



CITY OF GLENDALE, CALIFORNIA
REPORT TO THE:

Joint City Council Housing Authority Successor Agency Oversight Board

December 5, 2017

AGENDA ITEM

Report: Master Plan for the Deukmejian Park Nature Education Center Project, Phase IV Part III.

- 1) Motion adopting the Master Plan for the Deukmejian Park Nature Education Center Project, Phase IV Part III and directing staff to proceed with the completion of Schematic Design.

COUNCIL ACTION

Public Hearing Ordinance Consent Calendar Action Item Report Only
Approved for December 5, 2017 calendar

ADMINISTRATIVE ACTION

Submitted by:
Onnig Bulanikian, Director of Community Services & Parks

Prepared by:
Peter Vierheilig, Project Manager

Approved by:
Yasmin K. Beers, Interim City Manager

Reviewed by:
Michael J. Garcia, City Attorney

Robert P. Elliot, Director of Finance **MK**

Roubik Golanian, Director of Public Works **KT**

Signature

RECOMMENDATION

Staff respectfully recommends that the City Council approve the Motion adopting the Master Plan for the Deukmejian Park Nature Education Center Project, Phase IV Part III and direct staff to proceed with the completion of Schematic Design.

BACKGROUND/ANALYSIS

Deukmejian Wilderness Park is the City's 709-acre natural park at the foot of the San Gabriel Mountains in the northernmost portion of Glendale. The park is relatively undisturbed except for an area of about 12 acres at the southern part of the property known as the Park Center; the site of the Le Mesnager Barn (Barn). Built between 1914 and 1918, the Barn is of historical significance as it is a relatively rare example of a two-story vernacular rock structure, its association with the early development of the wine industry in southern California, and the structure's unusual, arched roof trusses.

In March 2017, staff, Gwynne Pugh Urban Studios (GP) and their sub-consultants, held a kick-off meeting to initiate the Conceptual Design Phase including defining the project scope, schedule, and budget. The GP team has subsequently searched the park archives for project documents from previous phases in order to reference key information such as historic photos, maps, as-built documents, reports, and existing interpretive items that could influence the design of the project. GP's team also met with former and current city staff, and local stakeholders including members of the Historical Society of La Crescenta.

During the Conceptual Design Phase, GP prepared three site design schemes, three interior design concepts, and thematic statements and goals.

Master Plan

The master plan presented in this report, includes both exterior site and interior barn improvements. Three of the improvements, the new restroom building near the Barn, limited replanting of the barn perimeter and interior Barn interpretive and ADA improvements are funded through the construction phase. Four additional proposed improvements included in the Master Plan are included for planning purposes only, and are currently unfunded beyond the master planning phase. They are the expansion of the south patio, the addition of a concession stand, a nature-themed "tot-lot", and the addition of an additional overflow parking lot. Both funded and unfunded improvements are described in greater detail below.

After exploring various alternative site locations and layouts, staff directed GP to develop the Master Plan with a restroom building of about 700 square feet set into the slope, just north of and adjacent to the Barn. This location will minimize the visual impact to the Barn while remaining close enough to be easily accessible to Barn visitors. The restroom building will include men's and women's toilet facilities as well as a small storage room. It will also be constructed in such a way as to allow for the possible addition of a future second floor for staff office and a community meeting or classroom space.

Amenities proposed for the interior of the Barn include fixed and mobile ground-level exhibits, hanging exhibits, and projection screens. GP termed the mobile exhibits "transformers"; unfolding, rolling cabinets that can be folded closed and rolled against the Barn's walls when not in use. In addition, staff directed GP to include a stairway from the upper to the lower level of the Barn. This will provide access to both levels and their associated patios. A wheelchair lift has also been added, to provide accessibility to the lower floor level and the south patio. The lower level of the barn interior will focus on children's work, play, and learning activities while the upper area will focus on interpretive exhibits and presentations. The upper level of the Barn's interior will include an information desk, fold out bleachers for discussions and presentations, "transformer" exhibits,

and a fold up park terrain model. In order to utilize the Barn to its fullest potential there will be hanging exhibit banners, projection screens, and flights of migrating bird models displayed high in the vaulted ceilings

IQ Magic, GP's interpretive sub-consultant, developed "Life at the Edge" as the driving theme to unify the exhibits in a way that will inform visitors about the plethora of interfaces that are part of the Deukmejian Wilderness Park. The exhibits will support themes such as, "Where Plates Collide" and "Where History Meets the Future".

Unfunded Site Improvement Options

GP's Conceptual Design package also presents ideas for unfunded site improvements including:

1. Increase the size of the existing south patio by 60%, to make for a large 1,200 square foot patio. This improvement will allow the maximum occupancy to increase from 104 to 170 persons, depending upon event type. In addition, the patio will include a stand-alone trellis to partially shade the expanded patio.
2. Potential concession stand with three options: A. The existing gardener's out-building has potential, but it is small and lacks the necessary utilities; B. Increasing the size of the new restroom building, but staff felt that having the building share restroom and food service in such close proximity may not be ideal; C. Convert the existing restroom building to a concession stand. This location is near the main parking lot, utilities are available, the size is sufficient, it is on the same level as the Barn entry, and offers the ability to provide food for events at the Barn.
3. Children's nature themed tot lot. Carving out a small area of the slope, adjacent to the existing picnic area, will allow parents and caregivers the ability to supervise children playing while using the western-most picnic tables. GP has also proposed locations for two additional tables thereby increasing the capacity of the picnic area without significantly impacting the adjacent lawn area.
4. Additional decomposed granite overflow parking lot south of the existing decomposed granite parking lot. This new parking lot could accommodate about 40 parking spaces.

