

A MASTER PLAN FOR SITE DEVELOPMENT

LYNN MEADOWS DISCOVERY CENTER

Gulfport, Mississippi



CHRISTIANPREUS
Landscape Architecture

LYNN MEADOWS LEADERSHIP

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LMDC TEAM

Cindy DeFrances

Executive Director

Susie Stachura

Director of Finance and Human Resources

Sonja Gillis

Director of Marketing and Public Relations

Tonya Hays

Director of WINGS Performing Arts

Claudia Appel

Assistant Director of WINGS Performing Arts/
Outreach Coordinator/Cooking Class Coordinator

Karla Hennagin

Director of Development

Kristen Moss

Museum Guest Services and Membership Manager

Anne Aranda

Office Manager and Group Bookings

Kathy Burns

Early Childhood Education – Bear Cub Club

Salina Sullivan

Special Events Coordinator

Carla Sharrow

Art Studio Instructor

MUSEUM STAFF

Jodie Covington, Molly Cox, Shelby Gillis,
Rachel Gunn, Martha Harper, Katie Jones,
Lucy Ridge, CeCeVallot, and Joey Williams

DESIGN TEAM

CHRISTIAN PREUS LANDSCAPE ARCHITECTURE, PLLC

Principal: Christian Preus, PLA, CNU

CYPRESS ENVIRONMENTAL, LLC

Principal: Marc Foster, AICP

BROWN, MITCHELL, & ALEXANDER ENGINEERS, INC.

Engineer: Ben Smith, PE

FUNDING



This master plan report is funded with qualified outer continental shelf oil and gas revenues by the Coastal Impact Assistance Program, United States Fish and Wildlife Service, U.S. Department of the Interior through a grant award to the Mississippi Department of Marine Resources.

The views and conclusions contained in this document are those of the authors and should not be interpreted as representing the opinions or policies of the U.S. Government. Mention of trade names or commercial products does not constitute their endorsement by the U.S. Government.

“Children of all ages must be able to enjoy our entire facility and site. They should feel welcomed when they arrive, and inspired when they leave.”

Cindy DeFrances - LMDC Executive Director

LMDC - TODAY

POSITIVES

- Early Childhood Education
- Great Teamwork
- Volunteer Support
 - Parents
 - Students
- Performing Arts Program
 - Events Inside
 - Offsite
- Tree Houses
- Cooking
 - Adults
 - Children
 - Celebrity Chefs
- Interactivity – Hands on
- Life-long learning (Inspired)
- Parents and families
- Birthday Parties
 - Free fun
- Bear Club
- Summer Camps (1 week sessions)
 - Art
 - Music

NEGATIVES

- Staffing Issues
- Security
- Defined Entry and Welcome for Visitors
- Vehicular Circulation
- Limited Geographic Draw
- Visibility from Beach Boulevard
- Fragmented Site Experience
- Outdoor Restroom Facilities
- Parking

LMDC - VISION FOR TOMORROW

OPPORTUNITIES

- Audubon – Birds / Vegetation
- Interactive Art
- Improved Signage
- Enhance Entry & Admission
- Digital Treasure Hunt
- Food Trucks
- Additional Parking
- Birthday Gifts
- Site Lighting for Events
- Expanse Demographic area AL/LA/MS
- Improved Pedestrian/Auto. Circulation
- Interactive Gardening
- Older Children Activities
- Laser Tag

OUTDOOR EDUCATION

- Infrastructure
- Transportation
- Environmental
- Math & Science
- MS Coast History
- Military

ADDITIONAL REVENUE

- LMDC Store
- Photo Booth
- Purchase Experience Pictures
- Special Events
 - Family Reunions
 - Weddings
 - Corporate Events
 - Outdoor Children’s Events
 - Debutante
 - Farm to Table Dinners



