Walking Box Ranch Planning and Design Quarterly Progress Report: Period ending January 10, 2009

Margaret N. Rees
University of Nevada, Las Vegas, peg.rees@unlv.edu

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Executive Summary

- Eight UNLV faculty and PLI interpreters participated in various components of the December 1-4, 2008 kickoff Meeting that initiated UNLV’s involvement in the SNPLMA funded project to construct a museum and a field, research, and training center at Walking Box Ranch.
- UNLV is continuing to work with the Architectural Resources Group (ARG) under our SAT grant, to complete Master and Preservation Plans that will guide the SNPLMA-funded project that has just begun. The National Historic Register Nomination process is continuing under the SAT.
- Jean Cline met with members of UNLV’s upper administration to apprise them of the project and to obtain their support for the project and project-related activities.
- UNLV contributed to the Environmental Assessment by providing EDAW with stakeholder information and reviewing letters subsequently sent to project stakeholders.

Summary of Attachments

- Kickoff Meeting Agenda
- Draft minutes from kickoff meeting

Planning and Design, and Construction Phase Items:

1. Provide BLM with consultation and advise to assist the BLM in defining the scope of work for the design of this project. The UNLV shall coordinate with the University departments and schools and act as the academic focal point for
information relative to the design of the Science and Training Center for arid land studies.

- UNLV participated in a four-day kickoff meeting (agenda attached) from Dec. 1-4, 2008, with BLM and the architectural and engineering team headed by EDAW. This meeting kicked off the project to design renovation of current ranch buildings and to design new facilities to support the future Walking Box Ranch museum, and field, research and training center. The first half-day of the meeting was held at the ranch and the subsequent three days of meetings were held on the UNLV campus. During the meeting, UNLV contributed to numerous discussion items including, future research and education uses of historic buildings, future research and education uses of newly constructed building, overall site planning, potential locations for new building construction, overall project theme, anticipated research needs, business plan components, anticipated visitorship, and future employee needs.

2. Participate in all phases of scoping and planning meetings and meetings with the BLM's planners, architects, and contractors for the design and development of the Walking Box Ranch as a Science, Research, and Training Center and Museum for the study of arid lands and development of the Headquarters as a Museum and interpretive center. The UNLV’s participation is to provide input to the BLM relevant to the specific educational and research goals of the project.

- See activity above under item 1.
- UNLV continues to work with ARG to complete the comprehensive Preservation and Master Plans, funded by a Saving America’s Treasures grant to UNLV. These documents, now under review by NPS and NV SHPO, form the basis for the architecture and engineering components of the project now underway.
- UNLV is working with Mary Orton and the Searchlight Trails Study to have WBR included as a component of a trails system for the Searchlight region, which is currently in the planning stages.
- Jean Cline met individually with five member of UNLV’s upper administration (President David Ashley, Provost Neil Smatresk, VP Advancement William Boldt, VP Diversity Christine Clark, and VP Research Ron Smith) to update upper administration on project progress, and to obtain buy-in for UNLV’s continued participation in and support for this project. Four of these five administrators are new to UNLV, and were not party to the previous agreement between BLM and UNLV on WBR.
- UNLV updated our BLM permit, providing UNLV and all contractors working on the WBR project access to the site through 2013.

3. Assist BLM in developing the environmental assessment by providing technical input and review of the draft environmental assessment.
• During the Dec 1-4, 2008, kickoff meeting UNLV contributed to the discussion on the anticipated Environmental Assessment process.
• During December 2008, UNLV provided EDAW with a contact list of project participants and contributed to refining list participants and participant contact information.
• During December 2008, at the request of EDAW, UNLV reviewed letters to be sent to project stakeholders.

4. Provide technical and academic advice to BLM in the development of the museum facilities, by conducting research into the historic records of the ranch and providing recommendations about the appropriate interpretive and environmental education programs that may be presented at the ranch.

• See activity described under item 1 above.
• UNLV is continuing to work with ARG in shepherding the National Historic Register nomination through the prescribed process to completion. As of December 2008, the nomination was on the desk of Tom Burke, NV BLM State Archaeologist, who indicated he expected the nomination to be approved and sent to DC for final approval before the end of the year.

5. Contribute technical and educational-based assistance to the BLM for the BLM’s consideration during construction development for the Science and Training Center and Museum as it relates to the future operations of these facilities as education centers.

• See activity described under item 1 above.

6. Provide input and feedback to the BLM during the construction of the Field Research and Training Center and the Museum.

• The project is not under construction at this time.

Phase 1 Deliverables:

1. Provide a Facility and Future Needs Alignment Report that will identify the types of future research and training programs that will be conducted at Walking Box Ranch Field Research and Training Center and Museum. The report will also include a matrix that aligns predicted future activities with facility, construction, furnishing, and equipment needs.

• This report will be prepared during the first two quarters of 2009.

2. Assist the BLM in developing a Preservation Plan for Existing Structures on the Headquarters Parcel of the Walking Box Ranch.

• The project is not under construction at this time.
3. **Provide a Business Plan** detailing anticipated future research, training, and other use goals and a financial plan for reaching those goals. The Business Plan should also describe income and operations and maintenance costs.

   - A business plan will be developed in 2009.

**Phase 2 Deliverables:**

1. **Prepare a Project Development Plan** that reflects UNLV’s Business Plan. The Project Development Plan should refine the anticipated research, residential training activities, and Museum use; identify recommended new facilities and renovations; outline construction; and plan center management (print and PDF).

   - The project development plan will be completed following receipt of the business plan.

2. **Assist the BLM in creating a detailed Work Plans for each aspect of project development such as, but not limited to, existing building use, new construction, interpretive programs, and center management, based upon the Comprehensive Master Plan and Preservation Plan.**

   - Work plans will be created when the Comprehensive Master Plan and Preservation Plan are completed by ARG.

**Phase 3 Deliverables:**

1. **Assist in the development of Facilities Design Drawings** according to the recommendations of the Comprehensive Master Plan generated by the SAT project, in conformance with existing significant architectural features and historical attributes of the property, in a fashion responsive to LEED goals to the extent funding permits, and to meet all property easements.

   - Although the master and preservation plans are not yet complete, we are assisting in the development of design drawings. See activity described under the Planning, Design and Construction Phase, item 1.

2. **Assist in the development of Facilities Design Drawings for the preservation of facilities according to the recommendations of the Comprehensive Master Plan and Preservation Plan in conformance with historical and architectural attributes of the buildings and property, and to meet all property easements.**

   - Although the master and preservation plans are not yet complete, we are assisting in the development of design drawings for preservation of facilities.
See activity described under the Planning, Design and Construction Phase, item 1.

Phase 4 Deliverables (During Construction):

1. Provide the BLM consultation and advice during construction to help the BLM ensure the construction meets the goals of the project.
   - The project is not under construction at this time.

2. Provide the BLM consultation and advice as needed during renovation of preserved facilities, to help the BLM ensure that the renovation meets goals of projects and is in accordance with historical restoration requirements and according to approved designs.
   - The project is not under construction at this time.

Phase 5 Deliverables:

1. Assess and identify furnishings and equipment based upon facility needs; provide the BLM information related to furnishings and equipment for new and preserved facilities so that the BLM can procure these items, within project funding under this Cooperative Assistance Agreement. The UNLV may provide additional furnishings and equipment outside of this Agreement at the UNLV’s sole discretion.
   - We are not acquiring furnishings at this time.
## SUMMARY OF PROJECT PLAN
*Walking Box Ranch – Planning and Design*

<table>
<thead>
<tr>
<th>Year One Deliverables</th>
<th>Percent Complete as January 10, 2009</th>
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<tbody>
<tr>
<td><strong>Planning and Design:</strong></td>
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<tr>
<td>1. Provide BLM with consultation and advice in defining the scope of the design of the Science and Training Center.</td>
<td>5%</td>
<td>Continue to consult and advise BLM in the scope of design of the training center.</td>
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<td>2. Participate in all phases of scoping and planning team meetings for the design and development of WBR as a Science, Research, and Training Center and Museum.</td>
<td>5%</td>
<td>Continue to participate in scoping and planning of the Museum and the training center.</td>
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<td>3. Assist BLM in developing the environmental assessment process with technical input and review of drafts.</td>
<td>33%</td>
<td>Continue to work with EDAW and BLM on the Environmental Assessment process, scheduled to be complete later summer/early fall 2009.</td>
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<td>4. Provide technical and academic advice to BLM in development of the museum facilities with recommendations of interpretive and environmental programs for presentation at the Ranch.</td>
<td>5%</td>
<td>Continue to provide technical and academic advice for interpretive and environmental programs.</td>
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<td>5. Contribute technical and educational-based assistance to the BLM for the BLM’s consideration during construction development for the Science and Training Center and Museum as it relates to the future operations of these facilities as education centers.</td>
<td>5%</td>
<td>Continue to contribute technical and educational-based assistance to the BLM for the Science and Training Center and Museum.</td>
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<tr>
<td>6. Provide input and feedback to BLM during the construction of Field Research and Training Center and the Museum.</td>
<td>0%</td>
<td>Project is not under construction.</td>
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<td>0%</td>
<td>Work with faculty at UNLV to identify future research and training programs and incorporate in report. This will be completed</td>
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2. Assist the BLM in developing a Preservation Plan for Existing Structures on the Headquarters Parcel of the Walking Box Ranch.  
   **0%**  
   Work with BLM and ARG architects to develop preservation for existing structures.

3. Provide a Business Plan detailing anticipated future research, training, and other use goals and a financial plan for reaching those goals.  
   **20%**  
   Obtain a detailed business plan that builds on the preliminary building plan prepared by Dornbusch and Associates in 2008. This will be accomplished in 2009.

### Phase 2 Deliverables:

1. Prepare a Project Development Plan that reflects UNLV’s Business Plan. The Project Development Plan should refine the anticipated research, residential training activities, and Museum use.  
   **0%**  
   This will be accomplished after a business plan is developed.

2. Assist the BLM in creating a detailed Work Plans for each aspect of project development based upon the comprehensive master plan and preservation plan.  
   **0%**  
   This will be accomplished after the Master and Preservation Plans are completed and approved by NPS and NV SHPO.

### Phase 3 Deliverables:

1. Assist in the development of Facilities Design Drawings according to recommendations of the comprehensive master plan generated by the SAT projects.  
   **5%**  
   We will continue to work with BLM, EDAW and EDAW subcontractors to assist with design of the facilities.

2. Assist in the development of facilities design drawings for the preservation of facilities according to the recommendations of the Comprehensive Master Plan and Preservation Plan.  
   **5%**  
   We will continue to work with BLM, EDAW and EDAW subcontractors to assist with design of the facilities.

### Phase 4 Deliverables (During Construction):

1. Provide the BLM consultation and advice during construction to help the BLM ensure the construction meets the goals of the project.  
   **0%**  
   The project is not in construction.
2. Provide the BLM consultation and advice as needed during renovation of preserved facilities, to meet goals of the project. 0% The project is not in construction.

### Phase 5 Deliverables:

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**Submitted by:**

Margaret N. Rees,  
Principal Investigator

January 10, 2009  
Date
ATTACHMENTS
TO
BLM and Workshop Participants

FROM
Phil Hendricks, Jr. ASLA

DATE
November 25, 2008

CC
EDAW Team

SUBJECT
Walking Box Ranch Development Concept Plan
Project Kickoff, Sustainability + Interpretive Workshop Agenda
December 1 – December 5, 2008

The following agenda is for the project kick-off workshops for the development of a final Development Concept Plan and an Environmental Assessment (EA) for Walking Box Ranch. This work will build upon the completed Walking Box Ranch Master Plan and Preservation Plan, which defines Alternative Plan 4A as the preferred plan and program.

