Parks and Recreation Advisory Board Agenda

PARKS AND RECREATION ADVISORY BOARD MEETING
WILL BE HELD ON JUNE 20, 2019 AT 6:00 P.M.
PARKS AND RECREATION ADMINISTRATION OFFICE, 1501 E. HADLEY

1. Introductions
1.1. Parks and Recreation Advisory Board Members
1.2. Parks and Recreation Staff
2. Conflict of Interest

At the opening of each meeting, the chairperson shall ask if any member on the Board or City staff has any known conflict of interest with any item on the agenda.

3. Approval of Agenda
4. Approval of Minutes
4.1. Parks and Recreation Advisory Board Meeting Minutes for May 16, 2019

Documents:

PRAB 05162019.PDF

5. Public Participation
6. Action Items
6.1. Parks and Recreation Master Plan (Old Business)

   Parks plan document: HTTP://BIT.LY/2IIXLNU
   Appendix: HTTP://BIT.LY/2IFOBJE

6.2. Pioneer Women's Park Conceptual Master Plan

Documents:

2019045_PWP_MP REPORT_05-17-2019.PDF

6.3. Dog Park Site Selection
6.4. NRPA Conference / Baltimore, MD September 24-26, 2019
7. Discussion Items
8. Staff Member Comments
9. Board Member Comments
10. Adjournment

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Posted: June 14, 2019
PARKS AND RECREATION ADVISORY BOARD MEETING
May 16, 2019

The Parks and Recreation Advisory Board Meeting was held on May 16, 2019 at the
Parks and Recreation Conference Room, 1501 E. Hadley, Las Cruces, NM.

PARKS & RECREATION ADVISORY BOARD MEMBERS PRESENT:
Note: Chair Harrison asked Board if it would be ok for Ms. Zahler to participate by
telephone. Board agreed.
Robert Harrison
Cassie McClure
Maryln Zahler (by Telephone)
Eric Montgomery
Megan Schuller
Eli Guzman

PARKS & RECREATION ADVISORY BOARD MEMBERS ABSENT:
Stan Engle

OTHERS PRESENT:
Hazel Nevarez, Senior Office Manager & Recorder
Sonya Delgado, Director of Parks & Recreation
Robert Nunez, Recreation Services Administrator
Franco Granillo, Park Administrator
Cathy Mathews, Landscape Architect
Cecilia Vasconcellos, Community Outreach
Greg Shervanick, Public
Steve Montanez, Public
Dr. Isobel Hernandez

The meeting was called to order at 6:02 p.m. by Chair Harrison and recognized as having
a legal quorum.

I. Introductions

Board members introduced themselves and stated the district they represent. Staff
introduced themselves and stated their position. Public members present introduced
themselves.

II. Conflict of Interest

There was no conflict of interest.

III. Approval of Agenda
Ms. Delgado advised the Board Item D, Parks and Recreation Master Plan (Action) under Unfinished Business will not be coming before the Board as the final chapters still need to be sent to the Board for review.

Ms. Schuller moved to table item VI.D, Parks and Recreation Master Plan (Action) until the next Board meeting and accept the rest of the Agenda as presented, seconded by Ms. McClure. Motion carried unanimously.

IV. Approval of Minutes

Mr. Montgomery moved to approve the meeting minutes of April 18, 2019 as presented, seconded by Ms. Schuller. Motion carried unanimously.

V. Public Comment

Chair Harrison noted public comment is limited to three minutes with no discussion by the Board during the public comment and should the Board wish to pursue discussion on public comment, they can recommend it be placed on agenda for next Board meeting.

There was no public comment at time of request for public comment.

VI. Unfinished Business

A. Youth Board Update (Informational) – Robert Nunez

Mr. Nunez informed the Board the Youth Board Chair and Vice-Chair could not be present to report. He let the Board know the last two Youth Board meetings did not have a quorum. He said the Youth Board has discussed the Little Library and would like to host two special events in the summer with local and regional entertainment. A By-Law change referencing term limits and policies and procedures regarding attendance will be presented to Board at this meeting.

Chair Harrison asked if there is an attendance policy that if a Board member doesn’t attend x number of meetings, they are released. Mr. Nunez responded yes.

B. Capital Project Update – Cathy Mathews

Ms. Mathews provided the Board with a list of 2019 Parks and Recreation Capital Improvement, Go Bond and Non-Capital Improvement projects and reported on their status. Ms. Mathews said she can provide the Board with a list of the capital projects with dollar amounts so they can know the value.

Chair Harrison asked if the projects have proposed dates of completion. Ms. Mathews said she can include that on the revised list she will send to the Board.
Chair Harrison asked when the Las Cruces lateral will start. Ms. Mathews said the agreement was just signed last month and will be a matter of setting up the program. She said design will probably start in July and anticipates six months of design, and then move into construction.

Chair Harrison asked if Ms. Mathews had any ideas on trail surface. Ms. Mathews responded asphalt trail surfacing, which is relatively easy to make ADA compliant, is a well maintainable surface, and it will serve the people who will be using the trail.

Chair Harrison asked where it will complete. Ms. Mathews said from the trail, will transition into the bike lanes (Idaho/Main St.), and continue up to about Wyatt, and from there propose to join the improvements that will occur thru the Go Bond, which are the Las Cruces lateral section.

Chair Harrison asked if there are current hard surfaces being used where the lateral goes on Madrid. Ms. Mathews said the surfaces are currently being used but are not paved surfaces and are maintained by Elephant Butte Irrigation District (EBID) as their maintenance roads.

C. Park Impact Fee (Action) – Sonya Delgado

Ms. Delgado informed the Board the Capital Improvement Advisory Committee (CIAC) approved the Park Impact Fee (PIF) as it stands at $2,600.00. She said the CIAC has the authority to approve the fee, which is their role, and the Parks and Recreation Advisory Board’s role is to give recommendations to the Parks and Recreation’s Master Plan; this is how the two things are split. Ms. Delgado reviewed a power point presentation with the Board to give them the history on Park Impact Fees, what they are used for, and reasons for updating. Ms. Delgado said City Council must take action on the CIAC’s recommendation by June 30, 2019. She said this is on schedule to be on the second meeting in June. Ms. Delgado said the CIAC’s recommendation is brought to the Parks and Recreation Advisory Board for their backing.

Ms. Schuller asked for clarification on the building code and the regulation, that it is in the plan. Ms. Delgado said the fee is done thru resolution that has an attachment, because it is not in the code. Code will be something that will be moving forward and will take longer to develop and will be in the Parks and Recreation Master Plan.

Mr. Guzman confirmed that the Park Impact Fee is staying the same, it wasn’t raised. Ms. Delgado concurred. Mr. Guzman asked what the Board’s purpose is on the Park Impact Fee. Ms. Delgado said the Board’s purpose is to move it forward.

Mr. Montgomery asked if action by the Board would be to add comments to CIAC’s proposal as they set forth. Ms. Delgado concurred. Mr. Montgomery asked if there is any direction that can be provided as to the decision-making process that CIAC went thru to come to not changing the fees and keeping them as they are. Ms. Delgado said the process was similar as to the process the Board is going thru with the Parks and
Recreation Master Plan process, reviewing the draft and providing comments. Comments on the PIF came from developers, contractors, homebuyers, which were incorporated and how adjustments were made that changed the fee.

Mr. Montgomery asked if an invitation was extended to the Executive Director of the Home Builder’s Association to attend this meeting. Ms. Delgado said she did call, and there was a lot of participation from individuals at the CIAC meeting who provided a lot of feedback, and there is an individual at this meeting today.

Chair Harrison asked with the different builders and the Home Builders Association, if there was discussion on finding a happier medium. Ms. Delgado said when the City of Las Cruces started taking in fees, a fee was created. As it moved forward, that’s where consultants came in to play and in looking at the broader picture and the overall, the number was going to be extremely high. Getting individual’s input and talking with the different sources, and getting the number down, this was a step in the right direction.