These additional ideas may be incorporated into the current Schematic Design effort or may be addressed at a later date.

Commission Feedback

Staff presented the GP Conceptual Design package to the Parks, Recreation and Community Services Commission at the October 16, 2017 meeting. The Commissioners requested a Special Meeting at the site, to better understand the proposed improvements. On Friday, October 20, 2017, staff held a Special Meeting of the Commission at Deukmejian Wilderness Park. Staff led the Commission members on a tour of the site and described the concept plan improvements as well as past site improvements. The Commission voted to approve the GP concept documents with the understanding that staff would return to Commission to present designs for unfunded future improvements like the patio expansion, additional overflow parking lot, and a wilderness themed playground, should funding be made available to develop those improvements. As part of future patio expansion plans, Commission directed staff to include the possibility of shifting the expansion to the east side of the Barn, and to look at possible screening of the new Heating Ventilating and Air Conditioning (HVAC) equipment with a wall or fence to mitigate noise and hide the equipment.

Project History

Deukmejian Wilderness Park was acquired by the City of Glendale in 1988 for \$5.2 million. As early as 1990, when environmental documents were submitted to the State of California, the Barn was proposed for adaptive reuse as a nature education center. In fact, the initial study states that "The historic winery will be restored and converted into an environmental education center to inform the public about the local environment and the rich historical past of the area." In 1991, the Draft Development Plan for the park called for "an adaptive reconstruction of the historic structures so that the environmental, educational, and recreational desires of the citizens of Glendale can be met in a unique, high quality manner." Numerous grant applications have also referred to the Barn as a future nature education center, including one in 2005 to the Santa Monica Mountains Conservancy in which the application promised that the Barn "has been planned to interpret environmental, historical, as well as land and water resource elements of the park" and is "intended to serve as the base and catalyst for the development of a park docent program to assist the City in providing a variety of outdoor recreational and interpretive programs to serve school children and park visitors."

Development of the park - and the Barn - has taken place in four phases over the past twenty-eight years.

Phase I, the Discovery Phase, was completed in 1993 and included a historical assessment of the Barn and the park, a structural analysis of the 3,000 square foot unreinforced masonry structure, temporary seismic bracing, and the removal of decaying interior wood elements.

Phase II, which took place in 1995, involved the design and construction of 4½ miles of trails within the park.

Phase III included the construction of the Park Center area, a new entry road and utility corridor, a meadow with picnic tables, two picnic shelters, restrooms, walking paths, a small amphitheater for outdoor programs, and two parking lots. This work was completed in 2004.

The total cost of the first three phases was \$6,867,753.

Part 1 of Phase IV has focused on the seismic upgrade and adaptive reuse of the Barn as a nature education center. Originally intended to include all the work necessary to complete and furnish the Barn, this phase has been divided into three parts. In July 2011, Part 1, the seismic upgrade portion of the project was completed and the adaptive reuse portion of the project was placed on hold due to funding limitations. Part 1 cost was \$1,425,000 million. Funding for this phase came from the Santa Monica Mountains Conservancy and L.A. County's Proposition A.

Part 2 of Phase IV involves the installation of the HVAC system, plumbing, electrical, concrete floor, and steel and glass storefront entry doors on the south side of the building to match the existing doors at the east and west entrances. Part 2 construction cost was \$711,892.91 and was completed October 2017.

Part 3 of Phase IV is the final Part of the project and will complete the adaptive re-use of the Barn as a nature education center and community building. While the principal purpose of the Barn remains as a nature center, serving as a portal into the park, and providing valuable information on the human and natural history of the area, the displays, exhibits, and other furnishings will be designed to be easily moved so that the building can also be used as a community room, lecture hall, or a reception area for events such as weddings, art exhibitions, and other gatherings. The available budget for this final Part is \$1,888,563.63.

Marketing and Outreach Strategy

Once construction is complete, outreach will be the key to engaging visitors from all walks of life to share in the history and natural beauty of the barn, the surrounding grounds, and the park itself. The Center's exhibits, activities and programs can be promoted through a variety of media sources available to residents of Glendale and the region. This will include "City Connection", produced by Glendale's Public Information Office; the Community Services & Parks Department's quarterly "Leisure Guide"; the Department's monthly electronic newsletter, and the Trails and Open Space email database which currently has over 1,000 addresses. The City also plans to partner with Glendale Unified School District to add nature education lessons as part of the school curriculum and schedule field trips for the students to visit the Nature Education Center.

