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PIONEER WOMEN’S PARK STAKEHOLDERS AND PLANNING PARTNERS

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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 Alameda-Depot Historic District it should be renovated and updated to current standards.

Neighbors and members of the Alameda Depot Neighborhood Association sought support from New Mexico Legislature and the City of Las Cruces for conducting a master planning process for Pioneer Women’s Park. With financial support from the NM Legislature, the City of Las Cruces released a Request for Proposal (RFP) 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 because of 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 recent 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 report elaborates on the analysis of the existing conditions at the park. The report also provides documentation of the extensive public process and the steps of the physical master planning effort that ensued resulting in a final and preferred master plan for the renovation of Pioneer Women's Park.

In general, the analysis of existing conditions revealed that the park needs to be brought up to current standards of safety, accessibility and lighting. Also, a number of trees are unhealthy or are placed such that they impede irrigation coverage and should be removed to ensure public safety in the vicinity of the park.

Throughout the project, City staff and the consultant team worked hard to listen to and involve all the community in the planning process, to try to satisfy as many constituent desires as possible. The planning process included four (4) public workshops/meetings. The first workshop was a scoping meeting in which only the existing aerial photo was presented in order to hear unbiased public desires and involve them in the design. The second, third, and fourth workshops and meetings concluded with a presentation of the final preferred concept.

Throughout the planning process, participants presented many ideas, some conflicting, and all public input was heard and important. Even at the last minute, public input counted and greatly influenced the final preferred plan. For instance, an idea that resonated with many of the participants in the second public workshop was that of an “Event street” on North Reymond Street. However, during the third public meeting a neighbor expressed concern about the noise that that type of street could generate. During that third public meeting the neighbor swayed other members of the community to agree with that opinion. Based on this new consensus public opinion, the event street concept was removed from the final preferred master plan.

Inside this report you will also see the steady progression of the master plan from the initial planning design session stemming from ideas from constituents, to the final preferred plan with updates. Over the span of the project, the master plan progressed from no plan, to three options, to one final preferred master plan. In the end, the final preferred graphic master plan is quite similar in configuration to the existing park. While it includes wider sidewalks for mobility and pedestrian comfort and safety, and a somewhat larger plaza like area around the gazebo, it retains almost all of the existing trees (except for the 13 declining trees) and it preserves the axial design of the sidewalks and location of amenities like the updated and safer playground. Jeff Anderson, extension agent with NMSU and Alameda-Depot neighborhood resident, commented extensively on the proposed plant palette. The design also retains the gazebo, though refurbished, and it provides safer crossings at corners and to the WIA Building. The park is also planned to be much more carefully lit through pedestrian sized lights that meet the requirements for dark skies.

Finally, the master plan includes a cost estimate for the preferred master plan improvements as well as funding strategies to suggest some avenues the City of Las Cruces may pursue in budgeting these park upgrades for the future.

The final preferred master plan will guide one of Las Cruces’ best and most well-loved parks to a future that is brighter and safer as a park that can withstand the test of time for many years to come. The Master Plan provides the community with a blueprint that the city can implement over time while respecting the history of this venerable public asset.
I. PROJECT UNDERSTANDING

1.1 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-Depot Historic District. The park is located a few blocks west of Main Street and City Hall and is bordered by West Las Cruces Avenue, West Court Avenue, North Reymond Street and North Miranda Street. It is eight blocks west of 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 late 19th century revival, mission or Spanish revival, or late Victorian architecture. The Alma d’ Arte Charter High School is in the Court Youth Center building catty-corner from the park to the northeast and the Boys & Girls Club of America building 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 to 1896. It was the first park in Las Cruces at the time and has been known for many years known as “City Park”. The City 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 “City 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 arbors 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. These additions were removed as part of the 1970’s renovation. 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 has the following amenities: lighting, picnic areas, playground equipment, benches, trash receptacles, drinking fountains, ADA ramp access, sporadic plantings and interpretive & rules signage (see photos).