Ms. Schuller asked what does the city do if acquiring land with water rights – do water rights go to the city or do they stay with the seller to be sold or allocated somewhere else. Ms. Delgado said she doesn’t know but could find out.

Mr. Steve Montanez from the public audience clarified if Ms. Schuller was asking whether or not water rights convey to the city on city purchased land. Ms. Schuller concurred. Mr. Montanez said from his previous experience as a real estate professional, 90% of the time, unless it is on an agricultural or EBID rights, water mineral rights convey to the buyer.

Mr. Steven Montanez extended his sincere appreciation to Board for their volunteer time and appreciates the Board and staff for what they do. Mr. Montanez was present to share talking points from the CIAC meeting. He said there were three different points that were brought up that a majority of the CIAC agreed on:

- There is a concern that TischlerBise data is very inaccurate, specifically cost associated with purchasing land and adding improvements. One of the biggest variables as far as neighborhood parks go is land is donated. What the city is reimbursing for is park improvements.
- The way neighborhood parks are developed is they are developed on land that is donated by the developer with park impact fees that are paid for by the builder and a park improvement reimbursement back to whoever made the park improvements. The end result is a very well built, designed, maintained park. He said this is a very favorable system where a park can be built at roughly 1/3 of the cost of what it would to build a park on its own. The system that is in place is very favorable to everybody concerned.
- With a $3 million surplus of which 90% is accounted for – looking at projected amount of homes to be constructed in the next five years, another $3 million dollars will be acquired for another seven or eight projects. He said they are comfortable leaving the system in place as is – developers are donating land, builders are paying $2,600 impact fee, parks are being built.
Mr. Montanez said he personally thinks this is a win, win for all involved. He said he understands TischlerBise will continue to consult but there are other sources out there and he would recommend city start looking at other sources, more local sources for accurate costs. Mr. Montanez said he is a very safe professional and his organization could give a more accurate cost for an acre of land and would be happy to get the city in the right direction.

Mr. Montgomery moved to accept the $2,600 park impact fee as recommended by the CIAC, seconded by Ms. Schuller. Motion carried unanimously.

Ms. Schuller moved to open the floor to public comment, seconded by Mr. Montgomery. Motion carried unanimously.

Mr. Harrison reiterated public comment is limited to three minutes.

Dr. Isobel Klein Hernandez expressed the neighborhood, herself in particular, were concerned with the changes being made to the Pioneer Park master plan and didn’t feel they had a real grasp of the extend of the changes. Dr. Hernandez said she took it upon herself to measure the usage of the park. She said she made 24 visits to the park between March 23rd and May 15th, at various times between 9:15 am and 6 pm. She noted the time of day, the temperature, the number of adults in the park, the number of children in the park, and the usage of the playground equipment. She left her data results with Ms. Delgado. Questions she been asked to address:

- Moving playground equipment and buying new playground equipment to a different part of the park? In all her observations, there were no children in the park.
- Design of new gazebo?

Ms. Delgado said the Pioneer Park master plan that is about to be completed will answer all these questions. She said there was a lot of public input. The neighborhood association went to their Councilor and it came to Parks and Recreation to put together a master plan because the neighborhood wanted to see some improvements, replacement of equipment, and help with the gazebo. Ms. Delgado said the association went to state legislature to get funds for the master plan process. Three large input meetings have been held and Ms. Delgado said she will be happy to take Dr. Hernandez’ information. Ms. Delgado said she could set up a meeting with Dr. Hernandez or if the Board would like, can make this an agenda item. Ms. Delgado said she is not sure where in the process the master plan is but will make sure to invite Dr. Hernandez to the meeting. Dr. Hernandez left a series of questions she would like answered with Ms. Delgado. Ms. Nevarez noted Dr. Hernandez’ email address. Dr. Hernandez said she will be out of town May 26 and back mid-June.

D. Parks and Recreation Master Plan (Action) – Sonya Delgado

Note: This item was tabled under III. Approval of Agenda.
VII. New Business

A. Youth Board By-Law Amendment (Action) – Robert Nunez

Mr. Nunez provided the Board with the section of by-laws which lists term of Youth Board members. Mr. Nunez said Youth board is looking to expand term limit from a single year to at least two years, with alternating years, even and odd years, to have consistency of at least half of the Board present the following year when new Board members come on board.

Ms. Schuller asked what the process is to get on the odd and even terms when bringing in new slate of students. Mr. Nunez responded the returning members being in the even year with new members coming in the odd year.

Mr. Montgomery asked if shrinking the number of members on the board up for discussion. Mr. Nunez said it has been discussed that if there are sixteen Board members, possibly saying a minimum of twelve members need to be present for meetings with a quorum being six. He said he isn’t sure this is something that could be done. Mr. Nunez said the number determined to make this Youth board was determined from what other cities similar in size to us had, as well as looking at the number of council districts in Las Cruces and adding in the at-large members.

Ms. Schuller asked what constitutes the at-large members. Mr. Nunez said thru the application process, the at-large were chosen by the committee, ranked thru the interview process. Ms. Schuller suggested returning members would elevate to directors at-larges and could be more in the advisory position and drop the group down to 12 with quorum of six. Ms. Delgado said this is a great point but one of the reasons for having a large pool was because we wanted to engage youth in our community to find out how to make things better, and didn’t want to go to just the main schools for the board but incorporated the private and charter schools and this is why the Board grew. Some schools represent the district, but the other schools are at-large. The next question was which school is in and which school is out and what would be justification. Ms. Delgado said if we can figure out how to be creative with working with such a large Board and making sure they have ownership, engage, and participate. Ms. Delgado asked the Parks and Recreation Advisory Board members for any creative ideas they have because it is not just about a certain school or a certain area, but to reach out to everyone if possible.

Ms. McClure asked if the Youth board has been asked what the hurdles are in meeting attendance. Mr. Nunez said one member obtained a job and wasn’t able to schedule between the job, school, and the evening meeting. Another member was involved with athletics. Mr. Nunez said some of these members are involved in quite a few of other activities.

Ms. Schuller suggested in application process, to name alternates for when active Board members have specified absences.
Chair Harrison asked what action is being asked for at this time. Mr. Nunez responded the action is for the two year with the odd and even year rotation. Ms. Delgado said all comments just given could be incorporated, approving with caveat to look into these other items and having Mr. Nunez come back at next meeting with an update that these things were done.

Ms. Schuller moved to accept Article 3 under participation, number 2, as presented under the Youth Board By-laws, seconded by Mr. Montgomery. Chair Harrison read out loud Article 3, number 2. Motion carried unanimously.

B. Las Cruces Public School Agreement (Informational) – Sonya Delgado

Board members were provided with a copy of the Las Cruces Public School (LCPS) Agreement (draft form) and a copy of the Field of Dreams complex map. Ms. Delgado said this agreement is to utilize fields one thru five on the map and ask for an extended lease for the Parks and Recreation soccer program. She said if she can get the extended lease, she can use capital dollars to help improve the fields. Ms. Delgado said LCPS was agreeable to her idea. She said this agreement would give the delineation of who takes care of what, the city on this side, public schools on that side. She said Tashiro is going to be widened this fall, some right of way would need to be acquired which would encroach on fields 11 and 12. Ms. Delgado said it is good move to get out of that way because once the road is widened, it will get close to those fields and might even run into the field. Ms. Delgado said this agreement is asking for fields one thru five. As part of this plan, the park that is north of the football stadium belongs to City. Ms. Delgado said she would look into trying to purchase the land that is north of that park to create more open space.

Ms. Delgado reviewed with the Board specifics of the draft agreement and attachments and asked the Board to review the agreements, going thru Chair or Vice-Chair with any questions for her, and any adjustments can be made when she brings the agreement back to the Board for action.

