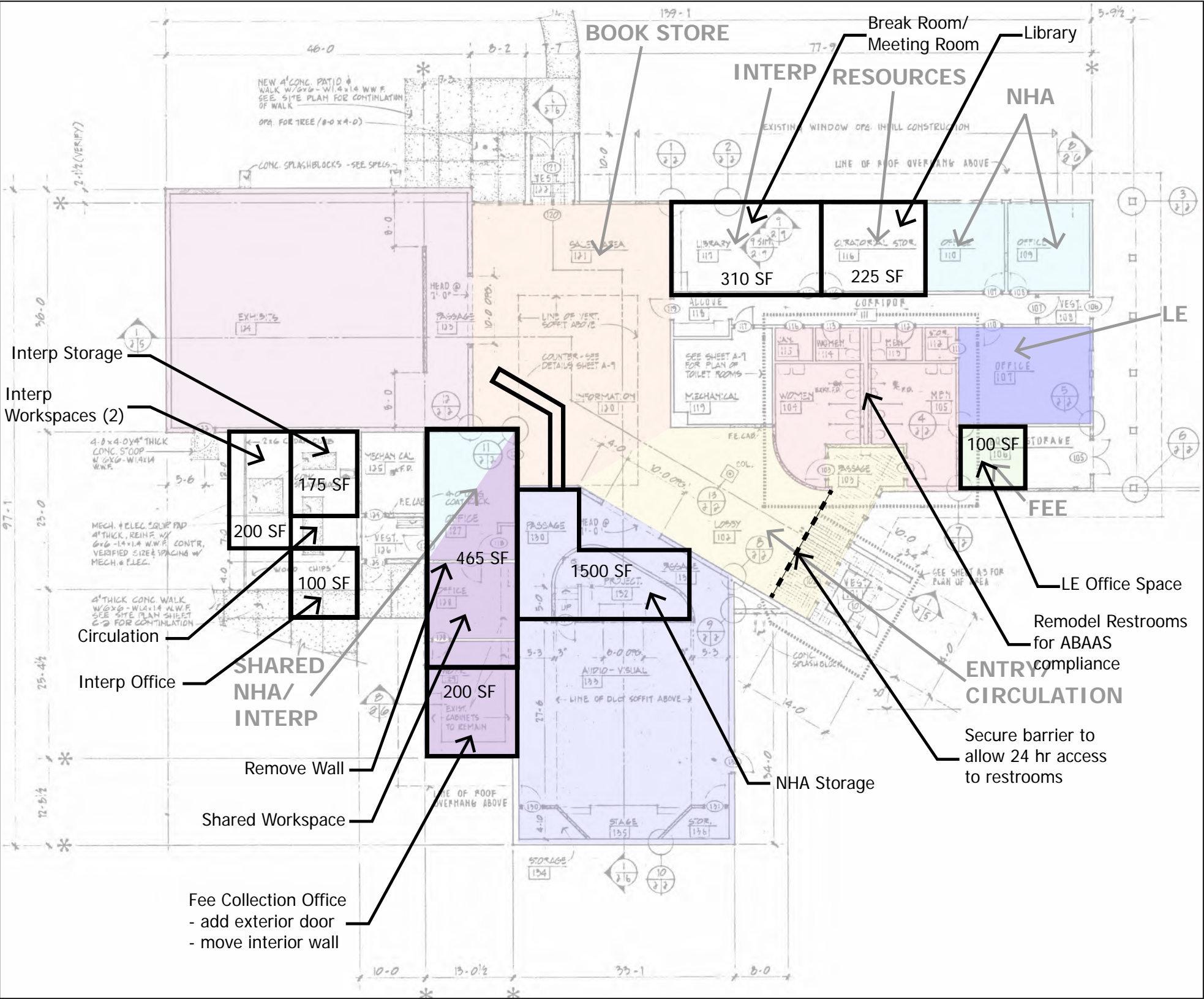
Appendix A - Administrative Commitments and Right-of-Way Inventory

Appendix B - Existing Conditions Mapping

Appendix C - Wetlands Study

Appendix D - Facility Diagrams

FIGURE D.1 MEDORA AREA VISITOR CENTER REMODEL FACILITY DIAGRAM (CONCEPT A & B)



Comprehensive Site Plan and
Environmental Assessment
THRO 258662

Legend

- Museum
- Book Store
- Entry/Circulation
- Theater
- Restrooms
- LE
- FEE
- NHA
- Interp

- Medora Visitor Center Facility Needs:
- 1 Private Office for Fee Collection
 - Expanded Shared Workspace at Desk
 - 1 Private Office and Storage for Interp
 - 1 Storage Room for NHA
 - Meeting Room/ Breakroom
 - Expanded, Secured, Curatorial Space
 - Sight Lines from the Desk to Entry
 - First Aide Station
 - Storm Shelter?

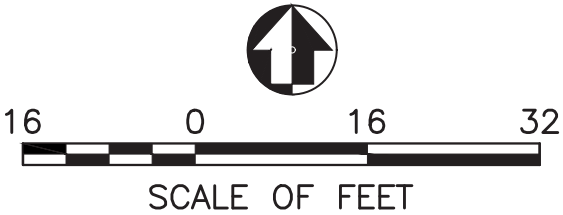


FIGURE D.2 MEDORA AREA NEW VISITOR CENTER/ ADMIN BUILDING FACILITY DIAGRAM (CONCEPT C)