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

1.2 PROJECT INITIATION AND FUNDING

Neighborhood residents and members of the Alameda Depot Neighborhood Association have long discussed the need for renovations at Pioneer Women’s Park. In recognition of the need to gather ideas and suggestions into a single park master plan, the park neighbors sought New Mexico State Legislative support for the project. At the 2018 New Mexico Legislative session, the City of Las Cruces was granted funding to complete the master planning process in consent with the neighbors and other stakeholders.
II. WORK PROGRAM

2.1 CITY APPROVAL OF SCOPE OF WORK AND SCHEDULE

Sites Southwest and the City of Las Cruces staff 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 were also conducted on the site and neighborhood, this helped the consultant’s 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 there 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 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 including members of the Alameda Depot Neighborhood Association, the Alameda-Depot Historic District and the Doña Ana County Historic Society, 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.

2.2.1.a Neighborhood Association Workshop

In order to solicit input from the neighbors who use Pioneer Women’s Park the most, the City of Las Cruces scheduled a Neighborhood Association Workshop. This workshop 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 Doña 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 consultant 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.
2.2.1.b Community Event Workshop

The second public workshop 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. These concepts were developed by Sites Southwest and based solely on the extensive input ideas presented by the groups at the first workshop. These concepts each included improvements, precedent images from other parks and sketches to help the public better envision the master plan concepts. The community discussed the designs, asked questions, wrote their comments and voted for their favorite design and design elements.

2.2.1.c 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 workshops and included a presentation of the preliminary pre-final master plan of the park. The design was based on all the input received, on the voting and preferences expressed by the public at the workshops, and on the varied and sometimes conflicting ideas expressed by workshop attendees. The presentation was followed by a question-and-answer session with attendees and the comments heard and recorded at the meeting precipitated changes to the preferred park master plan.

2.2.2 City of Las Cruces Approval Process

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.

Note:
The Master plan process will be completed after City Council presentation on October 7th, 2019.

The Pioneer Women’s Park Conceptual Master Plan was presented by City staff at the June 20, 2019 Parks and Recreation Advisory Board meeting. Also, at the meeting several neighbors with questions and concerns about the Conceptual Master Plan. The board tabled the vote to recommend approval of the Pioneer Women’s Park Conceptual Master Plan and Report to the August 15, 2019 meeting. This will allow time to address the comments and concerns expressed by the neighbors and the Board members.
In most cases the site analysis for a park consists of viewshed analysis, a soil study, a slope assessment and circulation studies, among other analyses. Because Pioneer Women’s Park is already in use, circulation is in general tied to the streets that border it and the intersections become entrance points, and within the park, the alignment of interior sidewalks works as they exist, although they are too narrow. The only circulation that should be enhanced is the connection of the park to the WIA and widening walkways. In terms of viewsheds, the park is so heavily planted that the viewsheds are relatively unimportant, except those towards the park from the neighborhood and the street. It will be important to retain views into the park to maintain park safety. The site analysis is therefore more directed towards review of park features through aerial photographs and photographic and written documentation of park elements as well as ground truthing features through walkthroughs to take note of important amenities and components. What was noted is generally the condition of the gazebo, which needs rehabilitation, and the furniture and playground, which do not wholly match park character. We also requested that Jimmie Zabriskie, Community Forester, conduct a study of the trees particularly because it was evident that many were near the end stages of their lives – see appendix for the results of the study. Lastly, we conducted interviews with two important citizens that understand the history of the park, Robert Cruise, important architectural restoration specialist who understands the gazebo and its history, and Lamaia Vaughn, member of the Doña Ana Historical Society and park historical expert. These two residents gave freely of their time and provided the team with accurate and important perspectives on the park and its history. Robert provided historical photographs of the gazebo that helped us in our master planning. The history and uses of the Women’s Improvement Association Building (WIA) was also important in understanding the direct relationship of the building to the park’s history. Other important aspects of the existing park are noted on the site analysis on this page.
IV. KEY COMPONENTS AND PROGRAMMING ANALYSIS

4.1 CONCEPTUAL MASTER PLAN ALTERNATIVES - DEVELOPED BASED ON INPUT BY STAKEHOLDERS AT THE FIRST WORKSHOP

It can’t be emphasized enough that the workshops described in the last section of this report were an important part of the concept development for the master plan effort. It was conveyed to residents early on that their ideas mattered to the team and that we needed their input for this project to be a success. The workshops were the starting point for our landscape architects and planners and the concepts that we present in this section of the report are a direct result of the ideas generated by stakeholders during the workshops that the team conducted.