Scheduled Attendees:

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| 2    | Development Program Workshop | UNLV Public Lands Institute (PLI) conference room (RAJ Building) | 8:00 AM – Noon | 1. Present and review the master plan development program  
2. Expand and further develop the program for each of the existing and proposed buildings and the site overall |
| 3    | Lunch    | TBD        | Noon – 1:00 PM | A workshop to develop the project's sustainable design vision, goals and opportunities. Including:  
1. Identify other client projects and associated performance to learn strategies that have worked or not worked (short presentation will be given by BLM).  
2. Identify high performance goals and understand how these goals impact the design approach and project costs.  
3. Identify sustainable strategies appropriate for the project.  
4. Identify issues and questions that may affect implementation of these goals and strategies.  
5. Establish next steps and a process for moving forward. |
| 4    | Sustainability Goals and Approach Workshop | UNLV PLI Conference Room | 1:00 PM – 5:00 PM | Flexible site visit for those requiring additional time at the project site (structural, geotechnical, civil, etc.) |
| 5    | Site Visit | All Day (as required) | | Interpretive Planning Workshop. A two–day work session to further refine the interpretive plan including: audience; goals and objectives; and themes and sub-themes. |
| 6    | Interpretive Planning Workshop | UNLV PLI Conference Room | 8:00 AM – 5:00 PM (with lunch break) | Continued from above |
| 7    | Interpretive Planning Workshop (continued) | UNLV PLI Conference Room | 8:00 AM – 4:00 PM (with lunch break) | Continued from above |

Directions and Enclosures:

1. Walking Box Ranch driving map/directions attached.

2. UNLV driving parking map/directions. Campus map is available at: [http://maps.unlv.edu/map-main.html](http://maps.unlv.edu/map-main.html). The UNLV PLI conference room is in building RAJ (James E Rogers Center for Administration and Justice). Campus parking for visitors is in metered visitor parking lots. Parking map is available at: [http://maps.unlv.edu/map-parking.html](http://maps.unlv.edu/map-parking.html)
These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2008 Sanborn, Tele Atlas
Meeting Minutes

Project Name: BLM Walking Box Ranch Development Concept Plan
Meeting Subject: Kick-Off Meeting Minutes
Meeting Date: December 1 – 4, 2008
Date: December 22, 2008
Project Number: 04030051.09
File: P:\2004\04030051_09_Walking Box Ranch_Design\PROJ_MANAGEMENT\Meetings\Kick Off Meeting\WBR KickoffMeetingMinutes_121808.doc

Introduction
These are compiled meeting minutes and associated project meeting information from the project kick-off meetings held at the Walking Box Ranch site and at UNLV. An agenda is attached. The minutes are a summary of the workshops; more detailed minutes are attached (refer to Condit Exhibits document). Please send any modifications or comments to EDAW.

In Attendance
See attached meeting sign-up sheets.

Minutes

<table>
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<tr>
<th>ITEM</th>
<th>DESCRIPTION</th>
<th>ACTION BY:</th>
<th>DATE REQ’D:</th>
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<tbody>
<tr>
<td>1.0</td>
<td>Project Introduction and Site Walk-Through (Monday 12/1/08)</td>
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- A project introduction PowerPoint presentation was made by the project team.
- The project schedule was discussed. See attached schedule for reference.
- A site walk-through for general orientation and discussions was held.
- NEPA. A mailing list was requested by EDAW. BLM has a mailing list for both project specific and public interest; this will be sent.
- NEPA Alternatives. Using the approved draft master plan as a foundation plan, alternatives 2, 3 + 4A will be carried forward for analysis. The preferred plan is 4A.
- Geotechnical and Geologic Feasibility. A site review is being completed this week by CTL|Thompson (Frank Holiday). A report will be developed and submitted.

- EDAW – Submit PowerPoint file to BLM. 1/09
- BLM – Mailing list submittal to EDAW. 12/09
- EDAW/CTL|Thompson – Geotechnical Feasibility report submittal. 12/09 submitted 12/18/08

2.0 Project Contact Information and Communication Protocol

- A project contact list is attached.
- Tom Busch will be the lead point of contact at the BLM.
- EDAW is the lead contractor, utilizing their BLM Nationwide A/E Services contract. Phil Hendricks, Jr. ASLA is the overall project manager.
All major mail and email correspondence should be copied to: Tom Bush (BLM); Bob Taylor (BLM); Nancy Christ (BLM); Jean Cline (UNLV); and Phil Hendricks, Jr. (EDAW). Contact information is on the attached list.

Major (hardcopy) submittals will be made to Tom Busch for distribution by the BLM.

3.0 Development Program Workshop (Tuesday 12/2/08)
- A meeting was held to build upon the master plan development program. See attached minutes from Architectural Resources Group.

EDAW Team – Update development program for 50% submittal. 3/09

4.0 Sustainability Workshop (Tuesday 12/2/08)
- A workshop was held to develop the project's sustainable vision, goals, and opportunities. PowerPoint presentations introducing the topic were made by the design team. See attached agenda for meeting details. A report summarizing the workshop is being developed and will be submitted when complete.

EDAW – Submit PowerPoint file to BLM. 1/09

EDAW Team – Submit summary sustainability report to BLM. 1/09

5.0 Interpretive Planning Workshop (Wednesday + Thursday 12/3 + 4/08)
- A two-day workshop was held to develop the interpretive planning approach, goals and objectives, opportunities, the interpretive theme and sub-themes. A report summarizing the workshop is being developed and will be submitted when complete.

EDAW Team – Submit interpretive report to BLM. 1/09

6.0 Next Steps (Thursday 12/4/08)
- The project schedule was discussed. See attached schedule for reference. The next submittal is the 50% draft development concept plan (DCP), which includes plans, alternatives and narratives for: Architectural Concepts; Building Systems Concepts; Site Plans; Landscape concept; Site Grading and Drainage; Irrigation concept; Site Details and Products; Interpretation; Concept level Cost Estimates; Project Program Document and; Sustainable Design Program Approach.

EDAW – Confirm DCP review meeting dates. 2/09

BLM + UNLV – Develop stakeholder list for March review meeting. 2/09

BLM – Water rights status change.
• The Environmental Assessment (NEPA) process is running in parallel to the DCP schedule. NEPA completion is scheduled for August 2009.
• BLM is working on changing the water rights from agricultural status to domestic. This is critical step in the process.
• A meeting or conference call should be scheduled to review the project with The Nature Conservancy (TNC). TNC is a partner in the project and the meeting/call goal is to update all project partners. UNLV will contact TNC and set up a meeting/call. Proposed participants: BLM (Denver + Las Vegas); UNLV; TNC; EDAW.
• Maintenance. There is a need for continuing maintenance of Walking Box Ranch; some smaller items are being completed by UNLV. UNLV is compiling a list of small and large maintenance needs; this will be distributed to the BLM and the EDAW team. A formal discussion should be held to develop a process and approach for ongoing maintenance.

Enclosures:
1. Agenda
2. Sign-up Sheets.
3. Project Contact list
4. Project Schedule
5. Program Workshop Agenda
6. Program Workshop Notes (ARG)
7. Sustainability Workshop Agenda
8. UNLV Mission Statement
9. Meeting Notes – Condit Exhibits (record only - these have been summarized above)
TO: BLM and Workshop Participants
FROM: Phil Hendricks, Jr. ASLA
DATE: November 25, 2008
CC: EDAW Team

Project File – 04030051.09
P:\2004\04030051_09_Walking Box Ranch_Design\PROJ_MANAGEMENT\Meetings\Agenda\BLM WBR_Final kickoff mtg agenda_01.doc

SUBJECT: Walking Box Ranch Development Concept Plan
Project Kickoff, Sustainability + Interpretive Workshop Agenda
December 1 – December 5, 2008

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<td><strong>Tuesday December 2</strong></td>
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</table>
| 2 Nothing | UNLV Public Lands Institute (PLI) conference room (RAJ Building) | 8:00 AM – Noon | 1. Present and review the master plan development program  
2. Expand and further develop the program for each of the existing and proposed buildings and the site overall |
| 3 Lunch | TBD | Noon – 1:00 PM | A workshop to develop the project’s sustainable design vision, goals and opportunities. Including:  
1. Identify other client projects and associated performance to learn strategies that have worked or not worked (short presentation will be given by BLM).  
2. Identify high performance goals and understand how these goals impact the design approach and project costs.  
3. Identify sustainable strategies appropriate for the project.  
4. Identify issues and questions that may affect implementation of these goals and strategies.  
5. Establish next steps and a process for moving forward. |
| 4 Site Visit | All Day (as required) | | Flexible site visit for those requiring additional time at the project site (structural, geotechnical, civil, etc.) |
| **Wednesday December 3** | | | |
| 5 Interpretive Planning Workshop | UNLV PLI Conference Room | 8:00 AM – 5:00 PM (with lunch break) | Interpretive Planning Workshop: A two–day work session to further refine the interpretive plan including: audience, goals and objectives; and themes and sub-themes. |
| **Thursday December 4** | | | |
| 6 Interpretive Planning Workshop (continued) | UNLV PLI Conference Room | 8:00 AM – 4:00 PM (with lunch break) | Continued from above |

Directions and Enclosures:

1. Walking Box Ranch driving map/directions attached.

2. UNLV driving parking map/directions. Campus map is available at: [http://maps.unlv.edu/map-main.html](http://maps.unlv.edu/map-main.html). The UNLV PLI conference room is in building RAJ (James E Rogers Center for Administration and Justice). Campus parking for visitors is in metered visitor parking lots. Parking map is available at: [http://maps.unlv.edu/map-parking.html](http://maps.unlv.edu/map-parking.html)
Directions to Walking Box Ranch Rd
63.2 mi – about 1 hour 11 mins
<table>
<thead>
<tr>
<th>Step</th>
<th>Direction</th>
<th>Street Name</th>
<th>Distance</th>
<th>Total Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Head <strong>north</strong> on <strong>Wayne Newton Blvd</strong></td>
<td>About 1 min</td>
<td>go 0.6 mi</td>
<td>total 0.6 mi</td>
</tr>
<tr>
<td>2.</td>
<td>Continue straight onto <strong>Swenson St</strong></td>
<td>go 0.4 mi</td>
<td>total 1.0 mi</td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Turn <strong>right</strong> at <strong>NV-593/E Tropicana Ave</strong></td>
<td>About 7 mins</td>
<td>go 3.5 mi</td>
<td>total 4.5 mi</td>
</tr>
<tr>
<td>4.</td>
<td>Take the ramp onto <strong>I-515 S</strong></td>
<td>About 12 mins</td>
<td>go 12.3 mi</td>
<td>total 16.8 mi</td>
</tr>
<tr>
<td>5.</td>
<td>Continue on <strong>US-93 S/US-95 S</strong></td>
<td>About 3 mins</td>
<td>go 2.5 mi</td>
<td>total 19.2 mi</td>
</tr>
<tr>
<td>6.</td>
<td>Take the exit toward <strong>Searchlight</strong></td>
<td>About 1 min</td>
<td>go 0.5 mi</td>
<td>total 19.7 mi</td>
</tr>
<tr>
<td>7.</td>
<td>Merge onto <strong>US-95</strong></td>
<td>About 34 mins</td>
<td>go 35.7 mi</td>
<td>total 55.4 mi</td>
</tr>
<tr>
<td>8.</td>
<td>Turn <strong>right</strong> at <strong>Nipton Rd/NV-164</strong></td>
<td>About 9 mins</td>
<td>go 7.0 mi</td>
<td>total 62.4 mi</td>
</tr>
<tr>
<td>9.</td>
<td><strong>Turn left</strong> at <strong>Walking Box Ranch Rd</strong></td>
<td>Destination will be on the right</td>
<td>About 4 mins</td>
<td>go 0.9 mi</td>
</tr>
</tbody>
</table>

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2008 Sanborn, Tele Atlas
# Meeting Sign In

**Project:** BLM Walking Box Ranch Master Plan Kick-Off Workshops  
**Date:** December 1-4, 2008

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Date: December 18, 2008
To: Project File
From: Phil Hendricks, Jr. ASLA
Subject: BLM Walking Box Ranch Project Contacts

Distribution: File P:\2004\04030051_09_Walking Box Ranch_Design\PROJ_MANAGEMENT\Project_Work_Plan\Contacts\BLM WBR_Contacts.doc

Client Contacts:

