



TRUTH OR CONSEQUENCES

GREAT BLOCKS ON MAINSTREET

SOUTH FOCH STREET

65% PRESENTATION

MAY 23, 2019



LANDSCAPE ARCHITECTS

# AGENDA

1. Process so far
2. Overview of 65% plan
3. Design elements
4. Stormwater harvesting
5. Plant selection
6. Q and A / Discussion



# PUBLIC INPUT PROCESS

- Mainstreet T or C: Flyers, newspaper, social media
- Public meeting on 12/20, comment cards and discussion
- Email comments to designers
- Email listserv with updates and info
- Public input survey (70 responses)!!!



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## South Foch Street Project Public Meeting!

An important public meeting for the South Foch Street Streetscape Project will be held on:

**Monday, February 4th**

**5:30-7:30 pm**

**Lee Belle Johnson Center**

The design team will be presenting schematic designs for three different street configuration options, and needs your input to decide which option will make Great Blocks for T or C.

After this meeting, the design team will move forward with construction documents, so **this is the best opportunity to share your views!**

If you missed the first community meeting (December 20th), [click here](#) to read a summary of the meeting in the Sierra County Business News.

You can also [click here](#) to read an article on the upcoming meeting.

If you have not yet completed the survey of project priorities, click the blue button below.

Please forward this email to anyone you think may be interested in this meeting. You can subscribe or unsubscribe from this list using links at the bottom of the email.

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Public Input Survey

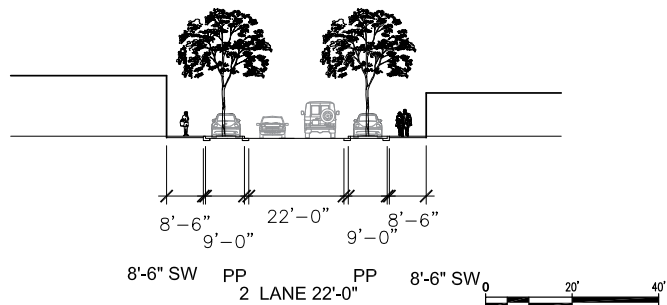
# PROGRAM (design objectives from contract and community input)

- Celebrate the history and culture of Truth or Consequences.
- Engage the citizens of Truth or Consequences in the design process.
- Create ADA compliant connections throughout the project area that create comfortable travel for pedestrians of all abilities.
- Provide amenities including pedestrian lighting and street furniture.
- Provide numerous locations for the display of public art, small performances, merchandise displays, or other activities.
- Identify possibilities for “pop-up” or temporary installations in vacant lots adjacent to the project area.
- Provide shade. Trees, shade structures, and trellises are possible options.
- Improve drainage issues through water harvesting techniques that provide water to new landscape plantings.
- Encourage visitors to explore the downtown district.
- Improve visual and pedestrian connections to the Healing Waters Plaza.
- Determine locations for wayfinding signage to improve visitor navigation of the downtown area and attractions, including identification of major arrival points to the district.
- Maximize parking in the district, but not at the expense of the pedestrian experience.
- Provide for safe and appropriate traffic movement through the project area.
- Consider semi-truck deliveries to existing businesses.
- Coordinate improvements with the State Historic Preservation Office (SHPO) and NMDOT.
- Identify a portion of the project that can be built by the community in the near future while the larger project is seeking construction funding.



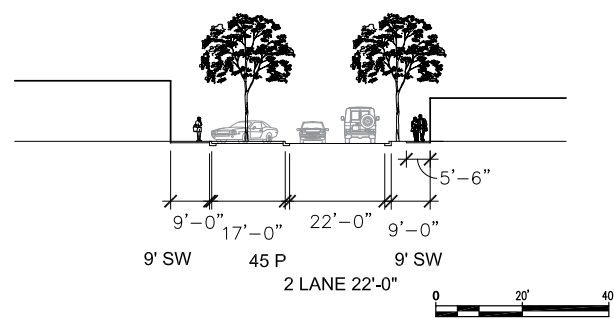
BUMPOUT LANDSCAPE 4993 SF.  
PARKING SPACES 14 EA.

**OPTION A** 



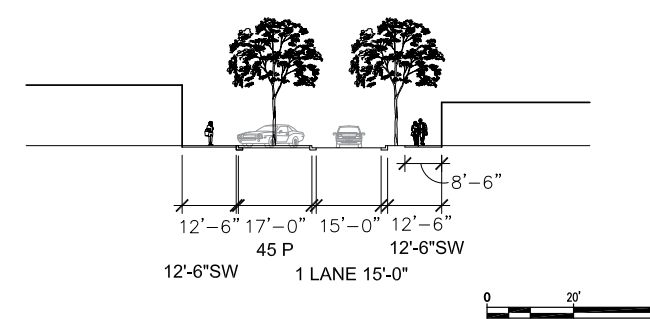
BUMPOUT LANDSCAPE 4565 SF.  
PARKING SPACES 21 EA.

**OPTION B** 



BUMPOUT LANDSCAPE 4504 SF.  
PARKING SPACES 21 EA.

**OPTION C** 



# DECISION PROCESS

1. State Historic Preservation -  
preference for Option B

2. Public meeting on 2/4/19 -  
preference for Options B and C

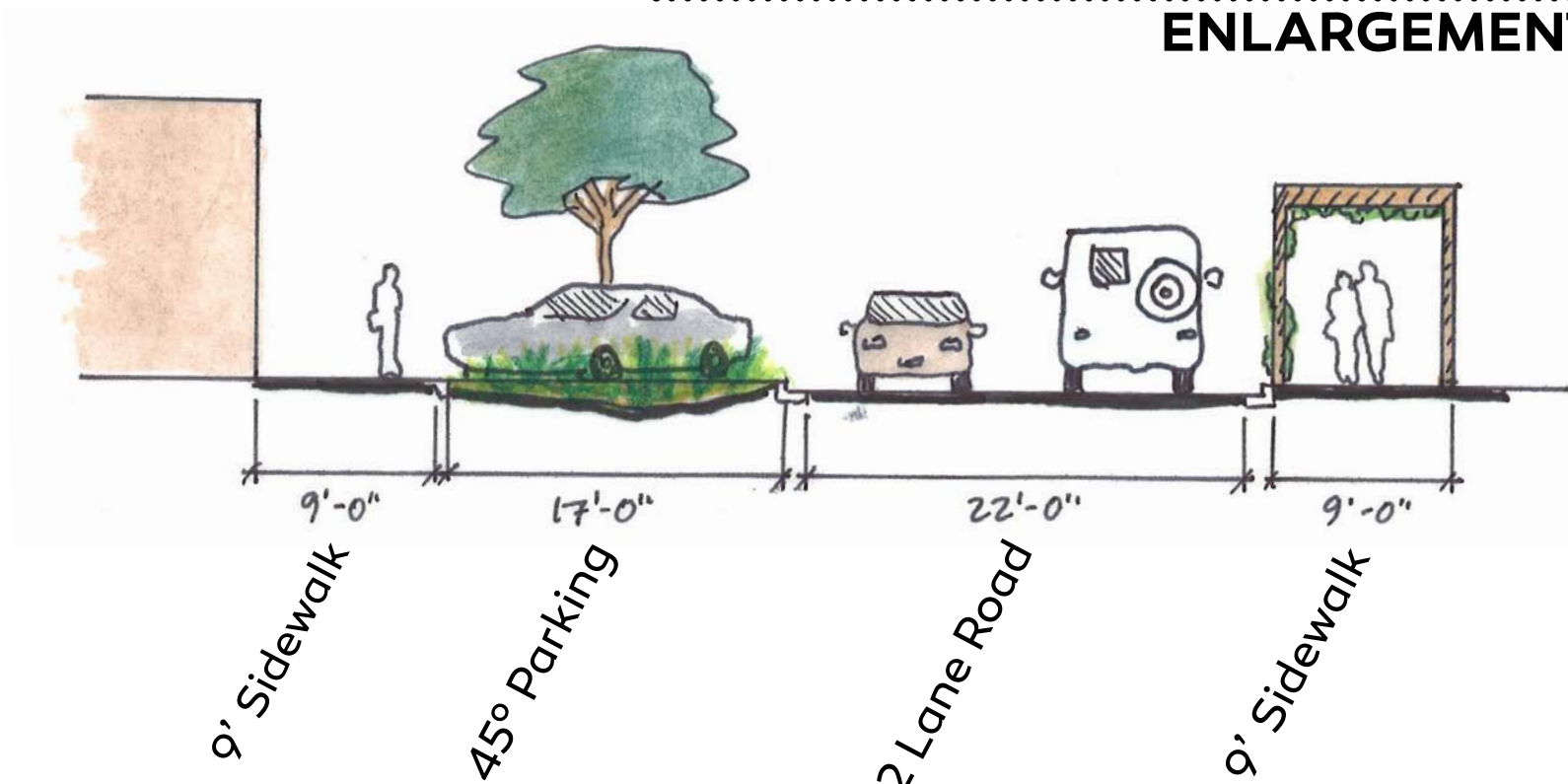
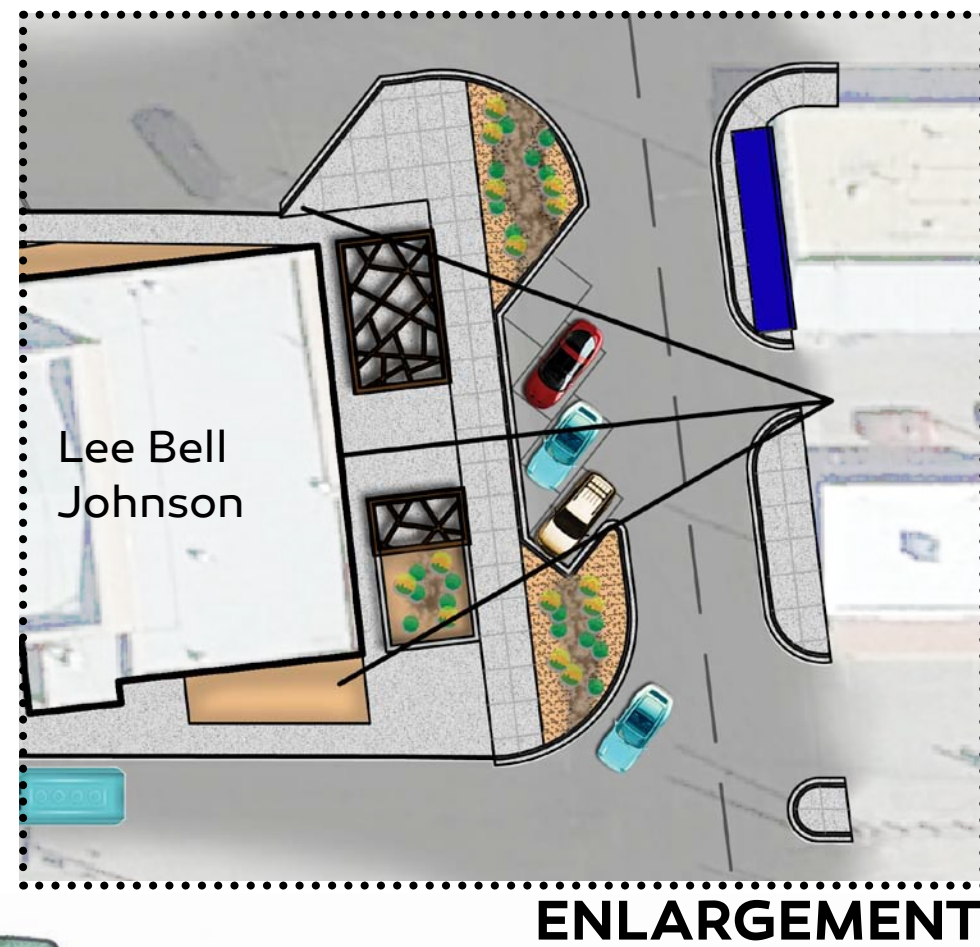
3. Design team and staff  
recommendation for