Important general concepts that came to light in the meetings and workshops included retaining the older trees as much as possible (other than those that would need to be replaced due to disease), the idea of an event street (that was later removed), park safety as a major liability for the city, lighting as a security issue, the importance of the gazebo, the retention of the grass areas, and other ideas that enhance but don’t change the overall goals of the park. These ideas came from the community through our extensive public meetings and have been incorporated into our concepts.

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 street 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.

Legend:
1. Refurbished Gazebo
2. Existing WIA Building
3. Pedestrian Crossing Table for Traffic Control
4. Natural Playground w/ Sails
5. Kid’s Gardening / Planting Area
6. Plaza w/ Pergola & Vines & Flowering Trees
7. Shrub Beds
8. Opening for Events with Seating Walls
9. Lawn
10. Picnic Area
11. 10’ Wide Sidewalk
12. 4’ Natural Path
13. Maintenance Entrance

CONCEPT 1
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 two sides. 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 amphitheater-like 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 be kept 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/ BERRMS
5. KID’S GARDENING / PLANTING AREAS
6. PLAZA W/ FLOWERING TREES
7. SHRUB BEDS
8. OPENING FOR EVENTS WITH SEATING WALLS
9. LAWN WITH BERRMS
10. PICNIC AREA
11. 10’ WIDE SIDEWALK
12. 4’ NATURAL PATH W/ FITNESS EQUIPMENT
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 bump-outs into the streets, 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 workshop, in which three concept master plans were discussed, 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 City staff 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 Concept 2 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 amphitheater style seating. Raised planting areas will surround the plaza while the south side of the park 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.
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 all important comments, however one idea that generated the most concern from residents was the event street. After discussions with City staff this concept was removed from the plan along with other more minor revisions. In the result, the extensive public meetings, workshops and stakeholder involvement conducted for this master plan effort was very successful and the master planning moved forward into its final stage of work.

The final and preferred master plan for Pioneer Women’s Park collects the best and most publicly popular aspects of the previous 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 more 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 amphitheater 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 to be planted 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 turf grass. The park’s south side will be 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. 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 turf grass.
- PLANTING - While a large portion of the park is turf grass to accommodate play and other uses, new raised planters will be added around the plaza. The landscape plantings 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 up to ten-feet. That may include a six-foot width of concrete pavers and a four-foot wide crushed fines soft surface path. The sidewalks leading to the gazebo will retain the historic axial pattern. These pathways act as the linkage to the park’s access points at intersections.
- SIDEWALKS ALONG STREETS - The sidewalks along street sides of the park will be expanded up to ten feet in width. The pathway 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 crushed 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 a new play structure and ADA access in place of the current playground.
- 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. This lighting should be consistent with the historic character of the park and made up of pedestrian scale lighting standards of 12’ height 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 and the missing one at the .
- 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
- DECIDUOUS TREES
- EXISTING EVERGREEN TREES
- PROPOSED FLOWERING TREES
- 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
- LAWNS WITH LOW BERMS
- GREEN STORMWATER INFRASTRUCTURE
- FIXED MODULAR SEATING & PICNICING
- 10' WIDE SIDEWALK W/ LIGHTING:
  - 6' WIDE w/ CONCRETE PAVERS & 4' WIDE CRUSHER FINES
- 4' NATURE 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

FINAL MASTER PLAN
4.3.1 ADDITIONAL DETAIL DRAWINGS

CONCEPTS FOR THE PERGOLA - BASED ON HISTORIC PRECEDENT

**OPTION A**

**OPTION B**

Figure 1: Photo of historic Pioneer Women’s Park Gazebo with pergola, circa 1930

Figure 2: Photo of historic Pioneer Women’s Park Gazebo, circa 1925

CROSS SECTIONS THROUGH THE PARK

SECTION A-A'

SECTION B-B'
4.3.2 GREEN STORMWATER INFRASTRUCTURE

WICKING PERMACULTURE

MOISTURE CAPTURED IN WICKS FOR TREE ROOTS
AMENDED SOIL
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 workshops, the team discovered that the park neighbors feel that the current lighting is insufficient. One of the most current need is consistent lighting along the inside paths. The design proposes twelve-foot high park lighting (recommended), 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 - Suggested/Potential plants, trees and site furnishings for color, climate, sustainability and historic style