Mr. Montgomery asked where the wells are located on map that are mentioned in Attachment A, page 3. Mr. Granillo pointed out the wells to Mr. Montgomery. Mr. Montgomery asked if the wells are owned by LCPS. Mr. Granillo said variances are put in to irrigate at certain times of the year and the schools don’t follow any variances. He said it is City water but the schools have more control of the wells. Ms. Delgado said one thing that needs to get done is to get a water meter because it needs to be split out. She said right now, Parks and Recreation gets and pays the water bill.

Ms. Schuller said it might be wise to put signage to show what property is maintained by City and what property is maintained by LCPS. Ms. Delgado said this will be done if and when the property becomes City property.
Ms. Schuller asked what would be the ideal lease term, or will it be as far as legal will allow. Ms. Delgado said as far as legal will allow. She added that be getting a long term lease, it also stops the possibilities of LCPS flipping fields with us.

Chair Harrison asked if there are any LCPS baseball games played at Paz or Apodaca fields anymore. Ms. Delgado said only in emergency or LCPS is having issues with their fields.

Chair Harrison asked where LCPS plays most of their tennis games. Ms. Delgado reported they play at Lion’s tennis courts.

Chair Harrison asked if the high schools swim at NMSU. Ms. Delgado said there is one high school swim team and they swim at Frenger pool and NMSU.

VIII. Staff Member Comments

Mr. Nunez reported out of school time programs are gearing down from after school and gearing up for summer day camps. There are over 320 participants participating in day camps from kinder thru teenagers at five locations, beginning June 1st. Las Cruces Public School and City facilities will be utilized.

Mr. Nunez informed the Board over 26 tons of trash was collected from KLCB’s Great American Clean up held in April compared to the 16 tons collected in 2018.

Mr. Granillo reported parks and athletic field staff are currently on their full maintenance schedules. For medians, right of ways, and alleyways (Clean Sweep), staff are hitting their targets with applications of herbicide, weed removal, litter removal and dumping removal. Construction staff is currently helping Ms. Mathews with construction at Calle Abuelo Park.

Mr. Granillo reported Young Park pond is about ready to be reopened, fencing will be removed, and pond will be re-stock end of May, first week of June. Mr. Granillo said Councilor Vasquez may want to hold an event at Young Park pond and staff is in early stages of speaking with him. Mr. Granillo said staff has supported several events in the parks, especially at Young Park.

Mr. Granillo reported construction staff has installed the kneeling soldier at the Korean monument at Veteran’s Park. Staff is also working with Ms. Mathews with repair of Women’s Memorial at Veteran’s Park.

Mr. Granillo reported only area needing improvement is weeds are starting to develop but staff is doing good job of taking care of it.

Ms. Mathews said she would like to mention a few more projects related to water conservation happening this summer. In cooperation with Utilities, Parks and Recreation sought a couple of grants. The first was a water smart small program grant received to
install a centralized control system for irrigation which allows for better management of irrigation water, and more control over potentials for leaks, and for on and off, and for making sure we are not watering when it is raining or when it has recently rained. The other grant received from the Youth Conservation Corp Program, and staff is in the process of hiring 18 youth to learn about conducting irrigation audits. The irrigation audits will start June 3 so we will have audit information from the summer. This grant will be applied for again next year to be able to conduct another audit to show the improvement that our investment has made. Ms. Mathews said this is a quality kind of partnership to make sure we are getting some value for our dollars.

Ms. Delgado informed Board members they will be getting Chapter Three for the Parks and Recreation Master Plan and chapters Four and Five will closely follow. Ms. Delgado requested any comments Board members have be sent thru Chair and Vice-Chair so she can report them to the consultant.

Ms. Delgado informed Board the Integrated Pest Management (IPM) Policy will be going back to Council May 20. She said staff will possibly ask Council to table indefinitely so because instruction has been given to include the Public Works Department, which includes streets, sidewalks, facilities and Codes. All of their information will need to be included in IPM and needs to be completed by the fall season. The revised policy will be brought before the Board.

Ms. Delgado reported the budget and CIP program will be going to Council for adoption May 20. Ms. Delgado will report what Parks and Recreation’s budget will be for the following fiscal year and provide a list of what the CIP projects are at next Board meeting.

Ms. Delgado reported updated information received with City Council from Go Bond Project Manager. The two building structures moving forward with requests for proposals are the animal shelter and the fire station. This will be followed by the East Mesa Sports Complex, and then move forward on the other projects. As these projects get closer, they will be brought to the Board. Ms. Delgado said with every request for proposal that goes out with regards to Go Bond, public input will be sought.

Ms. Vasconcellos said the next Team Up to Clean Up date is coming up in June.

IX. Board Member Comments

Mr. Montgomery asked if the application for the Youth Board is on-line. Response was yes.

Mr. Montgomery said he participated in signing up his children for the summer recreation program and reported the on-line process didn’t quite work out and so he came into the office which was a more fluid process.

Ms. Zahler said she doesn’t want the Board to forget about the War Dogs and she will be meeting with Ms. Delgado next week. She said a plaque will be needed for the war
dog and one for the service dog. A letter will also be needed to send to all the state representatives. Ms. Zahler recommended the plaques be put on agenda for next meeting and the following meeting for review and send out action letter the next month.

Ms. Zahler would like the dog park put on agenda for next meeting. She said she was informed there are dogs that are not well behaved and there is no one supervision. She also said how do we know dogs there have all their rabie shots.

Chair Harrison informed Board to make sure to let him or Vice-Chair of any items they want on the agenda. He also informed Board to let him know if they would like to meet at other park facilities in their district.

X. Adjournment

Mr. Montgomery moved to adjourn meeting, seconded by Ms. McClure. Motion carried unanimously. Meeting adjourned at 7:42 p.m.

Hazel Nevarez, Recording Secretary
Robert Harrison, Chair
Pioneer Women’s Park

Conceptual Master Plan Report

City of Las Cruces
Mountains of Opportunity

Prepared by:

MAY 17, 2019
ACKNOWLEDGMENTS
PIONEER WOMEN’S PARK STAKEHOLDERS AND PLANNING PARTNERS

CITY OF LAS CRUCES
OFFICE OF THE CITY MANAGER,
William F. Studer, Jr.
OFFICE OF THE MAYOR & CITY COUNCIL,
Ken Miyagishima, Mayor
Kassandra Gandara, Councilor
Greg Smith, Councilor
Gabriel Vasquez, Councilor
Jack Eakman, Councilor
Gill Sorg, Councilor
Yvonne Flores, Councilor
PARKS & RECREATION DEPARTMENT
Catherine Burr Mathews, RLA, Landscape Architect
Tyler Hays, Project Specialist
Jimmy Zabriskie, Community Forester

DOÑA ANA COUNTY HISTORICAL SOCIETY
NMSU-DOÑA ANA COMMUNITY COLLEGE
Lamaia Vaughn, Professor Creative Media Technology

CONSULTANTS
SITES SOUTHWEST
George Radnovich, Principal-in-charge, Master Planning
Deborah Hradek, Landscape Architect
Norma Oder, Landscape Designer, Master Planning
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EXECUTIVE SUMMARY

The Master Plan for Pioneer Women’s Park is important to the City of Las Cruces; this park was one of the first parks built in the city and has great historic significance. The Park is small but because of its significance to the city and the historic Alameda Depot District should be renovated and updated to current standards.

The City of Las Cruces recognized the need to master plan Pioneer Women’s Park and released a Request for Proposal to on-call consultants in October 2018. Sites Southwest responded to this RFP and was selected by the City to perform master planning services for this historic park due to their initial ideas and experience with similar projects in the region.

