South Mountain Park

Design Guidelines Manual

Preserving the past

Planning for the future

October 2015

For Review

10/15/2015

City of Phoenix Parks and Recreation Department

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TABLE OF CONTENTS

Introduction:

In January 2015, the City of Phoenix Parks and Recreation Department initiated a study to analyze the existing conditions of major elements in South Mountain Park and offer recommendations to determine the costs necessary to improve the quality of the natural desert experience afforded to park visitors.

Purpose:

The South Mountain Park Design Guidelines Study is intended to provide the City of Phoenix and other interested entities with a comprehensive document that can be used to plan for phased expenditures necessary to preserve and revitalize South Mountain Park.

The study is divided into six sections. Part 1.0 analyzes the condition of existing facilities and recommends renovation/rehabilitation measures for adaptive and/or continued use and identifies new facilities needed to improve the park experience. Part 2.0 analyzes the condition of existing ramadas and picnic areas, recommends rehabilitation measures, and identifies new locations for similar amenities. Part 3.0 analyzes conditions of existing lookouts, recommends rehabilitation measures, and identifies locations for new lookouts. Part 4.0 analyzes conditions of existing trailheads and recommends improvements. Part 5.0 analyzes the condition of existing infrastructure and recommends improvements. Part 6.0 identifies architectural guidelines for rehabilitation and new construction.

Total probable costs are identified for all recommended improvements. Itemized probable costs are included in a supplementary document.

Historical Background:

In 1989, the Phoenix City Council approved the South Mountain Park Master Plan which focuses on three main initiatives; restoration of significant desert resources, management of financial resources necessary to maintain and improve the park, and education programs designed to teach and/or promote environmental ethic to park users and the community at large. The SMPMP general guidelines where to be phased over a 15-year time period, focusing first on managing and maintaining the existing facilities and resources and secondly, providing new facilities and improvements (in already disturbed desert areas) to meet future needs.

Unfortunately, many of the goals established in the 25 year old Master plan have not been accomplished. The City's limited resources have been primarily used for daily operational necessities and reactive maintenance of the existing facilities and resources.

EXECUTIVE SUMMARY

Summary:

The South Mountain Park Design Guidelines Study is intended to be a more specific plan that identifies existing deficiencies, recommends necessary improvements, and determines probable costs to assist the City in planning future expenditures necessary to preserve resources and facilities and revitalize the overall park experience. The study was completed by a team of professionals experienced in park design, architecture, historic preservation, landscape architecture, desert flora and fauna, and civil, structural, and electrical engineering. The existing conditions of major park elements and recommendations based on initiatives set forth for the South Mountain Park Master Plan are listed below:

Trailheads:

The existing trail system and natural desert landscape has been negatively impacted by uncontrolled access from residential developments along the park's perimeter. Also, many of the trail entrances are inadequately marked and indiscernible.

Recommendations

- Improve awareness and access to existing trails by constructing designated trailheads with ramadas, parking areas, and interpretive signage.
- Revegetate and revitalize the natural desert environment disturbed by uncontrolled access to trails.
- Construct accessible restrooms and ramadas at remote trailheads.

Ramadas & Picnic Areas:

There are three large ramadas and numerous smaller ramadas of various styles and sizes scattered throughout the park. Most ramadas are in fair to poor condition and many have no relationship to the desert environment.

Recommendations

- Rehabilitate historic or early rubble stone ramadas.
- Replace or remove deteriorated, unsalvageable, and/or stylistically inappropriate ramadas.
- Construct ramadas at new or existing trailheads, lookouts, and/or other high visitor use areas in accordance with park design guidelines.

Lookouts:

Access to many of the current lookouts is restricted do to safety concerns, poor roads, on-going maintenance, and/or an inability to provide adequate supervision. Historically significant rubble stone structures constructed by the Civilian Conservation Corps in the 1930's exist at three of the six lookouts. The condition of these structures range from fair to poor.

Recommendations

- Improve usability of existing lookouts by incorporating parking areas, accessible restrooms, and interpretive signage.
- Create new lookouts at high visitor use locations to improve park experience.
- Improve safety and provide accessible routes to greatest extent feasible.
- Rehabilitate/restore historically significant structures in accordance with the Secretary of Interior Standards.

Facilities:

Most facilities are at least 30 to 40 years old and in poor condition. Unsympathetic renovations, normal wear and tear, insufficient infrastructure, and lack of maintenance has rendered many of them inhabitable. The historically significant rubble stone and adobe buildings constructed by the Civilian Conservation Corps in the early 1930's are also deteriorating from weathering and neglect and are in poor condition.

Recommendations

- Renovate, rehabilitate, and/or restore the historically significant CCC buildings in accordance with the Secretary of Interior Standards before the exterior and/or interior character defining elements deteriorate beyond repair.
- Renovate, rehabilitate, and/or restore historic or out-of-date facilities for adaptive or continued use based on park needs and in accordance with park architectural guidelines.
- Construct new facilities based on the SMPMP initiatives and/or as needed to improve the park experience.

Infrastructure:

The existing roads where paved in the 1950's and are deteriorating from normal wear and tear, weathering, and lack of maintenance. Repairs and alterations are currently being completed at specific areas damaged by recent storm water erosion. The outdated water system consists of a water storage tank set on a mountain ridge to facilitate gravity flow through below grade distribution piping. Repairs are currently underway to relocate distribution piping recently exposed (above grade) by storm water erosion.

Recommendations

- Resurface the paved roadways to address past due maintenance and improve comfort and safety for pedestrians, bicyclists, and motorists.
- Alter drainage patterns at existing and new amenities to lessen maintenance and preserve natural drainage corridors.
- Replace out-of-date gravity fed domestic water system with a contemporary pressurize domestic water systems to meet current and future demands throughout the park.
- Replace and/or upgrade electric service and distribution systems at existing and new facilities, ramadas, and related amenities.

Architectural Design Guidelines:

Currently, there are no guidelines for colors, materials, or architectural styles. Many of the buildings and ramadas have no context or relationship to the natural desert environment.

Recommendations

- Develop color schemes compatible with the natural desert environment and a list of materials that are sustainable, low maintenance, and compatible with the natural desert environment.
- Develop a park architectural style for new and rehabilitated facilities, ramadas, and lookouts that is compatible but differentiated from the CCC buildings and structures.

Summary Conclusion:

Overall, South Mountain Park is in fair to poor condition primarily due to normal wear and tear and lack of funding for maintenance and improvements. The South Mountain Park Design Guidelines offer a proactive approach to revitalize the park by restoring desert resources, rehabilitating significant historic structures, recommending necessary improvements, and identifying the phased expenditures necessary to complete work within a reasonable time period .The City of Phoenix Parks and Recreation Department recognizes the significance of South Mountain Park to the City and State of Arizona and is dedicated to the stewardship of this irreplaceable natural resource.

KEY MAP

LEGEND

1.0 FACILITIES

2.0 RAMADA & PICNIC AREAS

3.0 LOOKOUTS

4.0 TRAILHEADS

BASELINE RD.

BASELINE RD.

51ST AVE.

35TH AVE.

19TH AVE.

CENTRAL AVE.

20TH ST.

24TH ST.

48TH ST.

S POINT PKWY

I-10 FRWY.

SOUTH MOUNTAIN PARK

SOUTH MOUNTAIN PARK

PIEDMONT RD.

48TH ST.

44TH ST.

ELLIOT RD.

SAN GABRIEL AVE.

WARNER ELLIOT LOOP

48TH ST.

WARNER RD.

I-10 FRWY.

EQUESTRIAN TRAIL

WARPAINT DR.

36TH ST.

RANCH CIR.

RAY RD.

RAY RD.

RAY RD.

DUSTY LN.

DESERT FOOTHILLS PARKWAY

SOUTH MOUNTAIN PRKWY

RANCH CIR.

48TH ST.

I-10 FRWY.

CHANDLER BLVD

CHANDLER BLVD

CHANDLER BLVD

DESERT FOOTHILLS PARKWAY

17TH AVE.

40TH ST.

PECOS RD.

PECOS RD.

51ST AVE.

4.1 4.2 4.3 4.4 4.5 4.6 4.7 4.8 4.9 4.10 4.11 4.12 4.13 4.14

1.1 1.2 1.3 1.4 1.5 1.6 1.7 1.8 1.9

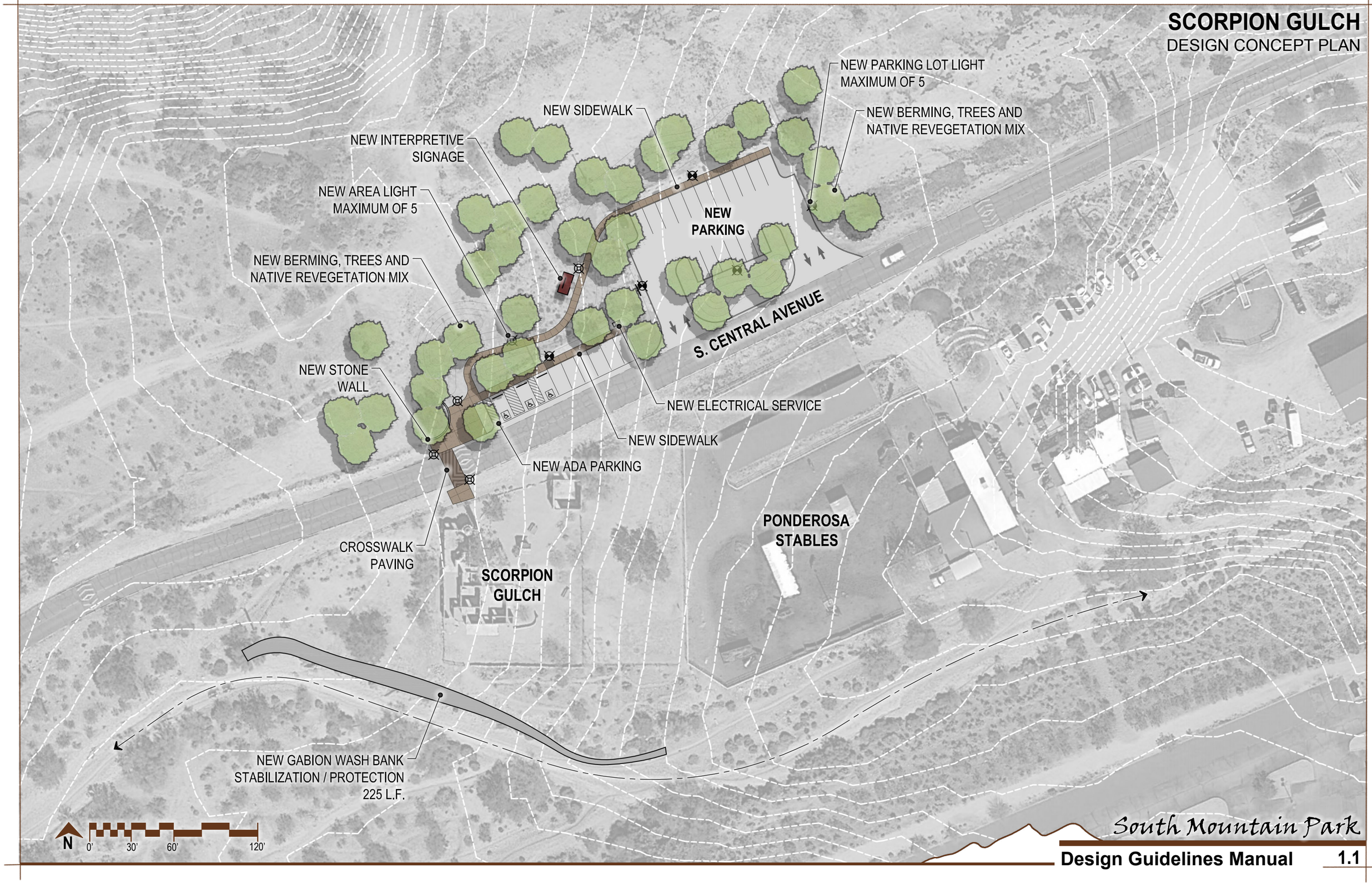
2.1 2.2 2.3 2.4 2.5 2.6 2.7 2.8

3.1 3.2 3.3 3.4 3.5 3.6

N 0' 2000' 4000' 8000'

FACILITIES INDEX

SCORPION GULCH
DESIGN CONCEPT PLAN



Existing Conditions

Proposed Improvements

Architecture
N/A

Landscape
1. sidewalks and hardscape
2. concrete paving Central Ave. street crossing
3. seatwall-benches
4. interpretive sign kiosk
5. Max Delta Trail Head marker-kiosk
6. landscape, grading, planting, and irrigation
7. revegetation – trees and native seed mix

Civil
1. parking lot modifications and islands
2. gabion bank protection of adjacent wash
3. asphalt, cut, mill and overlay – striping

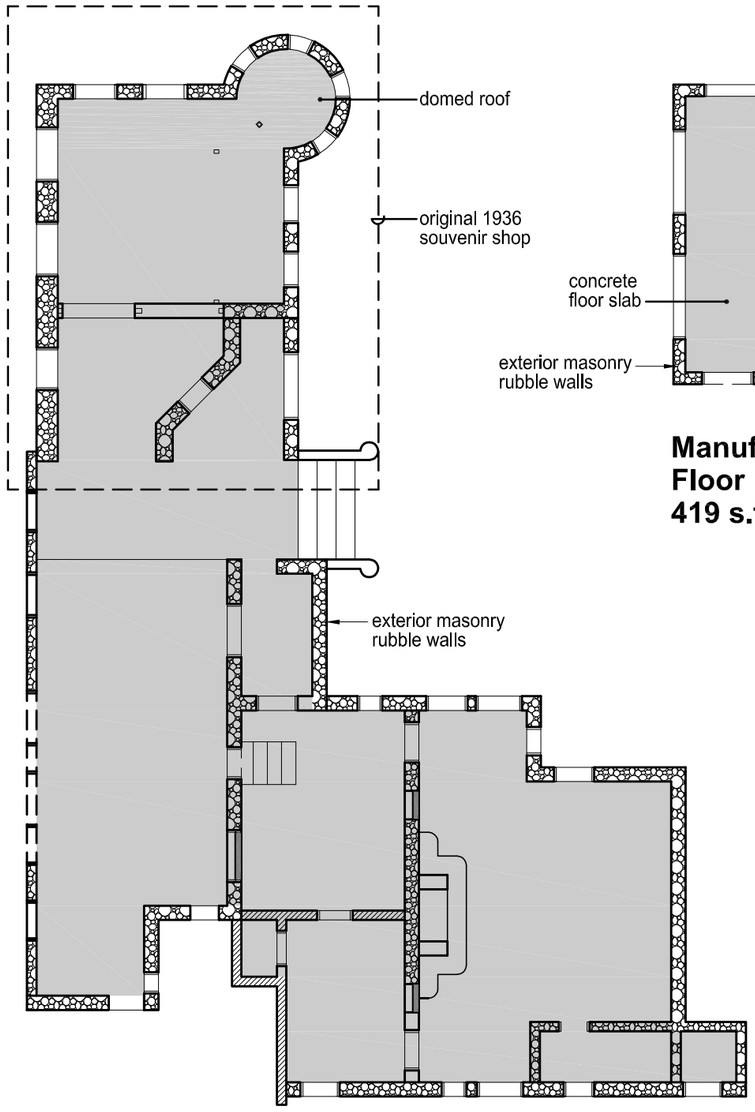
Electrical
1. new LED parking lot lights
2. new LED security lighting
3. new LED area lighting