EXPLORING THE SITE



DISCUSSION OF CURRENT OPERATIONS



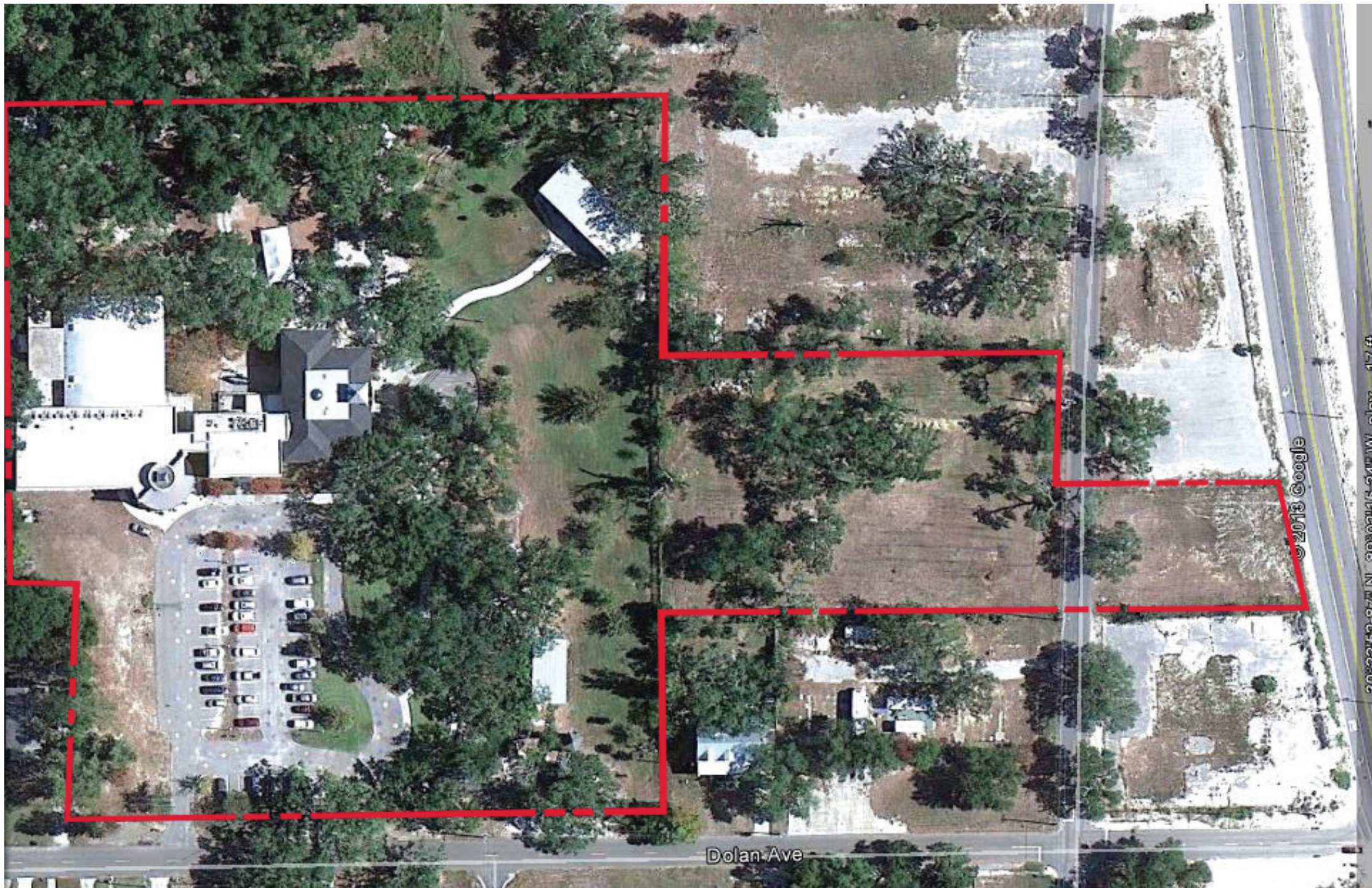
DEVELOPING A PROGRAM FOR THE SITE

A Master Plan for Site Development

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PROGRAM



SITE BOUNDARY
AERIAL PHOTO



SITE SUMMARY

The primary campus of Lynn Meadows Discovery Center (LMDC) is currently on **6.07 acres** along Dolan Avenue in Gulfport, Mississippi. There are a number of Live Oak trees on the property, and several pockets of ornamental plantings. The site has **limited visibility** from the heavily travelled Beach Boulevard. The two entry points into the parking are **confusing** for visitors, especially if one enters the North entrance which has not been well maintained or improved with any plantings. In addition, the Main Entrance to the building is on the South Side of facility, which leads first time visitors to assume that the entrance is in the WINGS Performing Arts Building instead of the Museum. There are several **drainage issues** on the property, primarily in the parking lot. The current relationship between the primary LMDC building and the site is fragmented. There is no way to **control** and/or **capitalize** on the visitors that are just coming to enjoy the site amenities. Several interesting features have been constructed on the site, however, there is **little continuity or organization** to the way the site has been constructed.