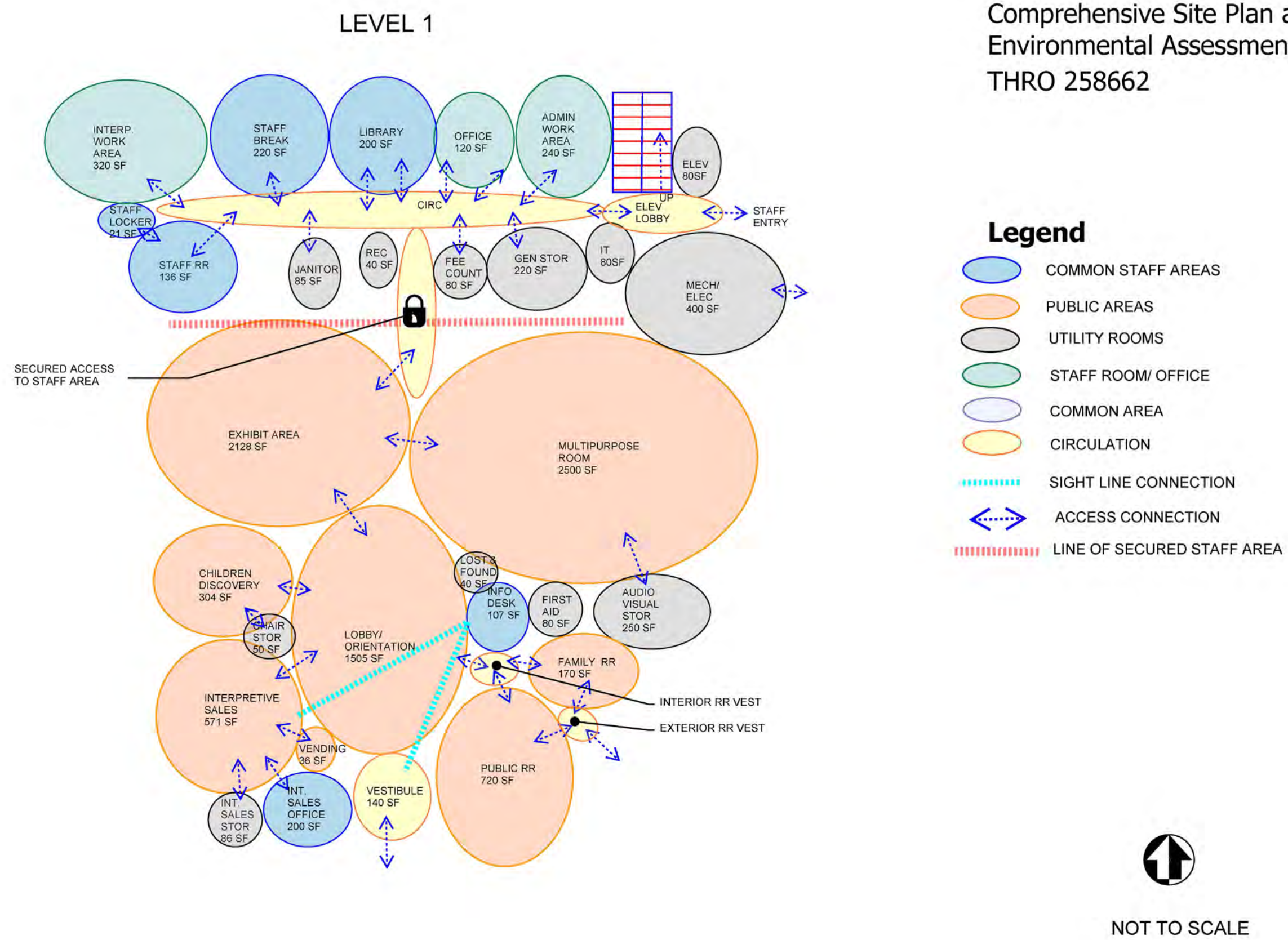
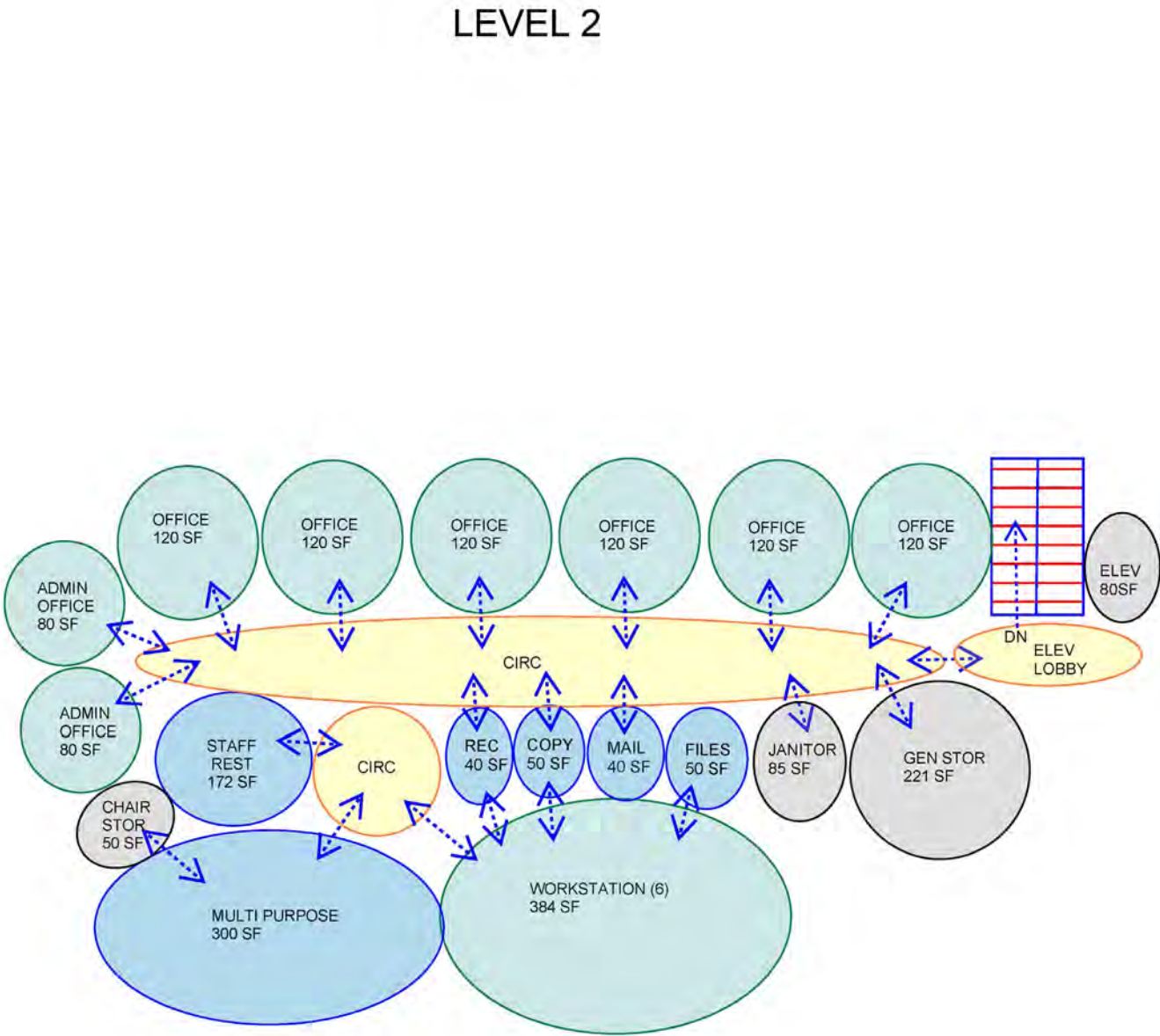


FIGURE D.3 MEDORA AREA NEW VISITOR CENTER/ ADMIN BUILDING FACILITY DIAGRAM (CONCEPT C)



Comprehensive Site Plan and
Environmental Assessment
THRO 258662

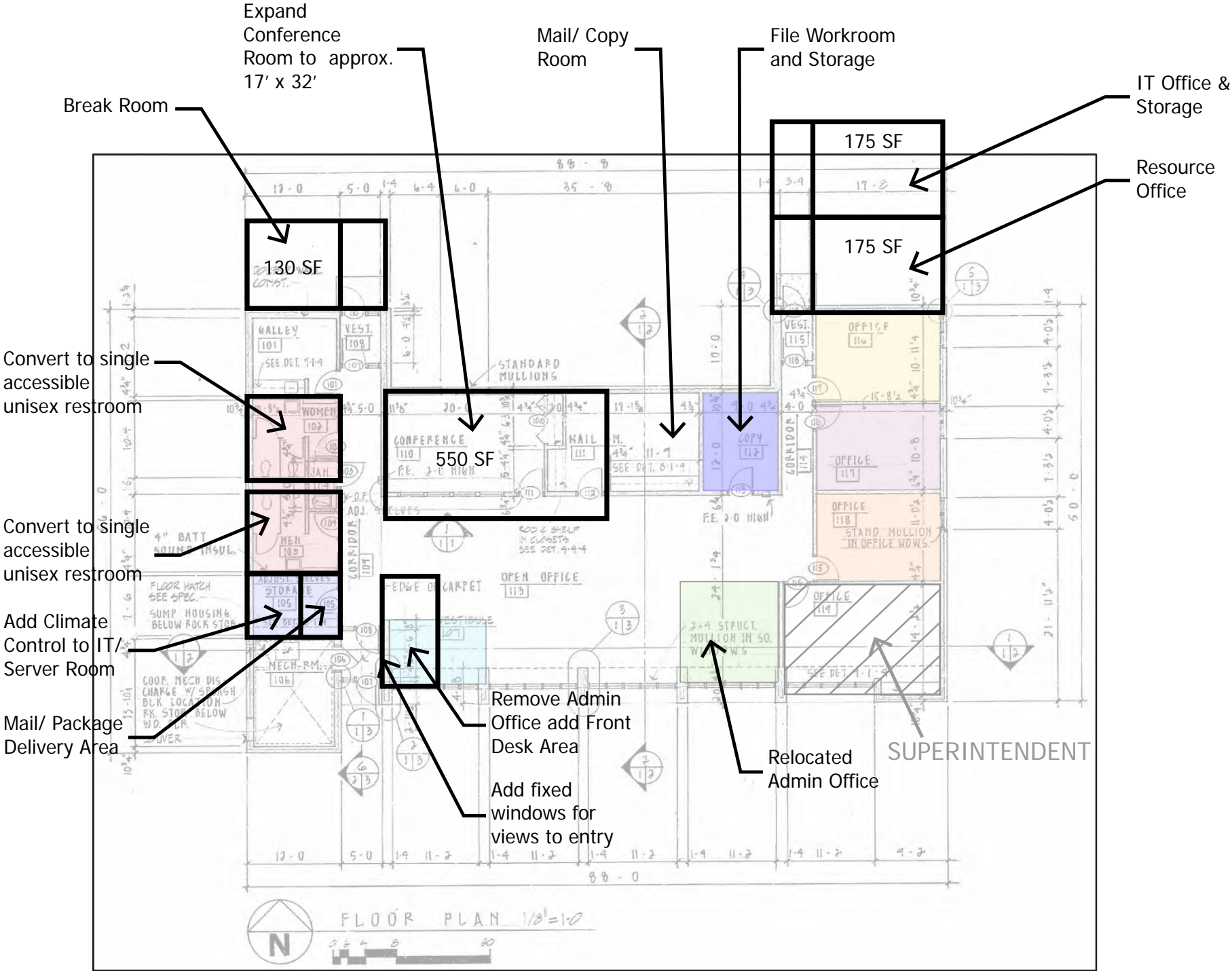
Legend

- COMMON STAFF AREAS
- PUBLIC AREAS
- UTILITY ROOMS
- STAFF ROOM/ OFFICE
- COMMON AREA
- CIRCULATION
- SIGHT LINE CONNECTION
- ACCESS CONNECTION
- LINE OF SECURED STAFF AREA



NOT TO SCALE

FIGURE D.4 MEDORA AREA ADMIN BUILDING REMODEL FACILITY DIAGRAM (CONCEPT A)



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Legend

- Interpretation/ Education
- LE
- Facilities
- Restrooms
- Server and Switches
- IT Office and Storage
- Resources
- Administration

- Admin Building Facility Needs Summary:
- 1 Additional Room (File Workroom)
 - Fully Climate Controlled IT Room
 - Break Room
 - Expanded or Expandable Conference Room, and Storage
 - Accessible Restrooms
 - Clear View of Building Approach from Front Desk
 - Mail/ Package Delivery Area
 - Additional Restroom near Offices
 - Secure space for IDs, Keys, Badges
 - Collaboration Room (from Wendy's Office)
 - Waiting Area