GROUND COVER & SHRUBS

- **LAVANDULA 'CONFETTI'** - for ground cover
- **SPANISH BROOM** - SPARTIUM JUNCEUM
- **VALENTINE BUSH** - EREMOPHILA MACULATA
- **PURPLE FERNSAGE BILLO** - TECOMA STANS
- **UGNOSTA X CHRISTIANNICA** - for white
- **CHRISTIEANNA VALENTINE BUSH** - EREMOPHILA MACULATA
- **UPLIGHT ROSEMARY** - ROSMARINUS OFFICINALIS
- **PURPLE FORANGE BELLS** - TECOMA STANS
- **SAXAFRAS** - SPIRUS JUNCEUM
- **LYNN'S LEGACY SAGE** - LEUCOPHYLLUM LANGMANIAE
- **RED YUCCA** - HESPERALOE PARVIFLORA
- **DWARF INDIAN HAWTHORN** - RHAPHIOLEPIS INDICA
- **RED DALEA** - DALEA FRUTESCENS
- **BLACK DALEA** - DALEA FRUTESCENS
- **RED BIRD OF PARADISE** - CAESALPINA GILLESII
- **LYNN'S LEGACY SAGE** - LEUCOPHYLLUM LANGMANIAE
- **CHIHUAHUAN SAGE** - LEUCOPHYLLUM LAEVIGATUM
- **HONEYSUCKLE** - LONICERA JAPONICA (for climber or groundcover)
- **LADY BANKS ROSE** - ROSA BANKSIAE (no thorns, for climber on trellis)
- **RAIN LILY** - ZEPHYRANTHES
- **TEXAS RED OAK** - QUERCUS BUCKLEYI
- **TEXAS HONEY MESQUITE** - PROSOPIS SPP.
- **LACEBARK ELM** - ULMUS PARVIFOLIA
- **CHINESE PISTACHE** - PISTACIA CHINENSIS
- **PLATANUS MEXICANA** - MEXICAN SYCAMORE
- **MONTEZUMA CYPRESS** - TAXODIUM MUCRONATUM
- **TEXAS MONTERREY OAK** - QUERCUS POLYMORPHA

SITE FURNISHING

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

- **RECIRCULATED PLASTIC BENCH**
- **HEAVY-DUTY STEEL BENCH**
- **RECYCLED SOLID STEEL**
- **RECYCLED SOLID STEEL**
- **RECYCLED SOLID STEEL**

- **PARK & STREET LIGHTING**
- **ROLLING LIGHTING**
- **LIGHTS**
### 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 3. Because Pioneer Women's Park Conceptual Master Plan is conceptual in nature and there was no site survey available for the project area, the costs are suitable only for planning purposes. A 20 percent contingency was therefore included in the Opinion of Probable 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.

Preliminary Master Plan - Opinion of Probable Cost  
Prepared by: Sites Southwest 08/01/2019

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 is recommended.

**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, these phases are probably the best way to phase construction.

---

#### PHASE 1

<table>
<thead>
<tr>
<th>Item</th>
<th>Item Description</th>
<th>Estimated Quantity</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Permits</td>
<td>1</td>
<td>LS</td>
<td>$2,000.00</td>
<td>$2,000.00</td>
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<tr>
<td>2</td>
<td>Mobilization / Demobilization</td>
<td>1</td>
<td>LS</td>
<td>$18,580.00</td>
<td>$18,580.00</td>
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<td>3</td>
<td>Demolition and salvage of materials</td>
<td>26,830 SF</td>
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<td>4</td>
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**HARDSCAPE PARK**

<table>
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<tr>
<th>Item</th>
<th>Item Description</th>
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<th>Unit</th>
<th>Unit Price</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Concrete Pavers Path (Park), colored and patterned</td>
<td>3,730 SF</td>
<td>SF</td>
<td>$14.00</td>
<td>$52,220.00</td>
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<tr>
<td>6</td>
<td>Crusher Fines Path (Park)</td>
<td>2,500 SF</td>
<td>SF</td>
<td>$2.00</td>
<td>$5,000.00</td>
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<tr>
<td>7</td>
<td>Concrete Pavers Plaza</td>
<td>6,550 SF</td>
<td>SF</td>
<td>$20.00</td>
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<tr>
<td>8</td>
<td>Concrete Edge Path (Park)</td>
<td>370 LF</td>
<td>LF</td>
<td>$14.00</td>
<td>$5,180.00</td>
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<tr>
<td>9</td>
<td>Concrete Edge (Plaza / Lawn)</td>
<td>60 LF</td>
<td>LF</td>
<td>$14.00</td>
<td>$840.00</td>
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<tr>
<td>10</td>
<td>Refurbished Corner Entry Concrete Blocks</td>
<td>7 EA</td>
<td>EA</td>
<td>$750.00</td>
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**PUBLIC IMPROVEMENTS**