constructability - Option B

4. City commission approval of  
Option B



# CONCEPTUAL MASTER PLAN



# 65% PLANS

## INDEX OF SHEETS

SHEET NUMBER	SHEET TITLE
1-1	COVER SHEET
1-2	VICINITY MAP
1-3	INDEX OF SHEETS
1-4	GENERAL NOTES
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3-2	GRADING PLAN
3-3	GRADING PLAN
7-1	MASTER STRIPING PLAN
7-2	STRIPING PLAN
7-3	STRIPING PLAN
7-4	STRIPING PLAN
7-5	STRIPING DETAILS
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8-2	ELECTRICAL PLAN
8-3	ELECTRICAL DETAILS AND DIAGRAMS
8-4	ELECTRICAL DETAILS AND DIAGRAMS
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14-5	CONSTRUCTION PLAN
14-6	CONSTRUCTION PLAN
14-7	CONSTRUCTION DETAILS
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14-10	CONSTRUCTION DETAILS
14-11	IRRIGATION PLAN
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14-13	IRRIGATION DETAILS
14-14	PLANTING PLAN
14-15	PLANTING PLAN
14-16	PLANTING DETAILS
14-17	PLANTING DETAILS

**(A1) CONSTRUCTION PLAN**  
SCALE: 1"=20'-0"

**HATCH LEGEND**

- 4" THICK CONCRETE - SEE KEYED NOTE 2.
- CONCRETE PAVERS - SEE KEYED NOTE 5.
- PERMEABLE PAVERS - SEE KEYED NOTE 14.
- PLANTING AREA - SEE PLANTING PLAN.
- COBBLE SWALE - SEE PLANTING PLAN.
- 2" MINIMUM ASPHALT PATCH FROM EDGE OF NEW GUTTER - SEE KEYNOTE 10

**CONSTRUCTION GENERAL NOTES**

- CONTRACTOR SHALL CONSTRUCT ONE (1) 6"X6" MOCK-UP OF 4" THICK CONCRETE PAVING (KEYED NOTE 2) FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OF THESE ITEMS WITHIN THE SITE. MOCK-UP SHALL INCLUDE ONE (1) EXPANSION JOINT AND ONE (1) CONTROL JOINT.
- CONTRACTOR SHALL CONSTRUCT ONE (1) 6" LONG MOCK-UP OF 12" WIDE FREESTANDING C.I.P. CONCRETE SEAT WALL (KEYED NOTE 8) FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OF THIS ITEM WITHIN THE SITE. MOCK-UP SHALL INCLUDE ONE (1) SKATE BOARD DETERRENT.
- EXISTING FIRE HYDRANTS, MANHOLE COVERS, SEWER CLEANOUTS, WATER METER COVERS, WATER VALVE COVERS AND OTHER EXISTING UTILITIES SHALL BE ADJUSTED TO MATCH FINISHED GRADE.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH TRUTH OR CONSEQUENCES WATER DEPARTMENT TO INSTALL NEW WATER VALVE. TOP OF WATER VALVE BOX LID SHALL BE FLUSH WITH GRADE AND SET IN PLACE WITH A 24"X24"X6" REINFORCED CONCRETE COLLAR, INCLUDED IN THE UNIT PRICE. WORK UNDER THIS ITEM SHALL BE MEASURED AND PAID FOR AT THE CONTRACT UNIT PRICE PER EACH VALVE BOX COVER ADJUSTED TO GRADE INCLUDING CONCRETE COLLAR.
- TOP OF PAVERS SHALL MATCH TOP OF ADJACENT HARD CONSTRUCTION.
- EXISTING WATER VALVES WITHIN NEW STREET SECTION SHALL BE ADJUSTED ACCURATELY TO MATCH THE GRADE AND THE FINAL HARD ADJACENT SURFACE. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH TRUTH OR CONSEQUENCES WATER DEPARTMENT TO VERIFY LOCATION OF THE WATER VALVE BOX LIDS TO BE RAISED TO GRADE. WATER VALVE BOX LIDS SHALL BE SET IN PLACE WITH A 24"X24"X6" REINFORCED CONCRETE COLLAR, INCLUDED IN THE UNIT PRICE. WORK UNDER THIS ITEM SHALL BE MEASURED AND PAID FOR AT THE CONTRACT UNIT PRICE PER EACH VALVE BOX COVER.

**CONSTRUCTION KEYED NOTES**

- CONSTRUCT CONCRETE BARRIER CURB AND GUTTER TYPE "B" PER STANDARD DRAWING 609.
- CONSTRUCT 4" THICK CONCRETE PAVING PER DETAIL A/14-9. REFER TO PLAN FOR CONTROL AND EXPANSION JOINTS.
- EXISTING CONCRETE CURB AND GUTTER TO REMAIN.
- EXISTING WATER METER TO REMAIN. ADJUST ELEVATION AS REQUIRED.
- INSTALL CONCRETE PAVERS PER DETAIL A/14-10. PAVERS SHALL BE "X", AS AVAILABLE FROM "X", OR PRE-APPROVED EQUAL. PATTERN: "X". COLOR: TO BE DETERMINED BY OWNERS REPRESENTATIVE.
- FURNISH AND INSTALL PEDESTRIAN LIGHT FIXTURE. SEE ELECTRICAL PLANS.
- CONSTRUCT ADA ACCESSIBLE RAMP "TYPE B" PER DETAIL B/14-7.
- CONSTRUCT SEAT WALL WITH FORM LINER PER DETAIL D/14-10.
- CONSTRUCT CURB CUT AND SEDIMENT TRAP PER DETAILS D/14-9 AND E/14-16.
- INSTALL 2' WIDTH ASPHALT PAVEMENT PER DETAIL C/14-10.
- CONSTRUCT CONCRETE CURB CUT PER DETAIL D/14-9.
- NOT USED.
- NOT USED.
- INSTALL PERMEABLE PAVERS AT TREE GRATES PER DETAIL B/14-10. PAVERS SHALL BE "X", AS AVAILABLE FROM "X", OR PRE-APPROVED EQUAL. PATTERN: "X". COLOR: TO BE DETERMINED BY OWNERS REPRESENTATIVE.
- CONSTRUCT GREEN GUTTER PER DETAIL D/14-17.
- EXISTING WATER VALVE TO REMAIN. ADJUST ELEVATION AS REQUIRED.
- GRAVEL MULCH IN LANDSCAPE AREA. SEE PLANTING PLAN.
- NOT USED.
- INSTALL TRUNCATED DOME DETECTABLE WARNING SURFACE PER DETAIL D/14-8.
- EXISTING PORTAL POST TO REMAIN. CONTRACTOR SHALL SUPPORT PORTAL POST DURING DEMOLITION AND CONSTRUCTION OPERATIONS AS REQUIRED TO PREVENT DAMAGE.
- CONSTRUCT SLOPED SIDEWALK. SEE GRADING PLAN FOR PROPOSED GRADES.
- CONSTRUCT ADA ACCESSIBLE RAMP PER DETAIL C/14-7.
- EXISTING TREE TO REMAIN.
- CONSTRUCT SHADE STRUCTURE. SEE STRUCTURAL DRAWINGS.
- RE-INSTALL REMOVED EXISTING BENCH PER DETAIL X/X.

**NOTE TO REVIEWER:**

- ADA RAMPS AT FOCH ST. AND MAIN AVE. TO BE FIELD REVIEWED AND DISCUSSED AT 60% REVIEW.
- LIMITS OF EXISTING HISTORIC SIDEWALK TO REMAIN TO BE REVIEWED IN FIELD AND SHOWN ON 90% SUBMITTAL.
- SHADE STRUCTURE DETAILS TO BE PROVIDED AT NEXT SUBMITTAL.

**MRWM LANDSCAPE ARCHITECTS**  
505 268 2268

**CITY OF TRUTH OR CONSEQUENCES**

TITLE: T O R C GREAT BLOCKS  
S. FOCH ST.:MAIN ST. TO BROADWAY AVE.  
CONSTRUCTION PLAN

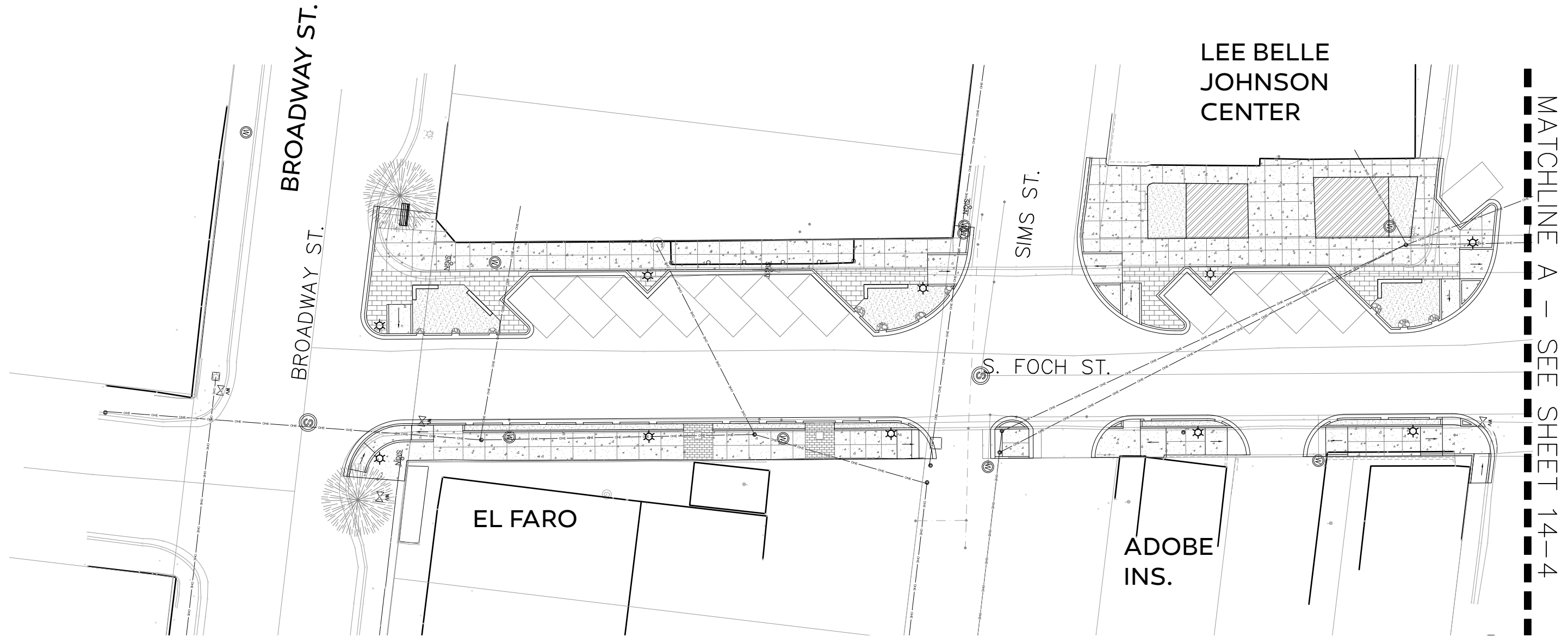
Design Review Committee	City Project Manager	City/Day/Yr.	City/Day/Yr.