Description

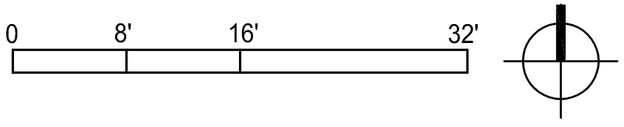
The 80 year old Historic Structure was stabilized in 2013, and remains in good condition. The deteriorated roof framing at both structures was documented and removed to prevent collapse. The Trading Posts exterior stone walls were forced back into their original position and underpinned with concrete footings to prevent further settlement. The Manufacturing building's exterior walls where stabilized by installing a continuous steel ledger near their tops to resist lateral loads. Currently, the structures are popular tourist attractions even though they afford no shade or other amenities. The historic stone structures offer an appealing backdrop/setting for photographic opportunities. Rehabilitating the Scorpion Gulch for adaptive or continued use is probably not cost effective and may even negatively affect how visitors perceive these historical ruins. Enhancing the setting by improving the cactus garden, connecting the site to a nearby trailhead entrance and parking, and installing informational signage explaining the historical significance of Scorpion Gulch will provide educational programming consistent with the South Mountain Park Master Plan.

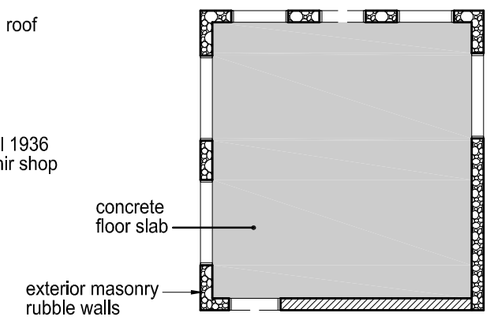
Probable Improvement Costs

Probable Construction Costs	**$ 478,694**
Probable Design / City Costs	**$ 191,478**
Total Probable Costs	**$ 670,172**



Trading Post Floor Plan **1,746 s.f.**





Manufacturing Bldg.
Floor Plan
419 s.f.

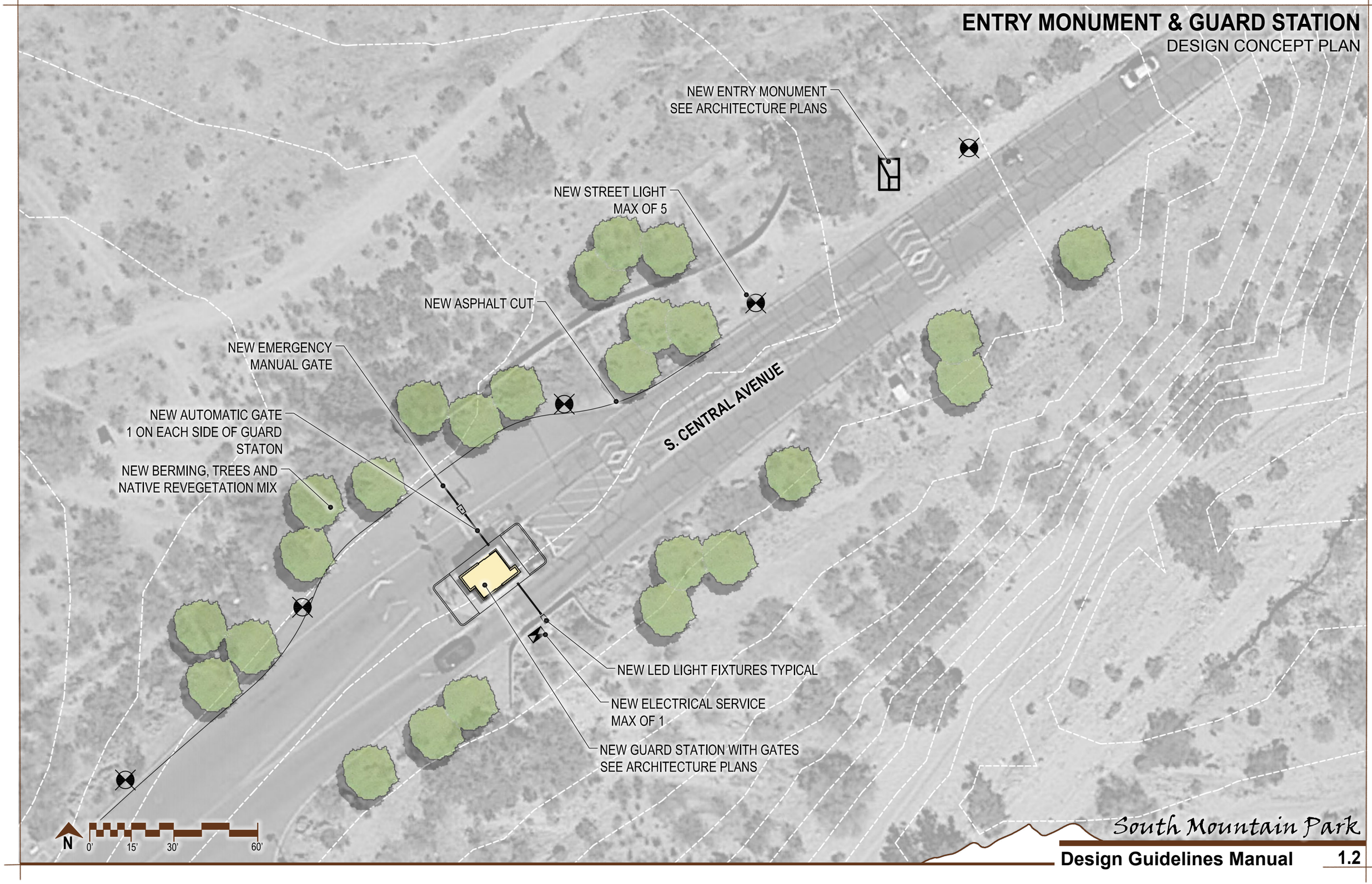
Recommendations: Currently, the structures are popular tourist attractions even though they afford no shade or other amenities. The historic stone structures offer an appealing backdrop/setting for many photographic events. Rehabilitating the Scorpion Gulch for an adaptive use is probably not cost effective and may even negatively affect how visitors perceive these historical ruins. Enhancing the setting by improving the cactus garden, connecting the site to a nearby trailhead entrance and parking, and installing informational signage explaining the historical significance of Scorpion Gulch will provide educational programming consistent with the South Mountain Park Master Plan.

Photograph looking at the Manufacturing Buildings main entrance

Photograph looking at the Trading Post main entrance

ENTRY MONUMENT & GUARD STATION

DESIGN CONCEPT PLAN



ENTRY MONUMENT & GUARD STATION

Existing Conditions

Description

The existing park entrance guard station located just west of Scorpion Gulch and is more than 20 years old and in need of renovation. Also the Guard Station is an unappealing first impression at the park's entrance.

Proposed Improvements

Architecture
1. rehabilitate Guard Kiosk
2. new park Entry Monument

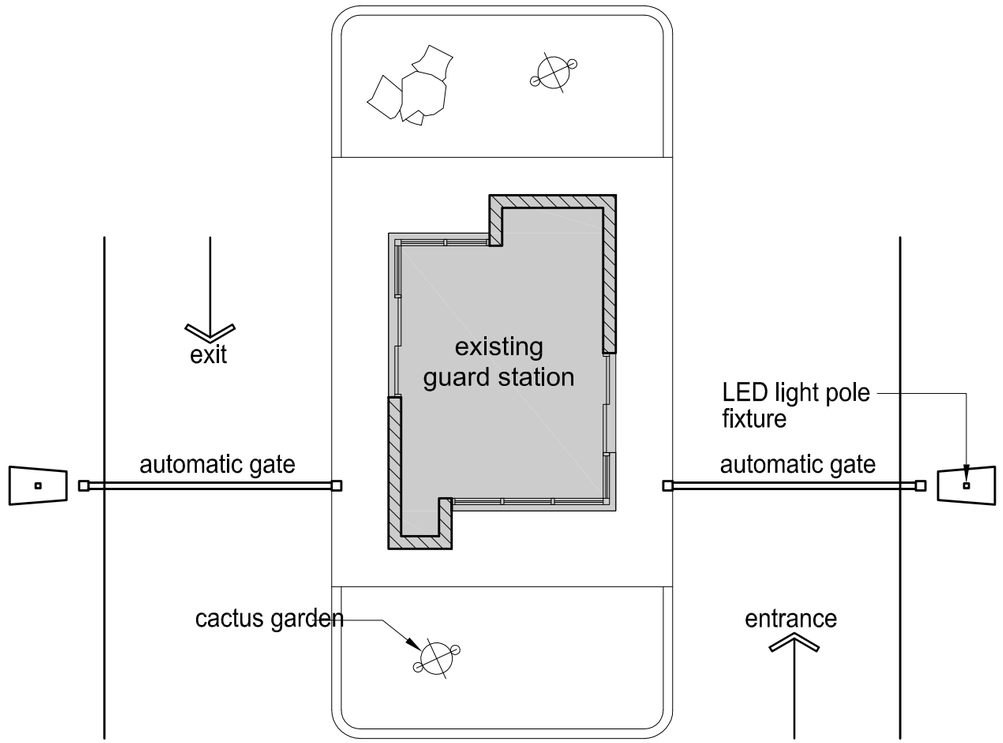
Landscape
1. new gates
2. landscape grading, planting, and irrigation
3. revegetation – trees and native seed mix

Civil
1. modify asphalt to meet new site layout
2. grading and drainage

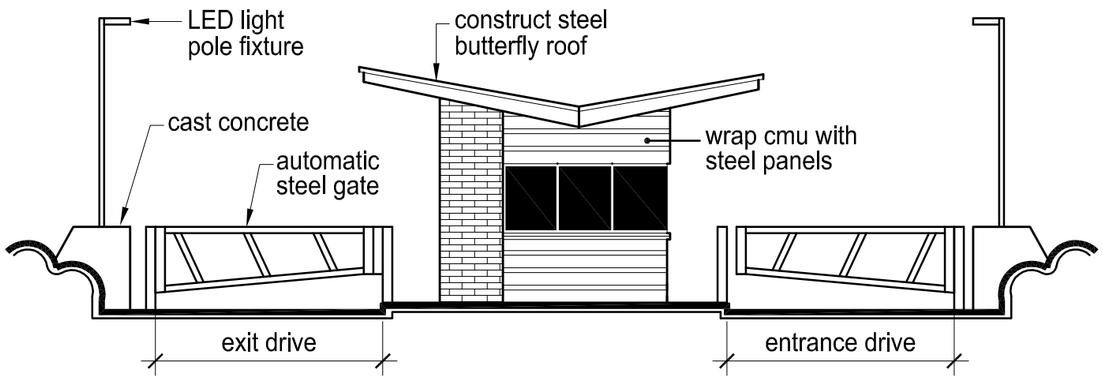
Electrical
1. new LED security lighting
2. new LED street lighting
3. new building service

Probable Improvement Costs

Probable Construction Costs	**$ 395,041**
Probable Design / City Costs	**$ 158,016**
Total Probable Costs	**$ 553,057**



Conceptual Plan



Conceptual Elevation

Recommendation: The first guard station should be retained and renovated to create a more appealing image compatible with the City's park style architectural guidelines. The conceptual rendering illustrates replacing the simple gable roof with a more dramatic roof form, applying steel siding over portions of the masonry walls, and replacing the doors and windows. The second guard station visually obstructs the view of the Historic Entrance Complex. It was inappropriately constructed with materials that closely resemble the historic structures giving the false impression of an original or historic structure. Since there is no foreseeable need for a guard station at this location we recommend it be removed in its entirety.