Information will appear on the City's website, GTV-6, Facebook, Twitter, and Instagram. Stories will appear on "On the Move", our weekly television program featuring all meetings, programs, and special events taking place in the City. Additionally, an electronic version of the text of "On the Move" will be available in English, Spanish, Armenian, and Korean, and will be forwarded weekly to the City's media list including local print, radio, and television outlets. The City might also want to consider new programs such as a nature education day camp program in the summer and the introduction of a summertime Parks Fun Bus that could carry families, teens, and adults from all parts of the City to Deukmejian Wilderness Park with stops along the way at places like Verdugo Park and the Glendale Sports Complex.

Properly promoted and publicized, the Deukmejian Nature Education Center can become a local and regional resource, serving not only the residents of Glendale but those from throughout Southern California.

Next Steps

If Council approves the Master Plan documents, Gwynne Pugh will be directed to prepare Schematic Design phase documents for the improvements funded through construction. Staff will then return to City Council requesting to amend the professional services agreement with GP to add Design Development, Construction Document, and Construction Administration phases to their Professional Services Agreement. When the Construction Document phase has been completed, staff will ask Council to adopt the plans and specifications, and direct staff to bid the project for construction.

FISCAL IMPACT

Funding for this project is available in the following accounts:

51200-405-601-51837	\$1,388,563.63
51200-401-601-51837	\$500,000
Total	\$ 1,888,563.63

GP Agreement Total Value	Spent to Date	Balance to Completion of Schematic Design
\$153,825	\$66,819.99	\$87,005.01

A construction cost estimate will be prepared by GP during the Schematic Design phase of the project. At the same time, the increased level of design detail will allow staff to develop an estimate of operational and maintenance costs.

ALTERNATIVES

Alternative 1: City Council can approve the Motion adopting the Master Plan for the Deukmejian Park Nature Education Center Project, Phase IV Part III and authorize staff to proceed with the completion of Schematic Design.

Alternative 2: City Council may forestall further development of the Deukmejian Nature Education Center Project, Phase IV Part III Project until a later date.

Alternative 3: The City Council may consider any other alternative not proposed by staff.

CAMPAIGN DISCLOSURE

N/A

EXHIBITS

Exhibit 1: Deukmejian Wilderness Park Budget History

Exhibit 2: Deukmejian Wilderness Park Schematic Design Concept

MOTION

Moved by Council Member _____, seconded by
Council Member _____, that the Council of the City of Glendale
hereby:

1. Approves the Master Plan for the Deukmejian Park Nature Education Center Project, Phase IV Part III ("Project"), as outlined in the December 5, 2017 staff report by the Director of Community Services and Parks; and
2. Authorizes staff to proceed with the schematic, design development, and construction document phase of the Project.

Vote as Follows:

Ayes:

Noes:

Absent:

Abstain:

APPROVED AS TO FORM



Michael R. Grant
Principal Assistant City Attorney

Date: 11-30-17

Exhibit 1
Deukmejian Wilderness Park
Budget History

Phase I, II, III

Acquisition, Site Improvements, Trail Construction

	Amount
CIP Funds	\$4,399,753
County & State Grant Funds	\$2,468,000
Total	\$6,867,753

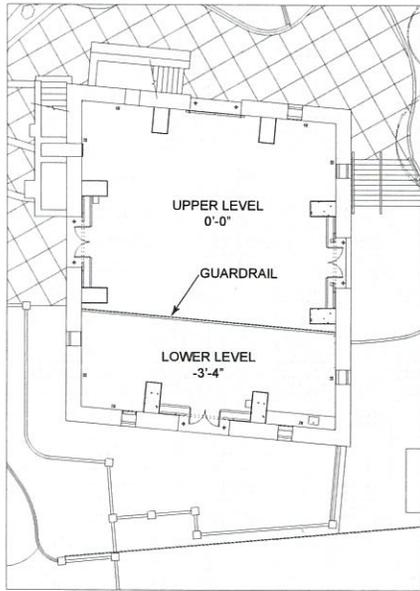
Phase IV

Part 1: Seismic Upgrade

Santa Monica Mountains Conservancy Grant Funds	\$1,000,000
LA County Prop A Grant Funds	\$425,000
Total for Part 1	\$1,425,000

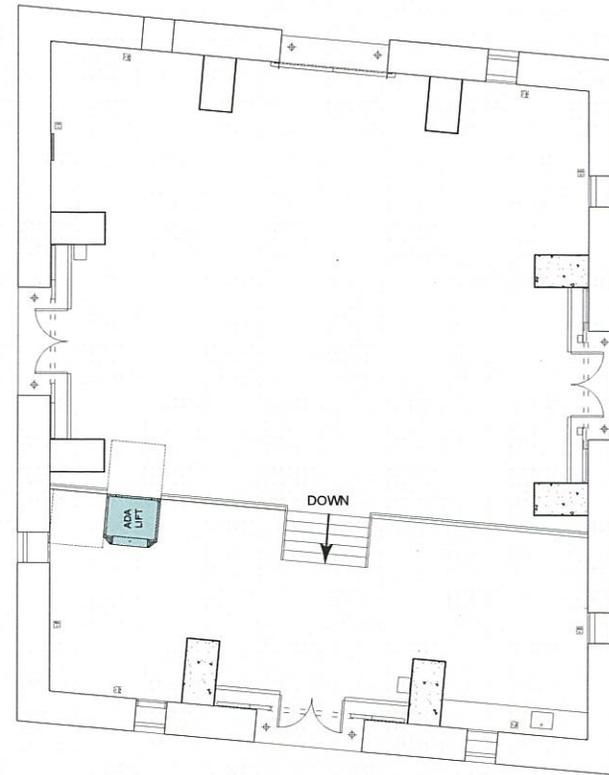
Parts 2 & 3: MEP & Barn Nature Education Center