City Project No. \_\_\_\_\_ Sheet **14-5**

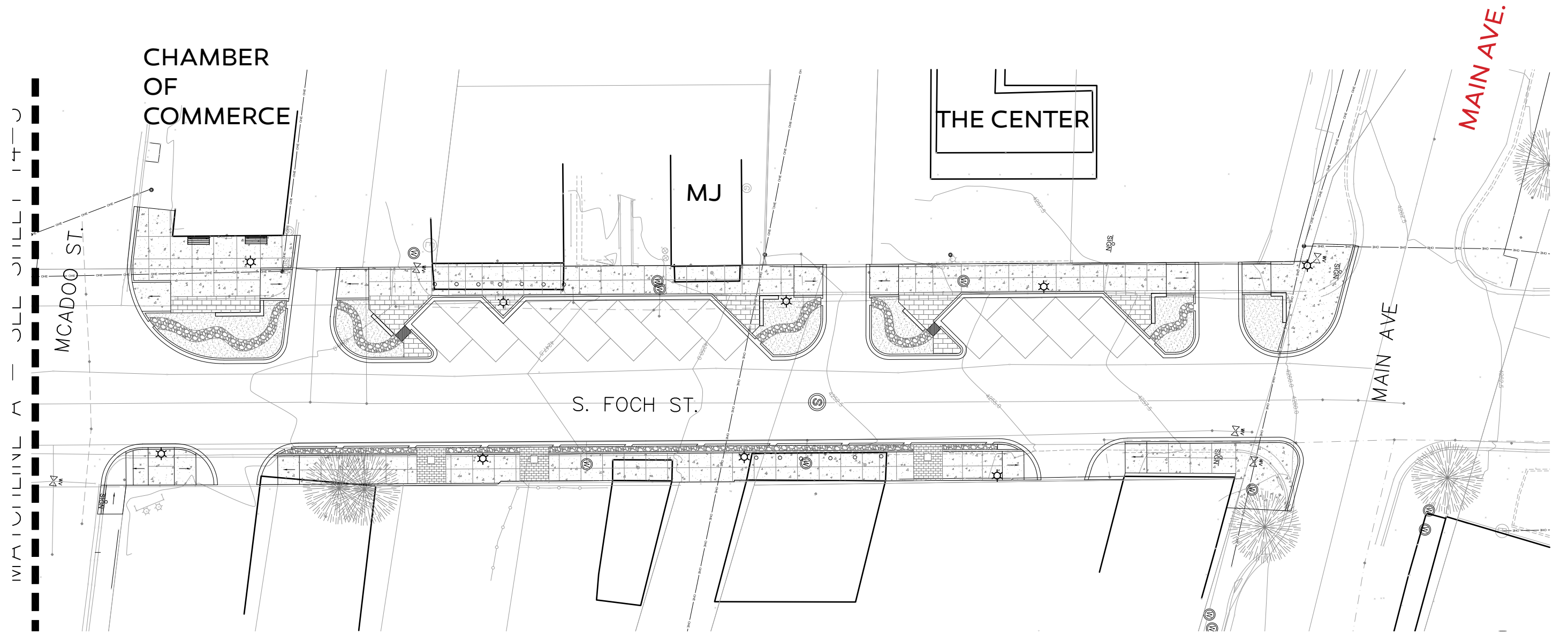
CONTROL NO. XXXXXX



# 65% PLANS: SOUTH HALF OF S. FOCH



# 65% PLANS: NORTH HALF OF S. FOCH



MAIN AVE.



# 65% PLANS: DESIGN ELEMENTS

1. Benches

2. Pavers

3. Lights

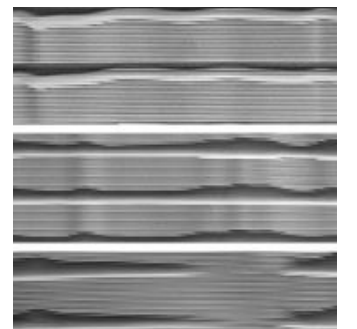
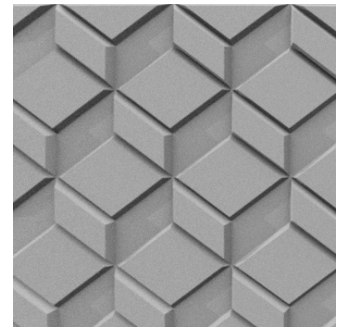
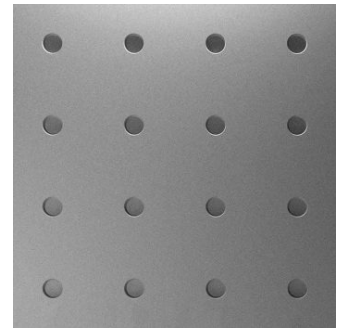
4. Shade structure