Photograph looking at Guard Station

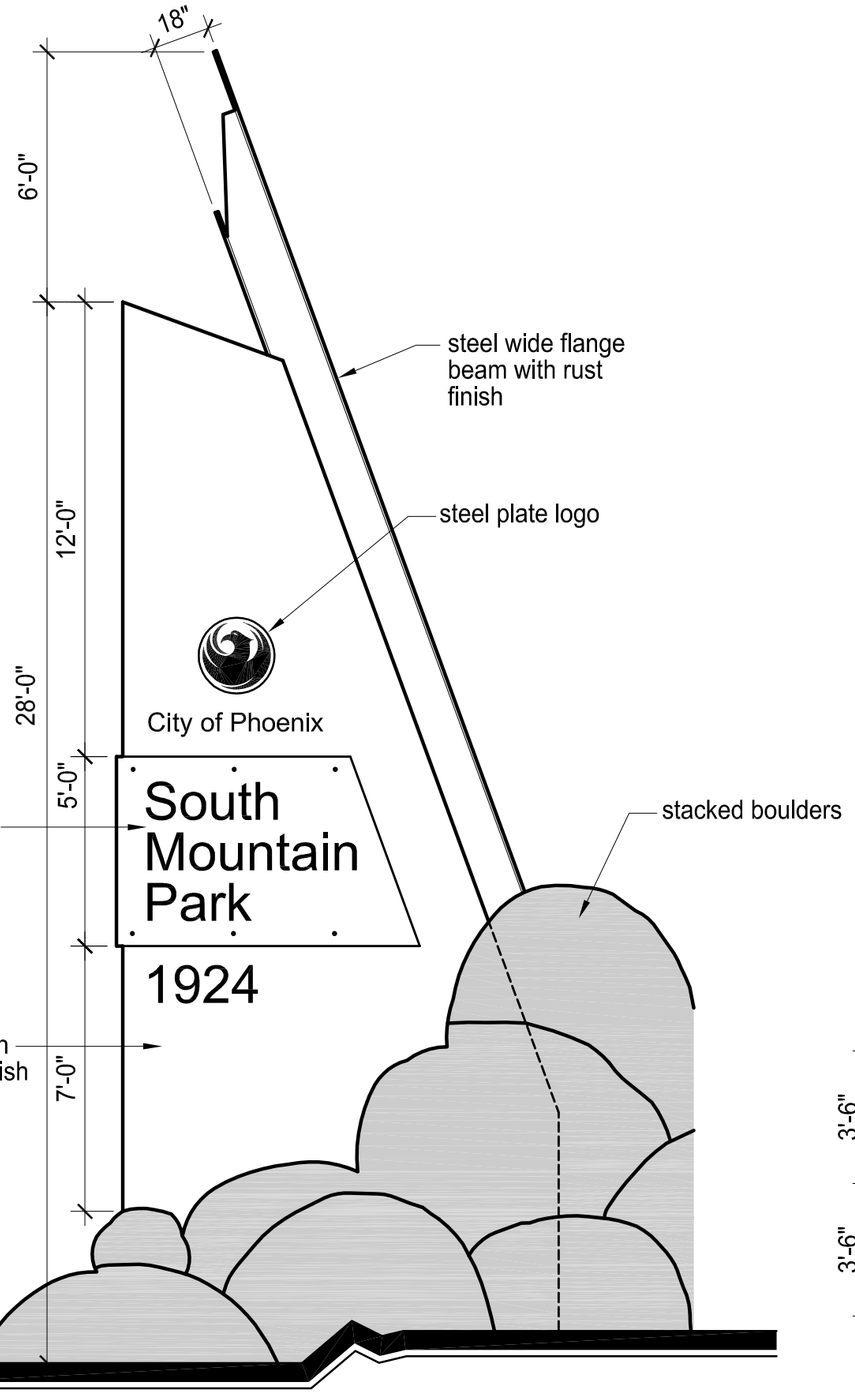
Conceptual Guard Station Rendering

ENTRY MONUMENT & GUARD STATION

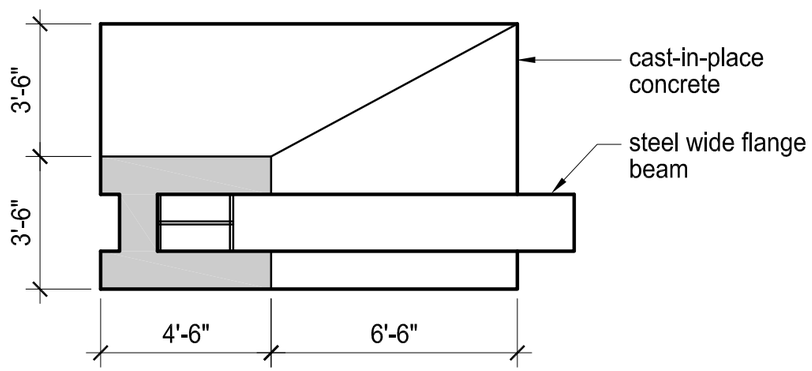
ENTRY SIGN

Description: The entrance monument should clearly identify the South Mountain Park's entrance and reflect its monumental character and/or scale. We recommend creating an obelisk-type monument that becomes a memorable image to visitors. The conceptual drawings illustrate a cast-in-place concrete obelisk that is approximately 34 feet high x 11 feet wide at the base. The tall tapered shaft terminates at an angle directed upward to the sky. A steel wide flanged beam with a rust finish is embedded in the obelisks tapered side. The steel beams' shaped end also points upward to emphasize the steep climb to the mountains' top. The opposite side of the monument has a full height narrow reveal that is illuminated with concealed LED light fixtures. The signage consists of cast steel letters/numbers and a die cut steel plate backlit with LED light fixtures.

Entrance Monument Rendering



Conceptual Elevation



Conceptual Plan

ACTIVITY COMPLEX
DESIGN CONCEPT PLAN

South Mountain Park

Existing Conditions

Description

The Activity Complex located near the park entrance was constructed for traditional park use. However, due to neglect, lack of programming and few amenities, the complex is seldom used. There are two existing public restrooms and a commercial kitchen facility, built in the 1970's exist on the site. Large parking lots are located adjacent to the complex and available for large group events.

Proposed Improvements

Architecture
1. restroom renovations (2)
2. kitchen adaptive use
3. new ramadas

Landscape
1. sidewalks and hardscape
2. concrete paving and ADA improvements
3. seatwall-benches
4. landscape berming & grading, planting, and irrigation
5. revegetation – trees and native seed mix
6. irrigation system improvements
7. turf re-establishment

Civil
1. parking lot modifications and islands
2. asphalt, remove and replace – striping
3. grading and drainage

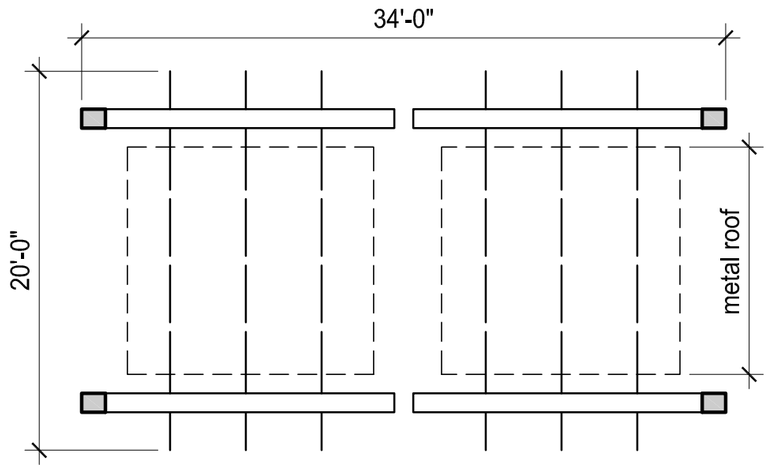
Electrical
1. new LED parking lot lights
2. new LED security lighting
3. new LED use/activity lighting

Probable Improvement Costs

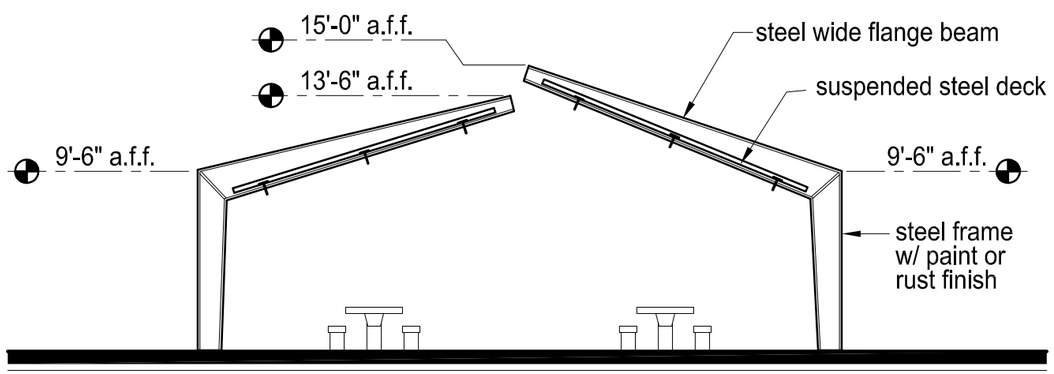
Probable Construction Costs	**$ 5,909,393**
Probable Design / City Costs	**$ 2,363,757**
Total Probable Costs	**$ 8,273,150**

Architectural Amenities

- 39 - medium Size Ramadas
- Site Furnishings



plan



section

0 8 16 32

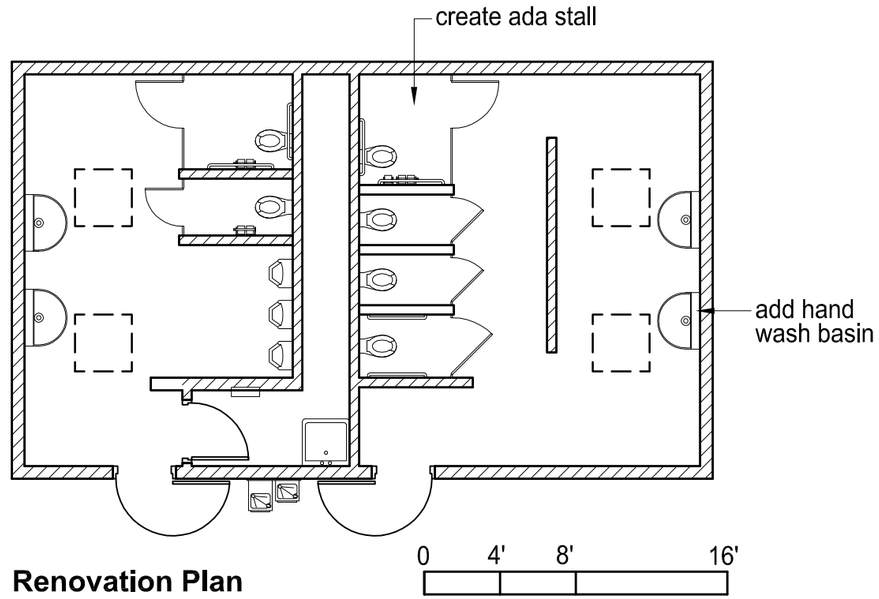
Conceptual Ramada Rendering

Conceptual Site Rendering

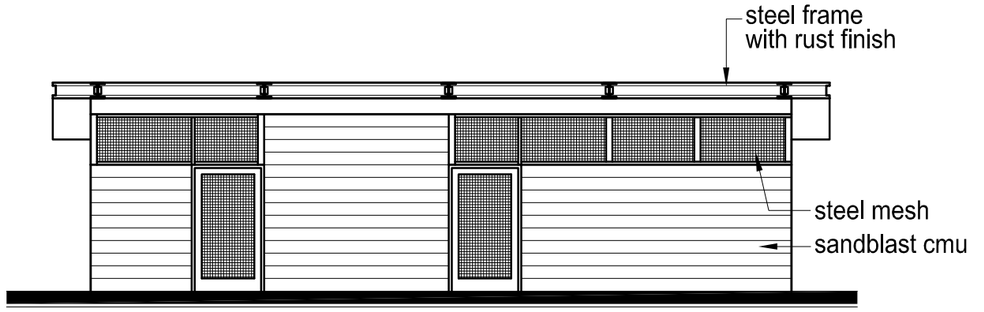
Recommendation: The restroom buildings should be renovated to meet current building and accessibility codes and their appearance should be altered to comply with the City's park style architectural guidelines. The porcelain plumbing fixtures should be replaced with stainless steel, vandal resistant fixtures.