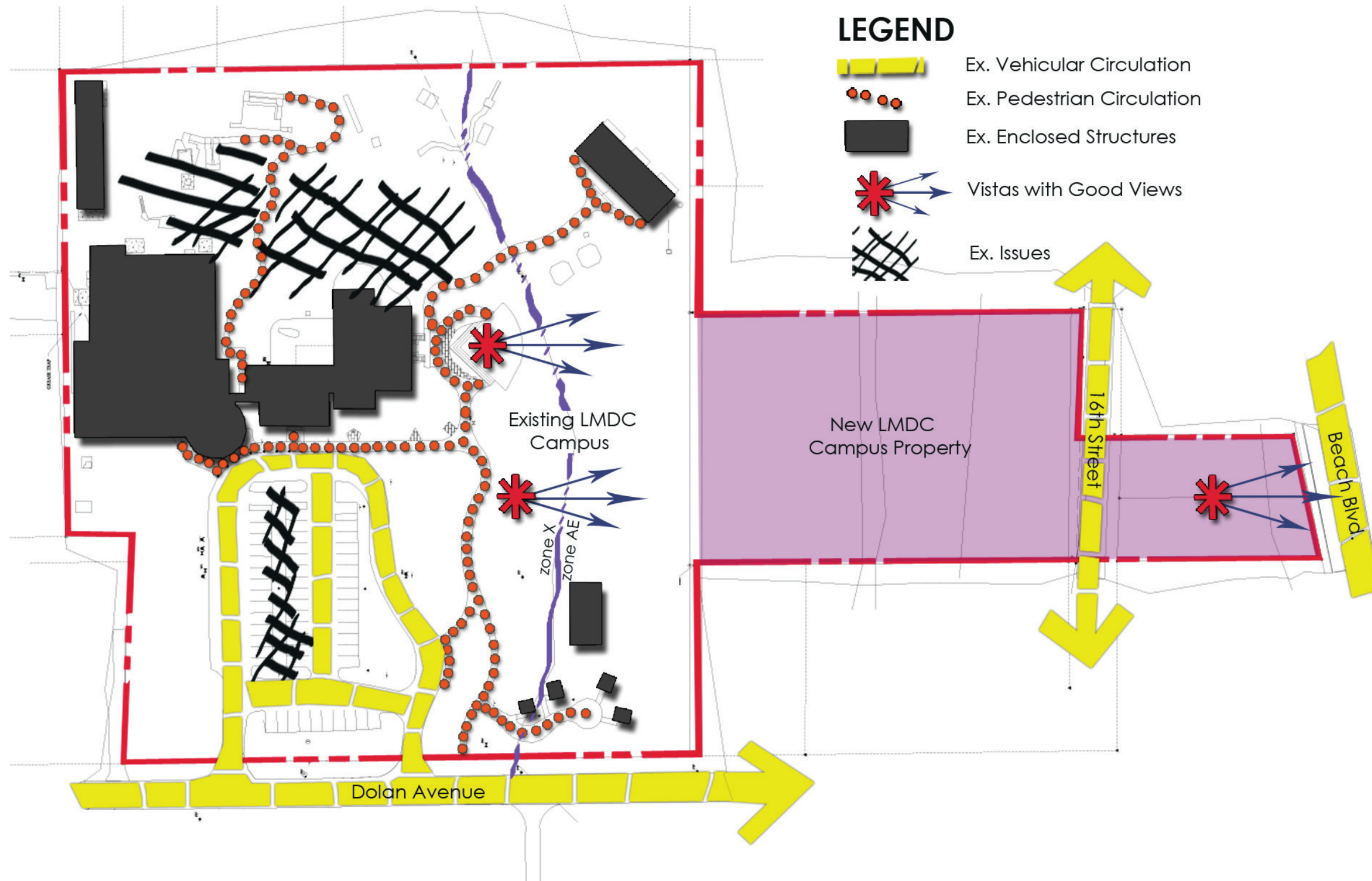
ROOM FOR IMPROVEMENT: With the newly acquired **1.38 acres** immediately South of the current site, and the **.16 acres** between 16th Street and Beach Boulevard, LMDC now has an opportunity to have more of a **visual presence** at the beach while strengthening the current layout and expanding the user experience for children of all ages.