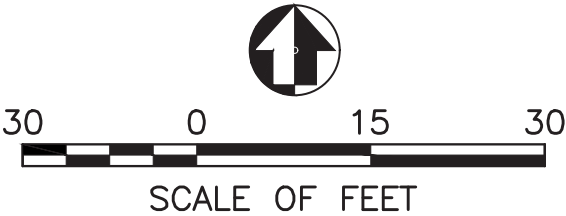


FIGURE D.5 MEDORA AREA NEW ADMIN BUILDING FACILITY DIAGRAM (CONCEPT B)

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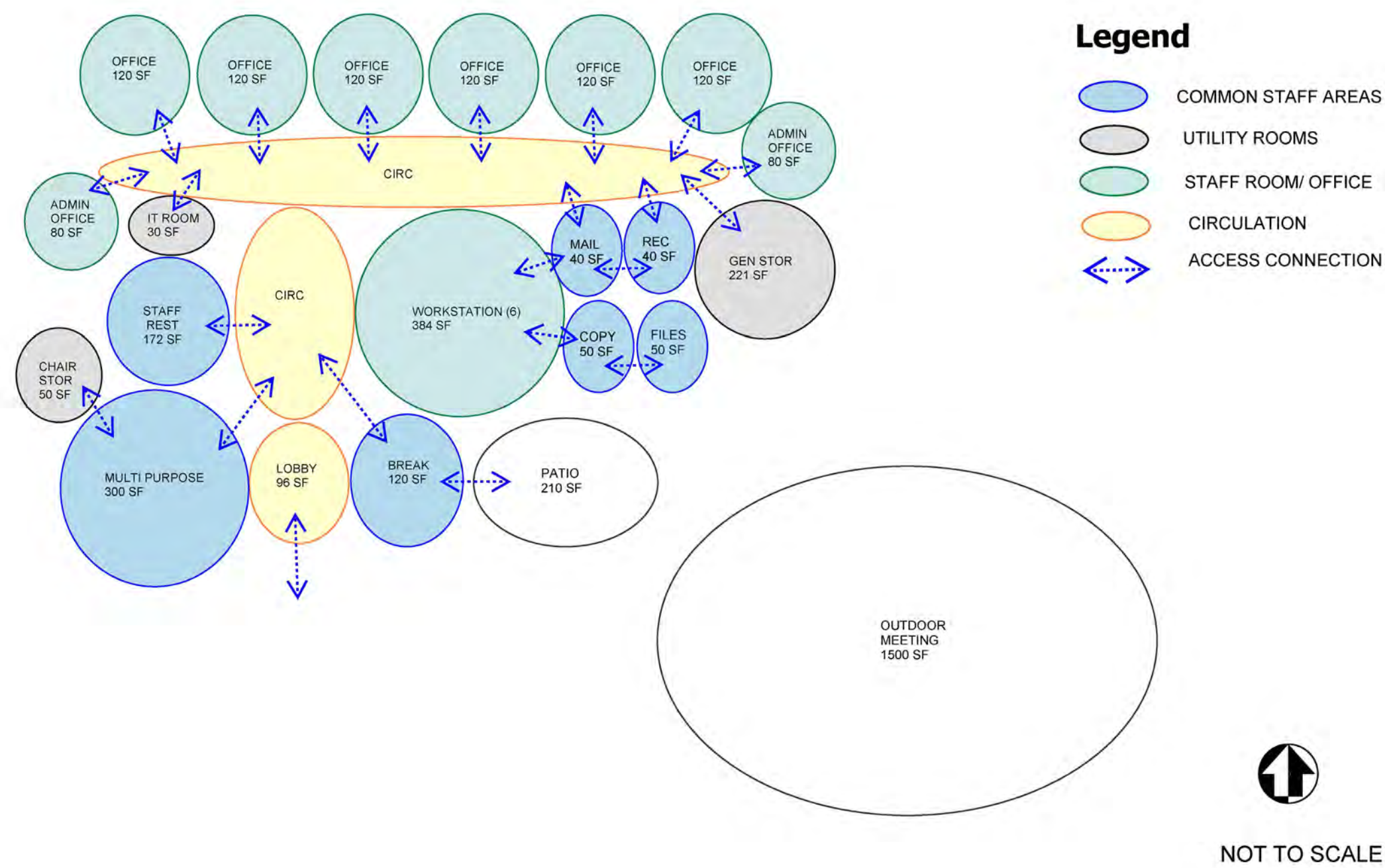


FIGURE D.6 MEDORA AREA HEATED MAINTENANCE BUILDING FACILITY DIAGRAM (CONCEPTS A & B)

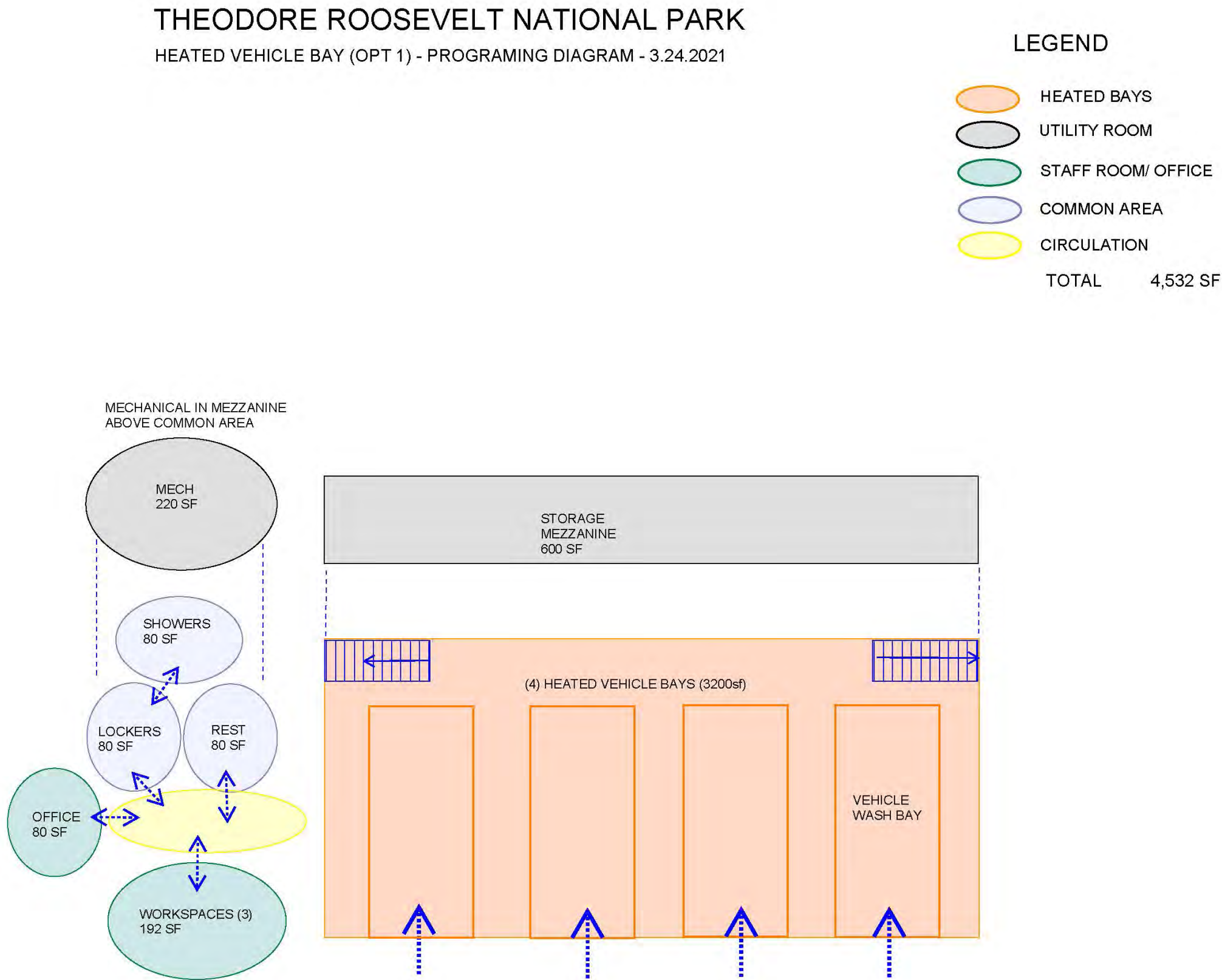


FIGURE D.7 MEDORA AREA HEATED MAINTENANCE BUILDING FACILITY DIAGRAM (CONCEPT C)