DIF Funds	\$2,500,000
CIP Funds FY 2016/2017	\$500,000
Total for Parts 2 & 3	\$3,000,000



EXISTING BARN INTERIOR LAYOUT

THE BARN BUILDING CURRENTLY HAS TWO INTERIOR FLOOR LEVELS. THIS DIVIDES THE SPACE AND MAKES IT MUCH LESS USABLE FOR BOTH DISPLAY/INTERPRETIVE USE, AS WELL AS FUNCTION/EVENT USES. WE PROPOSE ADDING A STAIR TO CONNECT THE TWO LEVELS, ALONG WITH AN ADA WHEELCHAIR LIFT TO PROVIDE SEAMLESS USE OF BOTH LEVELS TOGETHER.



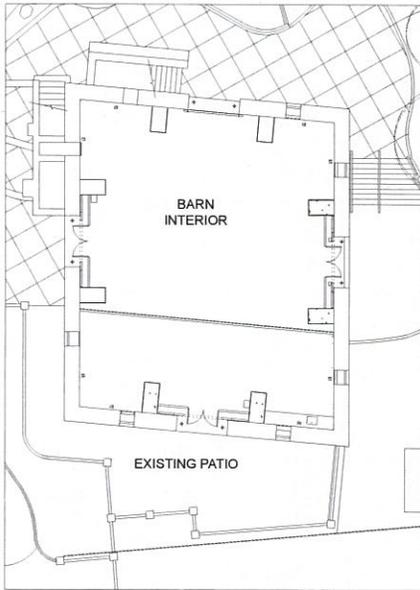
NEW CENTRAL STAIR

WE PROPOSE A CENTRAL STAIR THAT ALIGNS WITH THE DOOR TO THE PATIO. THIS OPTION FUNCTIONS MORE AS A CEREMONIAL STAIR AND OFFERS A BETTER CONNECTION TO THE EXTERIOR PATIO SPACE, BUT IS MORE DIVISIVE OF THE LOWER LEVEL SPACE. THE WHEELCHAIR LIFT SATISFIES ACCESSIBILITY REQUIREMENTS.