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EXISTING CONDITIONS



UNCLEAR ENTRY TO VISITORS



SURFACE & EROSION ISSUES



AESTHETIC & DRAINAGE ISSUES IN PARKING

INVENTORY & ANALYSIS

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EXISTING CONDITIONS



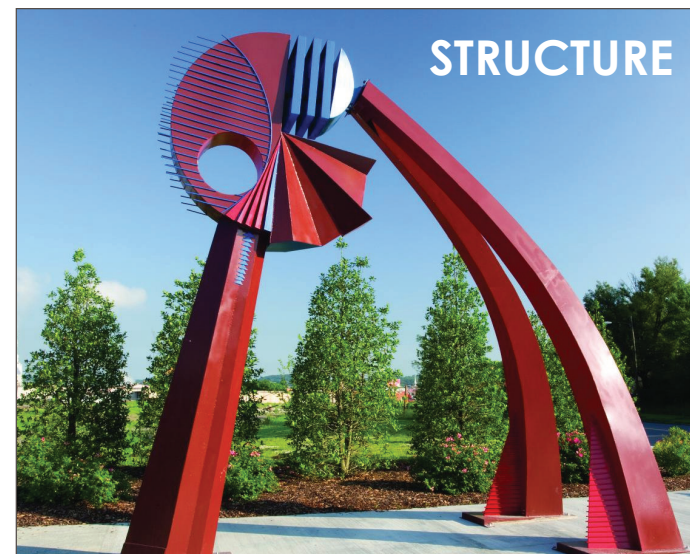
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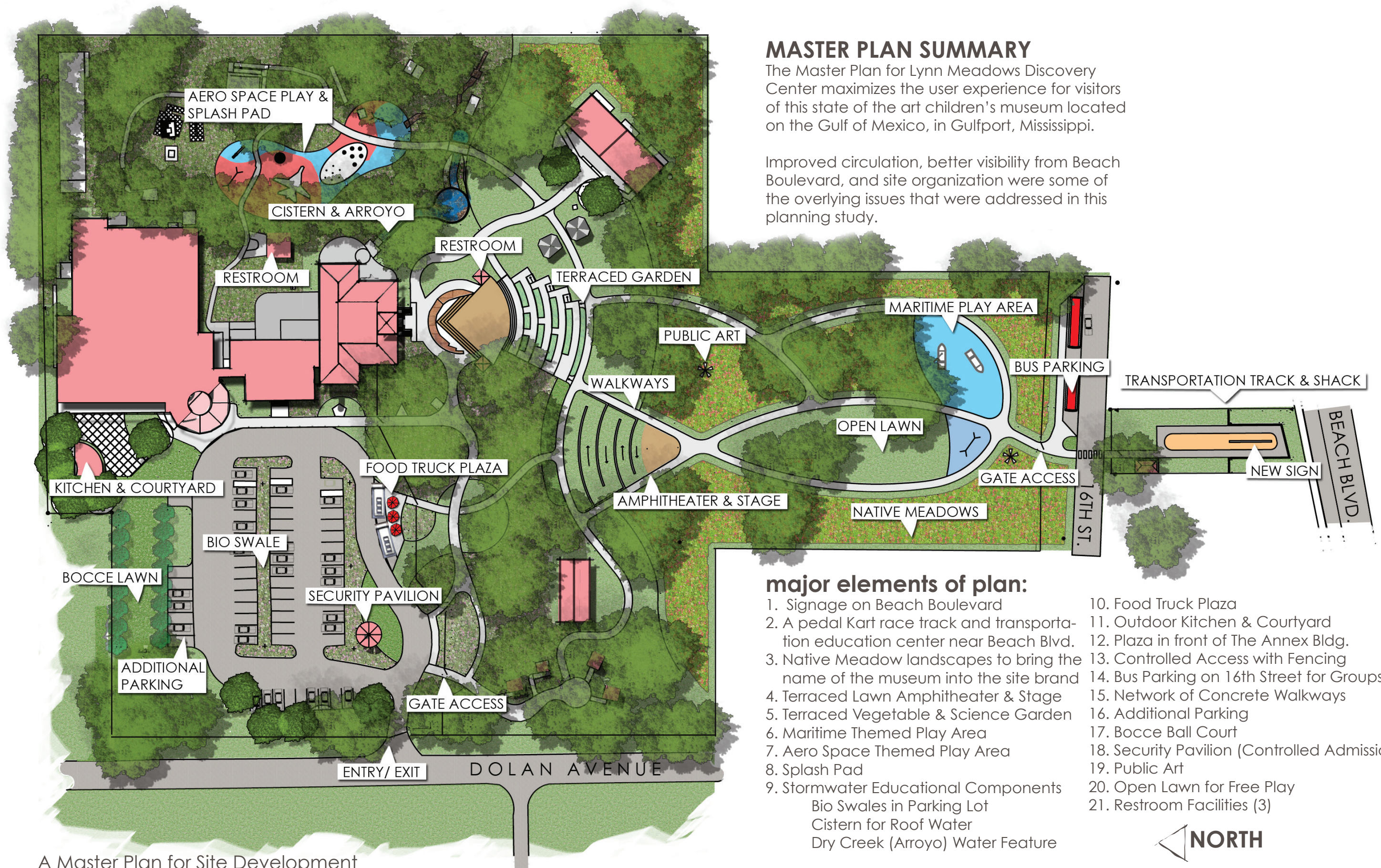
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SCHEMATIC DESIGN