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<th>CONTACT</th>
<th>ROLE</th>
</tr>
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<td>Helena, MT 59604</td>
<td>t: 406.447.5000</td>
<td></td>
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<td>w: <a href="http://www.rpa-hln.com/">http://www.rpa-hln.com/</a></td>
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<tr>
<td><strong>The RMH Group, Inc. (RMH)</strong></td>
<td>Fred Denton – Project Manager</td>
<td>Electrical Engineering</td>
</tr>
<tr>
<td>12600 W. Colfax Avenue,</td>
<td>e: <a href="mailto:fdenton@rmhgroup.com">fdenton@rmhgroup.com</a></td>
<td>Mechanical engineering</td>
</tr>
<tr>
<td>Suite A-400</td>
<td></td>
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<tr>
<td>Lakewood, Colorado 80215</td>
<td></td>
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<tr>
<td>p: 303.239.0909</td>
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<tr>
<td><strong>Rocky Mountain Institute</strong></td>
<td>Elaine Gallagher Adams, AIA, LEED AP –</td>
<td>Sustainable planning and design</td>
</tr>
<tr>
<td>(RMI)</td>
<td>Project manager</td>
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<tr>
<td>Built Environment Team</td>
<td>e: <a href="mailto:eadams@rmi.org">eadams@rmi.org</a></td>
<td></td>
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<tr>
<td>1820 Folsom St.</td>
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<tr>
<td>Boulder, CO 80302</td>
<td>Kathleen Luttrell, LEED AP</td>
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<tr>
<td>p: 303-245-1003</td>
<td>e: <a href="mailto:kluttrell@rmi.org">kluttrell@rmi.org</a></td>
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<td><strong>Parametrix</strong></td>
<td>J.R. Anzer - President/Chief Estimator</td>
<td>Cost estimation</td>
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<tr>
<td>7186 South Highland Drive</td>
<td>e: <a href="mailto:Parametrix@aol.com">Parametrix@aol.com</a></td>
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<tr>
<td>Salt Lake City, Utah 84121</td>
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<tr>
<td>Phone: 801-733-5900</td>
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## Project Schedule

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AGENDA

WALKING BOX RANCH PROGRAM WORKSHOP

2 DECEMBER 2008. 8 AM – NOON

8:00  Introduction & Review of Master Plan Program
      Preferred Alternative 4A
      Alternative 4B (New Interpretive Center)
      Options from other alternatives, where open for discussion

9:00  Break-out Groups

      Group 1: Site Functions
             Phil Hendricks, Leader
             BLM
             UNLV
             RMI

      Group 2: Public Functions
             Sara Lardenois, Leader
             Sandy Treece Harnois, Condit
             BLM
             UNLV
             RMI

      Group 3: Academic Functions
             Cathleen Malmstrom, Leader
             UNLV
             BLM
             RMI

10:30 Group Summaries & Discussion (1/2 hr each)

11:30 Consensus & Conclusion
BREAKOUT GROUP 1: SITE FUNCTIONS

Points for Discussion

- Point of entry
- Control of access to site (Public & Academic)
- Vehicular circulation
- Parking (# required & locations)
- Pedestrian circulation
- Gathering/picnic areas
- Camping & RVs
- Required support facilities (camping restrooms, yard maintenance equipment & supplies, irrigation equipment; interface w/Public & Academic Functions)
- Use of Corrals
- Group events (locations, required support; coordinate w/Public Functions)
- Considerations regarding new Interpretive Center (Alternative 4B)
- Also
  - ADA issues
  - Appropriate vegetation restoration
  - Historic preservation considerations (view corridors, rock gardens)
  - Introduction of sustainable features (further discussion 12/2, PM)
  - Interpretation (interface w/Public functions; further discussion 12/3-4)

Allow 15-20 minutes to summarize for presentation to the entire workshop group.
PUBLIC FUNCTIONS

Points for Discussion

- Barn uses
- Bunkhouse uses
- Ranch House
  - Public areas
  - Staff spaces
  - Shared spaces w/Academic Functions (garage meeting room?)
  - Courtyard/Pool
- Required support facilities (maintenance, supplies, event supplies & equipment)
- Ice house (possible relocation)
- New Manager’s & Caretaker’s Residences (basic size; best location)
- New Interpretive Center (Alternative 4B)
- Shop String site (possible reconstruction; uses?)
- Blacksmith Shop site use (coordinate w/Site Functions)
- Consider sizes and locations of:
  - Information desk
  - Exhibits
  - Audio-visual presentation
  - Gathering areas
  - Restrooms
  - Retail
  - Vending machines
  - Storage
- Also
  - Potential for shared facilities w/Academic Functions (e.g., maintenance)
  - Staffing & security needs, depending on program elements
  - Preservation considerations
  - ADA issues
  - Introduction of sustainable features (further discussion 12/2, PM)
  - Interpretation (further discussion 12/3-4)

Allow 15-20 minutes to summarize for presentation to the entire workshop group.
ACADEMIC FUNCTIONS

Points for Discussion

- Research Building(s)
  - Classrooms/studios
  - Lab(s) & lab support
  - Offices
  - Support/Storage
  - Outdoor classroom
  - Public interface
- Maintenance Building/yard
  - Dirty lab
  - Workshop
  - Secure yard
  - Maintenance shop & yard
- New Bunkhouse
  - Occupancy (singles? doubles? quads?)
  - Common areas
  - Support facilities
- Guest Cottages (2?)
- Campus organization/location on site
- Also
  - Potential for shared facilities w/Public Functions (e.g., maintenance)
  - Parking needs (coordinate w/Site Functions)
  - Staffing & security needs, depending on program elements
  - Preservation issues
  - ADA issues
  - Sustainable design (further discussion 12/2, PM)

Allow 15-20 minutes to summarize for presentation to the entire workshop group.
MEETING MINUTES

Participants:  Tom Busch - BLM Denver
               Bob Taylor and Nancy Christ - BLM Las Vegas
               Jean Cline, Jennifer Johnson, Cathy Willey, and
               Peg Rees - UNLV
               Phil Hendricks, Jr., Molly Cobbs-Lozon, and
               Mitch Peters - EDAW
               Cathleen Malmstrom and Sara Lardinois - ARG
               Fred Denton - RMH Group
               Sandy Harnois – Condit Exhibits
               Rich Smith – ARM, Inc. / Condit Exhibits

Project:  Walking Box Ranch - Development Program
Workshop

ARG Project No.: 08155
Meeting Location: UNLV
Meeting Date: 2 December 2008
Date of Dist.: 12 December 2008

DEVELOPMENT PROGRAM WORKSHOP

Introduction

Mission
1. Jean Cline distributed the UNLV draft mission statement for the site, which is attached to these
   notes.
2. The project should be a showcase for rural Nevada, demonstrating sustainable design solutions
   for arid climates.

User Groups
3. Bob Taylor noted that planning for visits by 2-3 bus modules at a time is not realistic, given the
   current programming in the UNLV public school system. One bus module is a more realistic
   projection.
4. Searchlight residents might be expected to visit the ranch 1-2 times per year, typically for special
   events.

Programming
5. Consider evening events, such as amateur astronomer nights or outdoor cinema.
6. Special events may include classic car shows.
7. Consider creation of an artist-in-residence program.

**Buildings and Structures**

8. BLM does not have much interest in new visitor centers. They are typically not staffed, except by volunteers.

9. It may be desirable to reconstruct some of the “missing” historic buildings where adequate documentation exists. The shop string buildings and guest house could be used for learning labs, with glass doors for observation, or to screen mechanical equipment. If the buildings were reconstructed to house mechanical equipment, it would likely not result in any square footage gains on the site. This square footage could be taken out of other buildings on the site.

**Site Management**

10. BLM expects to have business plan in place by 2010-2011. Other workshop participants suggested it would be important to begin this process now.

11. BLM has no budget for maintaining the public function areas on the northern part of the site and will rely heavily on UNLV for daily maintenance. BLM will be responsible for large scale maintenance projects in the northern part of the site.

12. The usage of fees collected onsite will be decided through a BLM policy decision. UNLV is planning to use collected fees to pay for site maintenance and operations.

13. The project is funded through two separate SNPLMA grants. The money for the museum and field station functions cannot be mixed. Some of the facilities, although currently proposed for location in the Academic / Field Station zone, will serve Museum functions and may be assigned to the Museum budget. This also applies to infrastructure improvements.

**Site / Public Functions Break-Out Group**

Tom Busch, Bob Taylor, Nancy Christ, Jennifer Johnson, Cathy Willey, Phil Hendricks, Sara Lardinois, Sandy Treece Harnois, Rich Smith, Elaine Gallagher Adams, and Fred Denton

14. Explore the possibility of adding signage, an information kiosk, and a vehicle turnaround at the Walking Box Ranch turn-off from Highway 164. It may be desirable to add a gate in this location as well; but it may not be functionally possible as Walking Box Ranch Road is used for other purposes than ranch access.

15. Consider installing gates at the parking lot access from Walking Box Ranch road, to prevent ATV users and hikers from parking in the lot after hours.

16. The current gate at the north end of the site is not historic – it was installed by Viceroy, c. 1990. In its present location, it will be confusing to visitors approaching the site, as the main path of visitor access will occur from the west rather than the north. Consider relocating the gate to the entry plaza at the west side of the barn.

17. The barn is not currently secure, and future work is not expected to dramatically improve the level of security in this remote location. Therefore, any information desk equipment or A/V equipment would need to be secured elsewhere when the barn is not open to the public. Likewise, any exhibits within the barn would need to be well-secured or large enough in scale, as to not be easily moved.

18. The barn may serve as a gateway to the site. To facilitate this, the original opening at the west elevation may be restored. However, the barn doors will not be open when it is not staffed. If
visitor access to the site is allowed at such times, a pathway will need to be provided for visitors around the side of the barn.

19. Visitor access to the site during off-hours requires further discussion and resolution.

20. The amount of on-site retail, if any, requires further discussion. If a retail kiosk is provided in the barn, secure storage space will need to be provided elsewhere.

21. There was uniform agreement that the barn did not need to be made weathertight and air conditioned – workshop participants liked the feel of the barn in its present condition. The barn will need to be structurally upgraded in order for it to be safely occupied. The corrugated metal roofing should be replaced in kind, so that the barn can provide shelter from the rain.

22. The ice house is too small / claustrophobic to serve as a ticket booth or information desk. It is best-used for interpretive purposes or storage.

23. The bunkhouse will be used for public restrooms and staff support space. A new porch shall be provided at the west side of the building, to address visitors approaching from the west. The existing east porch shall be retained for staff usage, if the square footage is not required for other purposes. Vending machines may be placed on the west porch; however they will also need to be secure. Staff support space may include offices; secure storage for equipment used in the barn; a break room; and changing rooms / lockers, particularly if interpreters will wear period dress. Staff support spaces may take advantage of existing configurations and amenities in the bunkhouse, such as the kitchen. Locating a catering kitchen in this building is not logistically feasible.

24. Most participants did not feel a full-scale catering kitchen would be needed to serve the public, special events, scheduled school groups, or retreats and seminars. Boxed lunches, kept in coolers on buses, could be provided for informal groups, such as school children. For more formally-catered events, caterers will only require staging areas and electrical outlets. This type of space would be best provided in central location, such as at the ranch house. The multi-purpose room proposed for the ranch house garage may be able to serve as a catering staging area, so long as there are no scheduling conflicts. UNLV and / or the design team will talk to local caterers about how the site might be served and what type of amenities would need to be provided on-site for their use.

25. Many of the workshop participants felt that most of the ranch house could be dedicated to interpretation; however, this will depend on the recommendations of the interpretive plan. It may be possible to use some of the bedrooms as smaller meeting space. Office space should be moved to the existing bunkhouse or reconstructed shop string buildings.

26. Access to the ranch could be provided via a ramp through the landscaped area of the eastern courtyard.

27. Disabled access will need to be considered if the second floor bedroom is interpreted. Given the small amount of space located on the second floor, it does not make sense to add an elevator or second means of egress. For disabled visitors, the room could be interpreted through alternative means, such as video; however some interpretive specialists recommended against this type of approach.

28. Providing comfortable accommodations for the manager and caretaker should be a high priority, as this will have an impact on the type of applicants UNLV is able to attract when staffing the positions. The accommodations should be located at some distance from the new bunkhouse, perhaps along the access road into the academic zone. The two units should be located in one building, to reduce site impacts. Acoustical walls should be provided between the units. Further
consideration should be given to whether or not these units are designed for single individuals or families. Each unit should have at least two bedrooms.

29. It is preferable to keep the site pathways and trails unpaved; however it will be difficult to achieve an accessible path of travel around the site without paving. If unpaved pathways are used, the edges should be defined to prevent visitors from disturbing the adjacent landscape. Golf carts may be used to provide disabled access around the site. It may be necessary to create a reservation system for use of the carts. Alternatively, large groups of disabled or elderly visitors could make arrangements to drive directly to the ranch house and park in designated areas surrounding the ranch house. Such parking could also be used by caterers.

30. These golf carts may also be used by maintenance crews and other staff for access to the historic core of the site, where no parking lots are planned. UNLV already uses a golf cart on site, but it is left outside, so it does tend to get dirty. If carts are to be used for visitors, they will need to be kept clean and stored indoors – perhaps in the barn when it is not in use.