BARN INTERIOR

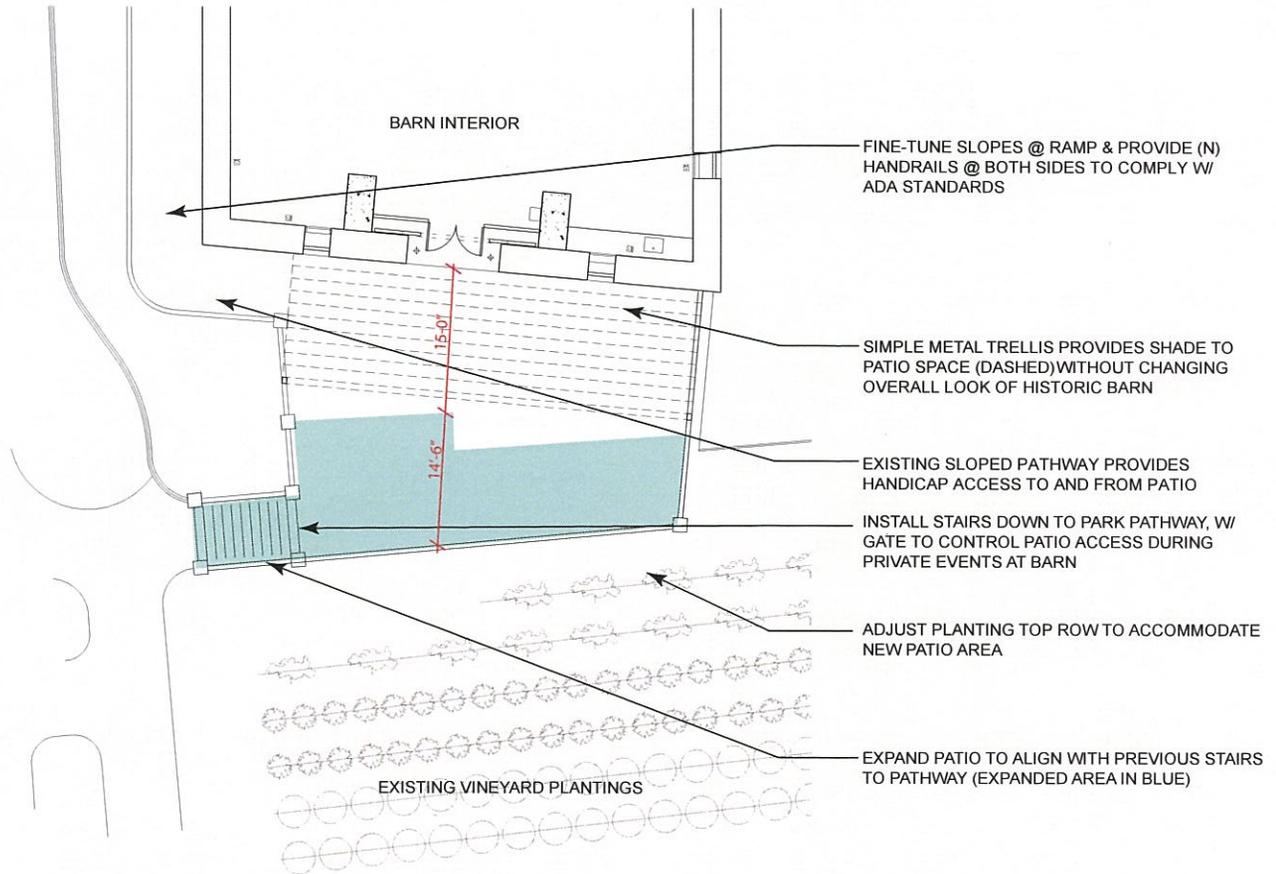
DEUKMEJIAN WILDERNESS PARK
SCHEMATIC DESIGN CONCEPT
8-22-2017





EXISTING BARN PATIO

THE EXISTING PATIO POSSESSES SWEEPING VIEWS OF THE PARK GROUNDS AND THE VALLEY BEYOND. IT IS A PLEASANT AND ESSENTIAL SPACE THAT CAN BE UTILIZED FOR EVENTS AS WELL AS GENERAL PARK USE. ENLARGING AND BETTER INTEGRATING THIS SPACE INTO THE PARK CIRCULATION WOULD INCREASE ITS USABILITY.



FINE-TUNE SLOPES @ RAMP & PROVIDE (N) HANDRAILS @ BOTH SIDES TO COMPLY W/ ADA STANDARDS

SIMPLE METAL TRELLIS PROVIDES SHADE TO PATIO SPACE (DASHED) WITHOUT CHANGING OVERALL LOOK OF HISTORIC BARN

EXISTING SLOPED PATHWAY PROVIDES HANDICAP ACCESS TO AND FROM PATIO

INSTALL STAIRS DOWN TO PARK PATHWAY, W/ GATE TO CONTROL PATIO ACCESS DURING PRIVATE EVENTS AT BARN

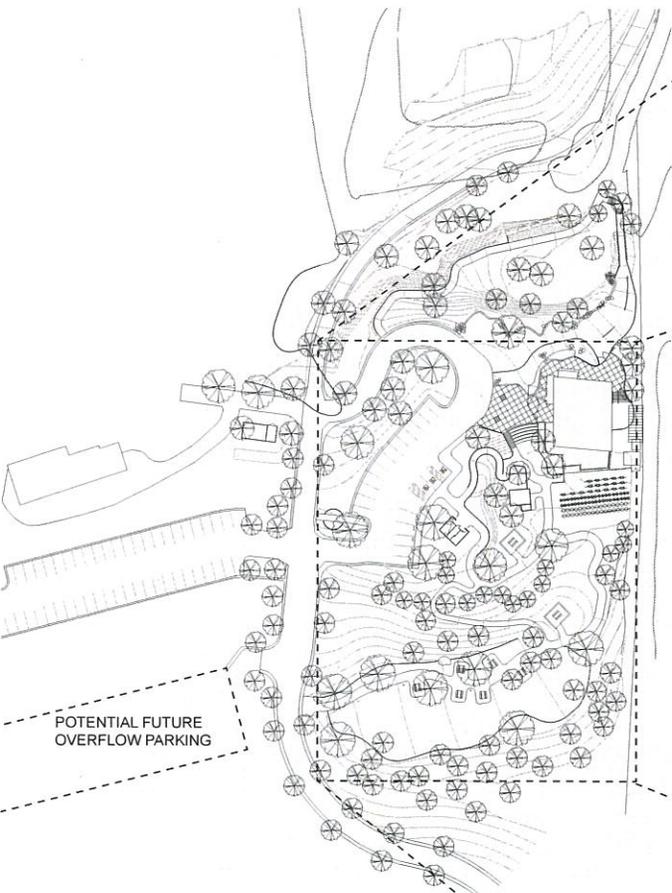
ADJUST PLANTING TOP ROW TO ACCOMMODATE NEW PATIO AREA

EXPAND PATIO TO ALIGN WITH PREVIOUS STAIRS TO PATHWAY (EXPANDED AREA IN BLUE)



PROPOSED PATIO EXPANSION (500 ADDITIONAL SF, 59% INCREASE)

EXISTING PATIO AREA:	730 SF
EXISTING PATIO OCCUPANCY @ 1:15SF - 1:7SF	48 - 104 PERSONS
PROPOSED PATIO TOTAL AREA:	1230 SF
PROPOSED PATIO OCCUPANCY @ 1:15SF - 1:7SF	78 - 170 PERSONS