SITE EDUCATION OPPORTUNITIES





MASTER PLAN SUMMARY

The Master Plan for Lynn Meadows Discovery Center maximizes the user experience for visitors of this state of the art children's museum located on the Gulf of Mexico, in Gulfport, Mississippi.

Improved circulation, better visibility from Beach Boulevard, and site organization were some of the overlying issues that were addressed in this planning study.

major elements of plan:

1. Signage on Beach Boulevard
2. A pedal Kart race track and transportation education center near Beach Blvd.
3. Native Meadow landscapes to bring the name of the museum into the site brand
4. Terraced Lawn Amphitheater & Stage
5. Terraced Vegetable & Science Garden
6. Maritime Themed Play Area
7. Aero Space Themed Play Area
8. Splash Pad
9. Stormwater Educational Components
Bio Swales in Parking Lot
Cistern for Roof Water
Dry Creek (Arroyo) Water Feature
10. Food Truck Plaza
11. Outdoor Kitchen & Courtyard
12. Plaza in front of The Annex Bldg.
13. Controlled Access with Fencing
14. Bus Parking on 16th Street for Groups
15. Network of Concrete Walkways
16. Additional Parking
17. Bocce Ball Court
18. Security Pavilion (Controlled Admission)
19. Public Art
20. Open Lawn for Free Play
21. Restroom Facilities (3)



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FINAL MASTER PLAN

OBJECTIVE

Lynn Meadows Discovery Center sees the long term value of utilizing and maximizing every square inch of their property to attract visitors from as far away as New Orleans and Mobile. With an ambitious plan that celebrates the local culture, assets, and landscapes of the Mississippi Gulf Coast, this mission could become a reality. Imagine your family on this experience.

THE NEW EXPERIENCE

As a family turns into the entry drive and sees the beautiful oaks embracing the playful architecture of LMDC, and is greeted by an admissions officer at the new security pavilion, they know that they have entered a secure, and serene environment in which their family can spend the entire day. They get out of their car into an environmentally friendly, well executed parking lot, and enter the museum in the newly organized entrance. They spend hours being entertained inside by all of the wonderful exhibits in the museum.

When they have experienced everything that there is to do in the museum, they stroll outdoors onto the LMDC grounds, and get a gourmet grilled cheese at the Food Truck Plaza for lunch before continuing their day on the site. The kids run to the play houses or the splash park to play and learn while the parents take a stroll through the Lynn Meadows, and educate themselves on the local Flora and Fauna of the MS Coast. The dad and son meet back up at the open lawn to throw the football while the mom and little girl go to the Transportation Station and learn about the evolution of Beach Boulevard over the last century. Then, they take a spin on the pedal kart track to see who has the fastest time.