This beloved park had been renovated and additions have been made on several occasions throughout the years, yet the gazebo in the center of the park has not been part of these renovations and has fallen into disrepair. The goal of the master plan was to work closely with the neighborhood to create a physical master plan for Pioneer Women’s Park that would bring the park into the 21st Century. This master plan includes some analysis of the existing conditions, documentation of the public process that was conducted, and then the physical master planning that resulted in a final and preferred master plan for Pioneer Women’s Park. The document also includes details on the circulation patterns, lighting, plant materials, and other aspects of the project. Finally, the master plan includes a cost estimate for the improvements and funding strategy.
I. EXISTING CONDITIONS

Pioneer Women’s Park occupies approximately 2.27 acres in Las Cruces, New Mexico. It is located just a few blocks from downtown in the heart of the Alameda Historic District. The park is located a few blocks west of Main Street and City Hall and is bordered by the historic streets of West Las Cruces Avenue, West Court Avenue, North Reymond Street and North Miranda Street. It is a few blocks away from Klein Park which was renovated in 2014 and 2015. Pioneer Women’s Park is surrounded predominantly by historic houses in a residential neighborhood. The surrounding neighborhood has a small-town flavor with most of the buildings constructed of adobe that feature the flat or low shed roof styles of Spanish territorial architecture. A small boulangerie and crepe shop is located across the street from the southwest corner of the park, the Alma d’ Arte Charter High School is catty-corner from the park to the northeast and the Boys & Girls Club of America is within a few blocks.

Pioneer Women’s Park is a neighborhood park that was donated to the city of Las Cruces by the Woman’s Improvement Association (WIA), it dates back to 1896. It was the first park in Las Cruces at the time and has been known for many years known as “The Park”. The Park was deeded to the City by the WIA on June 11, 1924. It was then called “Pioneer Park”. During the Great Depression, the ladies from the WIA planted trees and shrubs in The Park. The cultural value of The Park to the surrounding area cannot be understated. In the center of The Park is an eight-sided gazebo, built in May 1898. The gazebo is often used for weddings, candle-light vigils and other family and community events. The gazebo has had its own meandering journey. In 1899, 15-foot extensions on either side were added. Eventually, one side of the extensions was enclosed in to create a meeting place for the WIA. Later, an arbor for vines was added to the pavilion and at another point it was a library. The gazebo received a major renovation in the 1970s and no further renovations or additions have happened since.

Before commencing design, a site inventory was conducted through photographs and site visits of various elements in the park. The team identified positive aspects of the park including the large grass areas, the large variety of trees and the historic gazebo. The existing park also had the following amenities: lighting, picnic areas, playground equipment, benches, trash receptacles, drinking fountains, ADA ramp access, sporadic plantings and interpretive signage (see photos).

Although the landscaping and gazebo have changed, Pioneer Women’s Park remains one of the City’s top ten parks.
II. WORK PROGRAM

2.1. CITY APPROVAL OF SCOPE OF WORK AND SCHEDULE

Sites Southwest and the City of Las Cruces shared information and understandings prior to the beginning work, at a partnering session or meeting to discuss the project. At this meeting information was shared, roles and responsibilities were discussed, and the team conferred about approach, scope and schedule. Also, discussed were important ideas relative to the public process and relating to the successful master planning for the Park. This phase of work included review of the City’s Parks and Recreation Master Plan, discussions of site and neighborhood conditions along with the goals of the City for this project. Fieldwork and verification was also conducted on the site and neighborhood, this helped the consultants understandings of the project site and allowed the team to confer regarding any missing place/site information.

2.2. PUBLIC INVOLVEMENT AND ENGAGEMENT

Public engagement for this project was one of the most important aspects of the work. Sites Southwest listened to the public and worked with them to transform their ideas into reality through a master plan that realizes their and the City’s goals. Four Public meetings or hearings were conducted.

Sites Southwest started the public engagement process with an initial meeting with the City to discuss the public’s interests and their general desires for the park. This helped the team understand the social and programmatic needs of the park’s based on prior user comments and due to the great social activism within the neighborhood.

2.2.1 Planning Design Workshops

After the initial meeting and strategy session with the City, the team began to plan the public engagement campaign including the three public meetings and one hearing with City Council. The master planning team started with local neighborhood representatives and then expanded the public engagement to the larger Las Cruces community. The team received local support throughout the project due to the initial meetings and then gained support from the larger metropolitan area population.

2.2.2 Neighborhood Association Meeting

In order to solicit input from the neighborhood that uses Pioneer Women’s Park the most, the City of Las Cruces scheduled a Neighborhood Association Workshop. The first meeting was held on January 31, 2019 from 6:00 pm until 7:30 pm at the Woman’s Improvement Association (WIA) building. The building is located at 340 North Reymond Street directly across from the park. After a presentation of the historical perspective by Lamaia Vaughn from the Dona Ana County Historical Society, meeting participants were invited to work collaboratively on park design ideas and helping to inform the master planning team. The participants were divided into three groups to work through ideas. A representative from each group presented their designs, likes, dislikes, issues and problems. The teams also presented their ideas and thoughts for the future of the park. Each group provided great insight into proposed uses for the park and created excitement and interest for their beloved park. The team found that many residents enjoy the open grass area, the gazebo and the playground. Common themes requested by the community included keeping and adding trees, refurbishing the gazebo and improving the sidewalks.
2.2.3 Community Event Workshop

The second public meeting was held at Pioneer Women’s Park in the gazebo on a sunny Saturday on March 9, 2019. This unorthodox venue for a public meeting was well received and attended by approximately 40 people. The public meeting resulted in well-engaged and productive input. The team presented three design concepts that included improvements, precedent images from other parks and sketches to help the public better envision the master plan concepts. The community viewed the designs, asked questions, wrote their comments and voted for their favorite design and design elements.

2.2.4 Public Meeting - Pre-Final Master Plan Presentation

The third and last public meeting was held at the Woman’s Improvement Association (WIA) building on April 11, 2019. The meeting was more formal than the previous public meetings and included a presentation of the preliminary pre-final master plan of the park. The design was based on the culmination of the three park designs. The presentation was followed by a question-and-answer session with attendees and the comments precipitated changes to the preferred park master plan.

2.2.5 City Hall Work Session

The City Council work session will be held at Las Cruces City Hall in the Council Chambers on June 17, 2019. Sites Southwest will provide a brief presentation that highlights the major components of the Conceptual Master Plan Design for Pioneer Women’s Park. A graphic illustration of the Conceptual Master Plan will be presented to the Council members and the public. The goal for this meeting is to get the approval for the final master plan design and funding to implement the revisions to the park.

Note: The Master plan process will be completed after City Council presentation.
After discussing the desires and goals of both the city and the community it became very evident that there was no real need for a site analysis other than a plant inventory. This was because for the most part the park will generally maintain its existing configuration but be brought up to current standards (ADA, ASHTO, etc...) and improved but not changed dramatically. In the appendix we have included the tree inventory that Jimmy Zabriskie conducted for the park.
IV. KEY COMPONENTS AND PROGRAMMING ANALYSIS

4.1 CONCEPTUAL MASTER PLAN ALTERNATIVES

CONCEPT 1 for Pioneer Women’s Park includes the maximum number of additional trees while maintaining the park’s existing layout. This concept refurbishes the gazebo by adding vine-covered pergolas on either side while improving upon the historic gazebo design. The plaza surrounding the gazebo, lined with ornamental trees, is widened to become a place for events like festivals, concerts, weddings or other activities. The design includes an opening/stage on the north side of the plaza. The concrete benches for the stage will be constructed with the salvaged concrete from the demolition of the existing sidewalks from the park. Concept 1 also includes a zone around the plaza for raised planting areas, a children’s garden in the south and an expanded natural playground with ADA equipment on the west side. The south side includes an open area for pick-up games of soccer, football and other outdoor activities. The east side of the park provides a picnic area along an ADA accessible path. The retained grass areas can accommodate commercial mowers. The sidewalks are expanded up to a ten-foot width, with a tree alley, allowing a larger public thoroughfare. The sidewalks keep the existing layout and a double row of trees surrounds the park. This concept also includes new intersections and crosswalks on each corner of the park to aid in pedestrian safety and to act as a traffic calming device. Also included is a raised pedestrian crosswalk to the WIA building.
CONCEPTUAL MASTER PLAN ALTERNATIVES

CONCEPT 2 for Pioneer Women’s Park is designed with landscape berms to give visitors a new physical and visual experience. The design incorporates a meandering natural path with fitness equipment along the park’s perimeter. The gazebo will be raised and will include ADA access on either side. The plaza with ornamental trees is widened to become a place for events like festivals, concerts, weddings or other activities. Also included in the design is a new opening/stage to the north side of the plaza with concrete seat walls. North Reymond Street becomes a new event street with special paving along the street between West Court Avenue and West Las Cruces Avenue. The event street can be temporarily closed to vehicles with removable bollards on both ends to control access during events. A new raised pedestrian crossing table to the WIA building is also part of the proposed design. This concept includes a zone around the plaza with a raised planting area, a children’s garden embedded in the landscape berms, an expanded natural playground with ADA equipment and an enclosed picnic area. The park’s south side will keep open for informal soccer and football games or other outdoor activities. One row of trees surrounds the park while the sidewalks are widened.