Photograph of Restroom Building

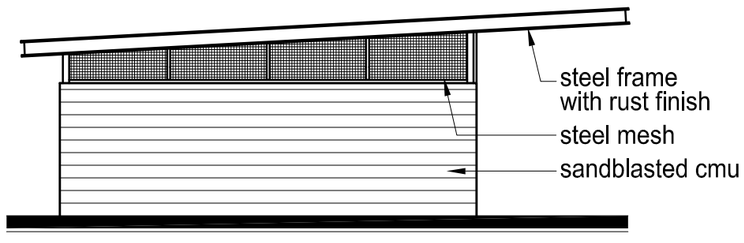
Conceptual Restroom Building



Renovation Plan

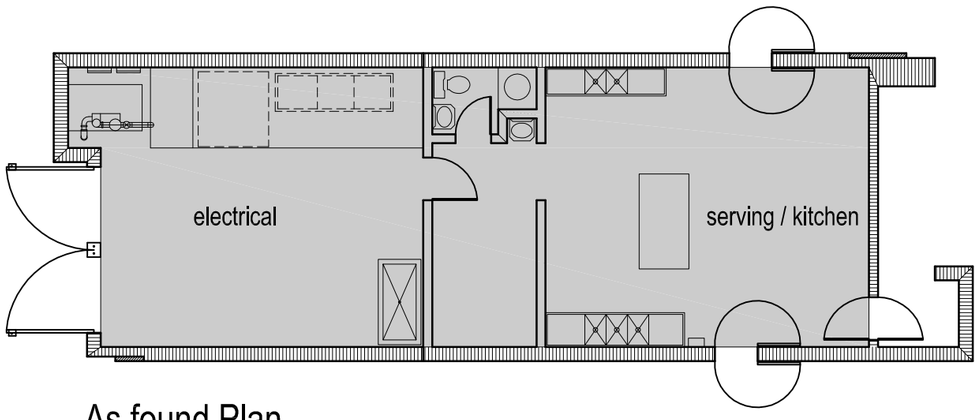


Conceptual Restroom Building Elevation

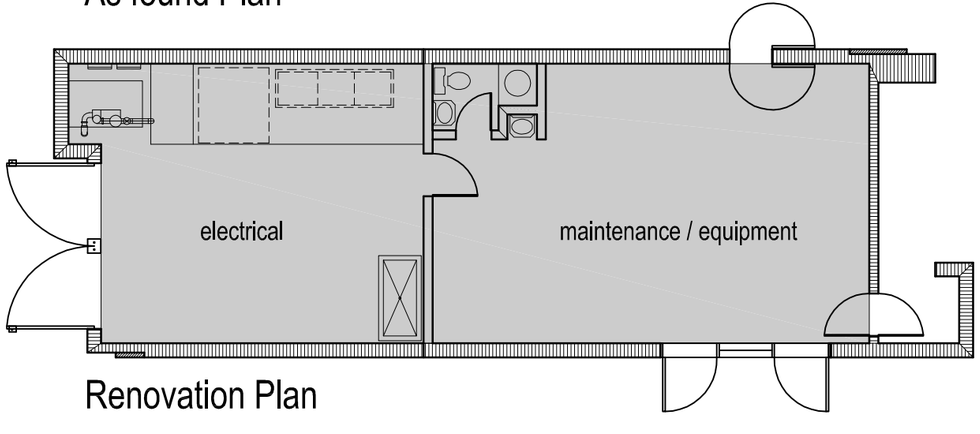


Conceptual Restroom Building Elevation

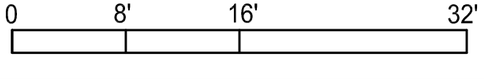
Photo of Food Service Building



As found Plan

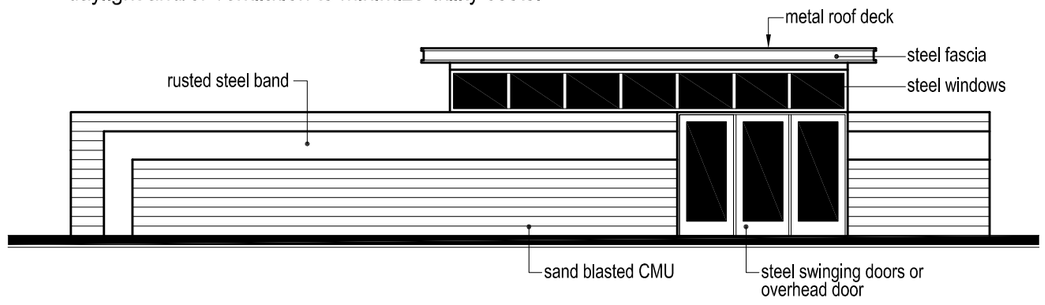


Renovation Plan

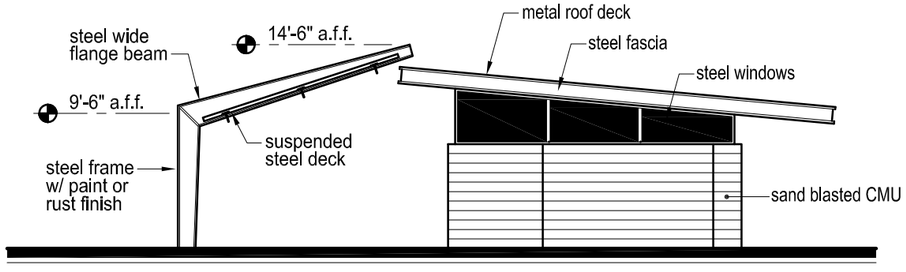


Description/Condition: The food service building has a rectangular floor plan and is divided into two spaces. The east half includes stainless steel prep and wash sinks, stainless steel tables, and a single user non-accessible restroom. The west half of the building contains the electrical service and panels that feed the activity complex restrooms, park lights, and other related items. The exterior walls are constructed with concrete masonry units painted on both sides. A horizontal accent band constructed with jumbo bricks projects outward from the cmu. The wood framed flat roof is covered with a built-up type roof covering and projects outward approximately 8-feet on both sides. The rooftop equipment is screened by a tall mansard roof covered with standing seam metal panels. Overall, the food service building appears to be in fair condition. Normal wear and tear expected of fifteen plus year old building is evident.

Recommendation: The food service building has been underutilized. Operating and maintaining a food service facility to current health department standards for occasional activities is not cost effective and a strain on the park staff. The space could be renovated for storing equipment, tools, and materials necessary to maintain the adjacent park and restroom buildings or for use as a shuttle service station operated by a concessionaire. A shuttle service as recommended in the South Mountain Master Plan would allow visitors to park their vehicles in the adjacent parking lots and board multi-passenger open air vehicles which will transport them to park attractions ultimately reaching Dobbins Lookout at the top of South Mountain. This service would reduce the number of vehicles on the narrow winding roads, reduce environmental impacts from vehicles, improve safety for cyclists and equestrians, and improve overall park control during the peak (October-May) seasons. The South Mountain Park Master Plan envisioned a shuttle service similar to the one adopted by the City of Tucson at Sabino Canyon. Regardless of the adaptive use we recommend replacing the mansard roof with a sloping steel frame compatible with the City's Park style architecture. Openings below the contemporary roof could provide daylight and/or ventilation to minimize utility costs.



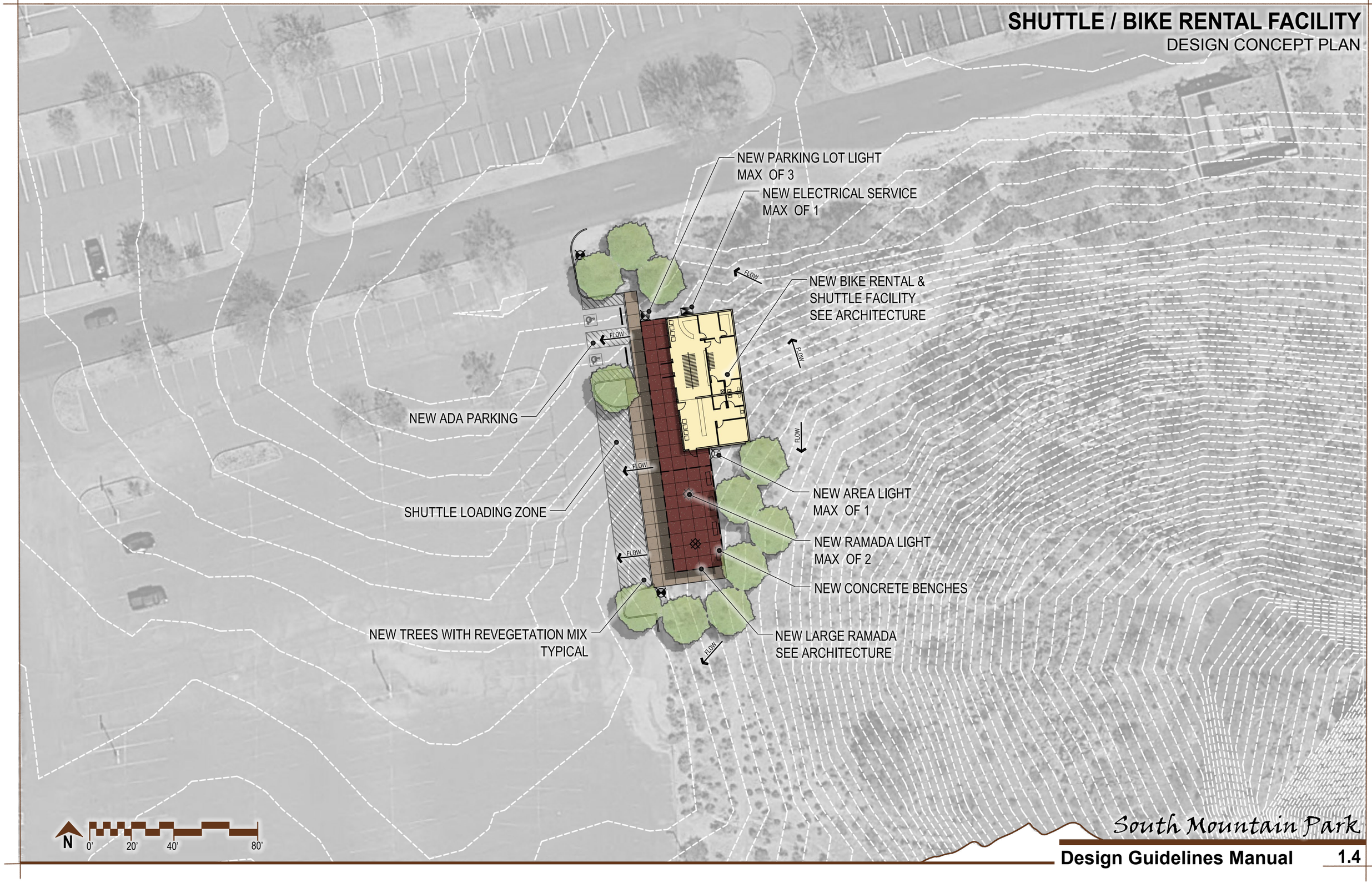
Conceptual Front Elevation of Shuttle Service Building



Conceptual Side Elevation

SHUTTLE / BIKE RENTAL FACILITY

DESIGN CONCEPT PLAN



Existing Conditions

Proposed Improvements

Architecture
1. new Bike Rental & Shuttle Facility
2. new large group ramada

Landscape
1. sidewalks and hardscape
2. concrete paving and ADA improvements
3. seatwall-benches
4. landscape grading, planting, and irrigation
5. revegetation – trees and native seed mix

Civil
1. parking lot modifications and islands
2. asphalt, remove and replace – striping
3. grading plans

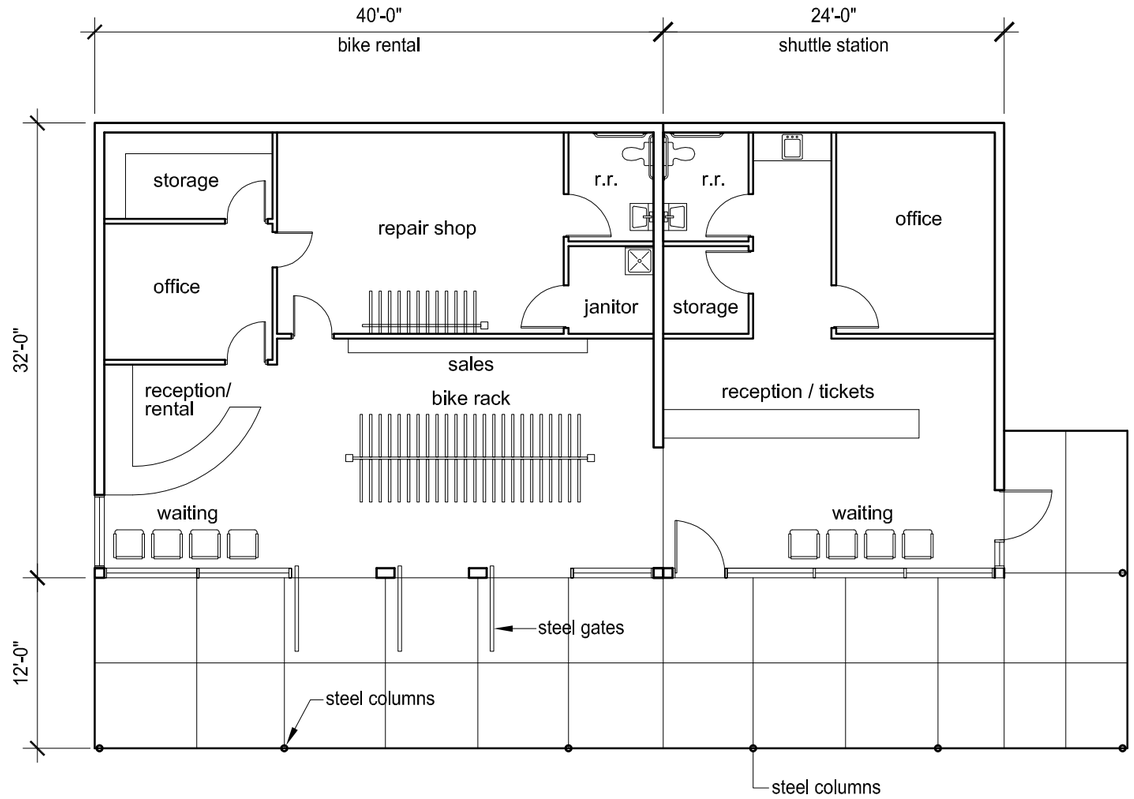
Electrical
1. new LED parking lot lights
2. new LED security lighting
3. new LED use/activity lighting

Description

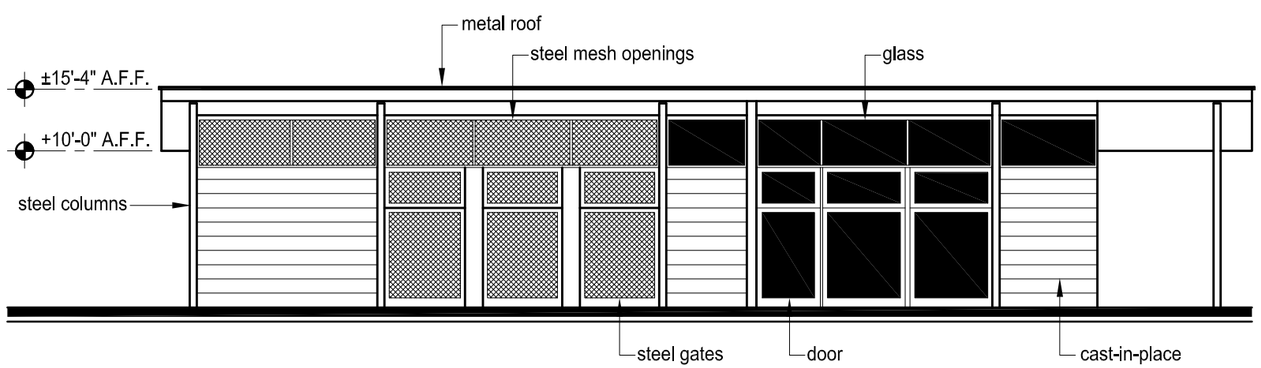
The Shuttle / Bike Rental Facility is a new amenity identified in the SMP Master Plan. The area adjacent to the large activity complex parking lot was identified as a possible location.