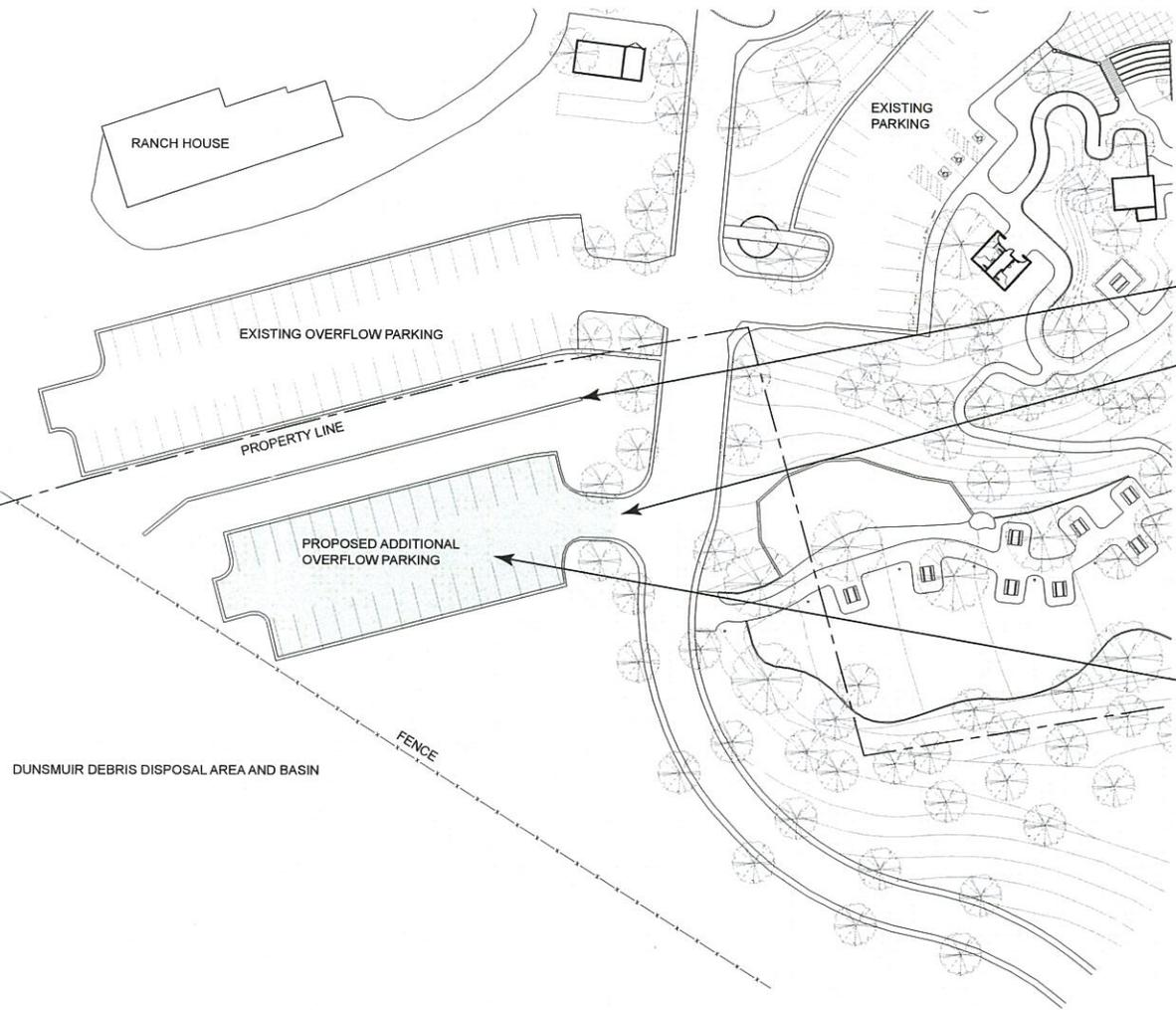
EXISTING SITE PLAN



PROPOSED SITE IMPROVEMENTS

NOTE: SEE ATTACHED DIAGRAM FOR SPECIFIC INFO ON PROPOSED SCHEME FOR RESTROOMS, OFFICES, AND BARN REVISIONS.

- WILDERNESS PLAYGROUND LOCATION
- (2) ADDITIONAL PICNIC TABLES



HILLSIDE STABILIZATION/RETAINING WALL BETWEEN EXISTING UPPER AND PROPOSED LOWER LOT

EXISTING CURB CUT AND APRON TO BE UTILIZED, NEW STEEL SWINGING CONTROL GATE @ ENTRANCE

PROPOSED ADDITIONAL OVERFLOW PARKING LOT +/- 40 SPACES

- REQUIREMENTS:
- HILLSIDE STABILIZATION/RETAINING
 - 10,000 SF OF GRADING, CLASS-C ROAD BASE, AND D.G. SURFACING
 - 450 LINEAR FEET OF CONCRETE CURB/GUTTER TO MATCH EXISTING OVERFLOW LOT
 - DRAINAGE AS NECESSARY TO EXISTING CULVERTS
 - APPROXIMATELY 5 NEW POLE LIGHTING FIXTURES TO MATCH OTHERS AT PARKING AREAS, AND ASSOCIATED WIRING
 - STEEL GATE AT ENTRANCE TO PROVIDE CONTROL