# 65% PLANS: BENCHES AND TRASH RECEPTACLES

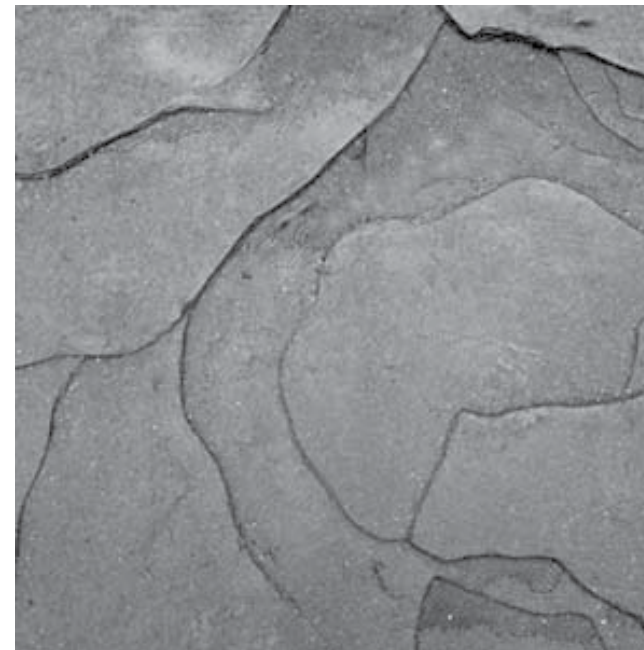


Landscape Forms: 350 Collection

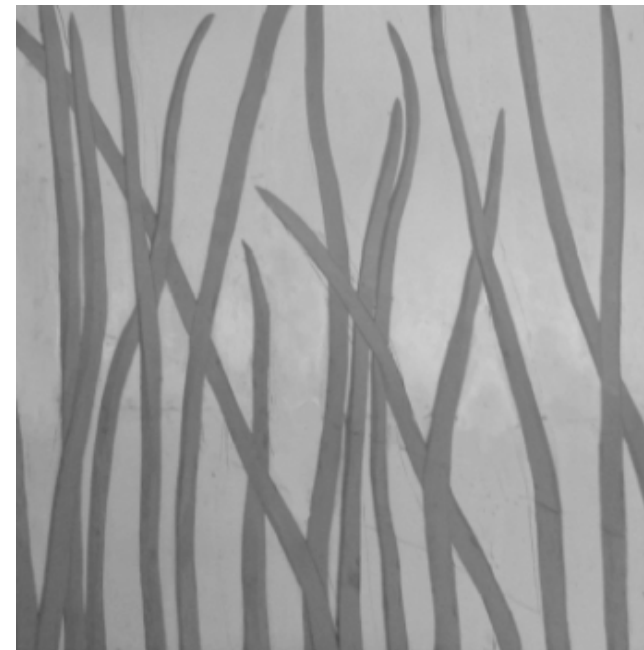
# 65% PLANS: CONCRETE SEAT WALLS



Sandstone



Weathered



Grasses

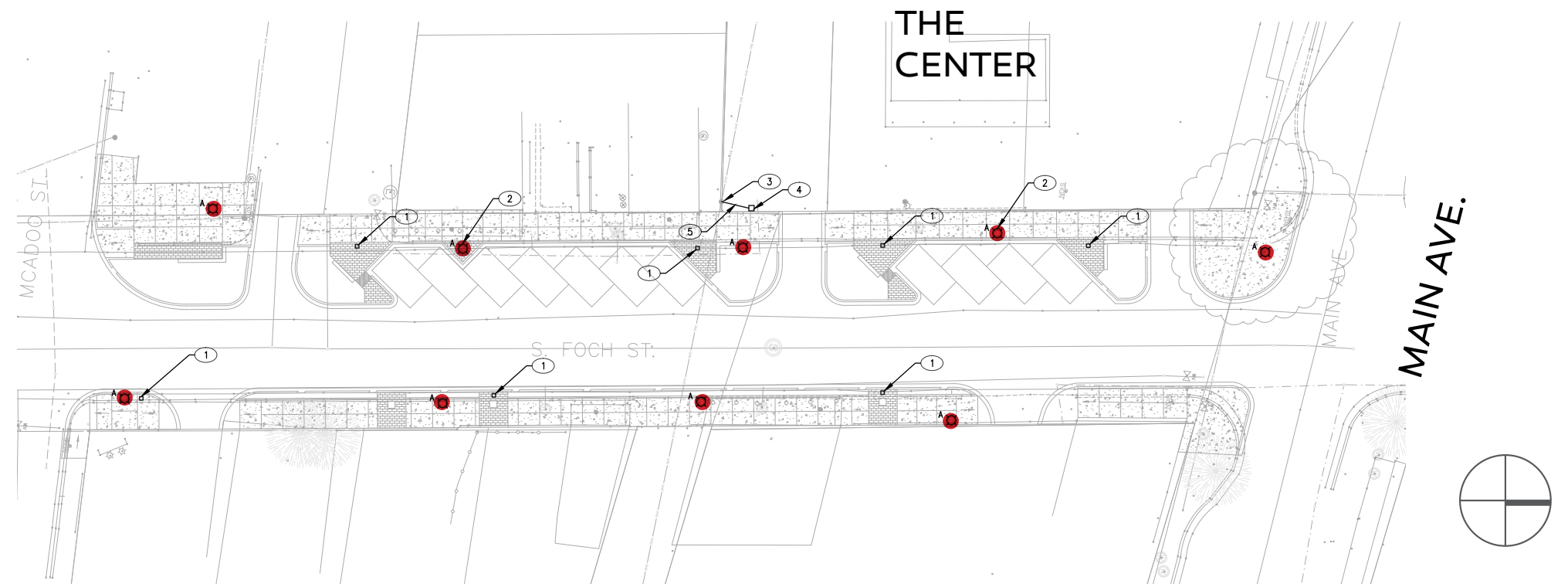
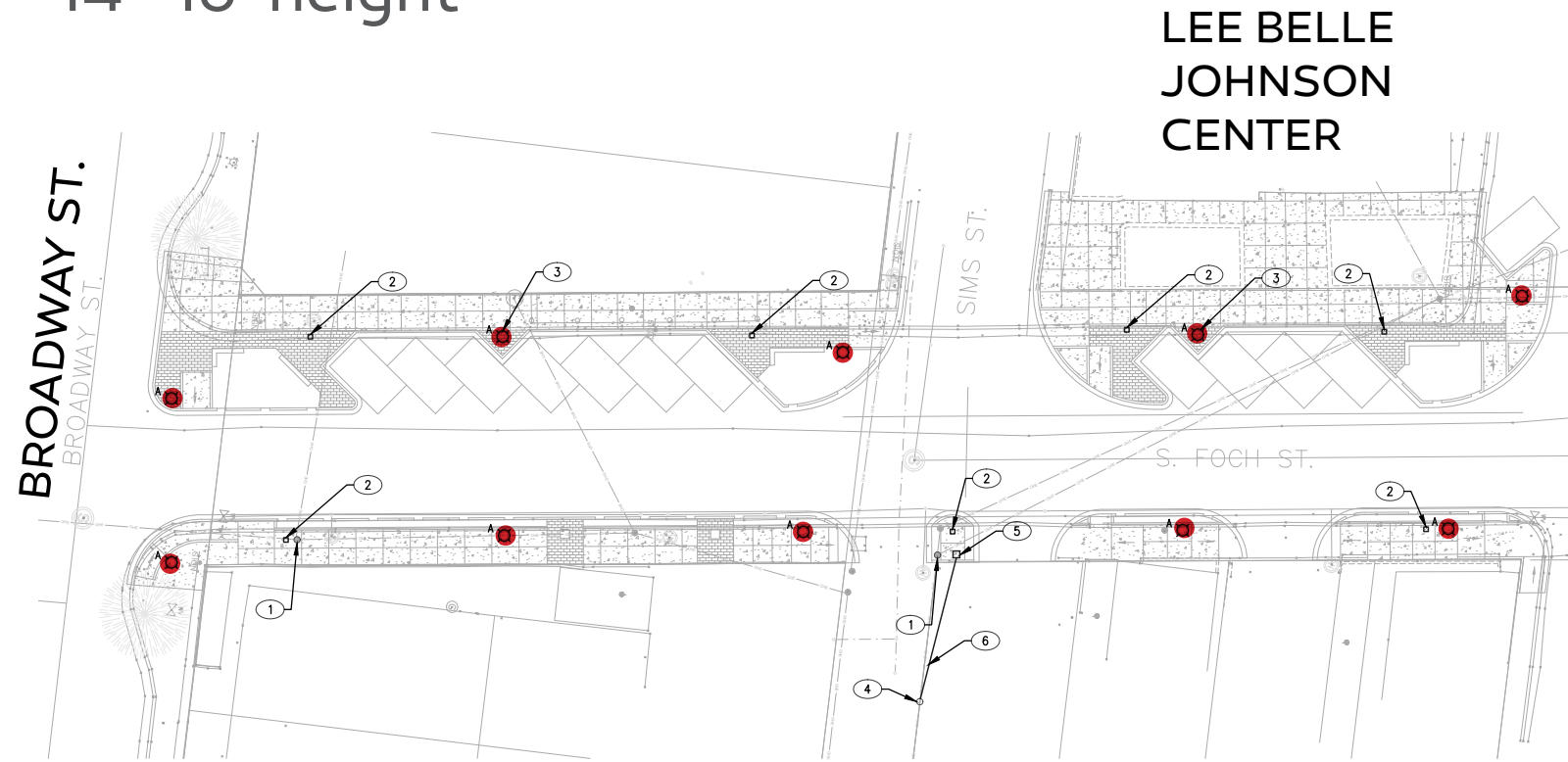
# 65% PLANS: WALKWAYS



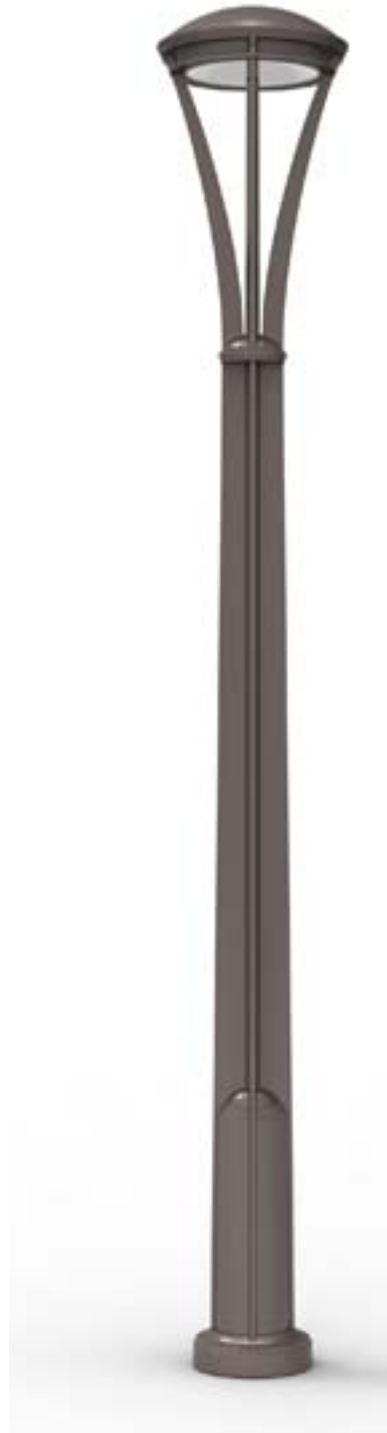
# 65% PLANS: LIGHTING

Spaced approximately every 65'

14'-16' height



# 65% PLANS: LIGHTING



'Alcott' by Landscape Forms  
(Same as at Healing Waters  
Plaza)

Dark Sky approved

Wireless speakers possible



'IPL Series' by First Light  
Technologies(Solar Light)

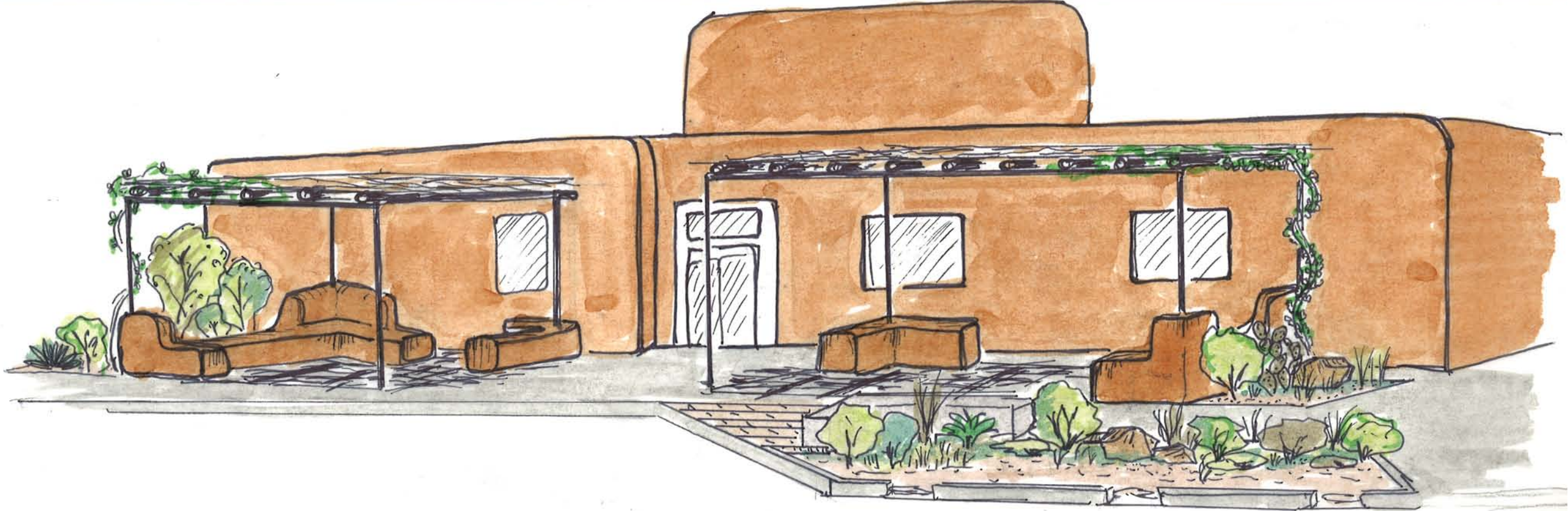
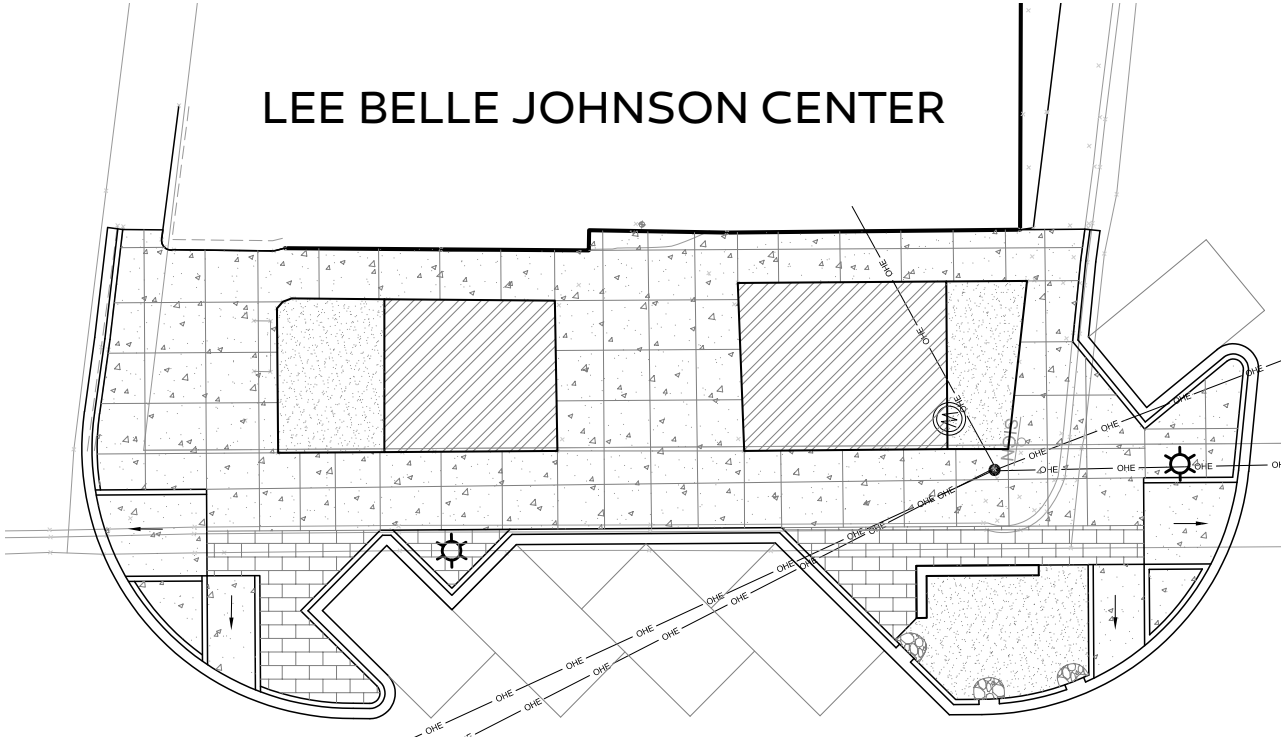
Warm and white light  
available