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<th>Unit</th>
<th>Unit Price</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>Pigmented Concrete Sidewalk (6” depth), including subgrade preparation and curb ramp</td>
<td>14,050 SF</td>
<td>SF</td>
<td>$9.00</td>
<td>$126,450.00</td>
</tr>
<tr>
<td>12</td>
<td>Concrete Header Curb (Intersections)</td>
<td>340 LF</td>
<td>LF</td>
<td>$28.00</td>
<td>$9,560.00</td>
</tr>
<tr>
<td>13</td>
<td>Rush Concrete Header Curb (ADA access at intersections)</td>
<td>450 LF</td>
<td>LF</td>
<td>$25.00</td>
<td>$11,250.00</td>
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</tbody>
</table>

**GAZEBOS AND SEATING**

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<th>Unit</th>
<th>Unit Price</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>14</td>
<td>Concrete Planter (4 ft. long)</td>
<td>300 SF</td>
<td>SF</td>
<td>$43.00</td>
<td>$13,000.00</td>
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<tr>
<td>15</td>
<td>Recycled Concrete Seat wall</td>
<td>200 LF</td>
<td>LF</td>
<td>$70.00</td>
<td>$14,000.00</td>
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</tbody>
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**SITE PREPARATION**

<table>
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<tr>
<th>Item</th>
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<th>Estimated Quantity</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>Pigmented Concrete Sidewalk (6” depth), including subgrade preparation and curb ramp</td>
<td>14,050 SF</td>
<td>SF</td>
<td>$9.00</td>
<td>$126,450.00</td>
</tr>
<tr>
<td>12</td>
<td>Concrete Header Curb (Intersections)</td>
<td>340 LF</td>
<td>LF</td>
<td>$28.00</td>
<td>$9,560.00</td>
</tr>
<tr>
<td>13</td>
<td>Rush Concrete Header Curb (ADA access at intersections)</td>
<td>450 LF</td>
<td>LF</td>
<td>$25.00</td>
<td>$11,250.00</td>
</tr>
</tbody>
</table>

**Subtotal of landscape items PHASE 1**  
**$621,440.00**

Contingency @ 20%  
**$124,288.00**

5.31% NMGRT  
**$33,486.31**

**Estimated total cost for Phase 1**  
**$797,388.31**

---

#### PHASE 2

<table>
<thead>
<tr>
<th>Item</th>
<th>Item Description</th>
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<th>Unit</th>
<th>Unit Price</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Permits</td>
<td>1</td>
<td>LS</td>
<td>$2,000.00</td>
<td>$2,000.00</td>
</tr>
<tr>
<td>2</td>
<td>Mobilization / Demobilization</td>
<td>1</td>
<td>LS</td>
<td>$8,470.00</td>
<td>$8,470.00</td>
</tr>
<tr>
<td>3</td>
<td>Demolition (old intersections and pedestrian crossing)</td>
<td>12,880 SF</td>
<td>SF</td>
<td>$2.50</td>
<td>$32,200.00</td>
</tr>
<tr>
<td>4</td>
<td>Colored concrete, intersection</td>
<td>6,670 SF</td>
<td>SF</td>
<td>$18.00</td>
<td>$120,060.00</td>
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<tr>
<td>5</td>
<td>Colored concrete Pedestrian Crossing</td>
<td>3,800 SF</td>
<td>SF</td>
<td>$20.00</td>
<td>$76,000.00</td>
</tr>
<tr>
<td>6</td>
<td>Raised Pedestrian Crossing Table (WIA)</td>
<td>2,410 SF</td>
<td>SF</td>
<td>$25.00</td>
<td>$60,250.00</td>
</tr>
<tr>
<td>7</td>
<td>Striping &amp; Signage</td>
<td>80 LF</td>
<td>LF</td>
<td>$25.00</td>
<td>$2,000.00</td>
</tr>
<tr>
<td>8</td>
<td>Rush Concrete Header Curb (WIA)</td>
<td>80 LF</td>
<td>LF</td>
<td>$25.00</td>
<td>$2,000.00</td>
</tr>
<tr>
<td>9</td>
<td>6’ x 24” Concrete Curb and Gutter Parking / Sidewalk</td>
<td>1,135 LF</td>
<td>LF</td>
<td>$30.00</td>
<td>$34,050.00</td>
</tr>
</tbody>
</table>