OVERFLOW PARKING

DEUKMEJIAN WILDERNESS PARK
SCHEMATIC DESIGN CONCEPTS
8-22-2017



THE STONE BARN Nature Center in the Wilderness Park

LIFE AT THE EDGE

THEMES

THEMATIC STATEMENTS

GOALS

Where Plates Collide
(At the Edge of the Continent)

Where Plates Meet (At the Edge of the Continent)

Set in the foothills of the San Gabriel Mountains, Deukmejian Wilderness Park and the area around it were once the setting for a dramatic tectonic collision that forever shaped the evolution of this special place. Journey back tens of millions of years to witness how the interaction of the North American, Pacific and Farallon plates uplifted the land here to form the San Gabriels, one of California's few transverse mountain ranges, which run east-to-west unlike most of the state's north-south oriented ranges. Discover how life at the edge of these shifting landmasses influenced the park's geology and history.

Visitors understand the dynamics of our Mediterranean climate.

Where Desert Meets Sea
(At the Edge of Climate)

Where Desert Meets Sea (At the Edge of Climate)

Deukmejian Wilderness Park and the San Gabriel Mountains are located in a Mediterranean climate zone, between the desert climate to the north and east and the more maritime climate of the coast to the west. Found only in 3% of the world, the Mediterranean climate is characterized by hot, dry summers and mild winters with a short rainy season. See how this climate "border zone" has shaped the park's chaparral, sage scrub and streamside woodlands and influenced the mix of plants, trees and animals that inhabit or migrate through them.

Visitors understand how life adapts to geography.

Visitor appreciate a connectedness to wilderness and creatures that inhabit it.

Where Elements Collide
(Land of Fire and Mud)

Where Elements Become Extreme (Land of Firestorms & Mud)

Summers in Deukmejian Wilderness Park bring high temps, low humidity and dry brush—and, with them, the threat of wildfire. In 2008, the Station Fire burned much of the park. The following winter, rains unleashed mudslides down the scorched hillsides. Delve into the science and impact of the natural cycles of fire and mud that have repeatedly reshaped the park and surrounding area. Trace the life of a brushfire. Experiment with the powerful forces of a mudslide, strong enough to uproot large trees. And witness the rebirth of life in the aftermath of fire, as plants begin to sprout on the charred landscape and small animals begin to return.

Visitors and local residents take action to preserve and enhance the wilderness park in areas of fire prevention, planting and trail management.

Visitors appreciate the historical contribution of La Crescenta to the identity of Los Angeles.

Where History Meets the Future
(At the Edge of Cultures/Times)

Where Wilderness Meets City (At the Edge of an Urban Wilderness)

Bears lounging in swimming pools. Coyotes snatching pets. Cougar sightings. It's all part of day-to-day life where the wilderness meets the city. What can we do to better co-exist with these wild critters? Are we in their territory or are they in ours? How can we stay safe from them and keep them safe from us? Share your "wild encounter" stories!

Interpretive programs support both K-8 curriculum and adult education in geography, natural sciences and regional history.

Where People Harness Resources (At the Edge of Cultures Over Time)

Why, at the heart of Deukmejian Wilderness Park, is there a stone barn that looks like it's been transplanted from the French countryside? Why is there a vineyard here? Get immersed in Los Angeles's "French period" in the late 1800s, as you discover the story of French immigrant George Le Mesnager and his wine business. Get an intro also to the Gabriellino Indians who roamed the area long before, and the Spanish-era ranchers who followed. Find out about the grapes that are growing outside the barn. And experiment with the science of viticulture (grape growing) and what exactly makes great wines great.

THE STONE BARN Nature Center in the Wilderness Park

LIFE AT THE EDGE

THEMES

Where Plates Collide
(At the Edge of the Continent)

Where Desert Meets Sea
(At the Edge of Climate)

Where Elements Collide
(Land of Fire and Mud)

Where Wilderness Meets City
(At the Edge of an Urban Wilderness)

Where History Meets the Future
(At the Edge of Cultures/Times)

THEMATIC STATEMENTS

Where Plates Meet (At the Edge of the Continent)

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THEMES / Exhibits

Where Plates Meet (At the Edge of the Continent)
Geology – Uplift of Mountains, Tectonic Plates
Earthquakes & Faults
Shattered Geology – Rocks and Debris

Where Desert Meets Sea (At the Edge of Climate)
Landmass abuts the Ocean
Mediterranean Climate
Rain and Fog
Dry Winds
Chaparral and Woodlands Biota
Plant communities
Animal communities