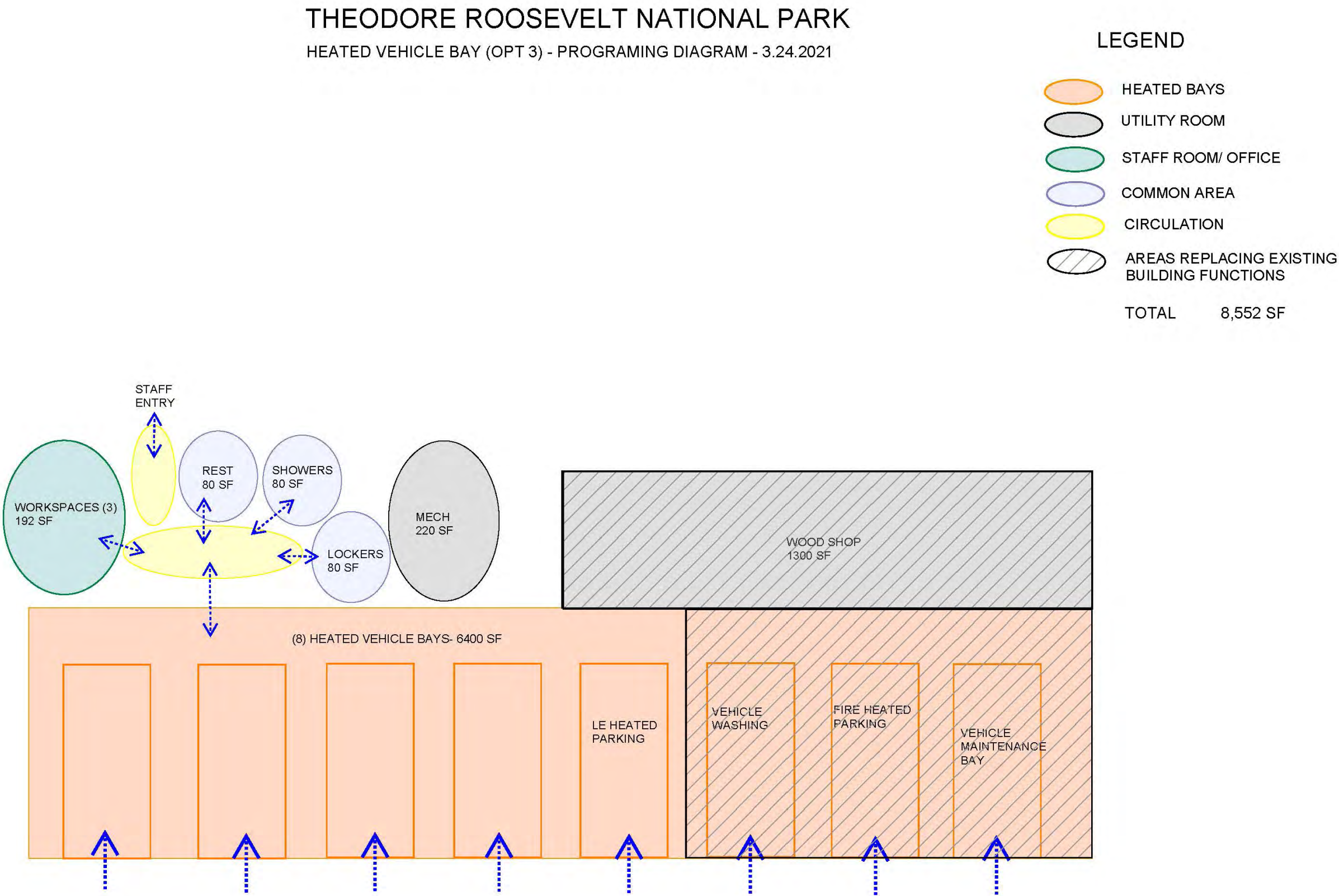
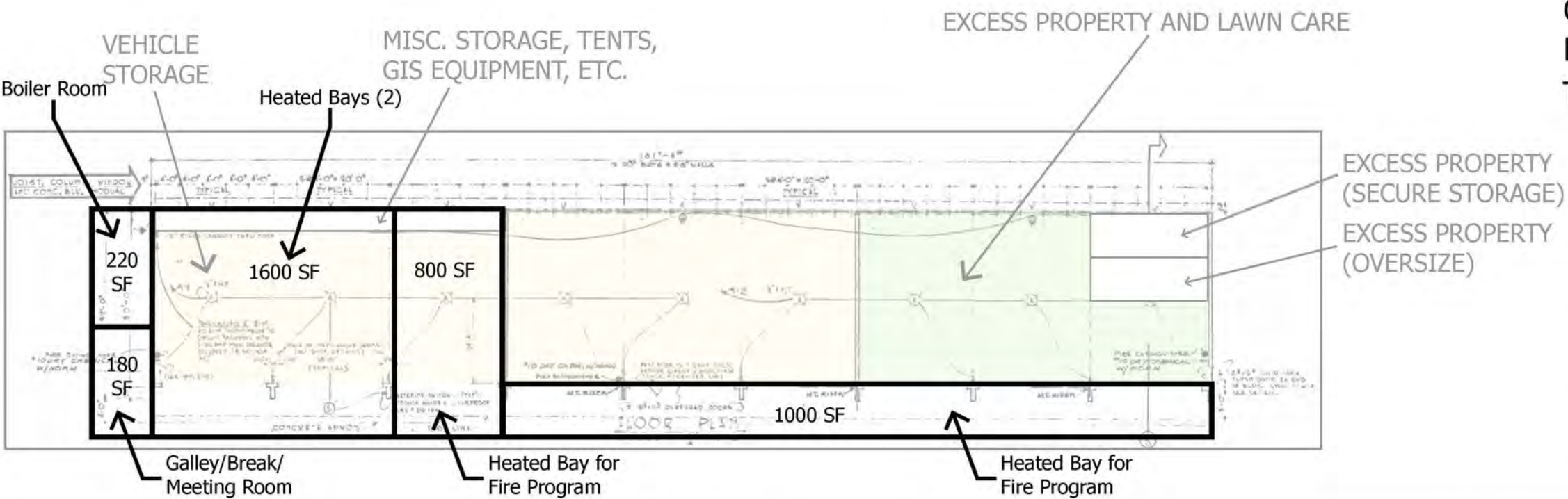


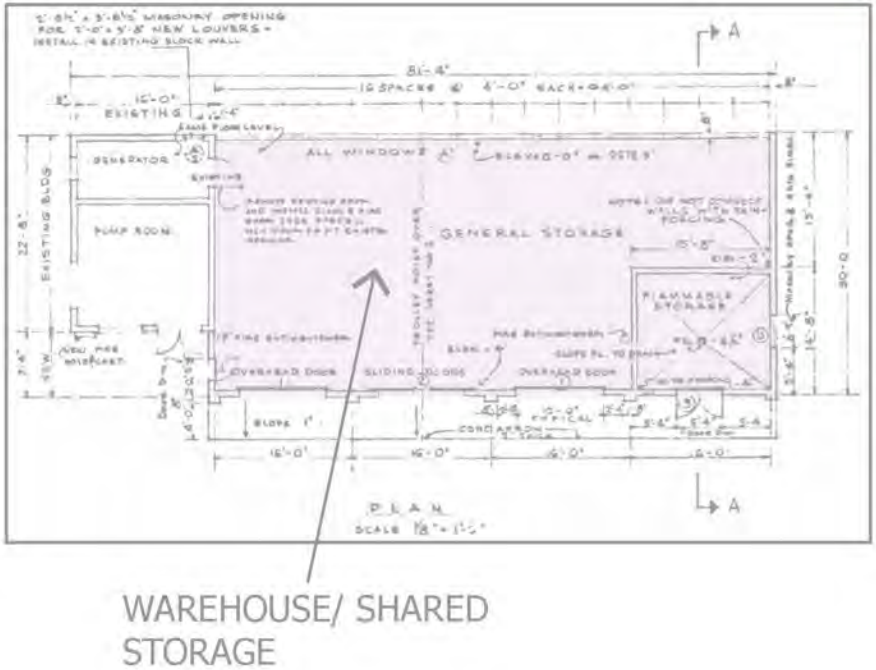
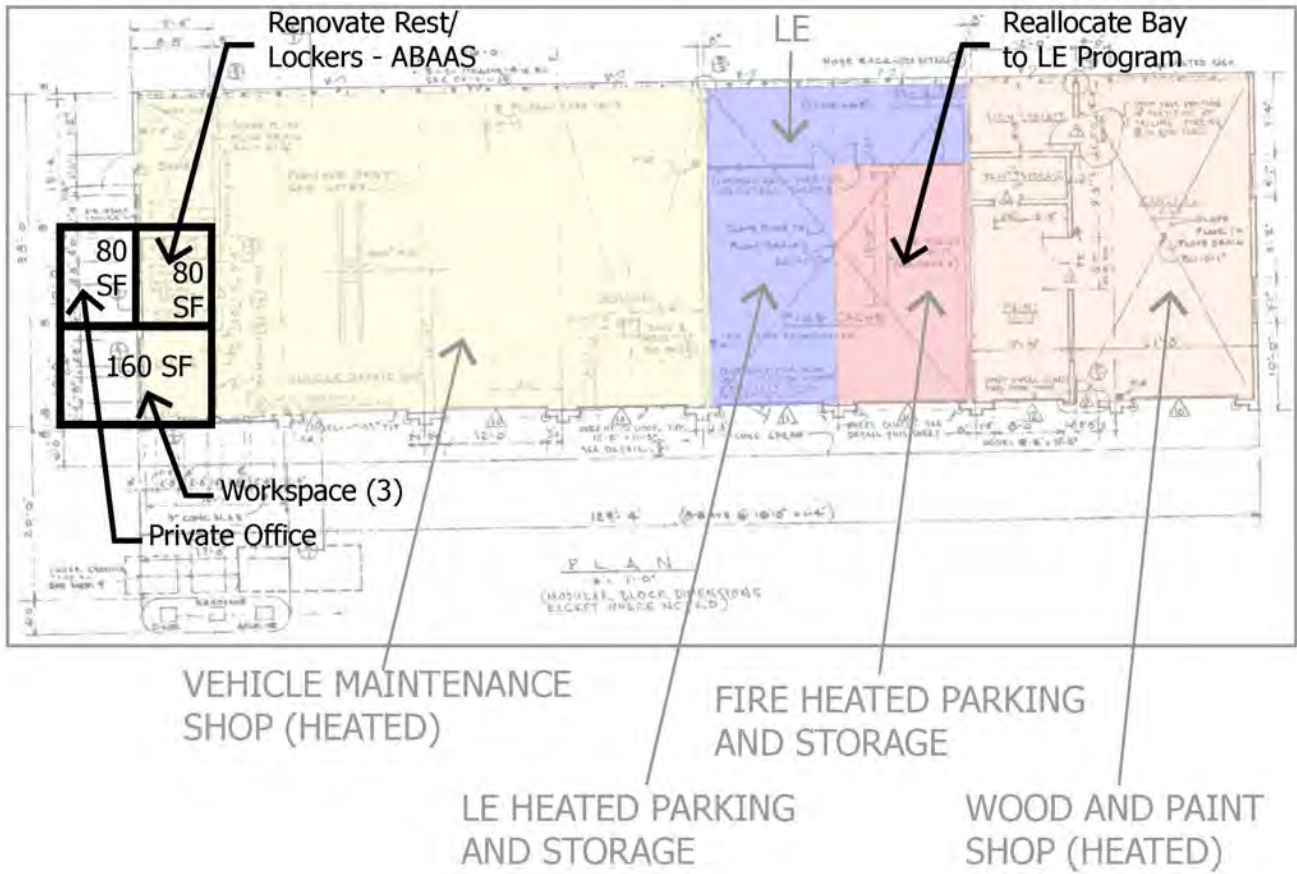
FIGURE D.8 MEDORA AREA UNHEATED STORAGE BUILDING FACILITY DIAGRAM