31. The width of the existing “driveway” to the ranch house should be maintained, as this will serve as the main pedestrian pathway through the center of the historic district. Golf carts could also use this pathway for access between buildings.

32. The proposed gathering space on the site of the tennis court (under Preferred Alternative 4A) is not necessary at this point. It may be developed in the future if visitorship increases.

33. The Metro Police may continue to stay on site. If so, the site plan must consider a location for their two RVs. The group agreed that the RVs should be placed near the researcher RVs in the academic zone. A total of 4 RV spots should be provided, with water, sewage, and electrical hook-ups.

34. A geo-exchange mechanical system should be considered for the site. The geofield bores could be located on previously disturbed, revegetated areas or trails.

35. Long-term maintenance strategies must be considered when planning improvements for Walking Box Road. If dirt continues to be used for the road surface, it will need to be dragged to maintain its crown, proper drainage, and a relatively smooth surface. However, dragging does result in loss of elevation, which leads to other problems. For example, the edges of the current road, which has been dragged, are much higher than the road itself.

Academic Functions Break-Out Group
Jean Cline, Peg Rees, Mitch Peters, Cathleen Malmstrom and Kathleen Luttrell

36. Vehicular approach and location of parking will be designed with the goal of keeping the academic zone as a pedestrian area as much as possible. Could use small carts for transport. Possible drop off for ADA accessible bunkhouse accommodations, or an accessible parking space. Need access into maintenance yard, but route could be at periphery of zone.

37. Accommodations for 25 in the new bunkhouse are appropriate. Double occupancy bedrooms are preferred. Rooms should be furnished with desks and, possibly, Murphy beds. Consider making the bunkhouse two stories to reduce the overall development footprint.

38. Consider providing outdoor sleeping spaces on the roofs.

39. The restrooms and bathrooms in the bunkhouse and camping areas should be showcases for sustainable design, with fixtures that meter water use. Consider composting toilets and solar hot water at camping facilities.

40. Camping should be “bring your own tent,” rather than wooden platforms / tent cabins. Platforms create habitat for desert wildlife.
41. A ramada, with tables, grill, and water, should be provided in the camping area. It could have a tensile roof structure that allows for rainwater collection.
42. Provide space for camping equipment storage - perhaps in the maintenance building.
43. UNLV will provide additional programmatic requirements for the labs, IT equipment and systems, support space, and contaminant containment. Jean and Peg will coordinate with other faculty. ARG will provide space survey form for their use.
44. Rooftop experiments are popular; consider access to a usable rooftop space in design.
45. Campus could provide a site for construction of desert prototypes by the Architecture and other UNLV departments.
46. Screened porches in the academic area could also be used for academic and public programs. These could have canvas drops for light control.
47. A demonstration/kitchen garden was suggested. This needs to be considered in light of the potential for the introduction of non-native species into the local ecosystem - how to control this?
48. 800 square feet is appropriate for each of the two guest cottages. It may be desirable to build the guest cottages as a duplex. The manager and caretaker residences should each have two bedrooms; these could also be designed as a duplex.
49. The manager will be in charge of both public and academic functions. The caretaker is probably a volunteer position.
50. Locate the manager’s office in the ranch house or bunkhouse; bunkhouse better for visual supervision of site.
51. Space should be provided in the ‘dirty’ lab for animal traps and sinks, and possibly a refrigerator. Lots of storage space should be provided.
52. A shade structure should be provided at the outdoor, controlled wash area at the maintenance building.
53. Custodial supplies may only be delivered on a monthly basis, so adequate storage space must be provided on site.
54. Trash and recycling will only be picked up on a weekly basis. There is some desire to provide for on-site composting. It could be part of a sustainable education program, perhaps used in a demonstration garden; or the compost could be donated to the Community College.
55. Be careful not to duplicate spaces in the maintenance and research buildings.
56. Any underground construction work may require blasting. This will depend on the geotechnical engineer’s analysis of the site; his first impression is that this is feasible. Radon may also be an issue.
57. In general, floor levels should be kept above the flood plain (approx. 30” above bottom of existing drainage swales). Flash flooding is a concern that would need to be dealt with in the design.
58. Consider wood bridges for crossing through some of the drainage swales on the site. Upon further discussion, this was thought to be unnecessary.
59. Provide water, electrical, and sewage hook-ups for researchers’ RVs

These notes were prepared by Architectural Resources Group as a record of the substance of this meeting. These are notes only and are not to be construed as altering contractual agreements between parties. Please forward all comments and/or changes to the originator within two weeks.

By: Sara Lardinois, ARG
CC: Participants
WALKING BOX RANCH SUSTAINABILITY WORKSHOP
“A workshop to develop the project’s sustainable design vision, goals and opportunities.”

1:00-1:45pm  Goal setting with UNLV, EDAW, and BLM. Identify high performance goals and understand how these goals impact the design approach and project costs.

1:45-2:45pm  Sustainability presentation by RMI: Identify potential sustainable strategies appropriate for the project. Slide show of potentially appropriate strategies for this type of environment and use.

2:45-3:00  Break

3:00-4:00pm  Brainstorm led by RMI, addressing the Big Ideas of the project

4:00-4:40pm  Goal Setting / Implementation break out

4:40-5:00pm  Wrap-up, next steps, assigning roles.
Walking Box Ranch Arid Lands Center

A Proposal for UCCSN

UNLV Walking Box Task Force
June, 2003

MISSION
Establish a retreat in a natural desert setting where students, researchers, educators, and land managers can focus on issues that increase our knowledge and understanding of the natural and cultural resources of the southern Nevada Mojave Desert as a foundation for preserving the rich natural environmental and cultural resource base of Nevada.

COMMITMENT
UNLV is committed to providing long-term stewardship of the Walking Box Ranch to ensure that this important local landmark is maintained, and that it is available to UCCSN and the State of Nevada, to meet the mission of the Walking Box Ranch Arid Lands Center.

BACKGROUND
The Walking Box Ranch is a culturally significant southern Nevada property that is linked historically to the early twentieth century development of Las Vegas. The property encompasses and is embedded within a diverse mosaic of exemplary southern Mojave Desert ecosystems, and lies adjacent to Wilderness Areas and Areas of Critical Environmental Concern. Located within the Colorado River Extensional Corridor of the Basin and Range Province, the property and surrounding region exhibit many unique geological features and economic resources that draw geologists from around the world to this part of the southwest.

PROPOSAL
To both preserve and utilize this valuable resource, the UNLV Walking Box Task Force proposes that BLM and UNLV (acting on behalf of UCCSN) develop a Memorandum of Understanding in which:
1) BLM agrees to acquire the property;
2) UNLV agrees to manage and protect the property for BLM;
3) UNLV agrees to orchestrate and facilitate the process of developing the property as a research and educational resource for use by the UCCSN and the State of Nevada.

VISION
We envision the Walking Box Ranch Arid Lands Center as the flagship property, within an integrated network of field stations located within and focusing on increasing our knowledge and understanding of the natural and cultural resources of Nevada. Potential collaborative stations include but are not limited to the Oliver Ranch, located west of Las Vegas near Red Rocks National Conservation Area; the Forever Earth Research Vessel, owned and maintained by Forever Resorts in cooperation with Outside Las Vegas; and other yet unspecified suitable properties that will fulfill an arid lands research and educational mission.
**PROPOSED FUNCTIONS**

**Short term (1 to 12 months):** Upon acquisition and prior to construction of permanent structures, the property may serve as a base camp for field trips and as a base station for field research in biology, archeology, geology, and history.  

**Intermediate term (1 to 5 years):** The ranch will continue to function as a base for field camps and as a research base and, with the building of primitive structures, the ranch may be used as a faculty retreat, or to host small meetings that need limited support facilities.  

**Long term (> 5 years):** With the completion of permanent conference structures and support buildings, the center may become an important home for faculty retreats, small conferences, and appropriate County and State meetings. A long-term goal is for the ranch to become a recognized facility for national and international conferences on important arid lands issues.

**PROPOSED DEVELOPMENT**

**Short term (1 to 12 months):** UNLV will provide one or more full-time caretakers to oversee the property, and begin site work and maintain existing structures. UNLV will begin the development of a Physical Master Plan for the site in concert with a Fiscal Management Plan for development. An advisory board with members drawn from the UCXSN and the southern Nevada community will be included in the planning process. UNLV will develop a potable water source certified for public use on the property; establish primitive group camp sites; build barbeque facilities, toilet facilities, and possibly a small storage unit within the barn for trash cans, picnic tables, and other light equipment.  

**Intermediate term (1 to 5 years):** UNLV will build a permanent storage building and establish appropriate power on the property; additional facilities could include a natural amphitheater and bunkhouse.  

**Long term (> 5 years):** UNLV will establish a research-learning center, in concert with existing architecture and the natural desert ecosystem, which will provide research-learning and living facilities perhaps for up to 100 guests. Facilities will include one or multiple buildings to house an intimate conference center, guest rooms, kitchen, and dining commons.

**MANAGEMENT**

As an increasingly urban area, southern Nevada is witnessing depletion of its environmental/natural resource base. Nevada is now challenged by the need to retain open space and manage growth. “Rapid growth, a desert, an urban environment...bring with them both significant rewards and daunting challenges.” By establishing and managing the Walking Box Ranch Arid Lands Center, UNLV has an opportunity to develop a facility dedicated to understanding and managing the fragile ecosystems of the Mojave desert, for the UCXSN and for all of Nevada. UNLV is well poised to manage the Walking Box Ranch because:  

- the Walking Box Ranch and UNLV share the environment and climate of the southern Mojave desert,  
- the Walking Box Ranch is located in southern Clark County, relatively close to UNLV and Las Vegas,  
- UNLV and Las Vegas are part of a desert metropolitan community that is continually challenged by issues related to living in a desert,  

2/3
• UNLV is dedicated to "encouraging programs that serve regional needs and achieve national distinction," \(^1\)

• UNLV has identified "Arid Lands Environmental Science, Policy, and Engineering" \(^1\) as a UNLV research macrotheme with a specific goal to focus "on the Mojave Desert and, by extension, to all arid lands in the world in order to assess the effects of expanding urbanization and increased population on fragile desert environments," \(^1\) and

• the UNLV Science, Engineering, and Technology building, scheduled for completion in 2007, will contain laboratories dedicated to arid lands research and will provide technical support to meet the mission of the Walking Box Ranch Arid Lands Center.

**BUSINESS PLAN**

To be established in detail

\(^1\) The University of Nevada, Las Vegas, The Engaged Research University: Extending the Agenda, 2002-2007
December 1, 2008

Discuss Project Goals and History for the 4 day workshop
Introductions: EDAW is the prime (sign up sheet distributed)

Detailed Schematic Design:

NEPA / Environmental Assessment

50% workshop in March (14)
100% Concept Plan May 2009 (8)
July – public meeting

(Phil presented the draft schedule and discussed all of the steps it will take to complete the process)

Molly – NEPA (get copy of the slides)
- BLM has a mailing list both project specific and public interest (will be sent to Phil or Molly)
- Will meet with Stakeholders separately to give them a separate opportunity to give input
- BLM may have another group, will provide the information
- Mark Boatright will be in the interpretive meetings to discuss archeological issues and how they pertain to the planning – protective tortoise habitat “scoping activities”
- Agree on what the purpose and objectives of what the

Protocol – BLM is the client
- Tom Busch is the main point of contact at the BLM
- How do we want to get the comments back and forth – one point of contact, need to determine how the information will be communicated

History Overview – Cathleen
- Rex & Clara – lower level of significance as far as registry is concerned
- Interpretive
- Architecture
- Ranch house
  - Interpretive
- Barn – will be a challenge to keep the history and make the structure sound
  - Would like to use as a weather tight facility – will be exploring in several of the concepts
  - Questions about how much will need to be done to make it work for the interpretive – yet keeps the view in tact as it was originally.
  - If it is determined that the Barn cannot be used they will add the interpretive center back in.
  - Cannot date the barn construction (possibly late 1930’s)
- Ice House – possible Interpretive area
- Corral’s will be kept as interpretive elements
- Water Tank – historic will be kept for storage
- Ruin – shed (not safe) we cannot do anything as it is off of the 40 acre site
- In the process of re-fencing the 40 acres – only have gates were there are power lines
- Outside 160 acres has been fenced
BLM/Fish and Wildlife
  BLM – management of habitat
  F&W – (guarantee that tortoise do not get into the primary area)

Questions about schedule:

**Tuesday December 2, 2008**

8:00 AM – 12:00 PM Programming Workshop – UNLV

Cathleen –

Goals for the program – mission statement

- Dual mission – Public and Academic
- Understand the needs
- Expand the buildings for the mission
- Sustainable
- Strive for independence
- Plan for the future

Master Plan
- Market Study
- Stakeholders Meetings
- Programming options

Ultimate Goal is to come up with concrete information to help move forward with the final designs – do not want to go backwards.