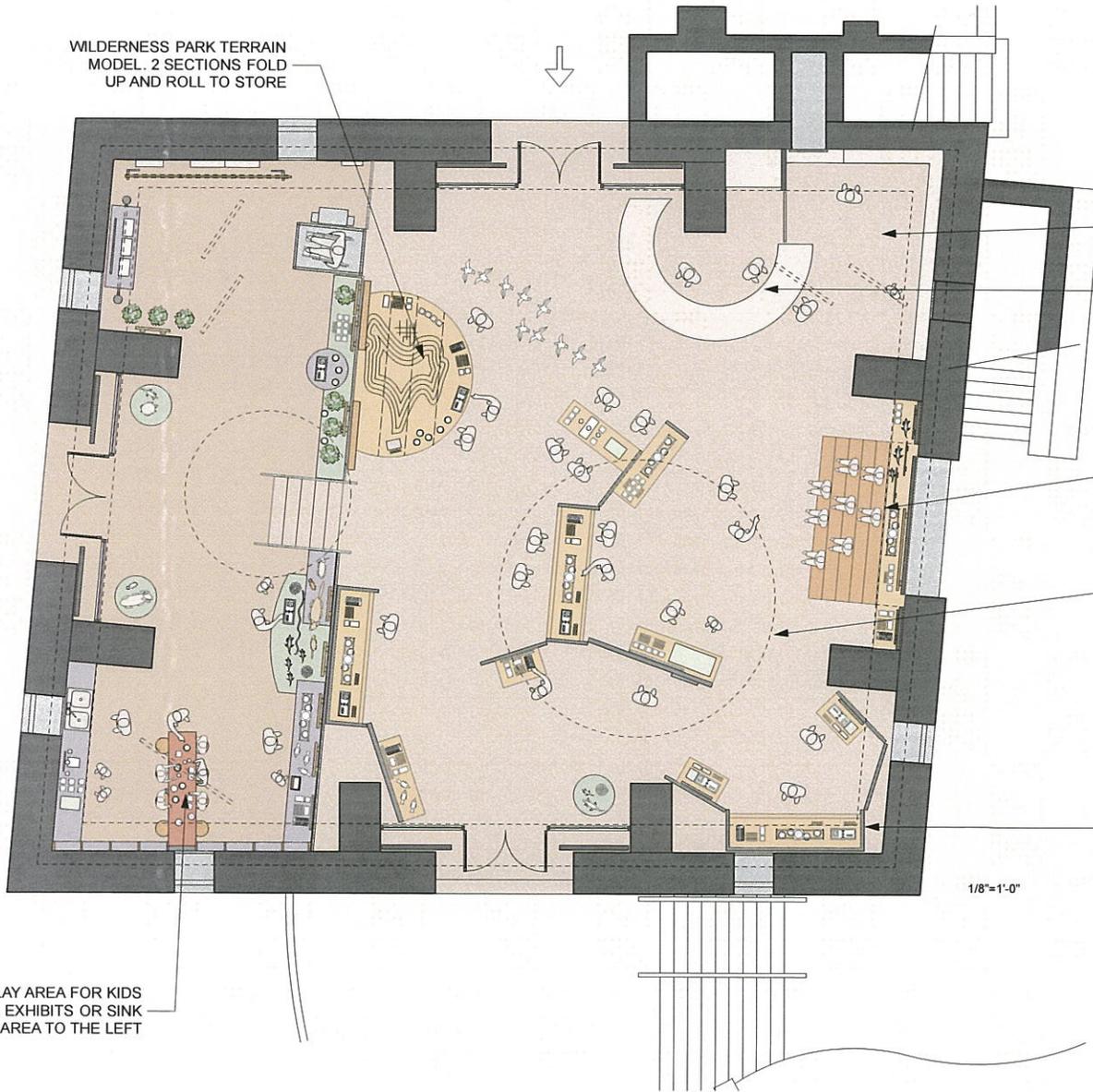
Where Elements Become Extreme (Land of Firestorms and Mud)
Firestorms – stripping the landscape
Flooding the Valley
Where does the water go?
Mudslides - How it works
Dams & Debris Basins - physics of rock movements

Where Wilderness Meets City (At the Edge of an Urban Wilderness)
Wild Neighbors / Habitats and Territory
Bears, Deer, Coyotes, Raccoons, Opossums,
Snakes & Reptiles, Birds, Small critters, Insects
What is your nature story
What have you seen today at the Wilderness Park

Where People Harness Resources (At the Edge of Cultures/Times)
Tongva - use of the land
Medicinal plants
Mexican Americans – Land grants and farming
Le Mesnager
Vinticulture in the foothills - types of grapes
Growing a vineyard
The Stone Barn - architecture
Family use and history
Water on the land
New communities - use of land, forestry, water, recreation, stewardship

Where the Land Meets the Sky (Astronomy at the Edge)

WILDERNESS PARK TERRAIN
MODEL. 2 SECTIONS FOLD
UP AND ROLL TO STORE



STORE AREA

INFORMATION DESK

EXHIBITS FOLD DOWN
OR FOLD UP TO ALLOW
PULL-OUT BLEACHERS
FOR DISCUSSIONS

OVERHEAD BANNERS
W PROJECTIONS
OF RAGING FIRE
AND WATER FLOODING

EXHIBIT MODULES TRANSFORM
BY FOLDING OUT, DOWN AND UP
EACH ARE MOVABLE. [TYP]

NATURE MURALS ON THE BOX
PROVIDE A BRAND DURING EVENTS

1/8"=1'-0"

WORK AND PLAY AREA FOR KIDS
OPTIONAL EXHIBITS OR SINK
AREA TO THE LEFT

CONCEPT

EX

DEUKMEJIAN WILDERNESS PARK
SCHEMATIC DESIGN CONCEPTS
8-23-2017