LEGEND:
1. RAISED GAZEBO W/ ADA ACCESS
2. EXISTING WIA BUILDING
3. EVENT STREET W/ SPECIAL PAVING AND RAISED PEDESTRIAN TABLE FOR TRAFFIC CONTROL
4. NATURAL PLAYGROUND W/ BERM
5. KID’S GARDENING / PLANTING AREAS
6. PLAZA W/ FLOWERING TREES
7. SHRUB BEDS
8. OPENING FOR EVENTS WITH SEATING WALLS
9. LAWN WITH BERM
10. PICNIC AREA
11. 10’ WIDE SIDEWALK
12. 4’ NATURAL PATH W/ FITNESS EQUIPMENT

CONCEPT 2
CONCEPTUAL MASTER PLAN ALTERNATIVES

CONCEPT 3 for Pioneer Women’s Park provides a fresh design interpretation of the historic axial sidewalk pattern. The raised deck and gazebo in the center of the park will be elevated and ADA access to the gazebo will be provided. A raised overlook mimicking the historical gazebo design footprint will also be added. The central deck/plaza will become a place for events, festivals, concerts, weddings and other activities. A raised pedestrian crossing table to the WIA building will provide safe access to the historic building. The addition of curved design features, filled with hardscape areas for picnics, planted areas, a children’s garden and a playground will follow the diagonal sidewalks and widen the influence of shrub beds. The sidewalk’s paving pattern follows the curved design of the park. One row of trees (placed by parking spaces) surrounds the park on all sides.

LEGEND:
1. Gazebo on Raised Deck
2. Existing WIA Building
3. Pedestrian Crossing Table for Traffic Control
4. Natural Playground
5. Kid’s Gardening
6. Overlook (Raised)
7. Shrub Beds (Different Grass)
8. 15’ Wide Sidewalk
9. Lawn
10. Picnic Area
11. 10’ Wide Walkways with Undulating Shrub Beds for a Modern Motif (Colored Concrete)
12. Steps and Ramps
4.2 PRELIMINARY PRE-FINAL MASTER PLAN

Following the second public meeting, in which three concept master plans were presented, the next step in the process was to develop one preferred pre-final master plan to present at the third and final public meeting. The pre-final master plan combines the best aspects of the three previous concept designs and utilizes the comments and votes of residents and the city to develop the plan. After the comments were assessed and voting was counted, Concept 2 was generally the most preferred option but it too needed some revisions based on comments. The pre-final master plan included a refurbished gazebo with a vine-covered pergola from Concept 1. The berms from the original design were reduced in size and slope for easier maintenance. Other improvements included the natural path with fitness equipment along the outside border of the park, and the event street. The new raised pedestrian crossing table connecting to the WIA building was also preferred. The plaza with ornamental trees is widened for an event space for festivals, concerts, weddings or other activities capable of handling of park users. A stage/gazebo opening with recycled concrete from the sidewalks will be added to the north side of the plaza for amphitheatre style seating. Raised planting areas will surround the plaza while the south side will be kept open for informal play of soccer, football or other activities. The sidewalks will be widened to ten-feet with six-foot concrete pavers and a four-foot wide crusher fines adjacent. The sidewalks to the gazebo will keep the existing layout of the park in an axial pattern. The final concept incorporates new intersections on each corner of the park like Concept 1. The main difference between the previous concepts and the pre-final master plan is the new proposed location, on the east side of the park, of the natural playground as requested by many participants of the second public meeting.

Note: Parks & Recreation and Public Works Departments staff, reviewed and analyzed this pre-final plan, commenting on feasibility.
4.3 FINAL MASTER PLAN

The comments made at the third and final public meeting precipitated some final changes to the Pre-
Final Master Plan. They were not extensive comments however one that generated the most concern
from local residents was the idea of the event street. After discussions with city staff this concept was
deleted from the plan along with other more minor revisions. The final plan iterations and combines them into a final document which best meets the desires of residents, the judgment of City staff and government officials and the experience of the consultant team. The final master plan retained many of the same amenities and improvements found in prior studies. The final master plan for Pioneer Women’s Park includes:

- **PLAZA** - The plaza, lined with ornamental trees will become larger and useful for events such as weddings and other smaller events or other activities for people.
- **STAGE/OPENING IN GAZEBO** - The design includes a new opening on the north side of the gazebo with an amphitheatre featuring seat walls using salvaged concrete.
- **GAZEBO AND PERGOLA** – The gazebo will be rebuilt or rehabilitated adding vine-covered pergolas on either side while drawing from its historical design.
- **TREES** - After the tree inventory was completed by Jimmy Zabriskie, the Community Forester from the Parks & Recreation Department of the city of Las Cruces it was found that sixteen trees need to be removed due to safety concerns. Of the remaining trees, a few require special care (including corrective pruning) to maintain or improve their health. The design allows additional trees in the park to provide more shade for visitors, especially in the playground area. The final design includes a double row of trees surrounding the park. The additional proposed trees are primarily native trees that will thrive in the Las Cruces climate.
- **LAWN** – The design keeps most of the existing turfgrass. The park’s south side will retained as open space for informal play of soccer, football or other activities. The large turf area can also be used for celebrations and other community events as the city sees fit. The north side of the lawn will be graded with landscape berms to give visitors a new physical and visual experience and create water harvesting opportunities while maintaining turfgrass.
- **PLANTING** – While a large portion of the park is turfgrass to accommodate play and other uses, a new raised planter will be added around the plaza. The landscaping will be tolerant to the climate of Las Cruces and will meet all Parks and Recreation requirements for maintenance.
- **SIDEWALKS IN THE PARK** – The sidewalks within the park and its perimeter will be widened to ten-feet. That will include a six-foot width of concrete pavers and a four-foot wide crusher fines soft surface path. The sidewalks leading to the gazebo will retain the axial pattern. These pathways act as the linkage to the park’s access points at intersections.
- **SIDEWALKS ALONG STREETS** - The sidewalks along streetsides of the park will be expanded up to ten feet in width. The parkway strips between the sidewalks and the street curb will be walkable and include an alley of trees.
- **GREEN STORMWATER INFRASTRUCTURE** – In order to capture and reuse water from the berms the project will include subsurface wicks which will supply existing and proposed trees with sustenance.
- **NATURAL PATH** – The design incorporates a meandering crusher fines path with some fitness equipment along the park’s perimeter. This path also acts as the linkage to the park’s access points along perimeter streets and provides a basis for a network of internal paths that connect the plaza adjacent to the gazebo, the playground, picnic areas and other amenities.
- **NATURAL PLAYGROUND** – To the west of the park, a new natural playground with historic motifs will enhance the experience for children and families. This new playground will include the a new play structure and ADA-accesss.
- **ADA ACCESSIBILITY** – All access to and within the park will meet the requirements of the Americans with Disabilities Act. The gazebo will also be ADA-accessible. Curb ramps at the intersections and the raised pedestrian table to the WIA building will ensure ADA-accessibility. The raised pedestrian table will be colored concrete or concrete pavers.
- **SITE FURNITURE** – Seating, trash receptacles, drinking fountains, fitness equipment, removable bollards and other furniture need to be added to the park’s inventory. Space for picnicking with fixed furniture will also be provided, which is integral to the parks use. The furniture will follow historic motifs.
- **PARK LIGHTING AND ENERGY** – Presently, there are several different types of light standards and fixtures in Pioneer Women’s Park. Park neighbors believe current lighting to be insufficient for safety and park use. One of the most important needs is lighting along each of the axial walks inside the park and along the surrounding streets. This lighting should be consistent with the historic character of the park and made up of pedestrian scale lighting standards of 12’ ht. and potentially bollard lighting. The design also proposes ceiling mounted lighting on the gazebo and the pergolas and in-wall mounted fixtures along the seating walls at the plaza.
- **INTERSECTIONS** - This design recommends new intersections with crosswalks on each corner of the park for pedestrian safety and for school children crossing the street. Pigmented concrete is also recommended potentially with concrete pavers as accents.
- **ENTRY WALLS** – On each corner of the park, the existing stone walls will be refurbished.
- **ART SCULPTURE** – To ensure safety to the visitors a few trees must be removed. The design proposes to re-use the remaining trunks and or wood to create new art sculpture from the trees as a memory of trees past.
LEGEND