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Legend

- Unheated Vehicle Storage
- Excess Property and Lawn Care
- Vehicle Maintenance Shop
- Fire Heated Parking and Storage
- LE Heated Parking and Storage
- Wood and Paint Shop
- Warehouse/ Shared Storage



- South Unit Maint. Area Needs:
- Galley/Break/Meeting Room
 - Workspaces (3)
 - Heated Bays (2)
 - Larger LE Bay
 - Dedicated Fire Bay
 - Additional Unheated Space
 - Vehicle Maintenance Bay not large enough for snow plow maintenance
 - ABAAS Restroom/Shower/Lockers
 - Moe Publication Storage to VC
 - Task oriented storage with vehicle storage
 - Vehicle Wash Bay



FIGURE D.9 MEDORA AREA RESOURCES BUILDING FACILITY DIAGRAM (CONCEPT A)

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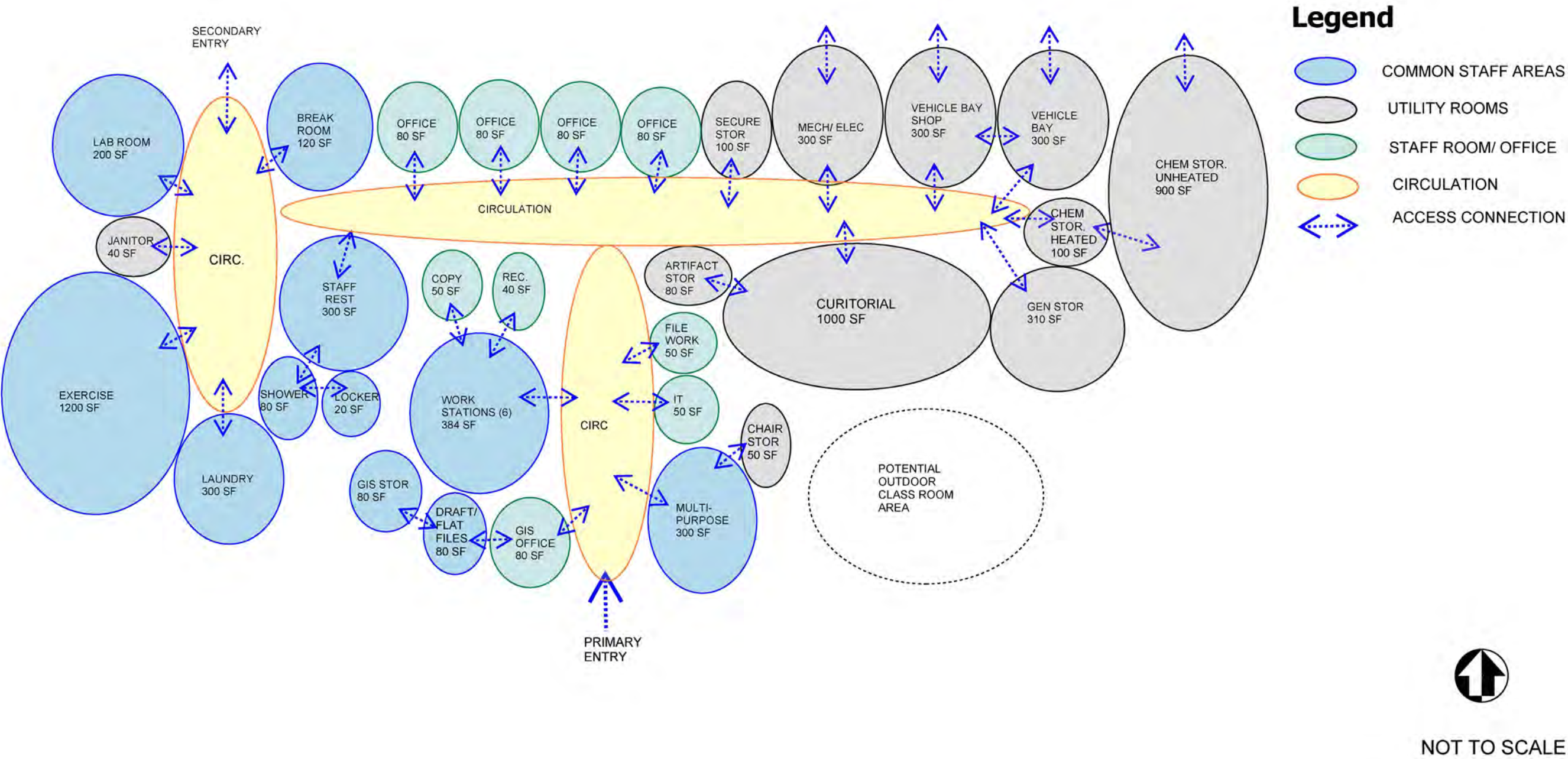
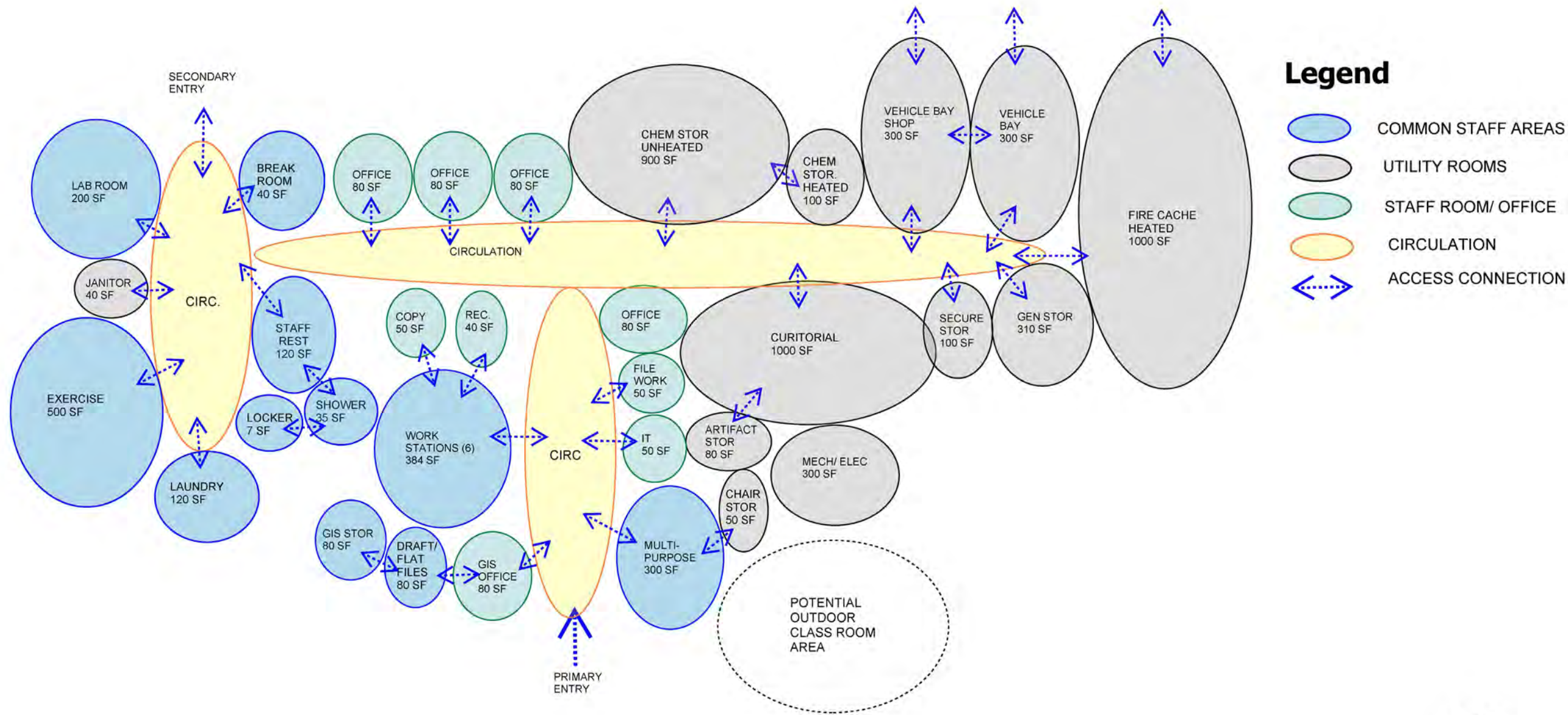