Probable Improvement Costs

Probable Construction Costs	**$ 417,223**
Probable Design / City Costs	**$ 166,893**
Total Probable Costs	**$ 584,126**



Conceptual Floor Plan



Conceptual Elevation

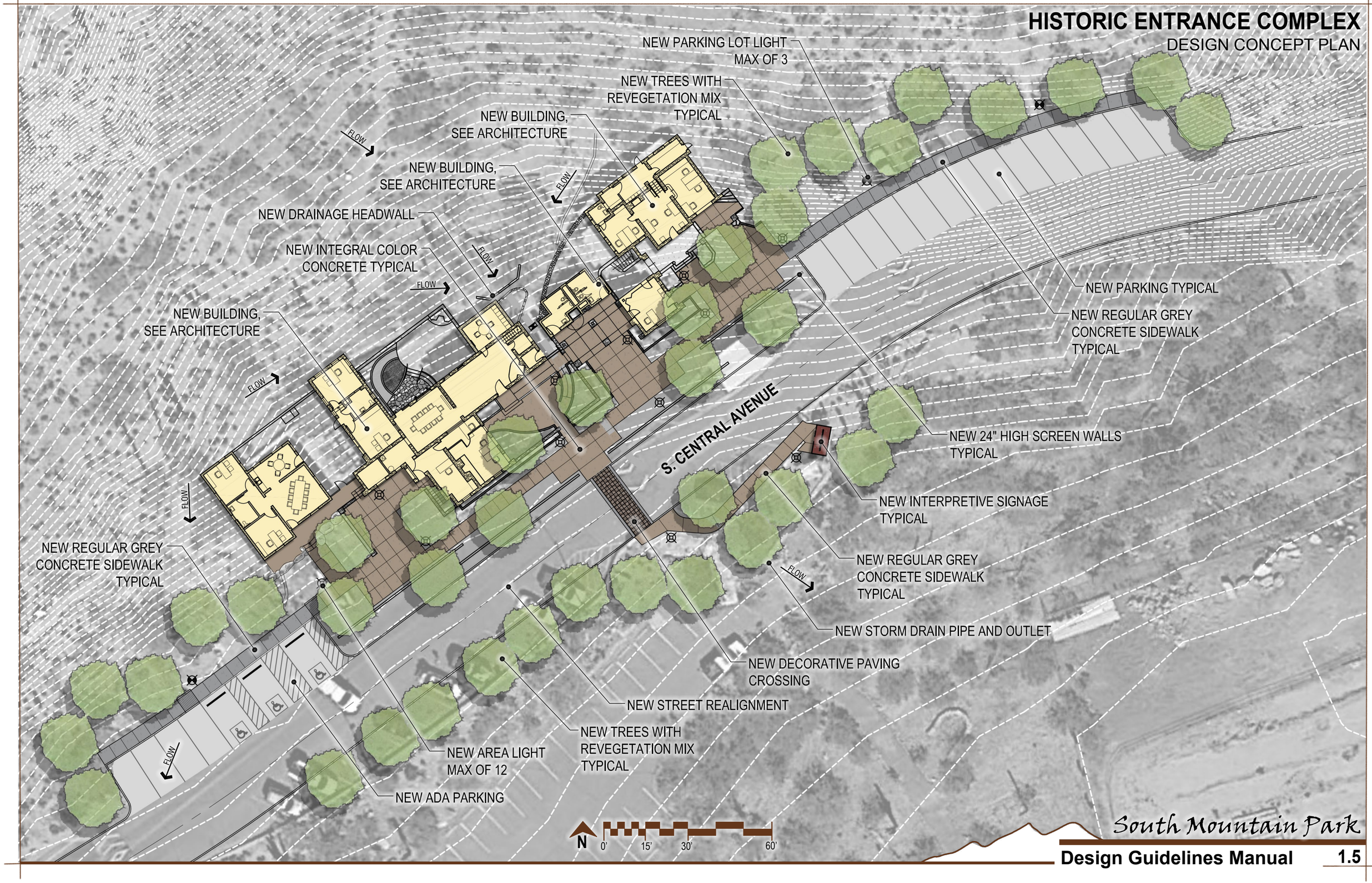
Conceptual Rendering of the Shuttle / Bike Rental Facility Rendering

Description: The proposed 2,048 s.f. building offers concessionaire space to operate a bike rental and repair and shuttle service facility at the Activity Complex. The conceptual exterior rendering illustrates a building constructed with a structural steel frame, exterior cast-in-place concrete walls, a metal roof, and other steel components. The buildings' interior finishes consists of concrete floors, masonry partitions, and steel doors. The building can be naturally ventilated thru strategically positioned steel mesh openings and/or air conditioned for more comfort. The overall design includes sustainable, low maintenance materials and deep sloping overhangs compatible with the City's Park style architecture.

A shuttle service as recommended in the South Mountain Master Plan would allow visitors to park their vehicles in the adjacent parking lots and board multi-passenger open air vehicles which will transport them to park attractions and ultimately reaching Dobbins Lookout at the top of South Mountain. This service would reduce the number of vehicles on the narrow winding roads, reduce environmental impacts from vehicles, improve safety for cyclists and equestrians, and improve overall park control during the peak (October-May) seasons. The South Mountain Park Master Plan envisioned a shuttle service similar to the one adopted by the City of Tucson at Sabino Canyon.

HISTORIC ENTRANCE COMPLEX

DESIGN CONCEPT PLAN



Existing Conditions

Proposed Improvements

Architecture
1. historic renovation / rehabilitation
2. adaptive uses

Landscape
1. demolish guardshack and walls
2. sidewalks and hardscape
3. concrete paving and ADA improvements
4. seatwall-benches
5. interpretive sign kiosk
6. landscape grading, planting, and irrigation
7. revegetation – trees and native seed mix

Civil
1. parking lot modifications and islands
2. asphalt, cut, mill and overlay – striping
3. grading and drainage plans
4. road realignment geometry plans

Electrical
1. new LED security lighting
2. new LED use/activity lighting
3. new LED area lighting

Description

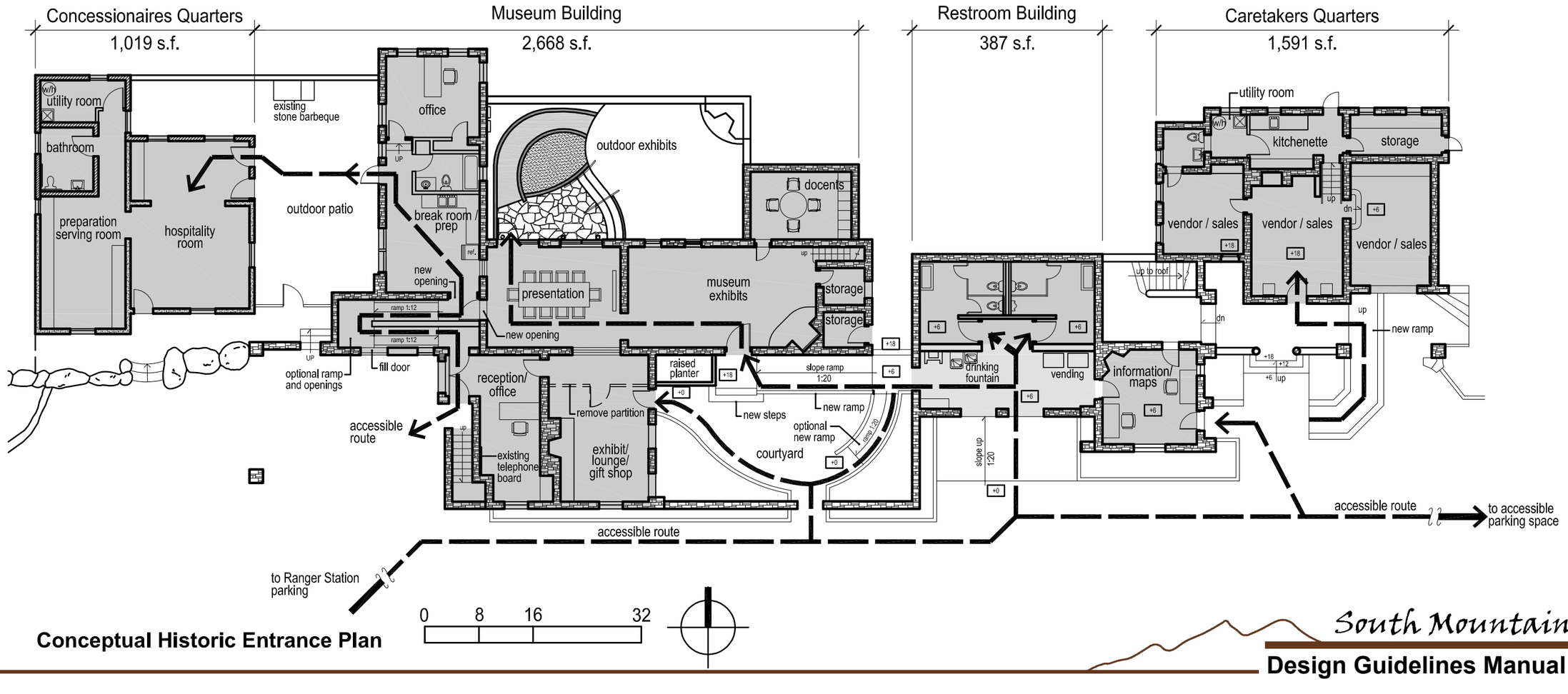
Currently, the Concessionaires Quarters and Museum Building function as office space for the South Mountain Park administration and rangers. The Caretakers Quarters has been vacant since 2009. The compartmentalized interior spaces are poorly suited for office use and are not of adequate size for the current and future administrative office needs. Rehabilitating these historically significant buildings for educational or interpretive purposes, or to provide park amenities, is an appropriate use consistent with the Secretary of the Interior guidelines and the South Mountain Park Master Plan.

Probable Improvement Costs

Probable Construction Costs	**$ 1,546,939**
Probable Design / City Costs	**$ 618,775**
Total Probable Costs	**$ 2,165,714**

Photograph looking northwest at Historic Entrance Complex

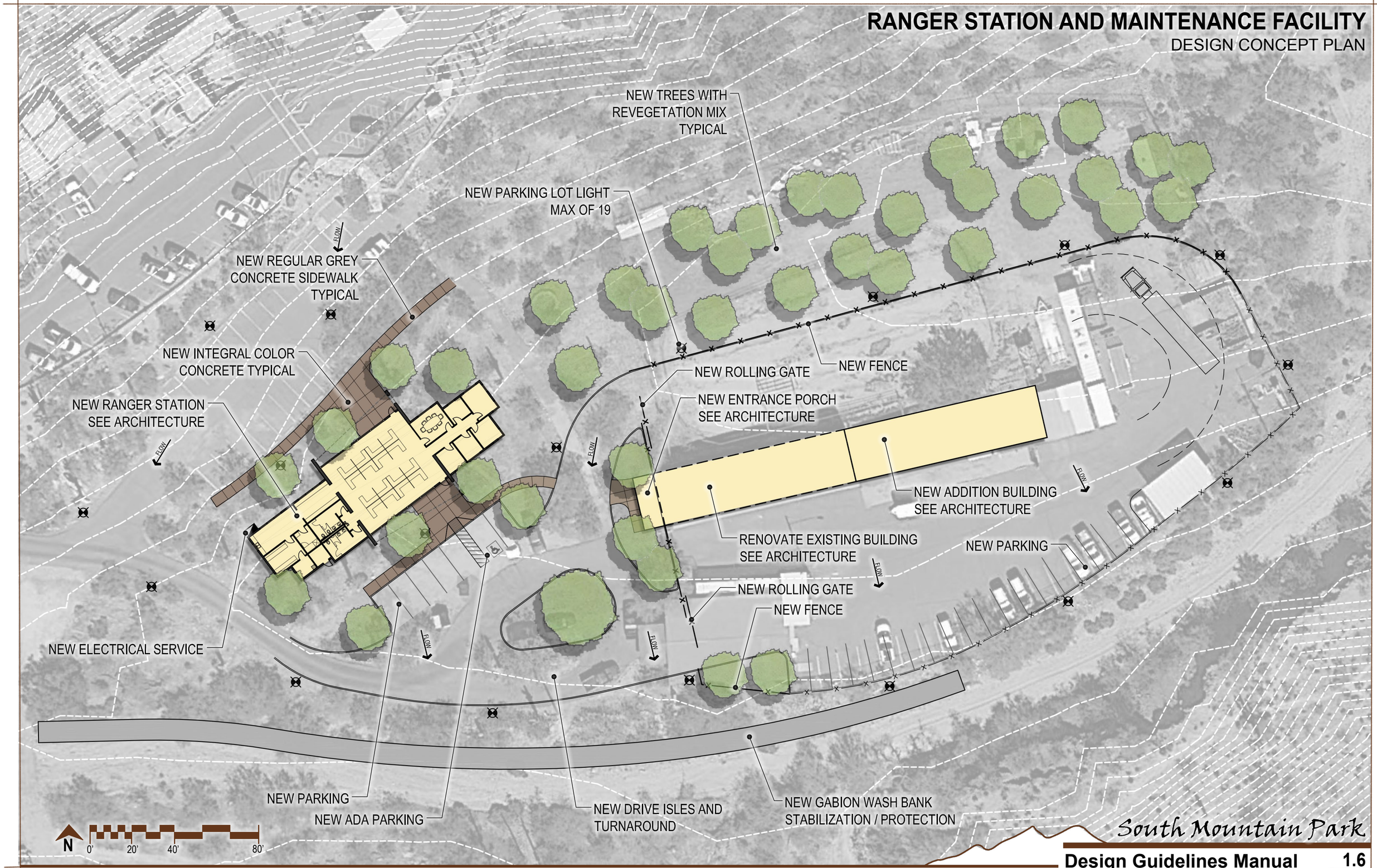
Recommendations: Currently the Concessionaires Quarters and Museum Building function as office space for the South Mountain Park administration and rangers. The Caretakers Quarters has been vacant since 2009. The compartmentalized interior spaces are poorly suited for office use and are not of adequate size for the current and future administrative office needs. Rehabilitating these historically significant buildings for educational or recreational purposes would be considered appropriate uses consistent with the Secretary of Interior Standards guidelines and the South Mountain Moutain Park Master Plan.