**Subtotal of landscape items PHASE 2**  
**$338,530.00**

Contingency @ 20%  
**$67,706.00**

5.31% NMGRT  
**$28,142.00**

**Estimated total cost for Phase 2**  
**$434,378.00**

---

* The gazebo construction cost could be divided by 50% ($80,000.00) if the existing structure is rehabilitated as supposed to redesigned or reconstructed.

** Design costs are not included in this preliminary cost estimate.
<table>
<thead>
<tr>
<th>Item</th>
<th>Item Description</th>
<th>Estimated Quantity</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Permits</td>
<td>1</td>
<td>LS</td>
<td>$2,000.00</td>
<td>$2,000.00</td>
</tr>
<tr>
<td>2</td>
<td>Mobilization / Demobilization</td>
<td>1</td>
<td>LS</td>
<td>$18,535.00</td>
<td>$18,535.00</td>
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<tr>
<td>3</td>
<td>Demolition</td>
<td>35,651</td>
<td>SF</td>
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<td>$71,302.00</td>
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<tr>
<td>4</td>
<td>Tree Protection</td>
<td>1</td>
<td>LS</td>
<td>$7,500.00</td>
<td>$7,500.00</td>
</tr>
<tr>
<td>5</td>
<td>7' wide Crusher fines landscape &amp; irrigation, Street</td>
<td>8,200</td>
<td>SF</td>
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<td>$41,000.00</td>
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<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>
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</tbody>
</table>

**PHASE 3**

- **SITE PREPARATION**
- **HARDSCAPE**
- **PLAYGROUND AND SITE FURNITURE**
- **PLANTERS**
- **LANDSCAPE**

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 3: $950,577.35

ESTIMATED TOTAL COST FOR PHASE 1-3: $2,182,343.65

**Design costs are not included in this preliminary cost estimate.**
5.2 FUNDING STRATEGY

The funding strategy will be developed for future inclusion into the 5 Year Schedule of Capital Improvement Projects in the City’s Annual Budget.

<table>
<thead>
<tr>
<th>Private Foundation Funding</th>
<th>Public Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td>McCune Charitable Foundation</td>
<td>National Parks Service</td>
</tr>
<tr>
<td>Funds many natural resources, urban planning, and built environments projects in New Mexico, including 58 projects in Las Cruces in 2018 alone.</td>
<td>Provides grant opportunities in historic preservation and local preservation.</td>
</tr>
<tr>
<td>Trust for Public Land</td>
<td>State Legislative Capital Outlay Funds</td>
</tr>
<tr>
<td>Provides grant opportunities to build local parks &amp; recreation areas.</td>
<td>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.</td>
</tr>
</tbody>
</table>
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 necessitate widening them to a minimum five-foot path, preferred six-foot width. Also, the existing ramp at North Reymond Street does not meet ADA guidelines, and lighting at the park is haphazard or in disrepair and should be upgraded. While less 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 due to 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.

It should be noted that by making the recommended Phase I hardscape improvements, which are obviously important to park safety and usability, there will also need to be irrigation retrofits made to adjust the old sprinkler system to the new layout and meet the new dimensions and enlarged sidewalks. While not difficult, this somewhat short-term improvement will be necessary to keep the grass healthy.
Phase 2 will encompass the necessary road work around the perimeter of the park including new on-street parking, intersection improvements, new curbs and gutters, pedestrian extensions at intersections, and the raised pedestrian crossing table to the WIA building. ADA compliant ramps and materially differentiated crosswalks will be key to making the park more accessible and matching federal guidelines.