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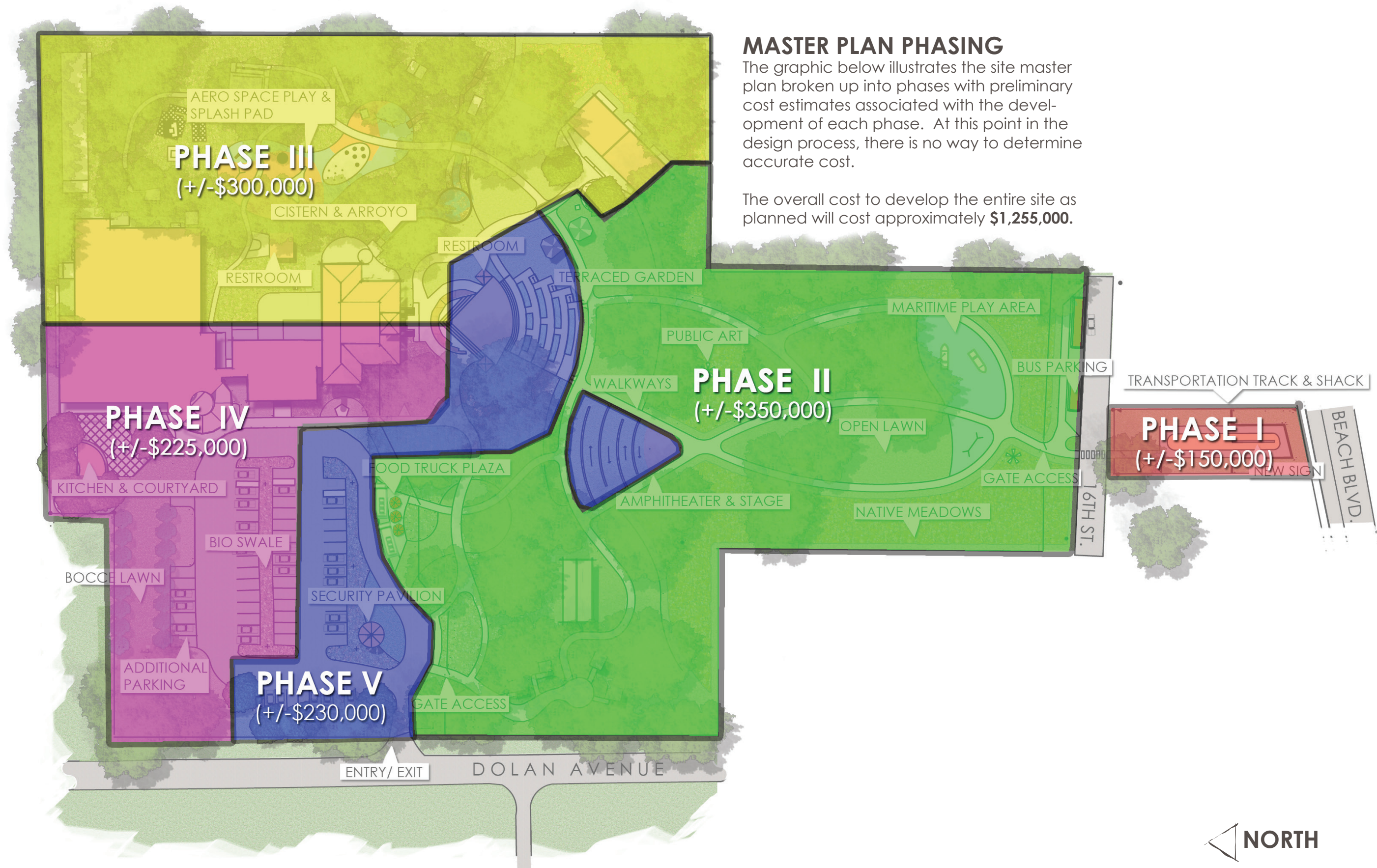
PERSPECTIVE LOOKING NORTHEAST FROM AMPHITHEATER

As the sun begins to set over the Gulf of Mexico, the family meets back up to go to the amphitheater for the kids musical symphony. There the kids learn from the house musician about how to make their own musical instruments. Mom and Dad leave the kids in good hands to go attend their cooking class that meets at the Central Deck. There, the Chef explains the LMDC cooking and growing philosophies and encourages them to pick some ingredients from the terraced garden.

Mom and Dad pass back by the amphitheater with the rest of the parents in the class to check on the kids and then proceed to walk with their ingredients in hand to the courtyard and outdoor kitchen. The Chef then shows the class how to use home grown vegetables and herbs in family style dishes under the canopy of the kitchen pavilion. The class mingles in the courtyard while a few of the dads play bocce on the lawn. After a tasting of the Chef's offerings, they head back to the kids.

As they walk back under the old Live Oaks wrapped in lights, they hear the music only a parent could love coming from the amphitheater. They smile as they see a dozen children banging on drums and tambourines on the stage. The stars begin to appear in the sky. After two numbers, the kids are then dismissed to join their parents, while a jazz band sets up on stage. The music accompanied by the back drop of a moonlit Gulf of Mexico is a perfect way to close out a wonderful Saturday at Lynn Meadows.

MASTER PLAN NARRATIVE



MASTER PLAN PHASING

The graphic below illustrates the site master plan broken up into phases with preliminary cost estimates associated with the development of each phase. At this point in the design process, there is no way to determine accurate cost.

The overall cost to develop the entire site as planned will cost approximately **\$1,255,000.**

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PHASING PLAN