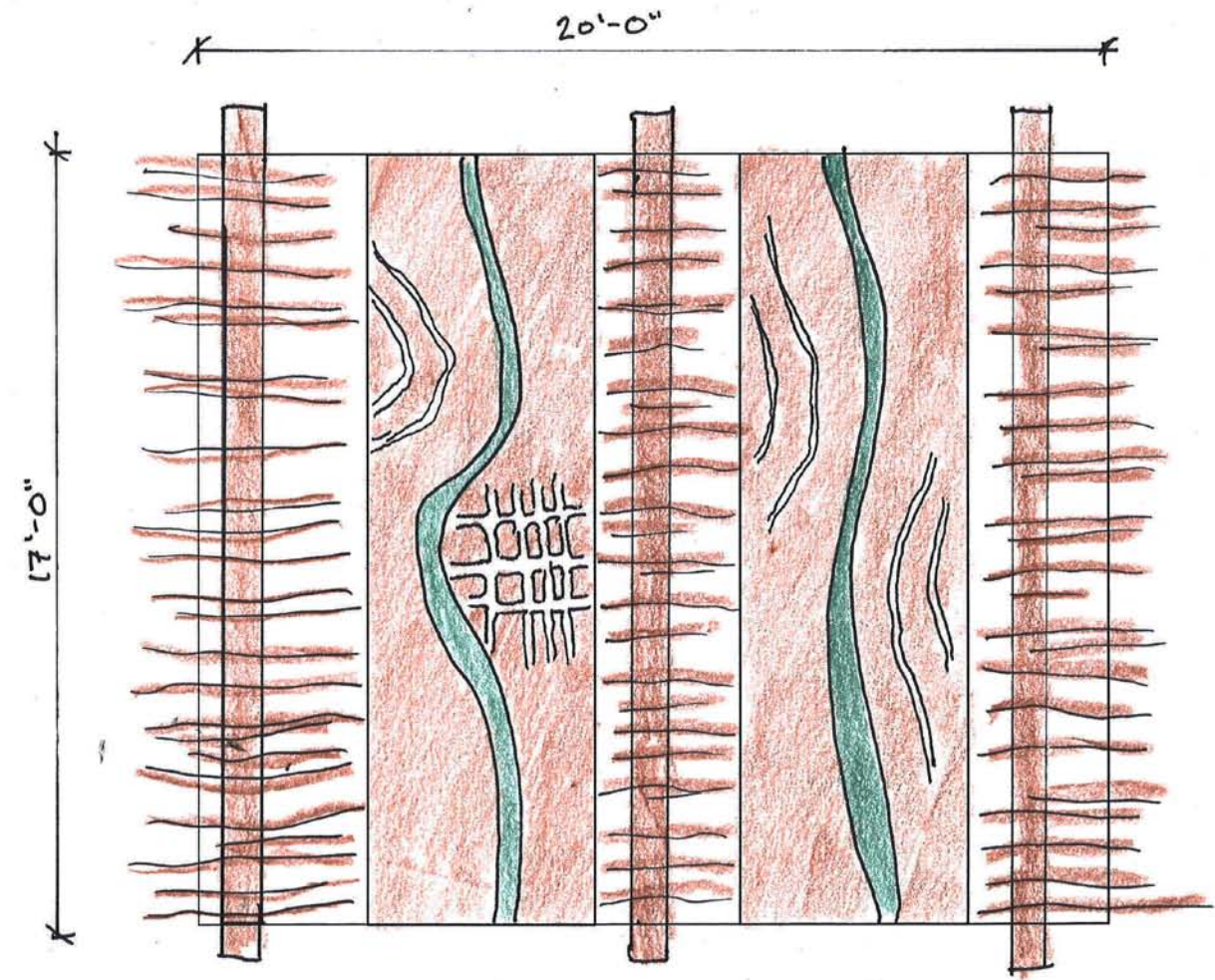
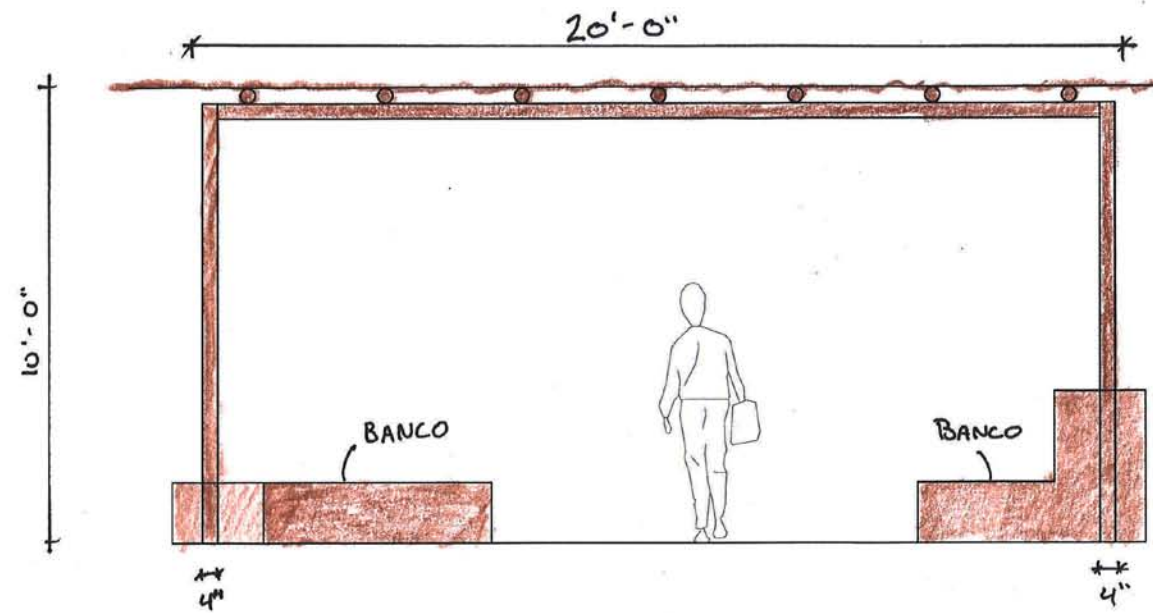