Site Plan 4A

Parking 25 cars and overflow for additional 25 cars – 2-4 buses & RV’s

Barn – Visitor Center and main entrance to the site (2000 sq. ft. building)
  - Desk
  - Interpretive AV Program
  - Interpretive exhibits
  - Retail and storage

Ice House
  - Interpret the historical aspects

Blacksmith
  - Possibly reconstruct the structure (could not be an exact replica but interpreted from the information provided)

E – Gathering Spaces
  - Picnic
  - interpretive
Corals
- Amphitheater utilizing straw bales for seating to accommodate living interpretation
- Interpret the story

House
- Docent lead tours
- Office space
- multi purpose room
  - Garage
- Special Events
  - Responsibility of the BLM to determine what if any events can be held at the site

Academic Visitors:
- New Bunk house – up to 25 people
- Research Facility “N”
  - Class room and studio space for 50 people
  - Clean Lab
  - (2) faculty offices
  - Mechanical
  - Outdoor space
  - Research Interpretation – allow the public to view the work being done
- Manager facility
- RV parking
- Guest parking
- Group camping

Question
Does it define the historic core

Try to keep the new campus as tight as possible so as not to disturbed the site
Within the 40 acres
Out of site from the ranch house
Will become more compact

Amount of Public Use we need to make sure that we do not over build the interpretive i.e. center and smaller structures

Bob – look at some of the assumptions
- The numbers may be a bit escalated – maybe on bus
- Use internet for teacher education
- Suspect that we will get minimal students to the site
- No new visitor centers – Business plan needs to be complete by 2010
  - Self sustained
  - Possible volunteers – not a large pool
  - Special events will draw, need to determine what they are (people from Searchlight may come out a couple of times a year)
    - Evening events; role of ranching
    - Silent Movies
    - Cars
Tom – Need to discuss how this resource will be used
  • Will it be open to the public

Preliminary business plan
Moderate amount of use in conjunction with other sites – the numbers for public visitation were minimal
Has to be open to the public a minimum of 12 days a year

UNLV – Need to be clear on how the site is to be managed and who is making the decisions
  • State is paying for the management

Functions:
UNLV – needs to define what campus looks like and functions
  • Have been working on the understanding that the site could be used for special events to generate revenue

BLM – wants the area to be self sustained with minimal costs to the BLM
  • Heavy maintenance
  • Restoration and repair
  • Highest quality Interpretive on the cheap
  • All site fees will come back to UNLV

Fees – need to come up with an agreement on the structure of fees and how they are distributed

Need to identify the usage of the public to determine the numbers to make sure we are not over designing site for visitors that may not come

Most important to determine audience so that we can correctly program the site

Find as many compatible usages for the site – current functioning buildings
  • Complications on the preservation
  • What are the functions – codes and constraints
  • Very good research area – why does this work so well for UNLV
    o Active ongoing research
    o Location for geologists – NSF grants (sand and gravel)
    o Archeological materials
    o ACES – area of critical environmental
    o Utilities
    o Take students to camp
    o Safe & well lit
    o Museum courses – public history
    o Landscape & architecture working on site
    o Model for sustainable buildings – show case for the architect students
    o Studies on soils, fire
    o Film Department and Fine art department – very excited
  • Science and Interpretation – have a place where they do interface to allow the public to become involved in the process on select times
  • UNLV is very invested in this project, funding from the state

Some of the other structures could be used as storage and serve as a learning opportunity for mechanical engineers
  • Interpretive
Use the mechanics as a teaching tool for the public
Show case for Nevada as to what they can do onsite
Sustainable to be large part of the interpretive

Public Museum Facilities grant is larger than the academic – planning contract with EDAW is through the

- Infrastructure upgrades
- Care taker
- Want to keep the academic functions to

What is the reason for this project:
- Not about Clara Bow
- Ranching History
- Public lands and the growth of the west
  - How did it grow, why is it there
  - Urbanization of the Mojave desert
  - Working in harmony with the desert
  - Architecture typical of the period – venue to interpret
  - Science – opportunity for research in all of southern Nevada
  - Grazing has been gone for last 15 years
  - How is the area coming back i.e. grazing
  - Located in a unique location – some public
  - Once the 6 lane highway is developed there will be more visitation by drop in public
  - Remnants of a working ranch and what role did it play
  - Only piece of private property for a long ways
  - Preserving rural Nevada
  - Learning about the values of the desert and the site – get the sense of the value
  - Research tied to the public aspect
  - Clara & Rex and how they carved their life after film career
    - They passed through a long history of ranching, on a time line they are insignificant – however Rex made a good effort at ranching (interesting piece but a side bar)
    - History of ranching

Want to get people from the urban core of Vegas to understand why the desert is important to them we need hooks to get them involved – pull them out of the core and get them to beautiful sites to excite them

- Clara Bow & Rex Bell
- Beautiful Ranch House

Because of the Red Rock Visitor Center we want interpret sites as well, tie into all of the other sites

- Want to make sure we are not redundant

If space is developed correctly and marketed appropriately we can draw the public in then teach them all of the compelling stories

- Cannot just focus on the researches – in order to draw them we need to have the compelling stories
- Have to keep the diversity and growth of the project in mind
  - Will grow over time once site is up and running
  - Need to keep in mind how to accommodate the growth over time
- Define the focus of the user – determine the over arching theme
  - Marketing focus – don’t want to duplicate efforts of the other center
  - County wide interpretive plan guidelines – other projects are being planned huge effort of all (4) agencies

How do we make this successful without damaging the site
Need to build in flexibility – how detailed to the site plans need to be for the NEA process – do not write ourselves into a corner.

All visitor centers are shooting for Gold certification

Site and Public Breakout Group:

Barn & Entry

Barn Interpretation

- Components
  - Structural – stabilize the area – how much cost
  - Sustain – less material added the better

- Do not want to do to much in the space

- Needs to be a gateway – public entry
  - Restrooms
  - Orientation

- Un staffed & Non Personal
  - Plaza – non personal

- Pull into parking lot, get an orientation to the site then come back for tours

- Celebrate entering the Ranch
  - Non historic gate – move to the walking entry
  - Walking tour

- Operationally – Bob meeting with the county on trails
  - All pedestrian

- Bob/BLM not comfortable with a desk and retail in the Barn, do not have the staff

- Retail
  - Security issues
  - Web site for materials to be ordered
  - Pod Cast – when opened
  - Not manned
  - Determined there would be no onsite retail in the barn

- Barn
  - No onsite Retail
  - Desk for fee’s
  - All equipment in the barn needs to be secured, if not it will disappear
    - Should the Barn be open when volunteers are not available?
  - Discussed shoring up the barn but not creating a Conditioned Space – less expensive and more of an interpretive element - historic

- Ice House – used for storage
  - Later in the meetings it was also discussed using this for an interpretive element

- Artifacts by the lean to
  - Creative History
  - Huge security issues
  - Entry use the same materials
  - Have barriers to protect he artifacts if necessary

- Adapt to the site

- Walking tour – barn on the tour not the orientation

- Entry area will serve as the orientation

- Barn to be open when tours

- Accept that people will get into the site when not opened – plan for it
Restrooms: open all the time (still under consideration)
- Visitors Comfort
- Use the bunk house for restrooms and vending machines
  - Do we keep metro on site – where do we move their trailers
- Gate the parking lot and have posted hours
- Self guided tours when not attended
  - Waterless urinals
  - Recycled water
- Future plans include enlarging NV 164 for the new International Airport
  - The airport is 10 years down the road
- Catering Kitchen
  - Possibly in the new bunk house kitchen “family” (also discussed in more detail in later meetings)
  - Research facility needs a kitchen
- School Groups
  - Bring their own lunch
- Why do we need a catering Kitchen – typically caterers just need a staging area with water and electrical
- Ranch House
  - What is the functionality
    - Catering special events
    - Use Kitchen in the house
      - Kitchen is a part of the tour an interpretive aspects of the Ranch House
      - Possibly have a staging area in the Maids quarters
  - Electricity in the Ranch House would need to be updated
  - Use for Interpretive only
    - Use small site buildings as offices
    - Guest Room’s – only re-furb one then use the others for meeting space
  - Area for Retreats
    - Need to determine management
    - Can it be a revenue generated
  - Move operational functions out of the Ranch House
    - ADA accessible
    - Court Yard accessibility
  - Docent lead tours
    - Upstairs not accessible – would like to keep it in tact
    - Have interpretation to share the upstairs experience with the visitors
- Garage – Multipurpose Room
  - 800 to 900 Sq Ft.
  - Functional use verses Historic
    - Office space upstairs – not accessibly would need to provide equal space that is accessible
- Existing Bunk House
  - Docent changing area and public restrooms
- Develop Plaza
  - Move the non historic gate
  - Wayfinding signage
- Entrance from NV 164 to site
  - How to deal with the road
Kiosk at the entry of Walking Box Ranch Road (believe Viceroy built the road)
- Road – mine access
- Black Smith – Interpretive area – do not want to build a replica structure
  - Security issues for the artifacts
- Tennis Courts shade area
  - Eliminate tennis court group area from master plan 4a
- Barn – non controlled environment
- ADA Codes are painfully detailed
  - How do we bring them into the site
- Vehicle access only when open
  - Need to determine if we have handicap to access the site when closed
- Managers and Caretakers
  - Possibly combine their structures as a duplex
    - Caretaker retired – have them close entry of the research area
    - Duplex can be done in such a way that it would allow for privacy for the manager and caretakers
  - TNC has issues for the overall foot print of the site
    - If we combine the two structures we are creating a smaller footprint
  - Move the two structures to “R” so they are at the entry to the research campus

Sustainability Workshop:
- What would be perfect:
  - Jean – premier desert retreat
  - Tom/Sus – Students are able to see how sustainability can be done & more economic – Historical
  - Cathleen – show can be cutting edge sustainability in Historic Content
  - Kathy – renewable energy
  - Peg – economically sustainable
  - Sarah – main goal of the project
  - Kathleen – local food – ecology
  - Nancy – to serve as a mode
  - Tom B. – net zero – interpret historical conservation
  - Phil – environmentally
  - Bob/BLM – focus on adaptive venue for teaching – Net zero
  - Fred/RMH – eco educational center, incorporate with net zero

- BLM –What are the current guidelines
  - Federal guidelines that are similar to the Leed guidelines
  - NV – would like to be a leader in Leed certification – currently have three projects in the works minimum of gold certifications
    - Reduce Carbon footprint
    - Great things in the future
  - Leed, update existing buildings

- UNLV
  - Do not have specifics – have elements of leed, hope they can get certification for the existing buildings
  - Expense of getting certified
    - Cost of certification is minimal if you are already leaning toward Leed elements

Big Goals; Big fat audacious ideas
- Water: harvesting on site treatment and re-use
  - Minimize use
Education – huge part of the site
  - Measure amount of water the students/visitors use

Past verses Future
  - How did they live without water – out of necessity
  - How do we currently conserve

Water use on the Ranch was very high due to cattle

Water usage in the lab’s
  - Simple and flexible

Swimming pool – Cistern with shallow pool on top to give the feel of the original court yard

Camping – will give them an idea of where it comes from

Metering the bunk house, camp etc.

- Energy
  - Windmills – take new technology and make it look like the historic windmills
    - Does the site have enough wind?