FIGURE D.10 MEDORA AREA RESOURCES BUILDING FACILITY DIAGRAM (CONCEPT B)

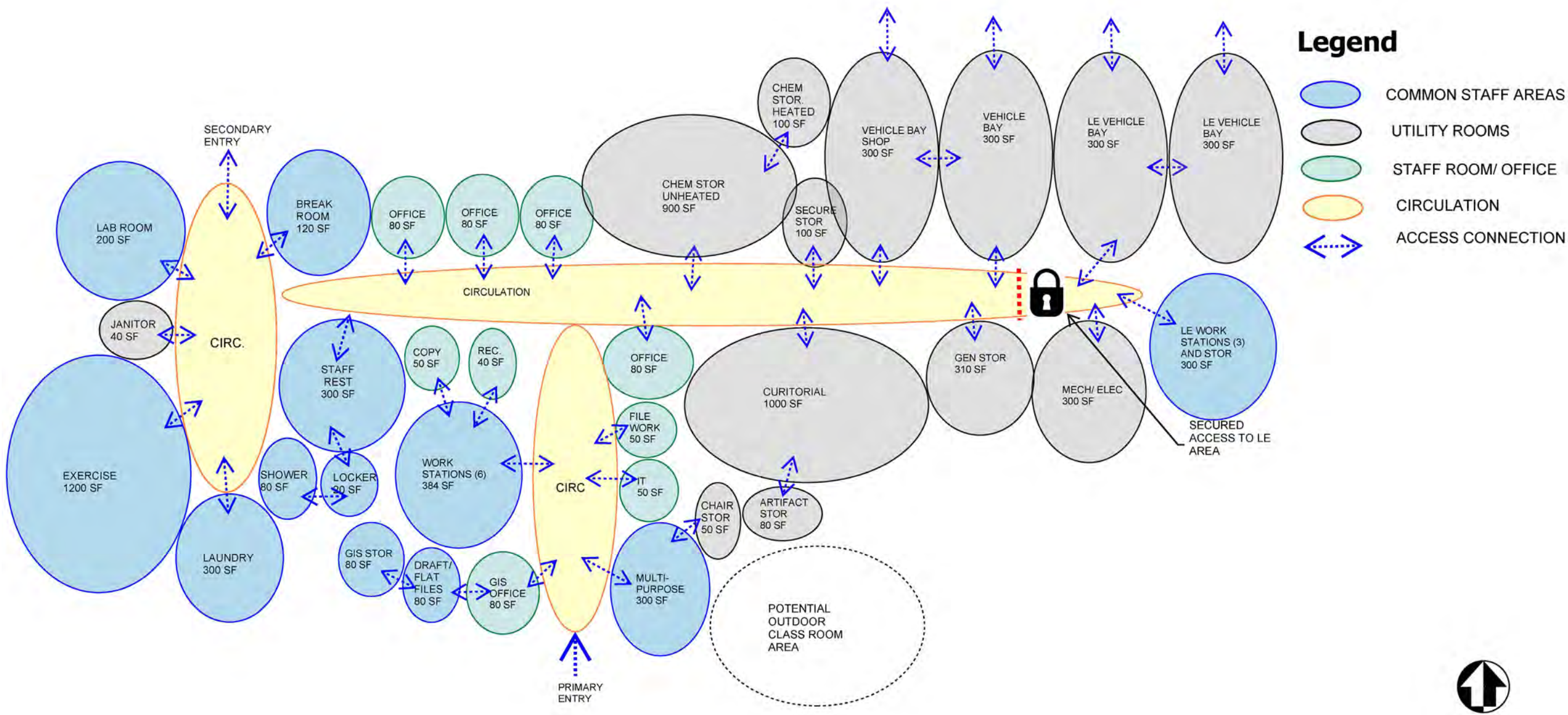
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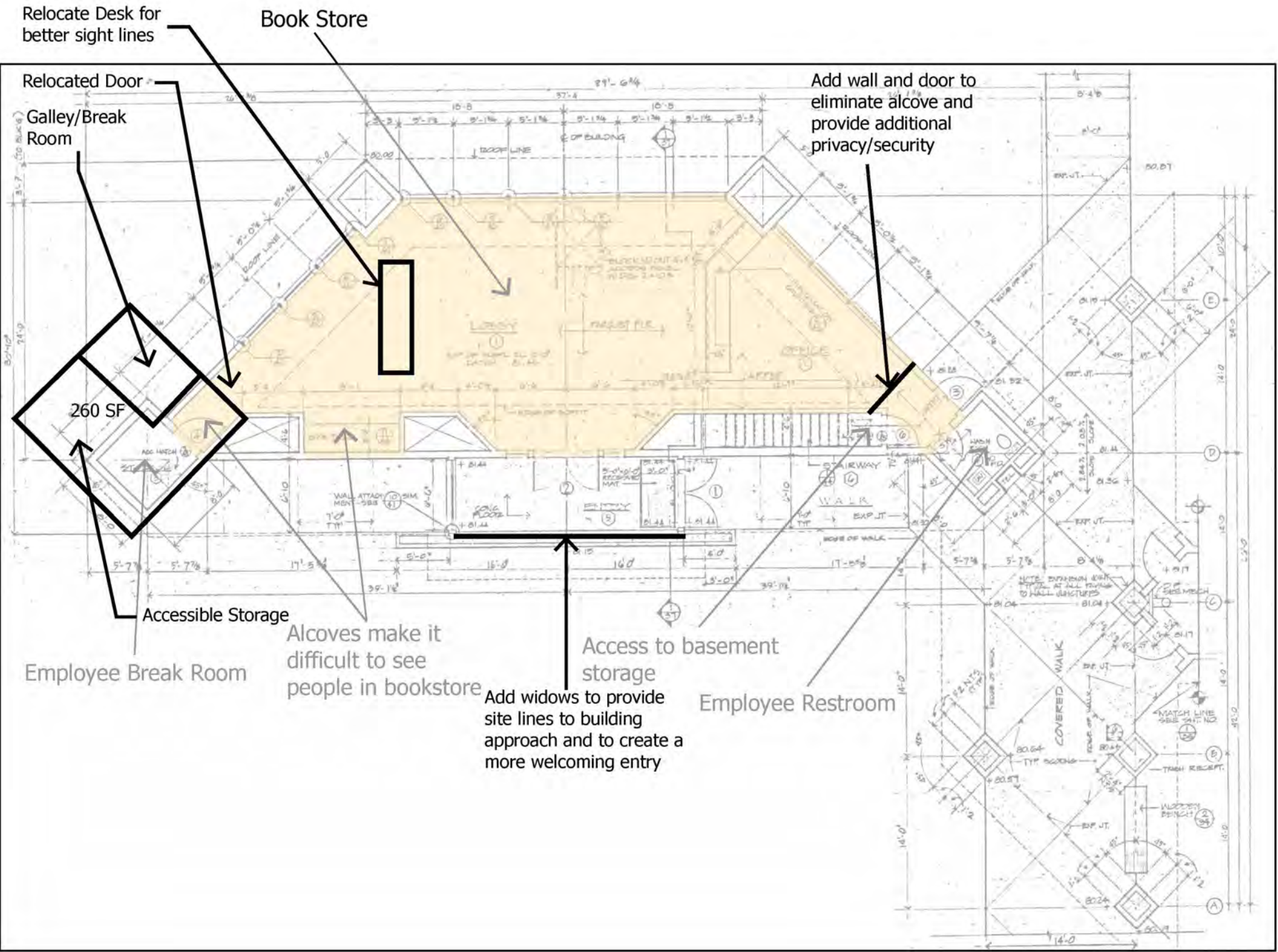
FIGURE D.11 MEDORA AREA RESOURCES BUILDING FACILITY DIAGRAM (CONCEPT C)