- PROPOSED TREES
- EXISTING DECIDuous TREES
- EXISTING EVERGREEN TREES
- PROPOSED FLOWERING TREES
- 12' HIGH STREET LIGHTS
- 12' HIGH PARK LIGHTS
- BOLLARDS
- REFURBISHED GAZEBO
- EXISTING WIA BUILDING
- PEDESTRIAN CROSSING TABLE FOR TRAFFIC CONTROL
- NATURAL PLAYGROUND W/ BERMS
- PERGOLA W/ VINES
- PLAZA W/ FLOWERING TREES
- RAISED PLANTING AREA
- OPENING IN GAZEBO FOR EVENTS WITH SEATING WALLS
- LAWN WITH LOW BERMS
- GREEN STORMWATER INFRASTRUCTURE
- FIXED MODULAR SEATING & PICNICKING
- 10' WIDE SIDEWALK W/ LIGHTING: 6' WIDE W/ CONCRETE PAVERS & 4' WIDE CRUSHER FINES
- 4' NATURAL PATH W/ FITNESS EQUIPMENTS
- TREE SCULPTURES
- REFURBISHED STONE WALLS (all four entries)
- PROPOSED INTERSECTIONS W/ PEDESTRIAN CROSSWALKS
- 6' WIDE COLORED CONCRETE & 4' WIDE CRUSHER FINES

W COURT AVE.  W LAS CRUCES AVE.

N MIRANDA ST.  N REYMOND ST.
4.3.1 ADDITIONAL DETAIL DRAWINGS

CONCEPTS FOR THE Pergola

OPTION A

OPTION B

CROSS SECTIONS THROUGH THE PARK
4.3.2 GREEN STORMWATER INFRASTRUCTURE

WICKING PERMACULTURE

MOISTURE CAPTURED IN WICKS FOR TREE ROOTS AMENDED SOIL
4.3.3 CIRCULATION DIAGRAM GAZEBO

Primary circulation for the park will be facilitated by the ten-foot wide axial paths. These pathways will act as the link to the park’s access points. Secondary circulation is facilitated by the crusher fines path which provides a network of internal paths that connect to the plaza. In order to ensure the passage through the gazebo, there will be three fixed walls. The visual and walkable connection between the opening on the north wall of the gazebo is also provided for small events.
4.3.4 LIGHTING PLAN

Currently, there are several different types of park lights at Pioneer Women’s Park. As a result of the public meetings, the team discovered that the park neighbors believe that the current lighting is insufficient. One of the most current needs is consistent lighting along the inside path and along the surrounding streets. The design proposes new twelve-foot high streetlights and twelve-foot high park lighting, new ceiling lighting fixtures for the gazebo, pergola and wall-mounted lighting along the seating walls at the plaza.
4.3.5 PLANTING & SITE FURNISHING PALETTE

**GROUNDCOVER & SHRUBS**

- LANTANA ‘CONFETTI’ FOR GROUNDCOVER
- SPANISH BROOM – SPARTIUM JUNCEUM
- VALENTINE BUSH – EREMOPHILA MACULATA
- UPRIGHT ROSEMARY - ROSMARINUS OFFICINALIS
- PURPLE FORANGE BELLS – TECOMA STANS
- DAMIANITA – CHRYSACTINIA MEXICANA
- BLACK DALEA - DALEA FRUTESCENS
- RED BIRD OF PARADISE – CAESALPINA GILLESII
- LYNN’S LEGACY SAGE – LEUCOPHYLLUM LANGMANIAE
- CHIHUAHUAN SAGE – LEUCOPHYLLUM LAEVIGATUM
- HONEYSUCKLE – LONICERA JAPONICA
- RED YUCCA – HESPERALOE PARVIFLORA
- BUTTERFLY GAURA – GAURA LINDHEIMERI
- POTATO VINE - SOLANUM LAXUM
- CANNA - GARDEN REDGOLD

**TREES**

- TEXAS RED OAK – QUERCUS BUCKLEYI
- TEXAS HONEY MESQUITE – PROSOPIS SPP.
- LACEBARCK ELM – ULMUS PARVIFOLIA
- CHINESE PISTACHE – PISTACIA CHINENSIS
- CHINQUAPIN OAK  – QUERCUS MUEHLENBERGII
- PLATANUS MEXICANA – MEXICAN SYCAMORE
- MONTEZUMA CYPRESS – TAXODIUM MUCRONATUM
- TEXAS MONTERREY OAK – QUERCUS POLYMORPHA

**SITE FURNISHING**

- BENCHES
- LIGHTING
- TRASH BINS
- PICNIC FURNITURE
- DRINKING FOUNTAIN

- RECYCLED SOLID STEEL, BARRED BACKS
- INHABITED STONE AMPHITHEATER / STAGE
- HEAVY DUTY STEEL BENCH W/ BACK
- TRASH RECEPTABLES
- PAVING INLAID WITH CAST ALUMINUM, BEAD BORDERS

**SHORT STORY**

The concept of the Pioneer Women’s Park emphasizes a blend of natural and constructed elements to create an inclusive and engaging space for visitors. The plant palette includes a diverse range of species from groundcovers to shrubs and trees, each selected for their aesthetic appeal and environmental benefits. For seating, the park features a mix of recycled materials, including benches crafted from recycled steel, and benches with back support to accommodate different populations. The site furnishings are designed to enhance the user experience, offering a blend of traditional and modern elements to cater to various activities and preferences. The park’s design aims to honor the contributions of women in Las Cruces through its architecture and landscape features, making it a fitting tribute to the city’s rich history.
V. PRELIMINARY COST ESTIMATE AND FUNDING STRATEGY

5.1 PRELIMINARY COST ESTIMATE

The Opinion of Probable Cost below is divided into the Phase I through 4. Because Pioneer Women’s Park is a master plan and there was no site survey available for the project area, the costs are not as accurate as a construction project estimate might be. A 20 percent contingency was therefore included in the Opinion of Costs to account for this. Another item worth noting is the cost estimate is parametric which means it was developed using basic areas and lengths with a simple x and y coordinate system and basic geometric calculations. Again, this is because the project was designed to a master plan level of development and no survey was available.

Prepared by: Sites Southwest 5/17/2018

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Subtotal of Landscape Items PHASE 1: $621,440.00
Contingency @ 20%: $124,288.00
8.313% NMGRT: $51,660.31

ESTIMATED TOTAL COST FOR PHASE 1: $797,388.31

PHASE 2

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Subtotal of Landscape Items PHASE 2: $338,530.00
Contingency @ 20%: $67,706.00
8.313% NMGRT: $28,142.00

ESTIMATED TOTAL COST FOR PHASE 2: $434,378.00

Costs were based on the team’s knowledge of construction today, incremental costs for future years were not applied since inflation levels and construction cost increases are unknown.