- Solar
  - Power station to charge laptop and phones
    - Loose a lot of power by leaving charges plugged in
    - New technologies – experiment
      - Could be test site for NREL or other entities
  - Lighting – use LED’s
  - Vehicles – electric, power station to shade and charge
  - Night Sky – design to the site motion sensors on any exterior lights so the do not obstruct the night sky
  - Security lights

- Security is a huge issue
  - Have cars & police living on site has not deterred the vandals
  - Once the site is developed and in use security issues may become less

- Building Science
  - Mud brick building – materials from the viceroy mine
  - Cradle to cradle concept – maximize re-use of materials and local materials
  - Make sure the buildings are oriented correctly to maximize passive solar
  - Strawbale – in the barn for cold weather events
  - Limiting the controlled areas within the building to only spaces that need control
  - Geo-exchange – quieter for the ecology, can eliminate the need for propane
    - Use pool or fire storage tank for heat sink
  - Consider the noise level of any equipment utilized on the site – very quite area

- Vehicles charging the lights & other needs
  - Gas golf carts become back up generators
  - Hydrogen
  - Coolerado

- Make sure easily maintained

- Implement research projects
  - Summary of Programs at UNLV that could be utilized and highlighted on site

- Ecology
  - Previous paving – issues due to desert
    - Address ADA needs where we need to
  - Concrete porous pavement – has issues if it is not kept clean it loses the benefit
  - How much does it need to be paved
    - Dust control
    - Accessibility
    - Parking lots
Storm water management
- Get back to old ideals of ranching – use what you have
- Look into bio film for the roads to help harden – there are materials available locally
- Shading is very important
  - South & north covered areas
  - Tensile structures “temporary” to provide shade
  - Historic

Onsite Sustenance
- Kitchen garden
- Native species – no invasive species

Water for irrigation
- No potable water for irrigation
- Permit for livestock use will change
- Native landscape – determine year?

Have to provide some water for vegetation – exception to maintain the historic landscape

Current trees at Caretaker house are not indigenous to the area have become owl habitats

Apply for acceptations to be able to use grey water

Reduce the footprint of the site

Education
- Very diverse group of visitors
  - Cowboy want a be’s
  - Educators
  - Retired Travelers
  - Conferences
    - Could pull in many industries
  - Elder Hostel

Interact with the environment and buildings
- Outreach – what type of programs will be used

Media system – give data on the energy

Educate people on the desert

How to measure success
- Metrics = measurable (percent reduction from the base line)
  - Determine what the base line is then figure percentage we would reduce (push for 40%)

- Water – minimum of 30% goal of 40%
  - Composting on site or donate compost to community college
  - Operation involved

- Energy
  - Use own energy then sell back excess
  - Solar developers – could help pay for site
  - Bio Diesel – hard to get in this area/ companies buying it up

- Building Science – meter exceed leed requirements

- Education
  - Incorporate sustainability into everything
  - Assessment of the educations
    - Integrating the academic programs
  - Use labs as learning opportunity to also save on cost
  - Community
  - All interpreters on site need to be certified – UNLV certification level or higher
  - Everything that is designed into the site will be used as an educational opportunity
December 3, 2008 – Interpretive Workshop

8:00 – 10:00 Breakout Group Summaries

Ongoing project for 7 years – BLM holds the land and UNLV will manage the program.

- Clara and Rex
- Nature Conservancy has hold on the ranch
- Research
  - Solar
  - Biologist/ geologist
  - Archeologist
  - Any one that is willing to pay to use the research facility

Program Goals:

- Consolidate to be efficient
- Make the program sustainable for the next 20 years
- Make the programming to make it economically self sufficient

Academic Breakout:

- Laboratory building – Simple field lab
- Both day use and overnight
- Maintenance building
- Bunkhouse to accommodate 25 people
- Small visitor cottages
- Small camping area for 25 people
  - Showers
  - Kitchen
  - Composting toilets – may be an issue because of minimal usage
- Cottages for caretaker and site manager
- Get the highest level of leed certification / academic and public in one place

Site & Public Breakout:

- At the turn off at 164 would become the entry area with signage with the existing gate and signage – could be done sooner rather than later
  - Informational kiosk at the entrance so that the public can get information
  - Issues with closing off the road – promised Searchlight that the road will not be closed
  - Develop a front door at the entrance – do not close the road
- Drop in visitors can walk the site when visitor center is not open
- Barn structure
  - Happy with the way the barn is
  - Open the west site – gateway
  - Security is a main concern
  - Information desk
  - Retail – is in questions
  - When open – enter and move through to gathering space
  - All objects in the barn need to be secure
- Blacksmith Shop
- North south entry
• Non historic bunkhouse
  o Public restrooms
  o Vending machines
  o Determined that this is not the right location for the catering kitchen
  o Offices for the manager and docents
  o Have a porch on the west site for entry, possibly enclose the east side porch
  o Interpretive – same location as the historic bunk house
  o Will leave the kitchen
• Determined that we do not need the public gathering place on the tennis courts – could be developed in the future
• Ranch House
  o Move the office functions out of the house
  o How many bedrooms need to be interpretive
  o Use the large garage as the multipurpose room
    ▪ Possibly use part of the area as the catering kitchen staging area
  o Upstairs – will not be made ADA accessible
    ▪ Management call if the second floor portion is included in the tour make the public aware of the amount of steps
    ▪ Better to bring the images down to interpret the upper level on the main floor
  o Education of the interpreters as to the ADA issues
    ▪ Make sure that ADA is a part of the overall planning
    ▪ How do you combine the meeting and the Interpretive tours – make sure the meeting rooms can still be interpreted
  o Do not want to alter the characteristics of the structure due to national registry
    ▪ Garage – take out the infrastructure but leave the façade
• Site flow – do not want to come in and make big changes
  o Provide accessible routes
  o Accessible entrance to the house – possible through the garage
  o Golf cart access from parking to the ranch house – alleviate the issue of accessible paving to the site
    ▪ Docents can drive the carts – there are cars that are wheelchair friendly
    ▪ Only provided for people that really believe they need it
  o Paving issues – would like to keep it as minimal as possible but will need to have a paved route all the way through the site
    ▪ Restoring a lot of historic corridor, leave it the same with minor improvements
    ▪ Can drive to the entry of the house if needed
    ▪ Service access that can also be used to bring the bus to the house and can be used as the emergency vehicle access
    ▪ Historically accurate as well – the ranch used it as their entry and parked in front of the house
  o Corrals to be used as interpretive area as well as overflow parking
• Non Historic Gate – moved to the entrance at the 164 turn off
• Landscape – how do we do restoration
  o Restore and not irrigate as well as irrigate areas as needed
• Separate Research vs Public
  o Have some interface for the public to learn what is happening in the research site
• Educate people about the desert
  o Do we want to have a trail that takes people away from the buildings
  o Can we put trails within the 40 acres – cannot step on the 120 acres
• Need to determine where the best location for the offices
• Workshop for the exhibit preparation – talked about where it should be located
• Second floor of the Ranch House could be used as reserve space for future use as offices as long as there is comparable space on the main level
• Sustainable issues have shifted to be a key component in the interpretation
  o Really want to make this site is a model for current sustainability while talking about how the ranchers practiced sustainable
• Relocation of visitor cottages and caretaker/manager
  o Possibly create duplexes to reduce the foot print – will be designed in a way to provide privacy
    ▪ Talked about who would be taking the job of caretakers as well as manager – will families be interested
    ▪ Need to provide a nice home
  o Parking situation
    o (2 – 3) RV parking, will there be a dumping site (can be done in searchlight)
      ▪ Look in to creating a dump site, need to be discussed
      ▪ Just a hook up with water and electricity
      ▪ Will the police still be staying there, if yes do we need to have (2) additional RV pads – need to move them away from the front along with the other pads
        ▪ We give them the space, they do not charge for the service – security for the caretakers
        ▪ Response time is good
        ▪ More comprehensive security systems
          ▪ Once the use pattern changes the security will change accordingly
  o More comprehensive security systems
  o Once the use pattern changes the security will change accordingly

Academic
• Will be having additional meetings to discuss the needs for the academic programming
• Staying with the same areas in the program just better identify what the needs are
  o Circulation and the needs for the existing

Overall
  ▪ New systems that have to be housed
  o Possibly house in some of the “historically” reconstructed buildings
  o Mechanical space needs to be built regardless
  ▪ Keep the scale of the buildings down, possibly re-build the existing structures
  ▪ Blacksmith shop – the only reason for building is because Rex Bell Jr. has all of the artifacts from the original site
    o Rex Jr. meets with Senator Reed often to share his vision – has his ear
    o The most important thing for him is the blacksmith shop – has recreated the blacksmith shop in his back yard
    o Need to find a solution that is a compromise to determine what can be done
      ▪ Can the artifacts be exhibited in the barn?
      ▪ Need to discuss the security issues
    o If we build the shop we will lose a great deal of square footage for interpretive/site functions
  ▪ Shippo involvement – was required under the UNLV contract
  o Need to send Mark Boatright Shippo comments and keep him in the loop moving forward
  ▪ Nature conservancy has dictated the amount of space used
  o Emphasized keeping the amount of restored areas has not been specified
  o Nailed the agreement by walking the property and seeing the disturbed areas
  o Concerned that the programming had grown – will have a separate meeting to assure them that the amount of space is the same and discuss any changes
To do anything other than what the space was planned for TNC has to approve the amendments
  - They are in jeopardy of losing their tax status so are a bit gun shy

Barn – Blacksmith Shop
  - Area of the Barn that could be devoted to the blacksmith shop – how we approach this with Rex Bell Jr.
    - Need to see images of the recreation he has done in his back yard
    - Will he go for housing in the Barn due to security

Ice House
  - Interpretive value
    - Talk about the use of ice
    - Like the ice house
    - Bridge between the sustainability of past and future
  - Historic structure but not in the historic location (has been moved)
  - Discussed the possibility of using the space for storage
  - Do not use for mechanical

Shop String – Re-build
  - Could be used for mechanical
  - Retail
  - Restrooms
  - Practical vs interpretive

Bunk house
  - Leave as is – pull out the beds and create the offices
  - Change the façade for the public area

Structures will be determined once the interpretive planning has been completed we will have a better understanding of what is needed
  - Budget is a large part of the issue
  - Do not want to over design interpretive elements if the visitation is not there.

Thematic Interpretive Approach
  - What is the essential statement you want to make about the site “overarching theme”
  - Create the sub-themes “topics”
  - Stories to illustrate the topics “sub-themes”
  - Themes really help you focus on the identity as to what we are doing for the site
    - Discussed Hoover Dam and how many stories that everyone wanted to discuss
    - What do the visitors want to walk away with from the site – this helps to determine what the theme is.
    - Allows you to eliminate some of the story lines that are being told in other facilities – make sure that we do not overlap other facilities.

Struggling with what this facility all about because of the

**Suggested Theme:**
Walking Box Ranch is an education complex where the past and future of ranching and human use of the west’s public lands are revealed and discovered

Walking Box Ranch is a research complex past and future
  - Would like to bring in the geological element into the theme as the story is not told in other areas
  - Two elements to the site UNLV & Historical culture
Geology becomes one of the topics as it is very important
Evolution of life in the Mojave desert
Ranching is an important part of the story for the BLM – seeming to be the most unlikely place to have ranching in the Mojave desert

Jean – what does the theme encompass
Main purpose is to help us create the interpretive planning so that all suggestions are focused
Message – value of arid landscape – geologic of the land

Mark – over arching question What does it bring in

Elevation of humans on the landscape
Future of ranching in the desert should be eliminated – the impact has been horrific – will it go away – no

Usage of the landscape – can talk about what you see historically
No prehistoric sites close to the ranch
Great basin and archeology has not been adequately interpreted any where – other sites in the area but

Integrated interpretive approach so that all of the agencies work together

Native Americans relied on springs – the ranchers used the water – Water

American Indian – feels that the story is more important than the ranchers that drove them off of their land
Got rid of the recourses need to live on the land which ultimately ran the Indians off of the land

Public Lands – when viceroy did discover the gold they formed a partnership with the BLM and TNC and mining company – ultimately lead to the restoration of the land and this project - illustrates a good partnership
  - Public lands becomes a topic (is a BLM term)

  - Change to Arid Lands in the theme

(Main Theme ideas)The forces that shaped this land influenced the human use of Walking Box Ranch and will continue to shape the management of arid land

More than the human use – about having space and a place
  - Importance of place
  - How do we get the emotional feel out of the word human use
  - Express the emotional connection

Bridge human usage and connection to

Forces:
  - Geology story to cover
    - Tell in such away that it has a human component

1. WBR about a beautiful dark night sky with stars, silence and gorgeous Joshua trees
2. WBR is the connection between the past and the future use of the arid land and the human response
3. WBR is Clara Bow and Rex Bell
4. A different experience depending on what is happening when you are out there – a place of peacefulness, solitude, reflection, thoughtfulness, escape of the overwhelming complex life we have created. Escape to a marvelous place
Some discussion about the need for the overall theme – can we concentrate on the topics

(Main Theme ideas) Walking Box Ranch bridges the past and future of the human connection to and use of arid lands

Mark Boatright BLM – 3 topics tie them together because of the goal
- History
- Cultural
- Management

Rich – how do you tie the topics together

What is the most important thing that the visitor walks away with from WBR
- Some improved understanding of an arid land environment
- Human history of the WBR
- To know something of the value of the arid environment
- Understand the value of the desert
- Why should I care about Walking Box Ranch
- Learn that this place has an intrinsic value
- History story – the house that is sustainable to live in the desert
  - Ran cattle that was not sustainable
  - Clara Bow is a hook rather than Hollywood history
  - BLM to get out their conservation message

Each panel has to have some connection to one another - need to tell the story in a responsible way.