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FIGURE D.12 PAINTED CANYON VISITOR CENTER REMODEL FACILITY DIAGRAM



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Legend

Book Store

- Painted Canyon Visitor Center Needs:
- Accessible Storage
 - Galley/ Break Room/ Meeting Room
 - Site Lines to Building Approach
 - Minimize Nooks in Bookstore
 - Physical Separation for BOH spaces
 - Multi-Purpose Gateway, Inter-Agency, Library, Medora
 - Arch. Overlook

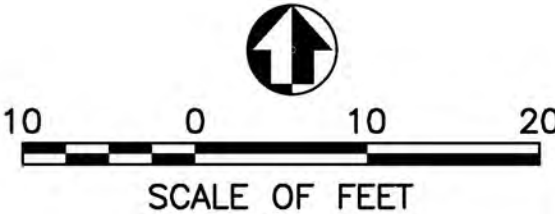


FIGURE D.13 PAINTED CANYON NEW VISITOR CENTER FACILITY DIAGRAM

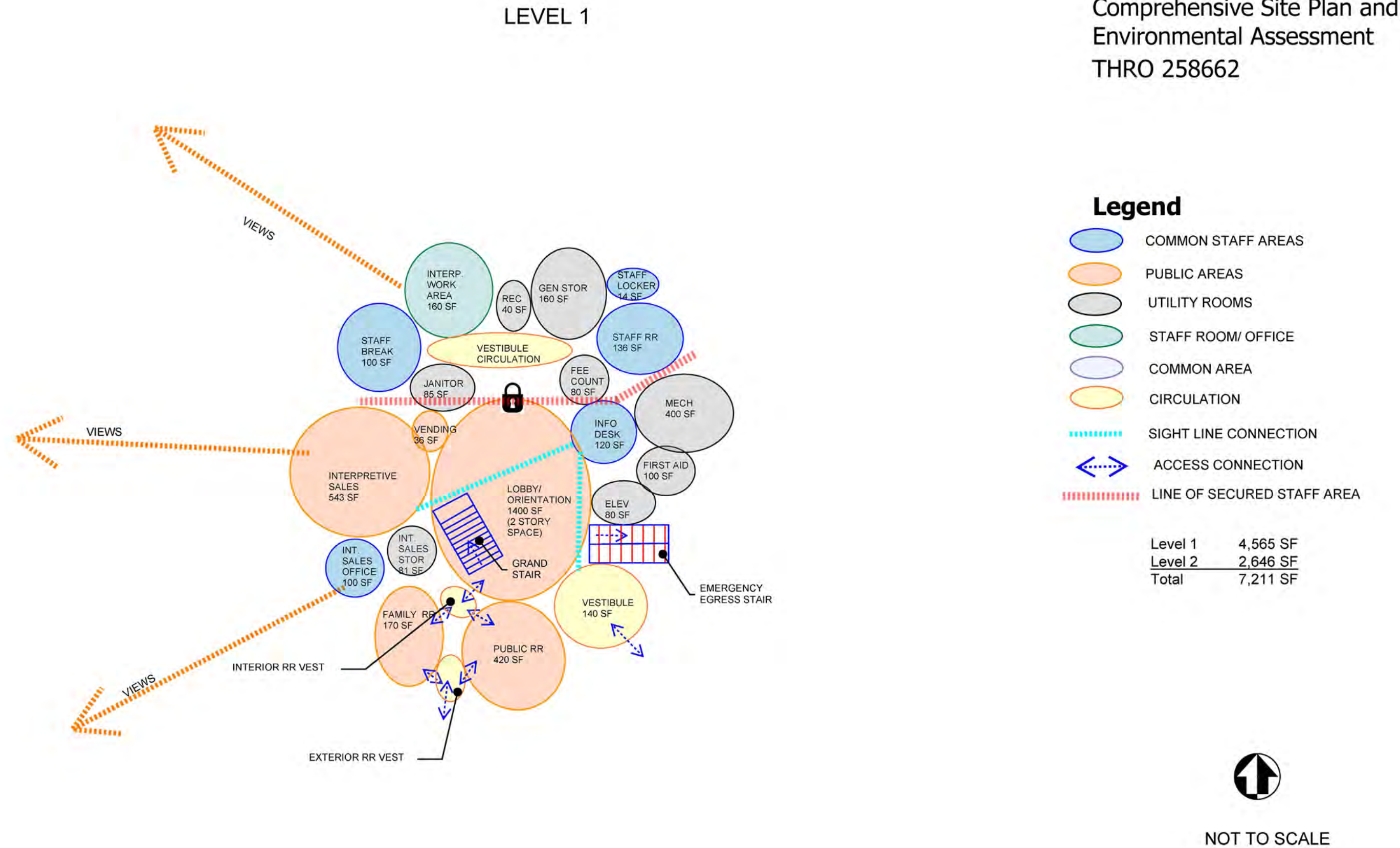