# 65% PLANS: SHADE STRUCTURE

LEE BELLE JOHNSON CENTER



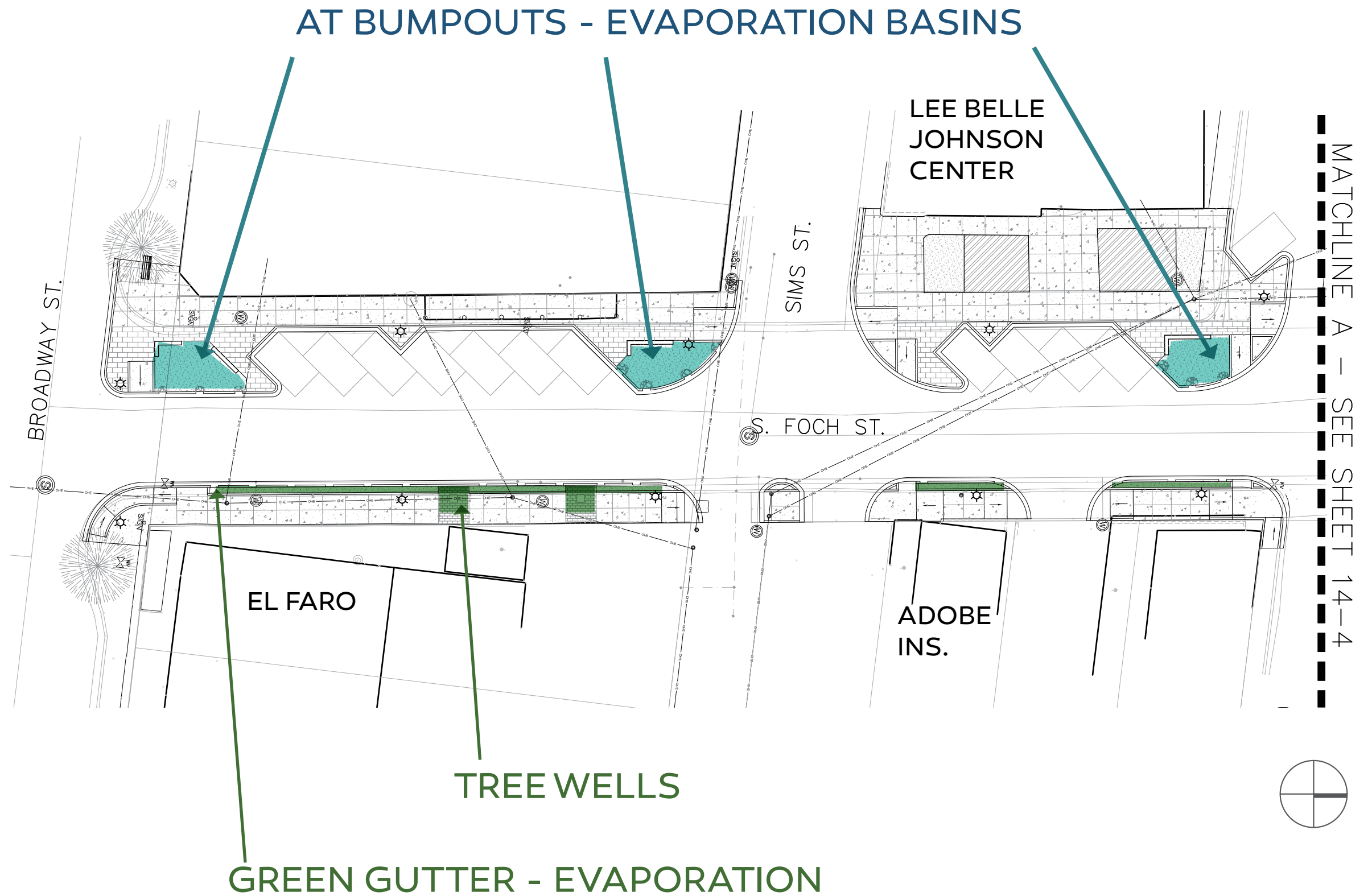
# 65% PLANS: SHADE STRUCTURE



## 65% PLANS: QUESTIONS

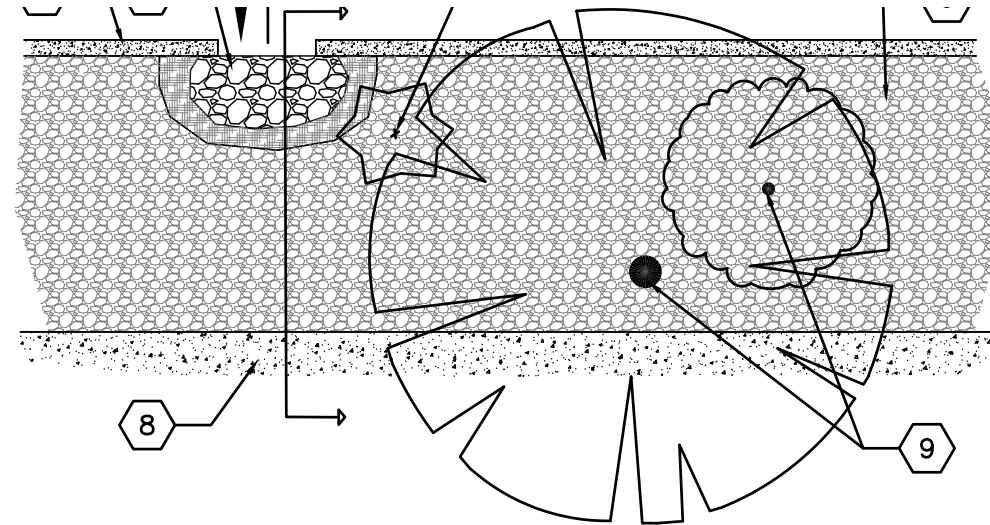
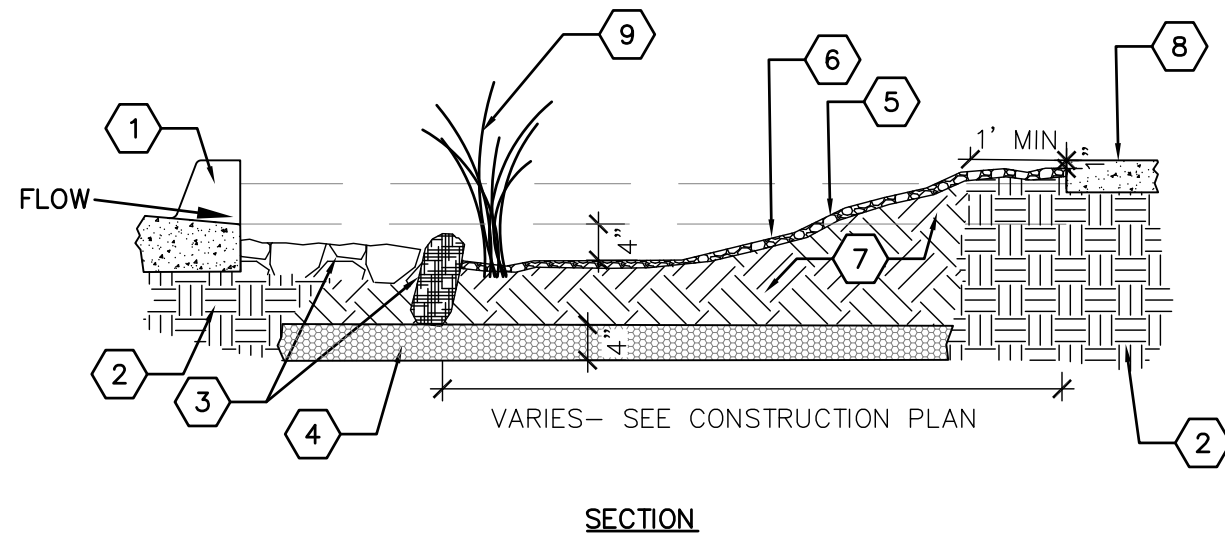
1. BIKE RACKS - Would they be used? How many would be needed? Where should they be located?
2. ART PEDESTALS - Would they be used? How many? Any key locations?
3. SIGNAGE - Any other signage than at intersections of Main and Broadway?
4. COMMUNITY BOARD - Would it be used? What type of content would be posted? Where should it be located?
5. FESTIVAL LIGHTING - Would require extra poles - is it worth it?

# 65% PLANS: STORMWATER HARVESTING



# 65% PLANS: STORMWATER HARVESTING

## AT BUMPOUTS - EVAPORATION BASINS



### KEYED NOTES

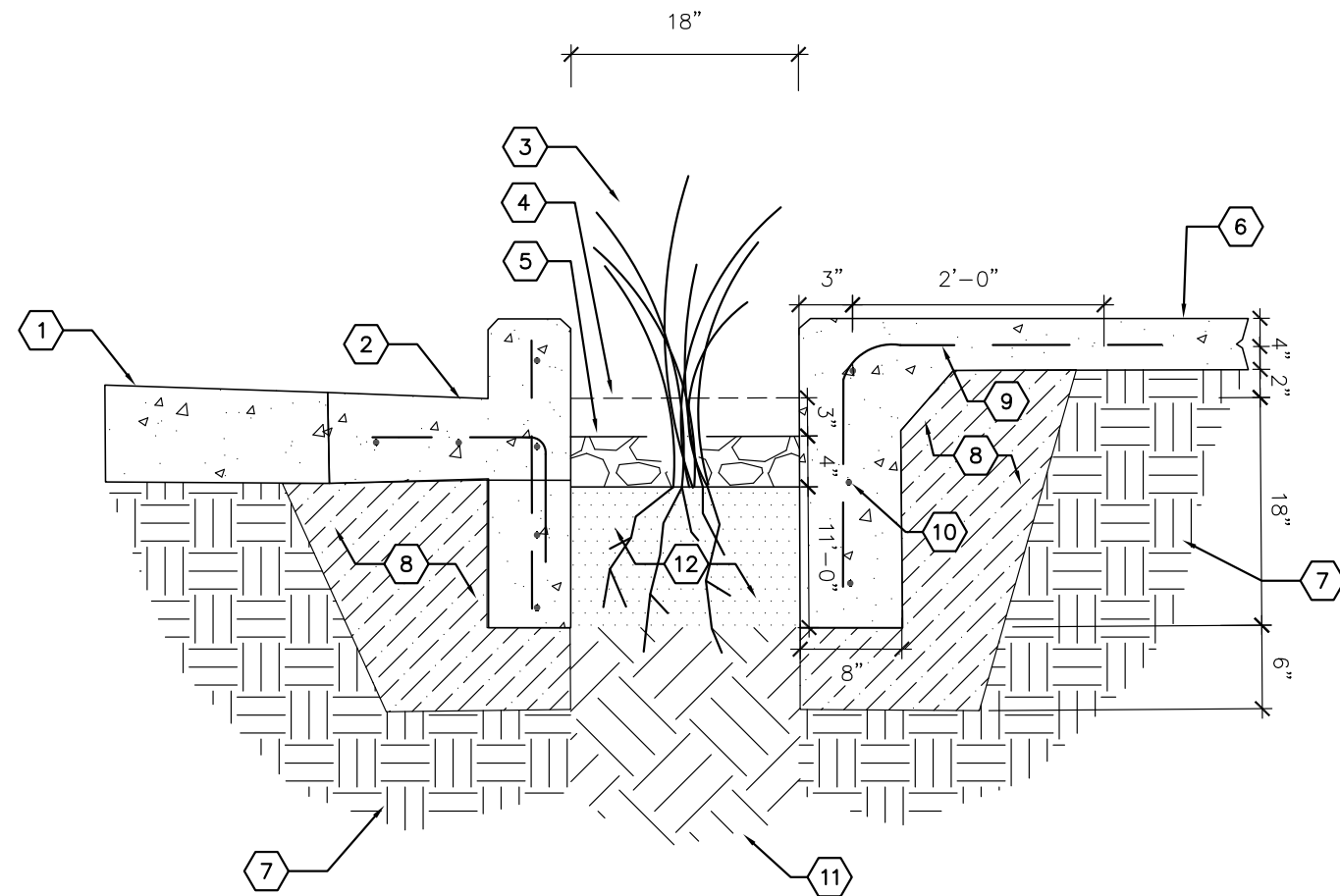
1. CURB AND GUTTER. SEE CONSTRUCTION PLAN.
2. COMPACTED SOIL.
3. SEDIMENT TRAP- SEE DETAIL E/14-16
4. CLAY LINER. SEE SPECIFICATIONS.
5. SIDE SLOPE NOT TO EXCEED 3:1.
6. GRAVEL MULCH. SEE PLANTING PLAN.
7. BIORETENTION SOIL MEDIA. SEE SPECIFICATIONS.
8. SIDEWALK. SEE CONSTRUCTION PLAN.
9. PLANT. SEE PLANTING PLAN.