Topics – Rank the topics

Desert living past, present and future - like to have the time line in interpretation

Geology fit’s into overall story
Intrinsic value of desert / undeveloped land – how do we get the public to buy into the value of the desert
- Value of open space – what happens to human soles when they are in a safe quite space to think and contemplate and be free.
  - Transforming humans to be people to be respectable to the environments in which they live
Mental and emotional connection for the visitor - history
- Clara and Rex are a great vehicle to make the connection
- Tell the Clara story in such away that she used this as a refuge and escape

Phil – there are a lot of places you can go to better understand the value of the Intrinsic value desert

WBR – is a human story

See the opportunity provided for people open to seeing the intrinsic value of the desert

BLM likes to Facilitate the experience – self discovery by the visitors – not tell them what they need to experience

Weave in reflective areas for the visitor to have self discovery

Peaceful place – during ranching time it was quite hectic time
We want to focus on telling the stories that are most important

Talk about the property that has been destroyed by human use – not pristine Mojave Desert lands – the human impact

Bow/Bell story has to be told – high
Native Americans pre historic management of the lands – medium to low
  - climate change – how it was exploited in the past and how we are going to use technology in the present to exploit it
Climate Change
Explorers – Spanish - low
Railroad – low – to be incorporated into the overall story
Desert Travel: Paths to hwy, walking roads, railroads, highways - medium to low
Desert Conservation / Protection - high
  - Tortoise
  - Soils & plants
  - Conservation easement on the property
  - Research – shows what we are doing to restore the site and the research that is taking place

Subset - topic
Barn – interpret the ranching history
House – architecture, escape, retreat, values. Living in the desert
Research – want to share with the public they are seeing the experiments that are being done
  - Field station – people collect species then take them back some where
  - Model for rural living in Northern Nevada – how do we tell the story
  - Non guided tour information for the research area

(Main Theme ideas) Walking Box Ranch bridges the past and future of the human connection to and use of arid lands and fosters an appreciation of the desert’s value(s)

Topics continued:

- Desert Ranching History – high
  - History of Public Land Usage
  - Huge Ranch – bring in all of the historical elements
- Partnerships (BLM/UNLC/TNC) & (BLM/Viceroy/TNC) – low but integrated in overall interpretive
  - Viceroy purchased the ranch so that they could create a Access road to the mine
  - Created partnership with BLM & TNC due to the tortoise habitat – great story
- Mining Story – low – linked to many other topics
  - 1930’s Gold discovered, why Searchlight is there and what was happening when Clara and Rex were there
  - Talk about the Searchlight museum etc. – for more information about mining
- Desert Landscape – medium
  - How the geology shaped what is here now and what you are seeing
- Climate Change – Past, Present & Future – low – included in the below areas
  - Biologists – how the animals and plants have changed on the landscape
  - Lose the Joshua trees within 10 years
  - Connected to Sustainability
  - Connected to landscape
  - Debate over the cause, cannot debate the temperatures
  - Conservation initiative
- General Desert Hydrology – included else where
  - Flash Flooding
Rainfall

- Water Use—high—but the main topic is Water
  - Ranching
  - Springs
  - Operations
  - Domestic
  - Availability

- Desert Flora/Fauna—high
  - Remnant eco systems
  - Plants that are now in an environment that they would not have established for themselves—
evolution in climate over time
  - Landscape
  - Teaching facility
  - Nature walk—trails
  - Give it a different spin on the interpretation so that it feels new and fresh—change over time
    - climate change and
  - Make it interesting—research focus—at the intersection of the edges of eco system
    - environments for the plant and animal communities
      - Might respond differently
      - Track the changes in the flora/fauna because of the climate changes
  - Talk about the area across the way
  - Native vs. Non-native species

- Desert Weather
  - If a weather station is established we may need future interpretation

- Stars/Night Sky—part of the intrinsic value
  - Planned Special events
  - Enthusiasts—talk about the programs that are available to experience the stars/night sky
  - Talk about how towns are trying to reduce the light pollution—will also be built into the site
    - planning
  - Exclusive event opportunities
  - Friends group and astronomy groups may want to take advantage

- Walking Box Ranch Civilian Conservation Core (CCC) work—include
  - Water story
  - Important to bring up the work—failures and successes

- Ranch House Architecture—medium—integrated
  - Clara Bell & Rex Bell
  - Sustainability
  - Materials—why designed this way
  - Fire suppression

- Ranch-stead as a whole—high
  - Missing buildings
  - Architecture
  - Use of local materials

- Daily Ranch Life/Operations—high
  - Walking Box Ranch
  - YKL
  - Viceroy
  - WBR History (ownership YKL/Viceroy)

- Joshua Tree Transplants
  - Not stand alone but mentioned in the changing landscape and ranch stead
  - Obvious vegetation plots—4 to 5 plots
  - Fire management
Food Production – explored in other places
  o How many edible species are native
  o Run the risk of introducing non-native species to the site
  o Did they have a kitchen garden – could be utilized in the future, could be an outcome

Home zeriscaping

Ecosystem Management - high
  o Non-natives
  o Research plots
  o Fire management
  o Desert Conservation/protection (tortoise)

W. Wilderness – low – fit into other areas
  o Possibly include some signage as there is a turn off
  o Existing kiosk
  o Hick the area
  o Within a ¼ of mile of the WBR turnoff
  o Referral to the site – let the visitor know that there is more to see

Ranch Power Evolution – high
  o Past, Present & Future
  o Modern windmill
  o Falls under Sustainability

Human Sustainability (Desert)
  o Ranch house out of necessity was sustainable
  o Ranching in the area was not sustainable
  o Make sure it is relevant to the individuals
    ▪ What we are doing to make this a green site
    ▪ Relate to past practices
    ▪ Human scale

Sustainability (General) high – also integrated throughout
  o Ecosystem
  o Social
  o Economy
  o Environment
  o Urban
  o Rural
  o Ranching
  o Caring capacity – general understanding
    ▪ More fragile environment
    ▪ Why the ranch was so big in order
  o Leed certification
  o Back of the house research area could have the labeling for sustainable areas for the researchers then available to the public during tours
  o Partnerships – sustainable management

Site Specific Sustainability – Past, Present & Future have it be a thread
  o Make sure to call out the sustainable efforts – labeling
    ▪ Research facility for education
    ▪ Meter
  o Helps folks realize it is simple to integrate into their lives
  o Need to have brochure – walk away overview of how the site has been designed and discuss the type of water/energy that is being
  o Sustainability (General) high – also integrated throughout
    ▪ Ecosystem
    ▪ Social
    ▪ Economy
- Environment
- Urban
- Rural
- Ranching
- Caring capacity – general understanding
  - More fragile environment
  - Why the ranch was so big in order
- Leed certification
- Back of the house research area could have the labeling for sustainable areas for the researchers then available to the public during tours
- Partnerships – sustainable management
  - Research at WBR-why & what – high
  - Adaptive Management strategy – integrate

What are we trying to teach our visitors – what do they walk away with
- Setting
- History
- Management

Purpose
- Desert landscape / sustainability
- History – compact story of the west
  - What brought them here
  - How it was used and abused
  - A movie cowboy becoming a rancher and then a politician.

(Main Theme ideas) Walking Box Ranch bridges the past and future of the human connection to and use of arid lands and fosters an appreciation of the desert’s value(s) – fosters an appreciation for the desert

Human relationship with the land for better for worse.

How do we measure success for the interpretation:
- Friends group
- What did you learn
- Increased visitation – enjoyment vs education
- NPS – surveys
  - Interpretation – emotional connection
  - Everything tangible has an intangible side
  - Measure interpretation – break down within the program
    - Theme
    - Goal
    - Measure if they have walked away with the goals
- Not instructing them – giving them the information to excite them to learn more
- Students to do the studies & evaluation

Again – need to define your audience so you can determine how you deliver your message

Intrinsic experience – create trails and bench for an experience in the NW corner, healing area outside the built environment.
- Open all the time
- Also for a reflective area for the researchers
Security – a big issue
- Tie the trail into the wilderness area
  - Downside is more visitation – ATV’s
- Gate the parking lot
- Impact of the highway will be the increased noise and possible usage

Business and Marketing Plan – needs to be developed to determine usage and audience that needs to be marketed
- Start building visitor ship now with update on the progress of the site
- How do you create the emotional connections without letting the public on the site – use the oral histories
- Identify target support groups
  - Identify people within the groups
  - Start working on creating a “Friends of the Ranch” group

Operations
- will drive how the interpretation is presented
- need to determine when it will be open to the public
  - Give the drop in visitor a positive experience if the site is closed
  - Formulate alternatives
- Land management
- Count on the visitation to financially support this it has be flexible enough to get visitors back more than once
  - Community buy in
  - Changing exhibits
  - Workshops of local artists
- Weighted towards research – grant indicated that it must to be open to the public a minimum of 12 days a year
- Times of no funding – need an escape plan
- TNC – will be problematic if there are to many visitors

Audience – who are we targeting the design and learning level to: How often are you going to be open – would also dictate how you do the interpretation
- Drop ins
  - How do we keep them from going to the northern part of the site
  - Would the manager be in the office
  - Need to have a self guided tour
  - Use the plaza / entry to tell the story of the ranch – hours etc.
- Adults
- Family Destination
- Students
- Bus Tour Groups
- Senior Citizens
- Europeans
- Elder Hostiles
- Organizations
  - Hiking groups

We need to make sure to design to the level of visitation
- Need to create a special experience for the 12 days that you are open
If only open 12 days – get pulse loading issues

- Constant trickle of visitation is the ultimate goal
  - Lower impact ways to manage this site – volunteers
    - House and barn would be closed, give the information on the outside for times when they are closed
    - Could use the garage as an area for the interpretation when the house is closed – look into the windows etc.
    - Additional charge for the house tour
  - Can one person run the site
    - Tours are on the hour by a docent

Thursday December 4, 2008
Interpretive Workshop Conclusion

Barn – recycle – reuse (Past, Present & Future) Sustainability

Topics – discussed how deep we will be able to go into based on the media for the interpretation and the overall amount of topics

High
- The Ranch stead – architecture local materials
- Desert Ranching – public lands
- Ranch Life and Operations
- Evolution of Power on Ranch
- Bow/Bell
- Ecosystem Management – conservation, protection, restoration, Fire/non-natives, adaptive management
- Research @ WBR
- Sustainability

Medium

Desert Landscape – geology, rainfall,

Low

History:
- American Indian Presence
  - Grandmother remembers as a child being at the ranch – oral history
    - Chimemhuvi (need to confirm) great great great uncle sold the ranch to big john who broke it up and sold it to others “Rex Bell”
    - History that is about to disappear – how much we can capture
    - Archeological research – survey on the 160 acres off of them there are petroglyphs, springs, and scattered tools
    - Traveled between the Colorado river and
    - Evidence of habitation using the oak trees for food
    - Petroglyphs was used as maps
    - Evidence that they lived there used oak trees for food and hunted for big horn sheep
    - South of Searchlight there is a trail that goes to southern CA – granaries, boulders with petroglyphs can walk the trail
Military came in and shut down the trials – brought in camels, destroyed the granaries, destroyed the water and shot the Indians
  - Piute story – have an archeologist on staff that would like to be involved if we want to tell the story further (have sources locally to research the Indian history)