Conceptual Historic Entrance Plan

RANGER STATION AND MAINTENANCE FACILITY

DESIGN CONCEPT PLAN



RANGER STATION AND MAINTENANCE FACILITY

Existing Conditions

Proposed Improvements

Architecture
1. new Ranger Station
2. Maintenance Facility additions

Landscape
1. sidewalks and hardscape
2. colored concrete paving
3. seatwall-benches
4. landscape grading, planting, and irrigation
5. revegetation – trees and native seed mix

Civil
1. parking lot modifications and islands
2. gabion bank protection of adjacent wash
3. asphalt, cut, mill and overlay – striping

Electrical
1. new LED parking lot lights
2. new LED security lighting
3. new LED area lighting

Description

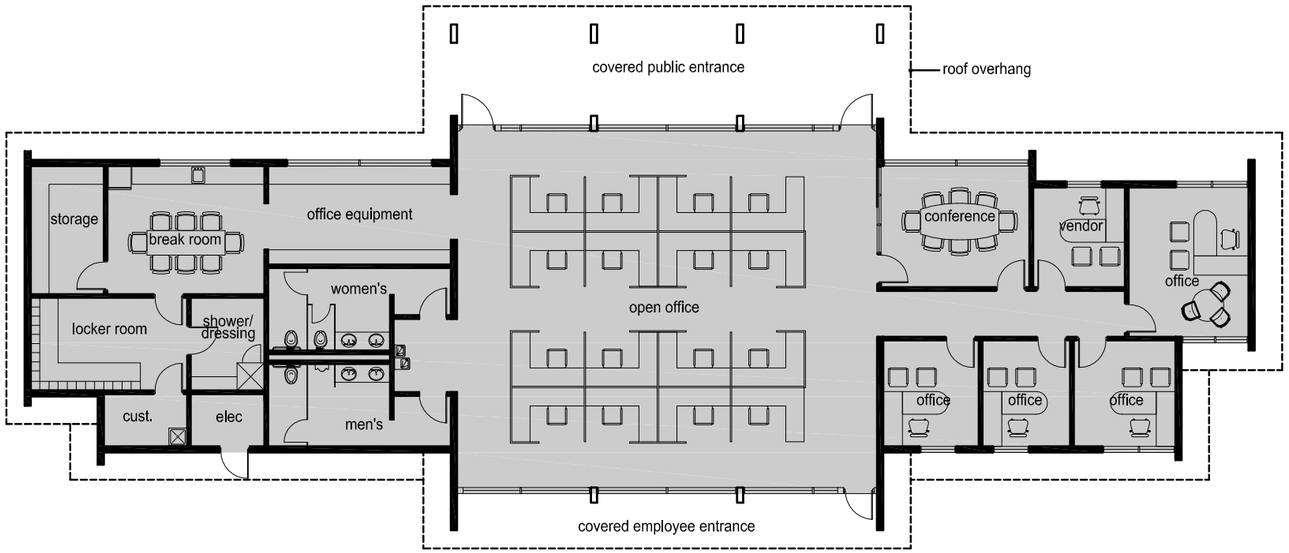
The Maintenance Facility is in poor condition and in need of new expanded facilities to accommodate the needs of the South Mountain Park maintenance staff and equipment. The Ranger Station is a proposed new facility situated adjacent to the existing maintenance facility, which will be renovated to consolidate operations of South Mountain Park.

Probable Improvement Costs

Probable Construction Costs	**$ 1,532,320**
Probable Design / City Costs	**$ 612,928**
Total Probable Costs	**$ 2,145,248**

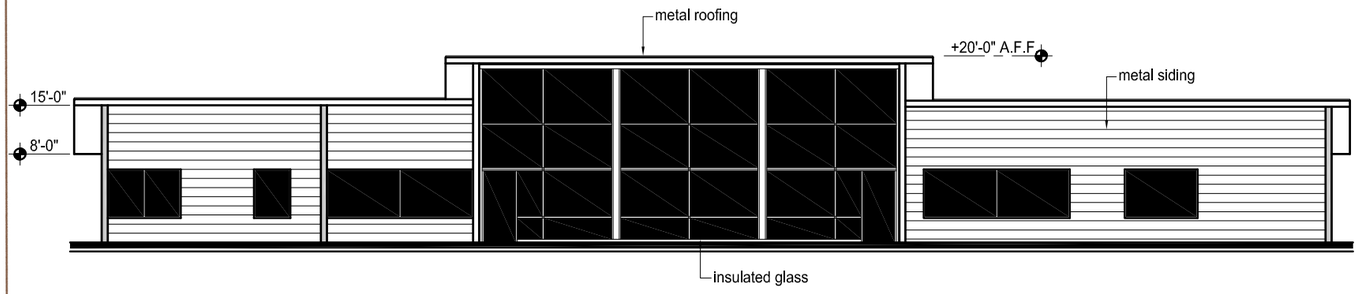
RANGER STATION AND MAINTENANCE FACILITY

RANGER STATION ARCHITECTURAL PLANS



Conceptual Ranger Station Plan

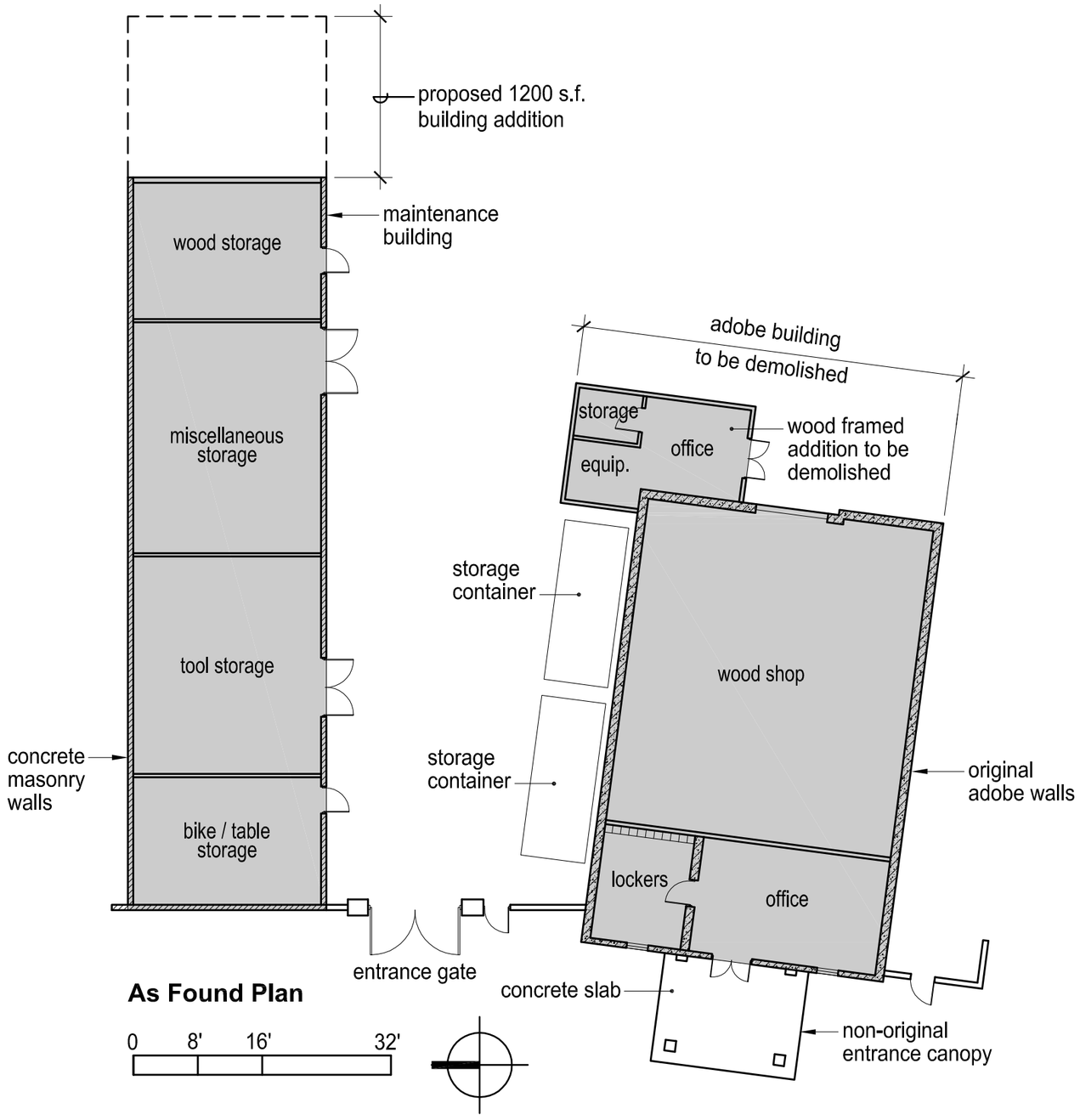
0 8 16 32



Conceptual North Elevation

Description: Based on input from the South Mountain Park Staff, a program was developed along with a conceptual floor plan, exterior elevations and exterior rendering to illustrate the type and size of facility needed to manage current and future park facilities, amenities, and programs. The 4,115 s.f. Ranger Station has an open concept floor plan which is divided into Three distinct sections or areas. The large central open space includes modular furnishings for 16-20 rangers with full height glass in the north exterior wall to maximize daylighting and visibility of the historic entrance complex and visitor parking area. The administrative offices and conference room are grouped together in the east section and the employee support spaces such as the breakroom, locker room, and office equipment room are located in the west section. Construction materials include conventional materials such as cast-in-place concrete walls, metal siding and roofing, and energy efficient glazing. The overall design is compatible with the City's park style/architecture with emphasis on sustainable and low maintenance materials. The use of a nonconventional structural system such as a steel platform/deck supported by concrete piles may be necessary if bedrock is present.

Conceptual Ranger Station Rendering

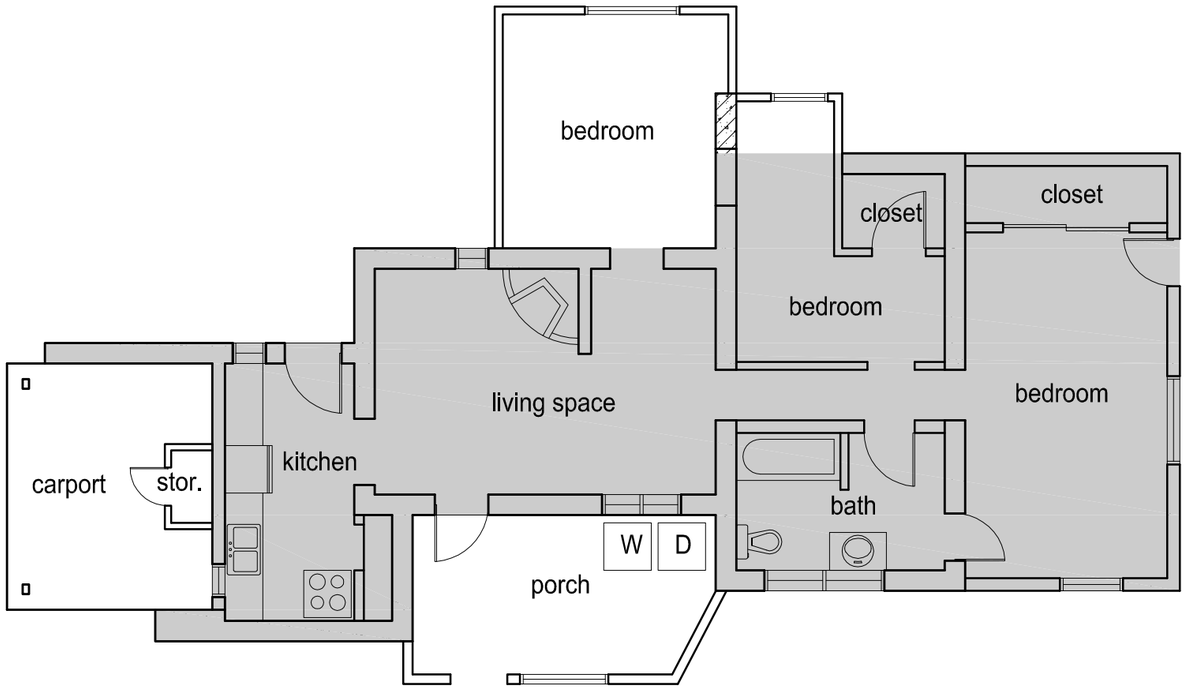


As Found Plan

Recommendations: Demolish the adobe building and additions in their entirety and construct an approximately 1200 s.f. addition to the east side of the maintenance building. Replace the poorly crafted, small canopies with larger canopies constructed from steel components.

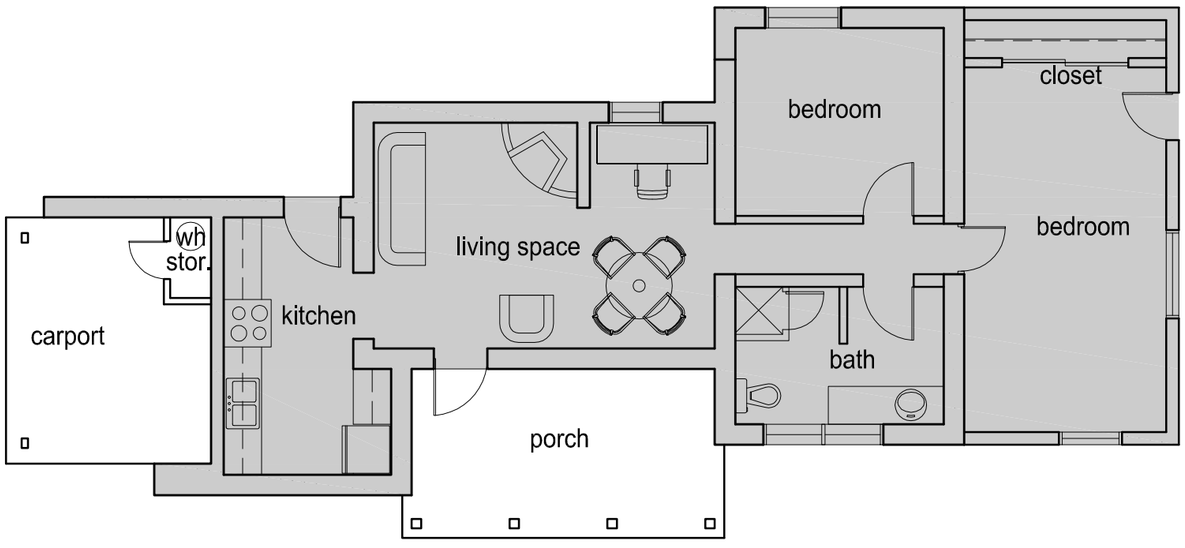
Photograph of Adobe Building

Photograph of Maintenance Building



As Found Plan

0 4' 8' 16'



Rrehabilitation Plan

Description: The original one-story house was probably constructed in the 1940's and used originally as the living quarters for the park caretaker. The adobe pueblo revival styled house is historically significant for the type of materials and methods used for its construction. Currently, the caretaker's house is used as a dormitory for environmental groups assisting with park rehabilitation projects. The original house includes a living space, kitchen, bedroom, bathroom, porch, and carport. Later additions and alterations included two bedrooms, a closet and enclosing the entrance porch. The original exterior parapet walls consist of stacked adobe bricks covered with stucco on the exterior side and plaster on the interior side. Exposed vigas support the wood roof framing which is covered with a thin polystyrene foam system. Some original wood windows with true divided lights still remain. Later additions were constructed with concrete masonry units and wood framing.