**STORMWATER HARVESTING BASIN, TUCSON**

# 65% PLANS: STORMWATER HARVESTING

## GREEN GUTTER - EVAPORATION

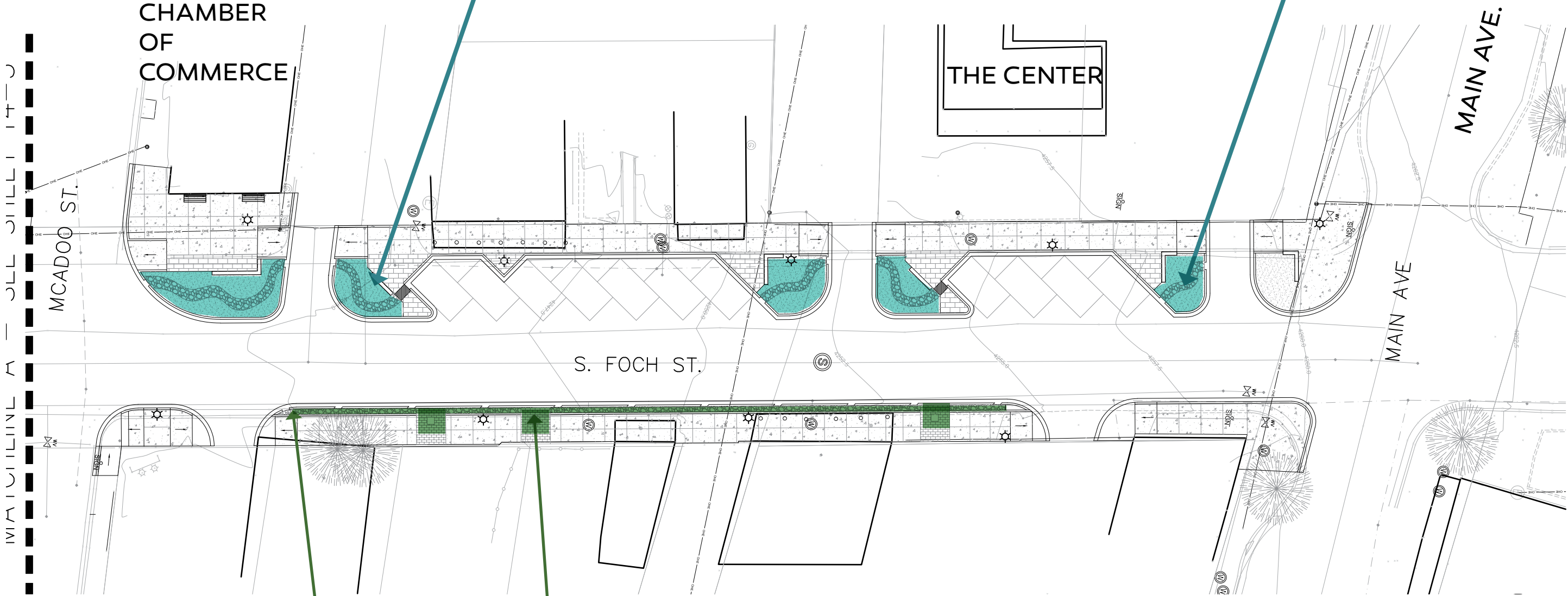


### KEYED NOTES

1. ROADWAY.
2. CURB AND GUTTER WITH REINFORCED SIDE WALL.
3. PLANT. SEE PLANTING PLAN.
4. PONDING DEPTH.
5. COBBLE MULCH. SEE CONSTRUCTION PLAN.
6. SIDEWALK COMBINED WITH TURNDOWN EDGE THAT FORMS SIDEWALL. ALSO SEE DETAIL X/XX.
7. COMPACTED SUBGRADE.
8. STRUCTURAL BACKFILL.
9. #4 REBAR AT 12" O.C.
10. #4 REBAR, HORIZONTAL AND CONTINUOUS.
11. UNCOMPACTED SUBGRADE.
12. UNCOMPACTED BACKFILL OF 50% NATIVE SOIL AND 50% BACKFILL AMENDMENT.

# 65% PLANS: STORMWATER HARVESTING

AT BUMPOUTS - SWALES AND SOIL SPONGES FOR INFILTRATION

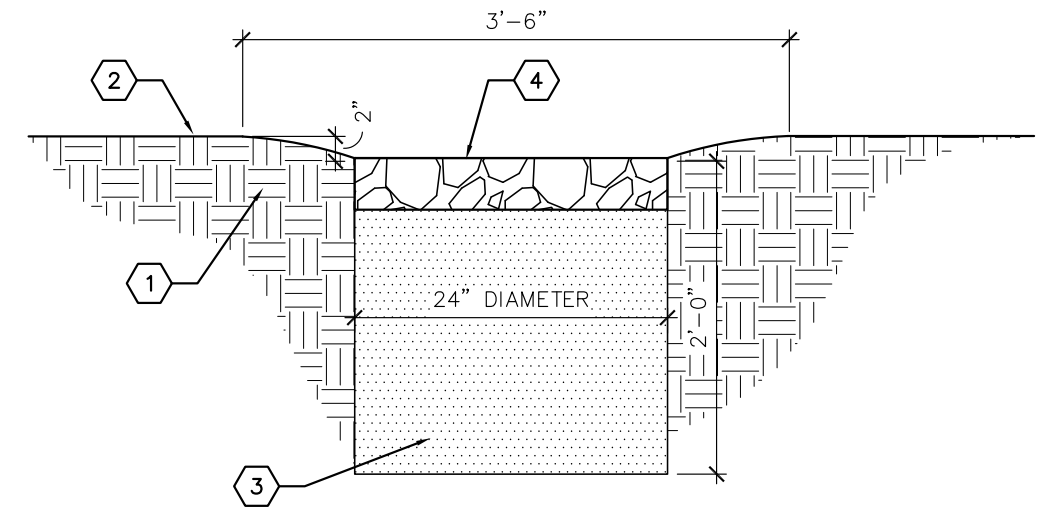
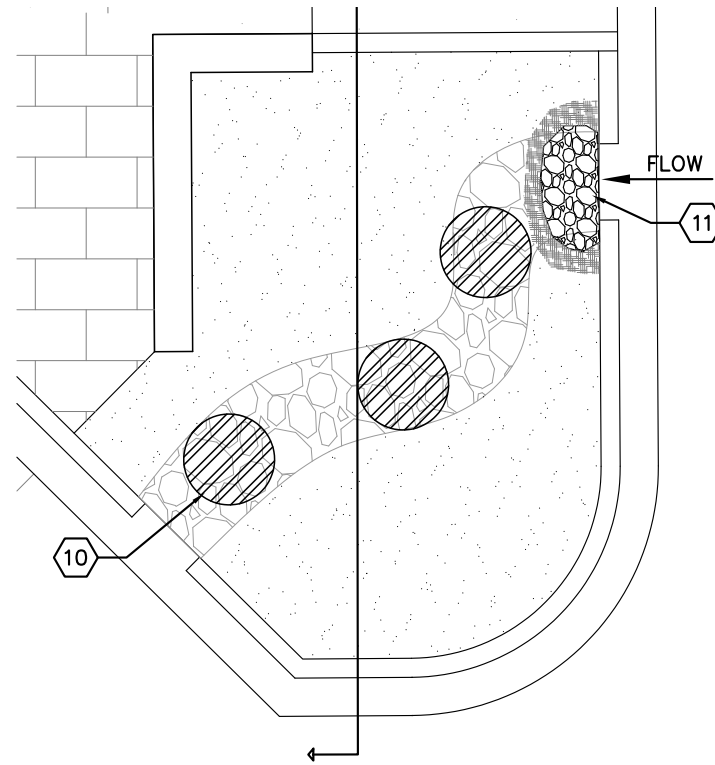
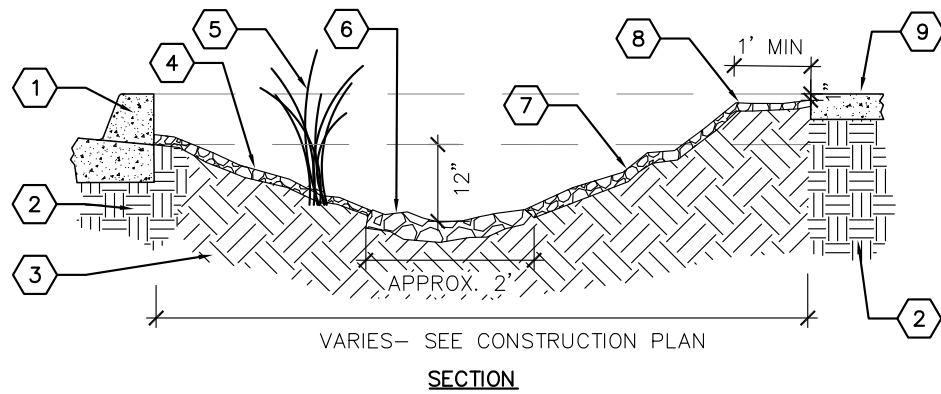


TREE WELLS - INFILTRATION

GREEN GUTTER - INFILTRATION

# 65% PLANS: STORMWATER HARVESTING

## AT BUMPOUTS - SWALES AND SOIL SPONGES FOR INFILTRATION



### KEYED NOTES

1. CURB AND GUTTER. SEE CIVIL.
2. COMPACTED SOIL.
3. UNCOMPACTED SOIL. IF SOIL HAS BEEN COMPACTED, RIP TO MIN. 12" BEFORE INSTALLING PLANTS AND MULCH.
4. GRAVEL MULCH. SEE PLANTING PLAN.
5. PLANT. SEE PLANTING PLAN.
6. COBBLE MULCH. SEE PLANTING PLAN.
7. SIDE SLOPE NOT TO EXCEED 3:1
8. LEVEL AREA AT BACK OF CURB.
9. SIDEWALK.
10. SOIL SPONGES 5' O.C. IN LENGTH OF SWALE BEGINNING AFTER SEDIMENT TRAP. SEE DETAIL C/14-16.
11. SEDIMENT TRAP. SEE DETAIL E/14-16.

### KEYED NOTES

1. UNCOMPACTED NATIVE SOIL AT PLANTING BED.
2. FINISH GRADE AT SEEDING BED — CREATE 2" DEEP DEPRESSION WITHIN 42" DIAMETER AREA AROUND SPONGE
3. COMPOST BLEND, A HOMOGENOUS BLEND OF PUMICE, PARTIALLY COMPOSTED WOODY MATERIALS, AND AGED COMPOST. BASIS OF DESIGN IS 'PS3' AS AVAILABLE FROM SOILUTIONS, INC. (505-877-0220).
4. 4" DEPTH COBBLE MULCH, SEE PLANTING PLAN.



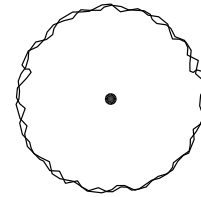
# 65% PLANS: PLANT SELECTION

1. Low-water use native or naturalized
2. Salt tolerance, inundation tolerance
3. Low height for visibility
4. Commercial availability
5. Year round interest



# 65% PLANS: PLANT LISTS

## PLANT LEGEND



### TREES

KEY	COMMON NAME	BOTANICAL NAME	QTY	INSTALLED SIZE	REMARKS	MATURE SIZE
CP	CHINESE PISTACHE	PISTACHIA CHINENSIS	X	2" CAL., 10'-12' HT.	24" BOX	30' HT. X 30' SPD.
ELO	ESCARPMENT LIVE OAK	QUERCUS FUSIFORMIS	X	2" CAL., 10'-12' HT.	24" BOX	20' HT. X 20' SPD.
BL	BLACK LOCUST	ROBINIA PSEUDOACACIA	X	2" CAL., 10'-12' HT	24" BOX	35' HT. X 25' SPD.
HM	HONEY MESQUITE	PROSOPIS GLANDULOSA 'MAVERICK'	X	6'-8' HT..	24" BOX	20' HT. X 20' SPD.



### SHRUBS

CB	CREOSOTE BUSH	LARREA TRIDENTATA	X	MIN. 3' HT.	5 GALLON	8' HT. X 6' SPD.
TB	TURPENTINE BUSH	ERICAMERIA LARICIFOLIA	X	MIN. 12" HT.	5 GALLON	3' HT. X 4' SPD.
FTB	FLAT TOP BUCKWHEAT	ERIOGONUM FASCICULATUM	X	MIN. 8" HT.	3 GALLON	1' HT. X 2' SPD.
ME	MEXICAN OREGANO	POLIOMINTHA MADERNIS	X	MIN. 8" HT.	3 GALLON	2' HT. X 2' SPD.
MT	MORMON TEA	EPHEDRA NEVADENSIS	X	MIN. 12" HT.	5 GALLON	2' HT. X 3' SPD.
TR	TEXAS RANGER	LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON'	X	MIN. 12" HT.	5 GALLON	2' HT. X 3' SPD.
BS	BLUE SAGE	SALVIA CHAMAEDRYOIDES	X	MIN 12" HT.	5 GALLON	2' HT. X 3' SPD.