- Travel: footpaths to Hwys (RR)
- Bow/Bell
- CCC Work
- Mining

Ranching:
- Desert Ranching – public lands
  - Denuded landscape – nothing left to eat
  - Climate change and reduction of water, the landscape may never recover
  - Sustainable as they Ranchers response to the issues of the dilapidated lands they have asked the BLM to open up private lands for future grazing
  - How is the ranching theme important in Nevada – they are still are ranching
  - Southern Nevada Water Authority has purchased ranches and water rights in order to use the water
    - Romantic Ranching
    - BLM has chosen to value tortoise over cattle
    - Because of the partnership between TNC, BLM & Viceroy
  - What is that we want the visitor to know about ranching in the desert
    - Not sustainable, practiced originally and damaged the landscape
    - Why it has change – viceroy, tortoise
    - Goal of the current operation is to provide better stewardship of the land and renovate
    - Protect the history and learn from it
    - Stewardship of the land has evolved over time
    - Land was only sustainable if it had free water, free grazing, free land – this caused the cattle folks to drive the cattle west
    - Historically talk about the ranch and the transition over time
    - Wykles let the ranch house go to rot in the 1970’s, if the ranch was successful
    - Illustrate how much land and water one cow would need to survive
    - Tell the story overall bring in both sides of the story in a interesting way but stay away from the political aspects
    - Cannot interpret the story without bringing in the natural landscape

- Water use in Ranching – availability, springs, operations, domestic
- The Ranch Stead- Architecture, local materials, Joshua Trees
- Ranch Life / operations
- Evolution of power
- Ranch ownership
- Partnerships

Ecosystem Management (Stewardship) – becomes the overriding theme
- Power usage
  - When it was brought into the ranch it was a huge undertaking
  - We are now going to bring in new Sustainable elements to the Ranch, we are doing something that we think is good “We do the best we can with what we have”

- Research @ WBR
• Ranching
• Viceroy
  o Stewardship - repairing the ranch house they were
•
• The Desert Landscape – geology, climate, water, intrinsic
• Flora & Fauna
• Wilderness

Sustainability
• What is the sustainability story that we want to tell
  o Depends on the audience – many colleges use the site to study the Mojave desert
    ▪ Can we do more college age interpretation in the research area – not the general self
guided tour
    ▪ Important to tell the cross disciplinary story as they all have a different set of knowledge
    ▪ Living in the conscience stewardship sustainable camp – how do we express this
    ▪ Investigating the science of Sustainability
  o Front of the house – stewardship past to present
    ▪ Needs to be a take home for the visitor to implement at home
      • Tell the visitor what they can do at home to help preserve and become stewards
        of the lands
      • What does it mean – be subtle
      • Provoke thought and action
    ▪ RMH – get the information on the sustainable practice
      • How is the best way to bring it across and what has worked in the past
      • Tell us the unique message for walking box ranch for the sustainability
      • Specific issues of living in the desert rural
  ▪ Natural world
    • Get people to walk across the road to view the stunning desert landscape -
      possibly have them do it at the end
      o Show what it was, can be and is
      • Give the knowledge but do not tell them they cannot do the driving
      • Have researchers that can provide more detailed stories on the flora and fauna
    ▪ History
    ▪ Research
  o Sustainability is a hard subject – do not over market as everyone is getting on the band wagon
    ▪ Be careful not to trivialize it in the interpretation
    ▪ Submerge the visitor in the sustainable environment
    ▪ Need to go beyond pointing out the obvious and illustrate the uniqueness about this site
      as regards to sustainability
      • In the desert
      • Re-use of the historic building
      • Find a unique approach towards sustainability
      • People believe that the Indians were not sustainable
      • Caring capacity of the land
      • Make sure not to romance the past
    ▪ They did not always do it better than we did – we have all made mistakes as we learn
      how to move forward with the sustainability
  o Preservation is a very important story
We use all of the natural resources but have no connection – further away from the cultural history from the natural world

Want to make sure we are not finding the balance of understanding between natural resources

Concerned that Desert Landscape is a medium
Stewardship – if is developed correctly it can be used to bring the cultural and natural together
Look at the history the evidence is there that there where the pre-historic

Take it to a new level through sustainable usage stewardship is done in a modern manner
Crossroads

Main Theme:
Walking Box Ranch bridges the past, present and future of the human connection to and use of arid lands and fosters an appreciation of the desert’s value(s) – fosters an appreciation for the desert – Stewardship, through time all of the changes to the land – compatible viable alternative use for the

Walking Box Ranch is the crucible

Need to provide a presence and place for people to enjoy and experience the sense of place

Amphitheater in the existing corral:
  • How will it be used
    o Science lectures
    o Clara Bow films
    o Tourist oriented things – presentations on the aspects of the ranch
    o Must be ADA accessible to the restrooms
  • If it is used for presentations suggest that it become a small structure
    o Weather proof boxes – carry projectors and screens, they are so portable at this time it is not difficult
    o Could there be a weather proof screen under the eave of the barn – nice to have it on the side of the barn
    o If we do not need a screen for presentation it can be wired for sound
    o Lighting – tell them to bring their flashlights, keep the romance of the site
      ▪ Adds to the setting by leaving it as rustic as possible
      ▪ Will need some lighting for evening presentations – does not have to be over baring
    o Need to make sure that it is functional for the presentations but does not have to be overbearing
      ▪ Needs to be flexible
      ▪ Create the more romantic setting in the research group – create an outdoor setting
      ▪ Who is the audience
    o House court yard could be used for small groups – very specific

Need to find out what type of fencing will be used to fence off the 40 acre site
  • Possible chain link fence
    o BLM will do research on the type of fencing used
      ▪ Tortoise fence – buried to keep the tortoise out of the site to protect them
      ▪ Rustic cable fence – Melissa will find out what will be used for the 160 and the 40 acres lot
Personal Interpretation – when the visitor interacts with a living breathing person

- Guided Tours
  - Revenue generator
    - Need to determine how to fund the tours if the return is there – business plan
    - House Tours
    - Guided Walking Tours
  - Role playing the part – actor being the person
  - Middle ground for historic sites – living history is very attractive to the visitor
  - Living history lead by a docent to explain what is going on
    - Can have a high expense up front – costumes
    - Need a very good volunteer group – easiest ones to fill
    - Third person narrative to help explain
  - Interact with people in Searchlight to get them to involved
    - Set some goals – how often would they do the tours
    - Interns out of department of recreation and sports management – have to match the right people
  - Least you can offer and still have the personal information
    - Someone on site to answer questions – take to the multipurpose room to review the interpretation
    - Home tours – someone who is trained to give an interpretive tour
      - Can pay for itself by charging extra for a guided group
  - Training of the volunteers
    - Interpretive
    - Customer Service
    - Beth Berry is trying to get a volunteer training program interagency interpretive – not specific to the ranch
    - Include script and training plan into the design development phase of the project – identify what that looks like in the final interpretive plan
    - Representation must be at the UNLV level so all volunteers will be assessed to make sure they are qualified to represent the site
      - Have not found that volunteers want the intense training
      - Where does the funding come from for the official training
      - NAI certified guide training is not acceptable for the UNLV standard
        - UNLV program is more in depth than the NAI training – also environmental education
        - Can the manager be trained as a trainer to teach the seasonal
  - Monitoring and supervision of the docents
    - Make sure that they are getting across the meaning of the site, not view point

Operations – really need to define the business plan to determine what is needed.
- Need to determine what the usage is based on the design
- Need to determine what the design is based on the usage
- Need to determine if this is a fee area
  - Bob indicated that this would not be determined until further down the road
  - Needs to be some free area if the site is closed – see notes above
Have the caretaker collect the money

- Proceed with the design as if it is a fee area taking in consideration all of the levels of interpretation for self guided tours, docent tours and research area interpretation
  - Determine what is manageable
  - Make suggestions as to when it is opened and what tours are available
  - Would like to have personal interpretation everyday if possible for house tours
  - Jean – would like to have days where there are not scheduled tours
    - However drop in visitors can still have a pleasant experience at the site with the self guided tour
    - Tour buses – will require multiple docent’s to split the group to minimize the impact on the docents
  - Have to have a regular schedule – for the public and scheduling of tours
    - Have a plan before opening and advertise accordingly
  - Make sure to provide accommodations for students that help run the facility as a part of their education
    - Accommodations will be in the bunkhouse and has been planned for

- Goal
  - People to come to the site during daylight hours and have a positive experience
    - Well placed donation box that has a specific purpose can generate more revenue that fees
    - Need to make sure we do not over market to get the visitation higher that allowed by TNC
    - State funding available for maintenance, will grow as the visitation grows
    - Research facility drives the ranch for revenue generating
  - Open many days throughout the year with people on site to monitor usage and tours
  - Special events
    - Marketing Efforts
      - Needs to have a definitive opening date before beginning marketing efforts
    - Cost based on number of bodies – all falls into the management of the facility
      - The initial experience has to be pristine – word of mouth can either break or make the visitation
    - Phasing Process to accommodate usage over time
      - Helps with the planning for the facility
      - Schedule tour groups to specific days – need to make sure the capacity
      - Open weekends year round
        - Very important for the drop in visitor
        - Special events
      - Open Tuesdays and Thursdays for tour groups and drop in visitors
      - Open Monday through Friday for the corporate groups
      - Second Friday of every month and event in the Amphitheater
  - Site Capacity as dictated by TNC
    - 500 +/- people is to much for a special event – they would like to regulate how flow through the space
    - Maximum of 100 visitors per day
  - How do we bring them bring them back if our stories are not more in depth
    - Worry about the disappointment aspect if we do not give them the information they are looking for
    - UNLV will take up the follow up education on each of the different subjects – everything is scheduled and marketed
      - People can walk away with a calendar for each of the events
    - Events at Cotton Wood Cove draw 1000’s of people
Drop in traffic is important due to the physical location – again need to make sure they have a pleasant experience if site is closed

- If you want to bring people some place you need to provide them food and drink
  - If you do not provide water and food they will be disappointed
    - Food prep is very difficult – visitation or regulations
    - Vending machines
    - Searchlight is close enough to get the food and drinks
    - Careful not to take away revenue from local vendors
    - Trash that is associated with food and drink is hard to control
    - Water bottles with WBR logo that can be refilled – they purchase and take away with them

- What will the duration of the average visitor
- Do we provide a picnic table or place for visitors to eat
  - Should be in the entry area – parking lot so that we can control the trash issues and creates availability for the people that come when it is not open
  - Provide a drinking fountain
  - Make a statement about sustainability fountain vs water fountain – only use what you need
- Market the other facilities available for food – cross marketing

Is there a different expectation of the public expectations coming to a UNLV/BLM facility
- Should it be transparent to the average visitor
- Researchers will have different expectations than the average visitor

Interagency Interpretive Guidelines (refer to master plan for list of other sites pg. 816) average numbers from 10,000 to 45,000 annual visitation
- Las Vegas Museum
- Clark County
- Springs Lake
- School House
- Airport Museum
- Clark County Heritage Museum
  - May be a link to Walking Box Ranch
  - Have had the “growing up at WBR” event
- Hole in the wall
- Searchlight Museum

EE&I competency standards - created by UNLV as required standards for interpretation
- Have standards for both personal in site interpretation
- Strategic Plan for Interpretation
- Daphne to provide the documents via email

Next Steps:
- Interim submittal
  - 50% site and interpretive
    - Will have project estimates
    - Options and alternatives
- Most of the decisions have been made at this point – do not want to go backwards
  - 5 day workshop to present @ UNLV & on site (Mid March)
    - Who do we want at the 50% meeting – smaller group works
    - Have the workshop with the smaller group to make sure we are on track
    - Do a presentation to the larger group of stakeholders
      - UNLV Group – broad group that will be managing the site
      - Stakeholders Group – political meeting
        - TNC
        - Searchlight
        - DRI
        - Rex Bell
    - Review the original list in the master plan to determine who
  - May – present the 100% Master Plan and Interpretive Plan
    - Public meetings scheduled at this time, document 98% complete

- Programming for the site
  - Have existing questionnaires that will help determine the programming needs
    - UNLV will select the audience for the questionnaires and compile the comments and confirm understanding
    - Can put their wish list on the questionnaire

- Protocol for comments and information flow
  - EDAW
    - Phil Hendricks
    - Greg Oaks
  - BLM
    - Tom Busch – will be the owners representative
    - Bob Taylor
      - Nancy Krisp – she will keep things on track and make sure to get responses
  - UNLV
    - Jean

- Water rights changed to domestic from agricultural
  - Issues because people relate domestic water rights with development
  - Need to get the paper work completed BLM responsibility to the state of Nevada
  - If this is not take care of all of the work would be for not

Discussion with The Nature Conservancy
- EDAW, ARG, Tom @ BLM to be involved in the meeting/conference call
  - ARG to get the BLM the comments from SHIPPO and NPS

List of immediate needs for the ranch house that need to be taken care of sooner rather than later

- Need to determine what needs to be done and who pays for it
  - Would like to have it taken care of before toured by Reed
  - Get a list of the things that can be done to Tom @ BLM