Existing Conditions

Proposed Improvements

Architecture
1. rehabilitate for continued use

Landscape- no site plan provided
1. landscape & irrigation plan
2. revegetation – trees and native seed mix

Civil - no site plan provided
1. site grading and drainage plan

Electrical
1. new service panel

Description

Overall, South Mountain House is in poor condition, Unsympathetic renovations, weathering, and neglect have not been kind to certain interior and exterior elements. However, many of the historically significant elements such as the original adobe brick walls and some wood windows are in fair to good condition and should be restored and/or rehabilitated for continued use.

Probable Improvement Costs

Probable Construction Costs	**$ 261,893**
Probable Design / City Costs	**$ 104,757**
Total Probable Costs	**$ 366,650**

THE HIDEOUT
DESIGN CONCEPT PLAN

Existing Conditions

Proposed Improvements

Architecture
1. renovate for adaptive use
2. new restroom buildings

Landscape
1. sidewalks and hardscape
2. concrete patio
3. seatwall-benches
4. landscape grading, planting, and irrigation
5. revegetation – trees and native seed mix

Civil
1. parking lot modifications and islands
2. asphalt, cut, mill and overlay – striping

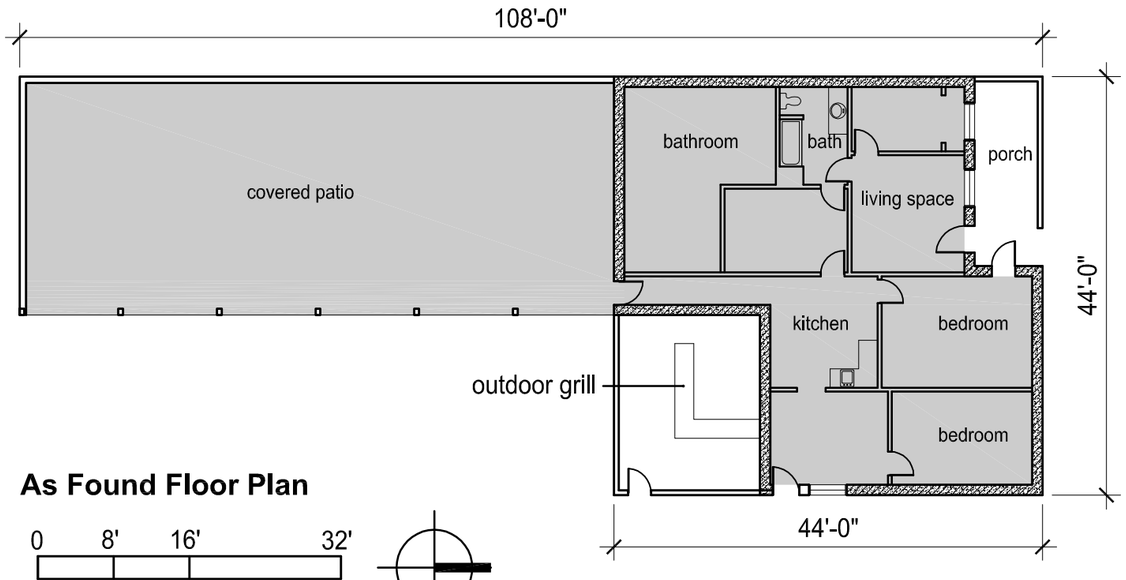
Electrical
1. new LED parking lot lights
2. new LED security lighting

Description

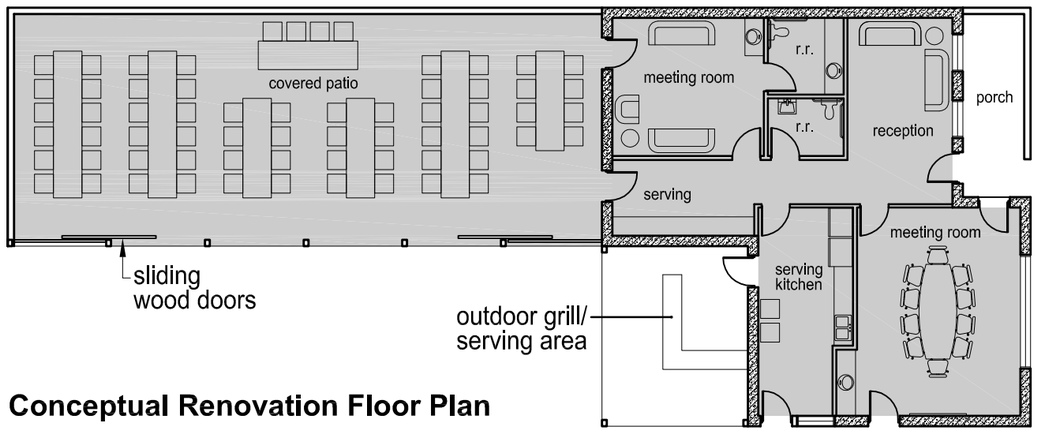
The Hideout has been vacant since 2005 and overall is in poor condition. The building's interior has undergone several unsympathetic renovations and is currently divided into several small rooms. The original interior finishes, doors, and similar items have been replace with inappropriate materials. The exterior adobe walls and stucco finish are in fair condition. Most of the original wood windows are deteriorated, covered with boards, or missing. The original flat roof has been covered by a low pitched wood framed gable roof that is no longer salvageable.

Probable Improvement Costs

Probable Construction Costs	**$ 654,045**
Probable Design / City Costs	**$ 261,618**
Total Probable Costs	**$ 915,663**



As Found Floor Plan



Conceptual Renovation Floor Plan

Recommendations: Rehabilitate/renovate the historic Hideout for continued use as a hospitality venue for public/private celebrations, corporate events, weddings, and similar gatherings. Exterior rehabilitation measures include removing the nonoriginal roof, repairing/replacing deteriorated adobe bricks and stucco, rehabilitating and/or replicating original wood windows and doors, and reconstructing the covered patios. Interior renovation measures include removing nonoriginal partitions, ceilings, doors, and finishes and reconfiguring the interior space to accommodate a wide range of activities/functions identified in the South Mountain Park Master Plan.

Conceptual Hideout Rendering

SAN JUAN BIKE HUB
DESIGN CONCEPT PLAN

Existing Conditions

Description

The proposed area has historically been used as a drop off for bicyclist interested in venturing up the mountain or along the seldom used San Juan Road.

Proposed Improvements

Architecture
1. 2 new ramadas

Landscape
1. sidewalks and hardscape
2. concrete walks
3. seatwall-benches
4. landscape grading, planting, and temporary irrigation
5. revegetation – trees and native seed mix

Civil
1. new parking lot and islands
2. grading and drainage plan

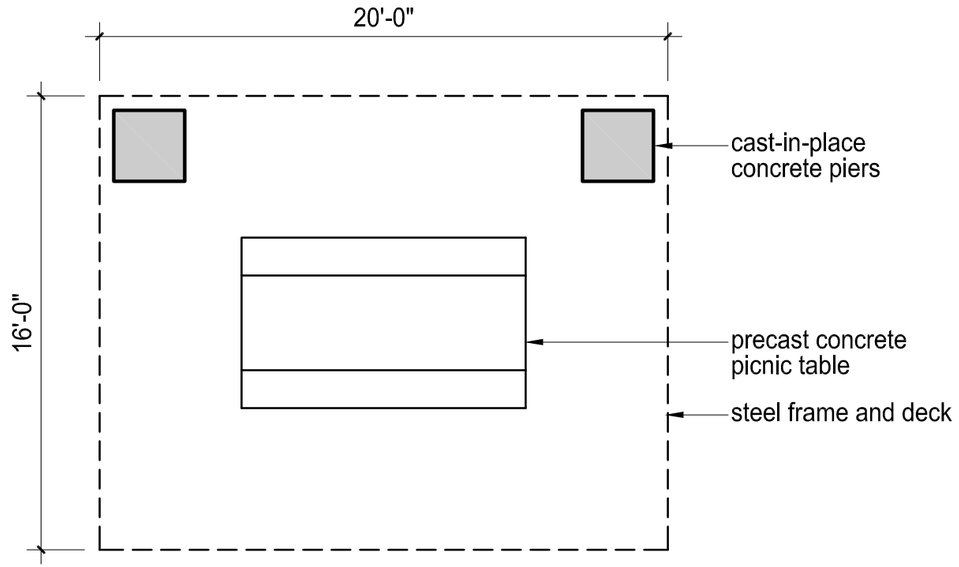
Electrical
1. new LED parking lot lights
2. new LED security lighting

Probable Improvement Costs

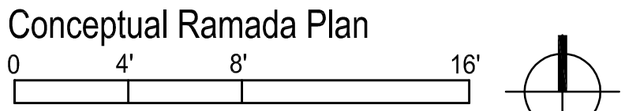
Probable Construction Costs	**$ 384,694**
Probable Design / City Costs	**$ 153,878**
Total Probable Costs	**$ 538,572**

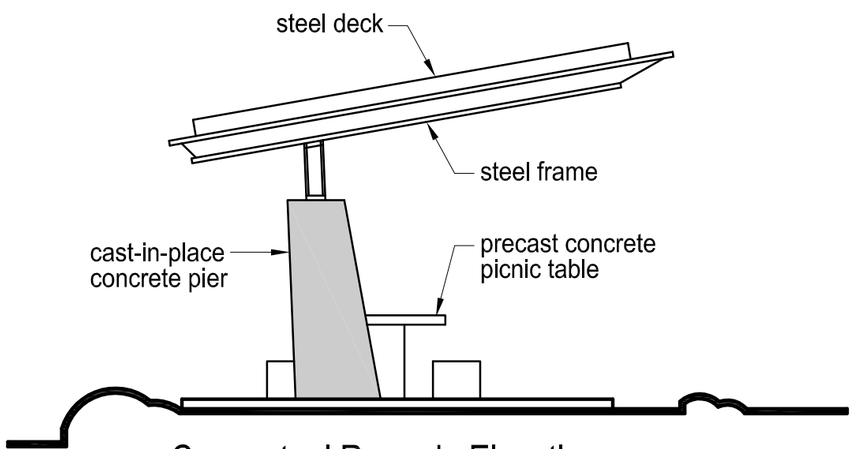
Architectural Amenities

- Two Medium Size Ramada
- Site Furnishings



Conceptual Ramada Plan





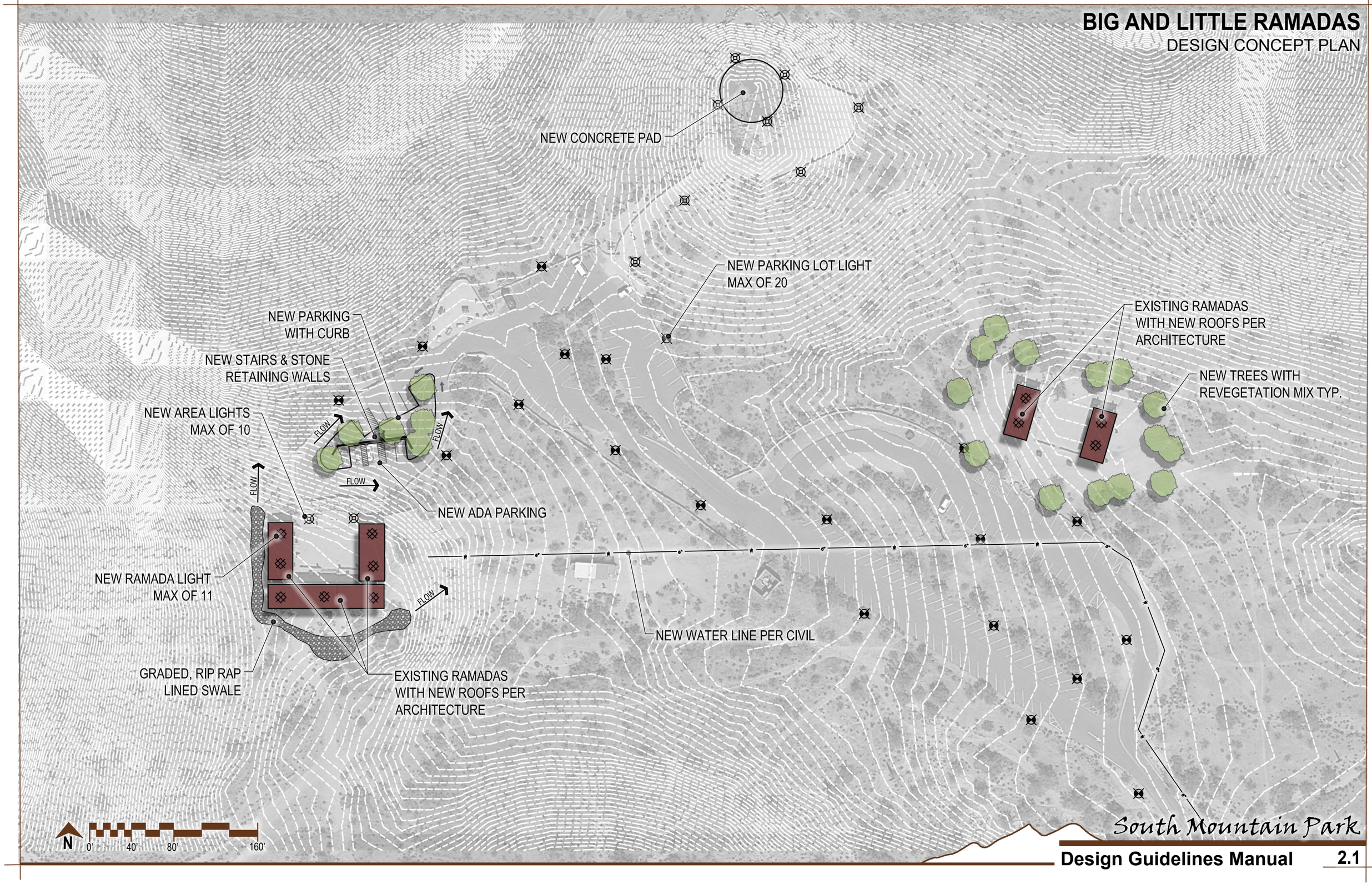
Conceptual Ramada Elevation

Conceptual Ramada Rendering

Conceptual Site Rendering

BIG AND LITTLE RAMADAS

DESIGN CONCEPT PLAN



South Mountain Park

Existing Conditions

Proposed Improvements

Architecture
1. roof replacement
2. rehabilitate stone piers

Landscape
1. sidewalks and hardscape
2. colored concrete paving
3. seatwall-benches-tables
5. landscape grading, planting, and temporary irrigation
6. revegetation – trees and native seed mix

Civil
1. parking lot modifications and islands
2. grading and drainage plan
3. asphalt, cut, mill and overlay – striping

Electrical
1. new LED parking lot lights
2. new LED security lighting
3. new LED area lighting

Description

The Big Ramada consists of several smaller ramadas grouped around a concrete slab. The Little Ramada consists of two parallel ramadas separated by a large concrete slab. Both are ideally suited for large groups and events.