Survey and design costs have not been included in these opinions of cost because design costs will vary dependent on whether the project is phased or not. Generally to estimate design costs the state engineers fee curve would be the best tool to utilize.

NOTE: The team recommends that the project be built in one phase of work due to the issues associated with building integrated features at different points in time and the greater cost involved in building the project in phases. However, if the park is built in phases as we have described herein, the phases that we have recommended are probably the best way to phase construction.
## PHASE 3

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<td>LS</td>
<td>$7,500.00</td>
<td>$7,500.00</td>
</tr>
<tr>
<td><strong>HARDSCAPE</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Bluestone Crusher fines landscape and irrigation, Street</td>
<td>8,200</td>
<td>SF</td>
<td>$5.00</td>
<td>$41,000.00</td>
</tr>
<tr>
<td>6</td>
<td>4' wide Crusher fine fitness path</td>
<td>5,710</td>
<td>SF</td>
<td>$2.00</td>
<td>$11,420.00</td>
</tr>
<tr>
<td>7</td>
<td>Stabilized Crusher Fines picnic Area, 4' Depth, Compacted</td>
<td>1,240</td>
<td>SF</td>
<td>$2.00</td>
<td>$2,480.00</td>
</tr>
<tr>
<td><strong>PLAYGROUND AND SITE FURNITURE</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>New Playground Equipment</td>
<td>1</td>
<td>LS</td>
<td>$75,000.00</td>
<td>$75,000.00</td>
</tr>
<tr>
<td>10</td>
<td>Playgound Resilient Surface</td>
<td>1,050</td>
<td>SF</td>
<td>$15.00</td>
<td>$15,750.00</td>
</tr>
<tr>
<td>11</td>
<td>6' Park Bench w/ back, Installed</td>
<td>12</td>
<td>EA</td>
<td>$1,200.00</td>
<td>$14,400.00</td>
</tr>
<tr>
<td>12</td>
<td>Trash Receptacles, Installed</td>
<td>8</td>
<td>EA</td>
<td>$1,200.00</td>
<td>$9,600.00</td>
</tr>
<tr>
<td>13</td>
<td>Bollards, installed (4 bollards will be removable)</td>
<td>18</td>
<td>EA</td>
<td>$500.00</td>
<td>$9,000.00</td>
</tr>
<tr>
<td>14</td>
<td>Fitness equipment, installed</td>
<td>1</td>
<td>LS</td>
<td>$10,000.00</td>
<td>$10,000.00</td>
</tr>
<tr>
<td>15</td>
<td>Tree Sculpture / Art, Installed</td>
<td>3</td>
<td>EA</td>
<td>$5,000.00</td>
<td>$15,000.00</td>
</tr>
<tr>
<td>16</td>
<td>Drinking Fountain, including Waterline Connection, CP</td>
<td>1</td>
<td>EA</td>
<td>$7,500.00</td>
<td>$7,500.00</td>
</tr>
<tr>
<td>17</td>
<td>LED-Lighting Park (12' high)</td>
<td>12</td>
<td>EA</td>
<td>$2,500.00</td>
<td>$30,000.00</td>
</tr>
<tr>
<td>18</td>
<td>LED Lighting Shed (12' High)</td>
<td>41</td>
<td>EA</td>
<td>$2,500.00</td>
<td>$102,500.00</td>
</tr>
<tr>
<td>19</td>
<td>Canopyary or Building mounted (Gazebo and Pergola)</td>
<td>1</td>
<td>LS</td>
<td>$25,000.00</td>
<td>$25,000.00</td>
</tr>
<tr>
<td>20</td>
<td>Retaining Intrepretive Signs</td>
<td>2</td>
<td>EA</td>
<td>$3,500.00</td>
<td>$7,000.00</td>
</tr>
<tr>
<td>21</td>
<td>Pot Waste Bag Dispenser with Post, Installed</td>
<td>2</td>
<td>EA</td>
<td>$800.00</td>
<td>$1,600.00</td>
</tr>
<tr>
<td>22</td>
<td>Picnic Tables, Installed</td>
<td>10</td>
<td>EA</td>
<td>$3,000.00</td>
<td>$30,000.00</td>
</tr>
<tr>
<td><strong>PLANTERS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>23</td>
<td>Planters w/ Irrigation System (big), 18&quot; high</td>
<td>5</td>
<td>EA</td>
<td>$5,500.00</td>
<td>$17,500.00</td>
</tr>
<tr>
<td>24</td>
<td>Planters w/ Irrigation System (small), 18&quot; High</td>
<td>2</td>
<td>EA</td>
<td>$2,500.00</td>
<td>$5,000.00</td>
</tr>
<tr>
<td><strong>LANDSCAPE</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>25</td>
<td>Topiary and Irrigation ponytail (assuming replacement of existing turf)</td>
<td>25,900</td>
<td>SF</td>
<td>$5.00</td>
<td>$127,900.00</td>
</tr>
<tr>
<td>26</td>
<td>1/12&quot; Cal. Deciduous Trees</td>
<td>33</td>
<td>EA</td>
<td>$400.00</td>
<td>$13,200.00</td>
</tr>
<tr>
<td>27</td>
<td>Native Ornamental Tree (2 ft box)</td>
<td>8</td>
<td>EA</td>
<td>$350.00</td>
<td>$2,800.00</td>
</tr>
<tr>
<td>28</td>
<td>Green Stormwater Infrastructure (Wicking Bermacules)</td>
<td>1</td>
<td>LS</td>
<td>$10,000.00</td>
<td>$10,000.00</td>
</tr>
<tr>
<td>29</td>
<td>3 gallon Plantings for Planters (1 plant/4 sf)</td>
<td>875</td>
<td>EA</td>
<td>$40.00</td>
<td>$35,000.00</td>
</tr>
<tr>
<td>30</td>
<td>Vine for Pergola, Installed</td>
<td>90</td>
<td>EA</td>
<td>$36.00</td>
<td>$3,240.00</td>
</tr>
<tr>
<td>31</td>
<td>Sisal (anelled soil)</td>
<td>4</td>
<td>EA</td>
<td>$2,000.00</td>
<td>$12,000.00</td>
</tr>
</tbody>
</table>

Subtotal of Landscape Items PHASE 3: $740,827.00
Contingency @ 20%: $148,165.40
8.313% NMGRT: $61,584.95

**ESTIMATED TOTAL COST FOR PHASE 2**: $950,577.35

**ESTIMATED TOTAL COST FOR PHASE 1-3**: $2,182,343.65
The funding strategy will be developed for future inclusion into the 5 Year Schedule of Capital Improvement Projects in the City’s Annual Budget.