The intersection improvements will provide the neighborhood and the city with more safety and opportunities to slow traffic and provide a better crossing experience for community users. It could also include crosswalk surfacing that would alert drivers and pedestrians both to practice care at intersections and create more continuity with the neighborhood.
Phase 3 will include the landscaping, construction or modification of the remaining walkways, installing crusher fines trails and crusher 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 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>
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<tr>
<td>2</td>
<td>3&quot; cal.</td>
<td>Pistacia</td>
<td>Red Push Pistache</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>2.5&quot; cal.</td>
<td>Pistacia</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>10&quot; DBH</td>
<td>Morus alba</td>
<td>Mulberry</td>
<td>cut back, borer damage</td>
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<tr>
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<td>Pistacia</td>
<td>Red Push Pistache</td>
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<td></td>
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<tr>
<td>6</td>
<td>30&quot; DBH</td>
<td>Morus alba</td>
<td>Mulberry</td>
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<td></td>
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<tr>
<td>7</td>
<td>20&quot; DBH</td>
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<td>Mulberry</td>
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<td>1</td>
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<tr>
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<td>2.5&quot; cal.</td>
<td>Pistacia</td>
<td>Red Push Pistache</td>
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<td></td>
</tr>
<tr>
<td>9</td>
<td>30&quot; DBH</td>
<td>Morus alba</td>
<td>Mulberry</td>
<td>cut back</td>
<td>1</td>
</tr>
<tr>
<td>10</td>
<td>30&quot; DBH</td>
<td>Morus alba</td>
<td>Mulberry</td>
<td>cut back</td>
<td>1</td>
</tr>
<tr>
<td>11</td>
<td>36&quot; DBH</td>
<td>Morus alba</td>
<td>Mulberry</td>
<td>cut back</td>
<td>1</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>
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<tr>
<td>2</td>
<td>2.5&quot; cal.</td>
<td>Pistacia chinensis</td>
<td>Chinese Pistache</td>
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<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>
<tr>
<td>10</td>
<td>2.5&quot; cal.</td>
<td>Pistacia chinensis</td>
<td>Chinese Pistache</td>
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<td></td>
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**Clockwise from the SE parkway trees along Las Cruces**

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<th>#</th>
<th>Size</th>
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<th>Name</th>
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<th>Remove</th>
</tr>
</thead>
<tbody>
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<td>cut back, rot</td>
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</tr>
<tr>
<td>2</td>
<td>30&quot; DBH</td>
<td>Morus alba</td>
<td>Mulberry</td>
<td>cut back and some die back</td>
<td>1</td>
</tr>
<tr>
<td>3</td>
<td>24&quot; DBH</td>
<td>Morus alba</td>
<td>Mulberry</td>
<td>cut back</td>
<td>1</td>
</tr>
<tr>
<td>4</td>
<td>2.5&quot; cal.</td>
<td>Pistacia</td>
<td>Red Push Pistache</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>2.5&quot; cal.</td>
<td>Pistacia</td>
<td>Red Push Pistache</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>36&quot; DBH</td>
<td>Morus alba</td>
<td>Mulberry</td>
<td>cut back, lean to south</td>
<td>1</td>
</tr>
<tr>
<td>7</td>
<td>18&quot; DBH</td>
<td>Morus alba</td>
<td>Mulberry</td>
<td>cut back</td>
<td>1</td>
</tr>
<tr>
<td>8</td>
<td>30&quot; DBH</td>
<td>Morus alba</td>
<td>Mulberry</td>
<td>cut back</td>
<td>1</td>
</tr>
<tr>
<td>9</td>
<td>30&quot; DBH</td>
<td>Morus alba</td>
<td>Mulberry</td>
<td>cut back</td>
<td>1</td>
</tr>
<tr>
<td>10</td>
<td>36&quot; DBH</td>
<td>Morus alba</td>
<td>Mulberry</td>
<td>growing over curb</td>
<td>1</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>1</td>
</tr>
</tbody>
</table>

---

**North 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>rot, hollow</td>
<td>1</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>dead wood, prune</td>
<td>1</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>strong lean to east</td>
<td>1</td>
</tr>
<tr>
<td>2</td>
<td>30&quot; DBH</td>
<td>Morus alba</td>
<td>Mulberry</td>
<td>major die back</td>
<td>1</td>
</tr>
</tbody>
</table>

---

**West 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>Ulmus americana</td>
<td>American Elm</td>
<td>rot, hollow</td>
<td>1</td>
</tr>
</tbody>
</table>