FIGURE D.14 PAINTED CANYON NEW VISITOR CENTER FACILITY DIAGRAM

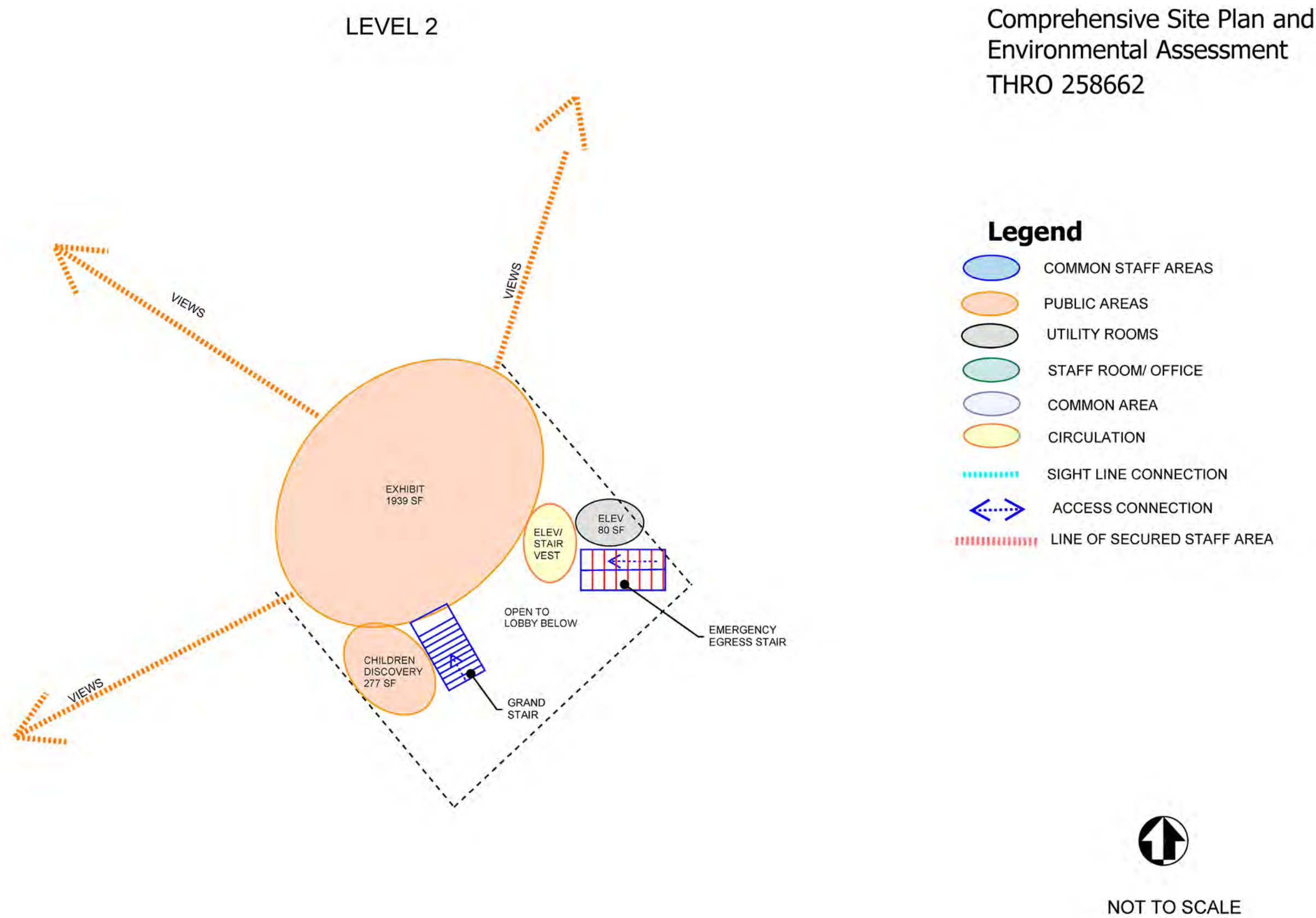


FIGURE D.15 PAINTED CANYON INTERAGENCY FIRE CENTER FACILITY DIAGRAM

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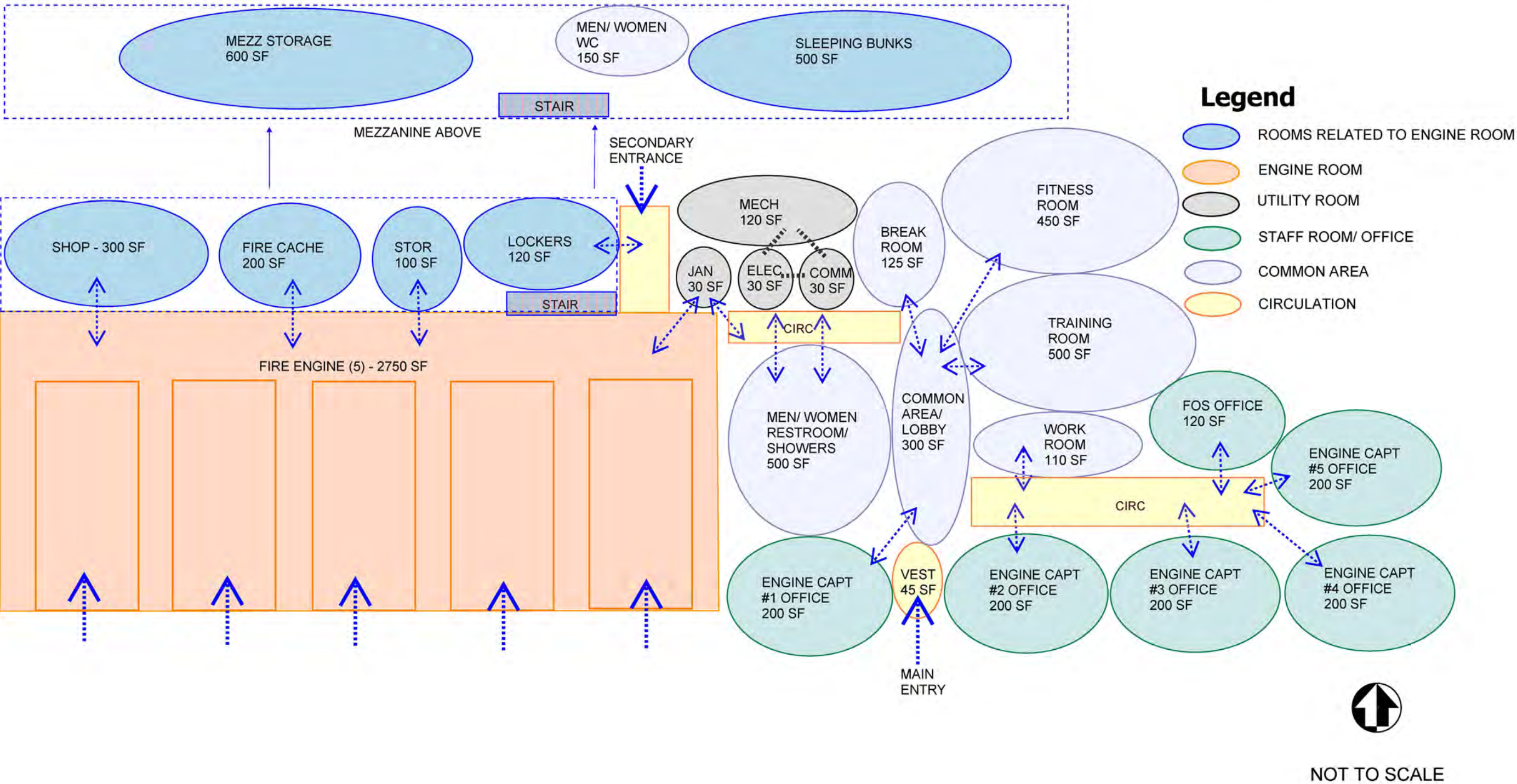
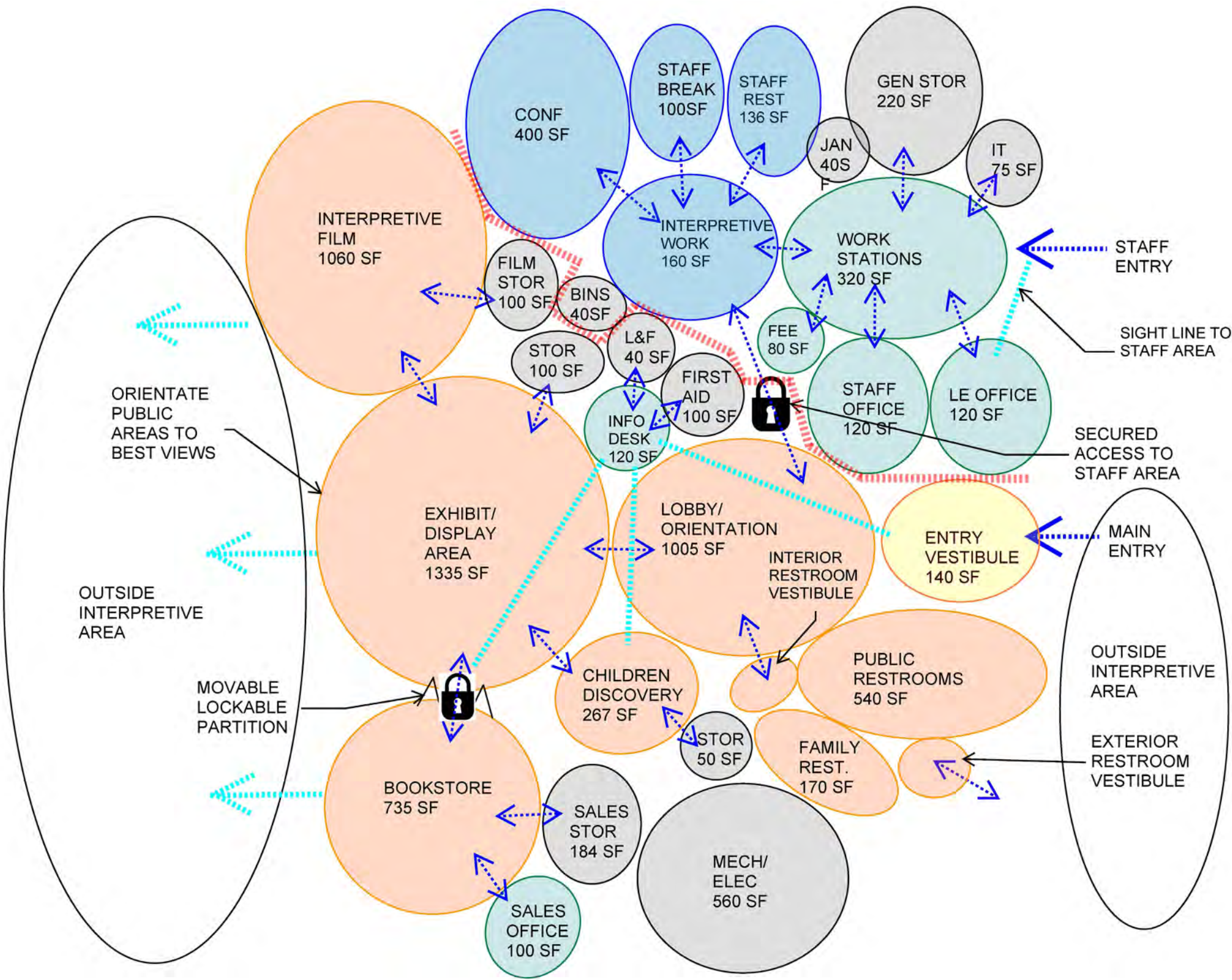


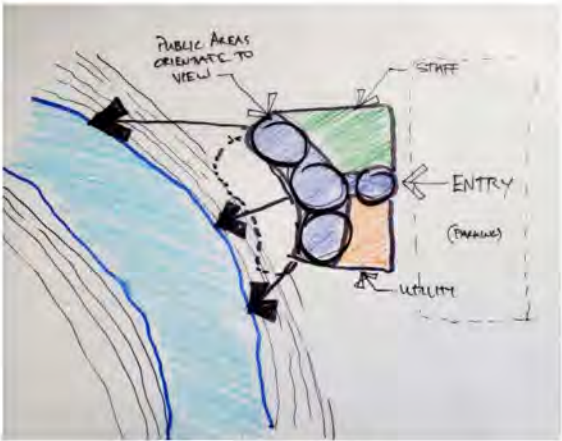
FIGURE D.16 NORTH UNIT VISITOR CENTER FACILITY DIAGRAM



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Legend

- COMMON STAFF AREAS
- PUBLIC AREAS
- UTILITY ROOMS
- STAFF ROOM/ OFFICE
- COMMON AREA
- CIRCULATION
- SIGHT LINE CONNECTION
- ACCESS CONNECTION
- LINE OF SECURED STAFF AREA



NOT TO SCALE