### 5.2 FUNDING STRATEGY

Private Foundation Funding

|McCune Charitable Foundation| Funds many natural resources, urban planning, and built environments projects in New Mexico, including 58 projects in Las Cruces in 2018 alone. |
|Trust for Public Land| Provides grant opportunities to build local parks & recreation areas. |

Public Funding

|National Parks Service| Provides grant opportunities in historic preservation and local preservation. |
|State Legislative Capital Outlay Funds| Capital outlay funds, in the context of government, are those used to build, improve or equip physical property that will be used by the public. |
VI. IMPLEMENTATION - PHASING PLAN

PHASING PLAN - PHASE 1

Pioneer Women’s Park was originally built before the modern park standards like the Americans with Disabilities Act (ADA) and park guidelines developed by the Recreation and Parks Association. Perhaps the most important phase of work is to upgrade the walking paths and the central plaza and gazebo. Since the existing four-foot wide axonal paths are too narrow for two people walking side by side, design standards would dictate widening them to a minimum five-foot path, preferred six-foot width. Also, the existing ramp at North Reymond does not meet ADA guidelines, and lighting at the park is haphazard or in disrepair and should be upgraded. While not important from a standards and guidelines perspective, the stone walls at the four main entrances of the park are in disrepair with cracking surfaces and should also be replaced. Although most of the park’s trees can be preserved, sixteen trees need to be removed for safety concerns; of the remaining trees, a few require special care to maintain or improve tree health and user safety. In short, the most important improvements to the park are to make it accessible to visitors with disabilities and safe for visitors. For the first phase of construction, the team recommends replacing the sidewalks of the park, including those along the perimeter, building the plaza with concrete benches and planters, repairing the stone walls at the entrances and modification of the existing irrigation system if necessary. Replacing the gazebo and the construction of the new pergola would can also be done in this phase.
Phase 2 will encompass all necessary road work surrounding the park including new intersections and the raised pedestrian crossing table to the WIA building.
Phase 3 will include the landscaping, construction or modification of the remaining walkways, installing crusher fines trails andusher fines path along the street, constructing the natural playground, installing the turf area with the berms and stormwater harvesting systems, planting new trees, planting for the raised planter, vines for the pergola and installation of the new irrigation system.

Phase 3 also includes the installation of all site furnishing (like the fixed/removable bollards), lighting, picnic furniture, park benches, fitness equipment, trash bins, drinking fountains, signage and tree sculptures.
EXISTING TREE INVENTORY MAP

TREES INVENTORY LIST
# TREE INVENTORY LIST

## TREES TO BE REMOVED

<table>
<thead>
<tr>
<th>#</th>
<th>Size</th>
<th>Genus &amp; Species</th>
<th>Name</th>
<th>Comments</th>
<th>Remove</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>48&quot; DBH</td>
<td>Morus alba</td>
<td>Mulberry</td>
<td></td>
<td>16</td>
</tr>
<tr>
<td>2</td>
<td>3&quot; cal.</td>
<td>Pistacia x</td>
<td>Red Push Pistache</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>2.5&quot; cal.</td>
<td>Pistacia x</td>
<td>Red Push Pistache</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>30&quot; DBH</td>
<td>Morus alba</td>
<td>Mulberry</td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>5</td>
<td>2.5&quot; cal.</td>
<td>Pistacia x</td>
<td>Red Push Pistache</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>30&quot; DBH</td>
<td>Morus alba</td>
<td>Mulberry</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>30&quot; DBH</td>
<td>Morus alba</td>
<td>Mulberry</td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>8</td>
<td>2.5&quot; cal.</td>
<td>Pistacia x</td>
<td>Red Push Pistache</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>30&quot; DBH</td>
<td>Morus alba</td>
<td>Mulberry</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>28&quot; DBH</td>
<td>Morus alba</td>
<td>Mulberry</td>
<td></td>
<td></td>
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</tbody>
</table>

**Clockwise from the NW parkway trees along Court**

<table>
<thead>
<tr>
<th>#</th>
<th>Size</th>
<th>Genus &amp; Species</th>
<th>Name</th>
<th>Comments</th>
<th>Remove</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>24&quot; DBH</td>
<td>Morus alba</td>
<td>Mulberry</td>
<td>cut back, blocking sidewalk</td>
<td>1</td>
</tr>
<tr>
<td>2</td>
<td>2.5&quot; cal.</td>
<td>Pistacia chinensis</td>
<td>Chinese Pistache</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>2.5&quot; cal.</td>
<td>Pistacia chinensis</td>
<td>Chinese Pistache</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>2.5&quot; cal.</td>
<td>Pistacia chinensis</td>
<td>Chinese Pistache</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>36&quot; DBH</td>
<td>Morus alba</td>
<td>Mulberry</td>
<td>cut back, blocking sidewalk</td>
<td>1</td>
</tr>
<tr>
<td>6</td>
<td>2.5&quot; cal.</td>
<td>Pistacia chinensis</td>
<td>Chinese Pistache</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>2.5&quot; cal.</td>
<td>Pistacia chinensis</td>
<td>Chinese Pistache</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>2.5&quot; cal.</td>
<td>Pistacia chinensis</td>
<td>Chinese Pistache</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>2.5&quot; cal.</td>
<td>Pistacia chinensis</td>
<td>Chinese Pistache</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Clockwise from the SE parkway trees along Las Cruces**

<table>
<thead>
<tr>
<th>#</th>
<th>Size</th>
<th>Genus &amp; Species</th>
<th>Name</th>
<th>Comments</th>
<th>Remove</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>30&quot; DBH</td>
<td>Morus alba</td>
<td>Mulberry</td>
<td>cut back, female, leaning over street</td>
<td>1</td>
</tr>
<tr>
<td>2</td>
<td>6&quot; DBH</td>
<td>Fraxinus velutina</td>
<td>Arizona Ash</td>
<td>Prune to lift up</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>6&quot; DBH</td>
<td>Fraxinus velutina</td>
<td>Arizona Ash</td>
<td>Prune to lift up</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>6&quot; DBH</td>
<td>Fraxinus velutina</td>
<td>Arizona Ash</td>
<td>Prune to lift up</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>6&quot; DBH</td>
<td>Fraxinus velutina</td>
<td>Arizona Ash</td>
<td>Prune to lift up</td>
<td></td>
</tr>
</tbody>
</table>

**Clockwise from the SW parkway trees along Maranda**

<table>
<thead>
<tr>
<th>#</th>
<th>Size</th>
<th>Genus &amp; Species</th>
<th>Name</th>
<th>Comments</th>
<th>Remove</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>18&quot; DBH</td>
<td>Morus alba</td>
<td>Mulberry</td>
<td>die back, rot, strong lean, closest to gazebo</td>
<td>1</td>
</tr>
<tr>
<td>2</td>
<td>24&quot; DBH</td>
<td>Morus alba</td>
<td>Mulberry</td>
<td>large dead limb, prune</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>30&quot; DBH</td>
<td>Morus alba</td>
<td>Mulberry</td>
<td>cut back, female, leaning over street</td>
<td>1</td>
</tr>
<tr>
<td>4</td>
<td>30&quot; DBH</td>
<td>Morus alba</td>
<td>Mulberry</td>
<td>cut back, blocking sidewalk</td>
<td>1</td>
</tr>
</tbody>
</table>

**North quadrant**

<table>
<thead>
<tr>
<th>#</th>
<th>Size</th>
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<th>Comments</th>
<th>Remove</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>36&quot; DBH</td>
<td>Morus alba</td>
<td>Mulberry</td>
<td>growing over curb</td>
<td></td>
</tr>
</tbody>
</table>

**East quadrant**

<table>
<thead>
<tr>
<th>#</th>
<th>Size</th>
<th>Genus &amp; Species</th>
<th>Name</th>
<th>Comments</th>
<th>Remove</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>18&quot; DBH</td>
<td>Morus alba</td>
<td>Mulberry</td>
<td>star dead limb, prune</td>
<td></td>
</tr>
</tbody>
</table>

**South quadrant**

<table>
<thead>
<tr>
<th>#</th>
<th>Size</th>
<th>Genus &amp; Species</th>
<th>Name</th>
<th>Comments</th>
<th>Remove</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>18&quot; DBH</td>
<td>Morus alba</td>
<td>Mulberry</td>
<td>dead wood, prune</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>30&quot; DBH</td>
<td>Morus alba</td>
<td>Mulberry</td>
<td>strong lean to east</td>
<td>1</td>
</tr>
</tbody>
</table>

**West quadrant**

<table>
<thead>
<tr>
<th>#</th>
<th>Size</th>
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<th>Name</th>
<th>Comments</th>
<th>Remove</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>18&quot; DBH</td>
<td>Ulmus americana</td>
<td>American Elm</td>
<td>Rot, hollow</td>
<td>1</td>
</tr>
</tbody>
</table>