### GROUNDCOVERS

TYD	TRAILING YELLOW DALEA	DALEA CAPITATA 'SIERRA GOLD'	X	MIN. 18" HT.	5 GALLON	5' HT. X 5' SPD.
PS	PRAIRIE SAGE	ARTEMISIA LUDOVICIANA	X	MIN. 12" HT.	5 GALLON	3' HT. X 4' SPD.
GLS	GRO LOW SUMAC	RHUS AROMATICA 'GRO LOW'	X	MIN. 12" HT.	3 GALLON	3' HT. X 2' SPD.
IP	ICE PLANT	XXXX	X	MIN. 12" HT.	3 GALLON	2' HT. X 3' SPD.



### GRASSES

AS	ALKALI SACATON	SPOROBOLUS AIROIDES	X	MIN. 12" HT.	5 GALLON	2' HT. X 2' SPD.
PM	PINK MUHLY	MUHLENBERGIA CAPILLARIS	X	MIN. 12" HT.	5 GALLON	2' HT. X 3' SPD.
LBS	LITTLE BLUESTEM	ANDROPOGON SCOPARIUM	X	MIN. 12" HT.	3 GALLON	3' HT. X 2' SPD.



### PERENNIALS

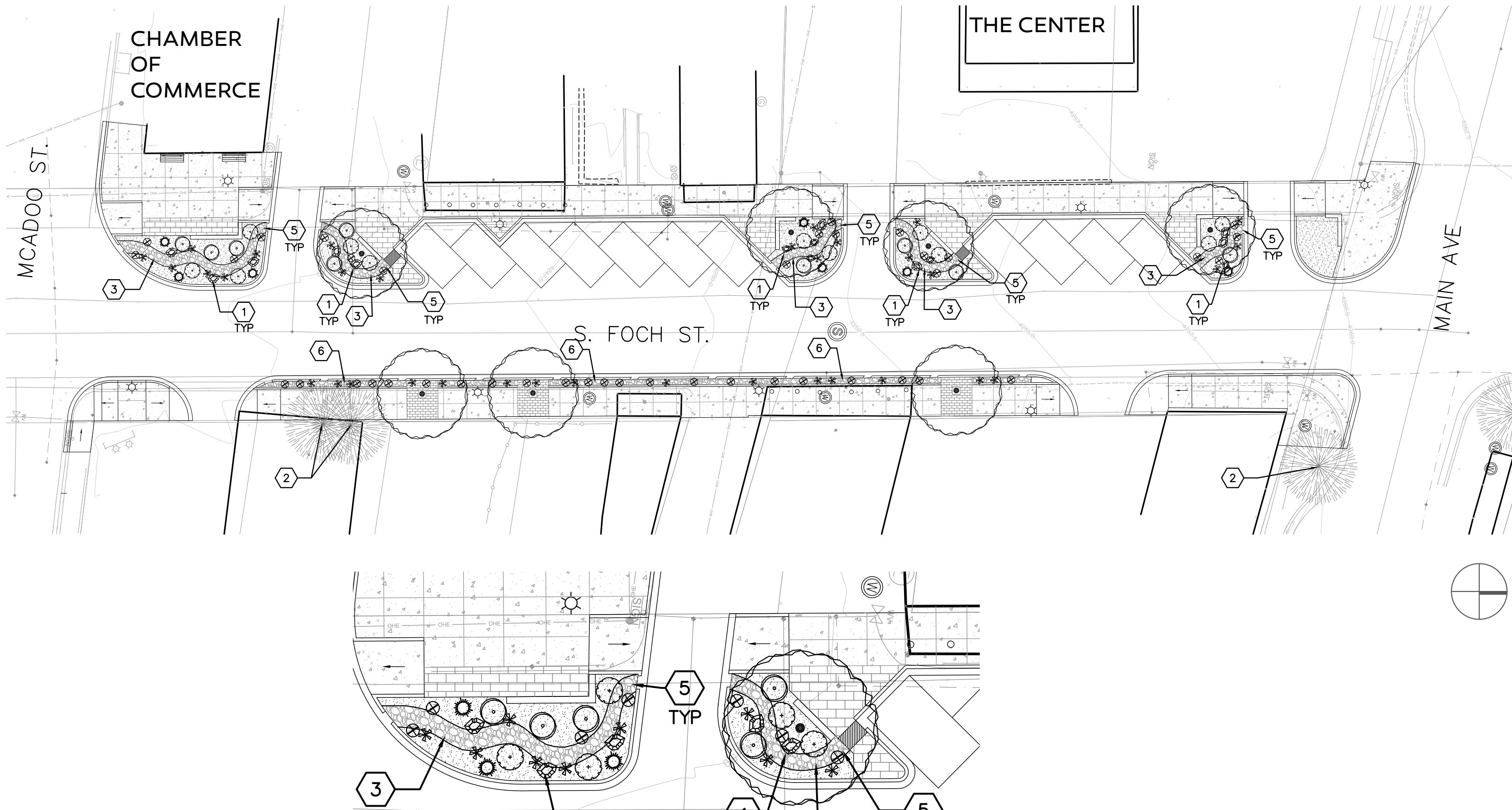
SV	SANDPAPER VERBENA	VERBENA RIGIDA	X	MIN. 6" HT.	1 GALLON	1' HT. X 2' SPD.
SP	SAND PENSTEMON	PENSTEMON AMBIGUUS	X	MIN. 6" HT.	1 GALLON	3' HT. X 2' SPD.
RP	ROCK PENSTEMON	PENSTEMON BACCARIFOLIUS	X	MIN. 6" HT.	1 GALLON	3' HT. X 2' SPD.
CF	CHOCOLATE FLOWER	BERLANDIERA LYRATA	X	MIN. 6" HT.	1 GALLON	2' HT. X 2' SPD.
MY	MOONSHINE YARROW	ACHILLEA 'MOONSHINE'	X	MIN. 6" HT.	1 GALLON	2' HT. X 2' SPD.



### ACCENTS

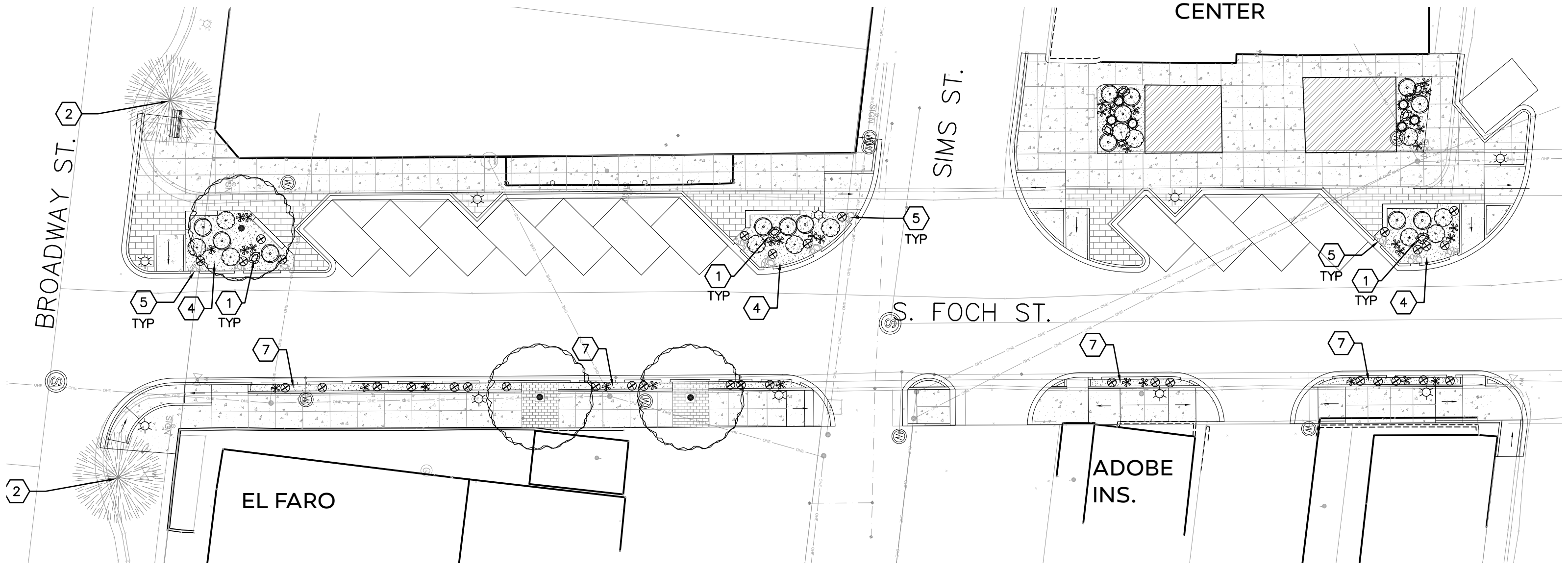
PA	PARRY'S AGAVE	AGAVE PARRYI	X	MIN. 8" HT.	5 GALLON	3' HT. X 3' SPD.
LE	LECHUGILLA	AGAVE LECHUGILLA	X	MIN. 8" HT.	5 GALLON	3' HT. X 4' SPD.
SPP	SPINELESS PRICKLY PEAR	OPUNTIA ELLISIANA	X	MIN. 12" HT.	3 GALLON	4' HT. X 5' SPD.

# 65% PLANS: PLANTING PLAN



# 65% PLANS: PLANTING PLAN

LEE BELLE  
JOHNSON  
CENTER



# 65% PLANS: PLANT LISTS

## SEED MIX

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COMMON NAME	BOTANICAL NAME	QTY
<u>GRASSES</u>		
VINE MESQUITE GRASS	PANICUM OBTUSUM	15%
SCRATCHGRASS	MUHLENBERGIA ASPERIFOLIA	15%
ALKALI SACATON	SPOROBOLUS AIROIDES	10%
DESERT SALTGRASS	DISTICHLIS SPICATA	10%
<u>PERENNIAL WILDFLOWERS</u>		
MEXICAN HAT	RATIBIDA COLUMNIFERA	5%
MEXICAN GOLD POPPY	ESCHSCHOLZIA CALFIORNICA SSP MEXICANA	5%
SAND VERBENA	ABRONIA VILLOSA	5%
DESERT MARIGOLD	BAILEYA MULTIRADIATA	5%X
BLANKET FLOWER	GAILLARDIA ARTISTATA	5%
DESERT LUPINE	LUPINUS SPARSIFLORUS	5%
SCARLET GLOBEMALLOW	SPHAERALCEA AMBIGUA	5%
PARRY'S PENSTEMON	PENSTEMON PARRYI	5%
PURPLE PRAIRIE CLOVER	DALEA PURPUREA VAR. PURPUREA	5%
BLUE FLAX	LINUM LEWISII	5%

# 65% PLANS: STORMWATER HARVESTING



## SEEDDED (and planted) Stormwater Features:

More wild look

Skilled maintenance required for weeding

Less maintenance long term

Likelihood of better performance for drainage



## Planted Stormwater Features:

More manicured look

Regular but straightforward maintenance

Good performance for drainage