The Big Ramada is approximately 45 years old and is deteriorating from weathering, neglect, and poor design. Many of the wood beams are warped, split, and lack a protective finish. The rubble stone and mortar piers appear to be in good condition. The wood fascias are warped, weathered, and inadequately attached to the wood beams. The continuous metal drip trim overlaps the roof covering allowing water to seep between the wood roof framing members.

The Little Ramada's tapered piers have minor surface cracks and the wood fascia is weathered, poorly attached, and is missing in several locations. The concrete beams and precast concrete roof panels appear sound and in good condition. The large patio's concrete surface is weathered, cracked, and overall in fair condition.

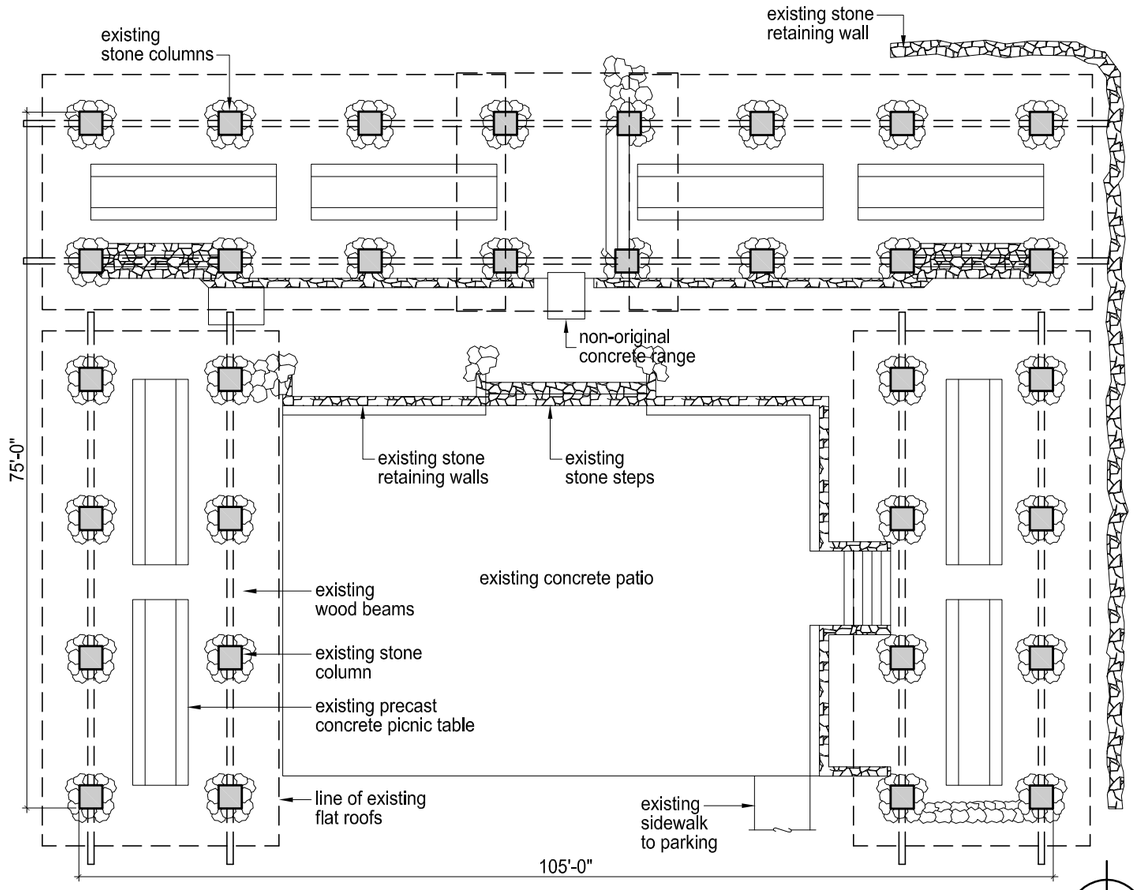
Probable Improvement Costs

Probable Construction Costs	**$ 1,017,885**
Probable Design / City Costs	**$ 407,154**
Total Probable Costs	**$ 1,425,039**

BIG AND LITTLE RAMADAS

BIG RAMADA ARCHITECTURAL PLANS

Recommendation: Rehabilitate the ramadas to minimize maintenance, improve their appearance, and revitalize the South Mountain Park image. Recommended rehabilitation measures include restoring the rubble stone piers and replacing the wood roof framing, wood fascia, and flat metal roof panels with sloped steel butterfly roof framing and preformed metal roof panels and trim. Repair / patch cracks in the existing concrete patio slab.



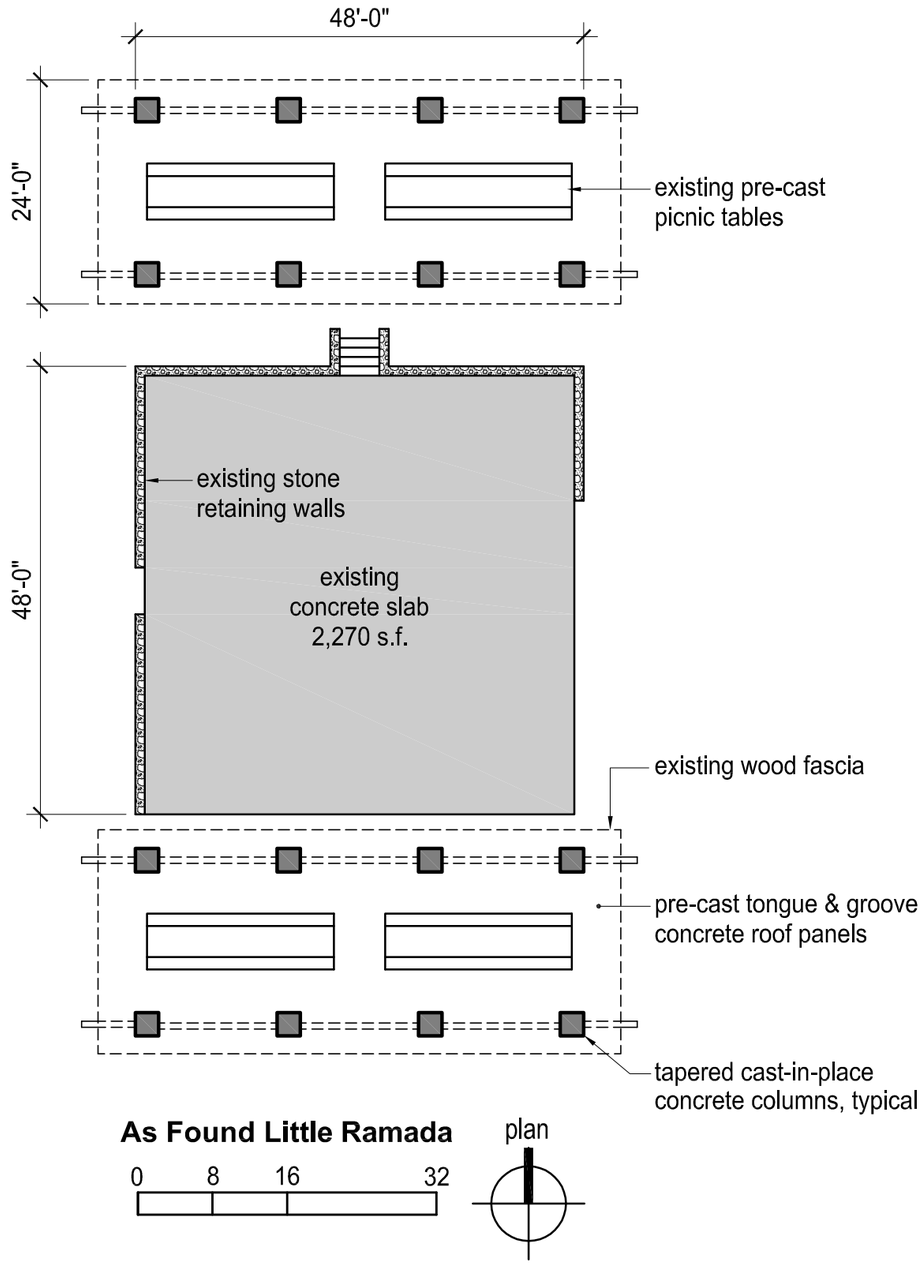
As Found Big Ramada Plan

Photograph looking west at the Big Ramada

Conceptual Ramada Rendering

Conceptual Ramada Rendering

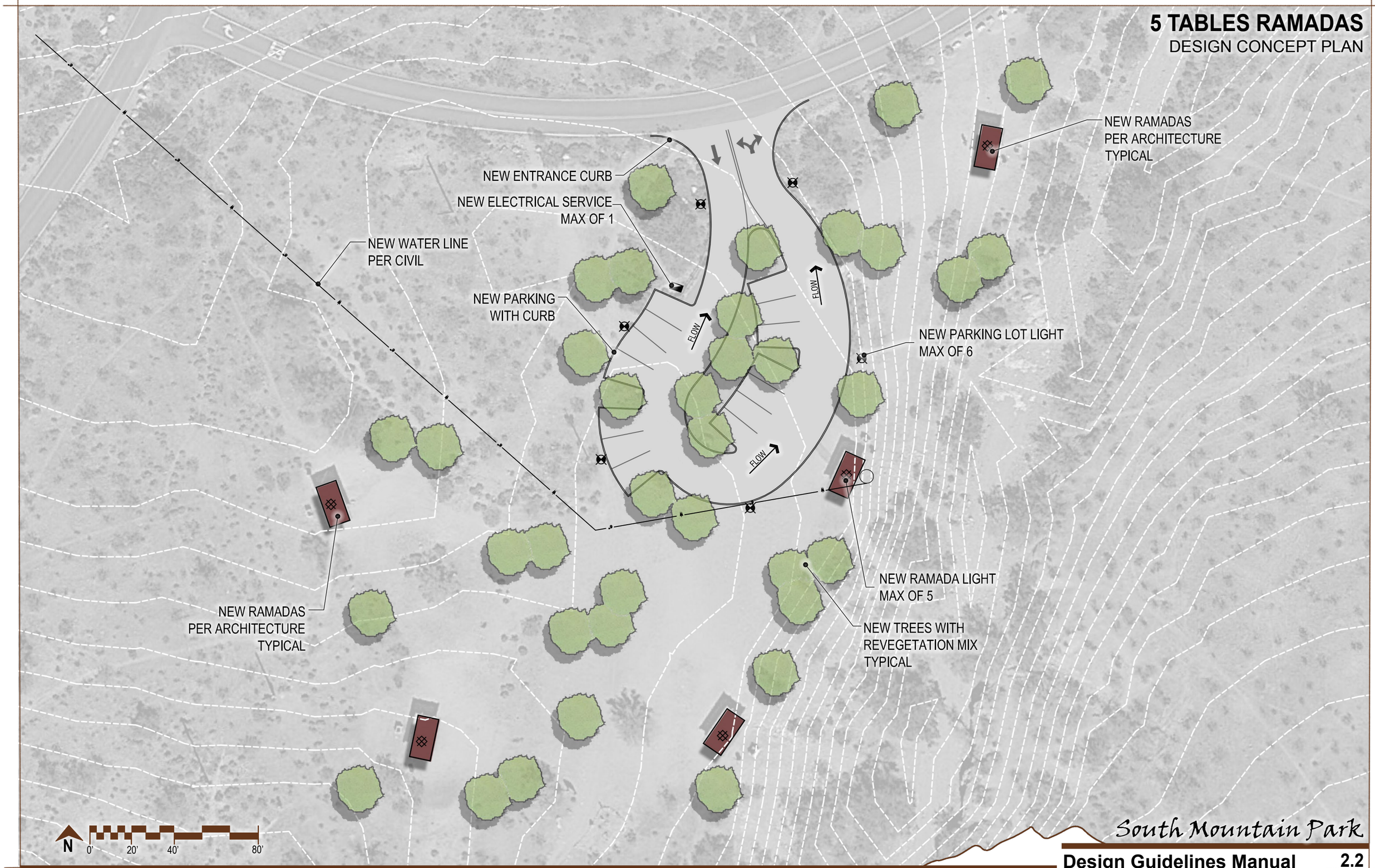
Recommendations: Revitalize the overall appearance of the Little Ramadas and eliminate exposed wood members/trim. Recommended rehabilitation measures include sandblasting the cast-in-place concrete piers to expose the underlying multicolored aggregate and replace the concrete beams, precast roof panels, and wood fascia/trim with sloping steel butterfly roof framing, preformed metal roof panels, and metal trim. Rehabilitate the concrete patio by filling cracks wider than 1/8-inch and replacing concrete deteriorated beyond repair.



Photograph looking north at Little Ramadas

Conceptual rendering of revitalized Little Ramada Rendering

5 TABLES RAMADAS
DESIGN CONCEPT PLAN



5 TABLES RAMADAS

Existing Conditions

Proposed Improvements

Architecture
1. new ramada structures

Landscape
1. sidewalks and hardscape
2. concrete pads
3. seatwall-benches-tables
4. landscape grading, planting, and temporary irrigation
5. revegetation – trees and native seed mix

Civil
1. parking lot modifications and islands
2. gabion bank protection of adjacent wash
3. asphalt, cut, mill and overlay – striping

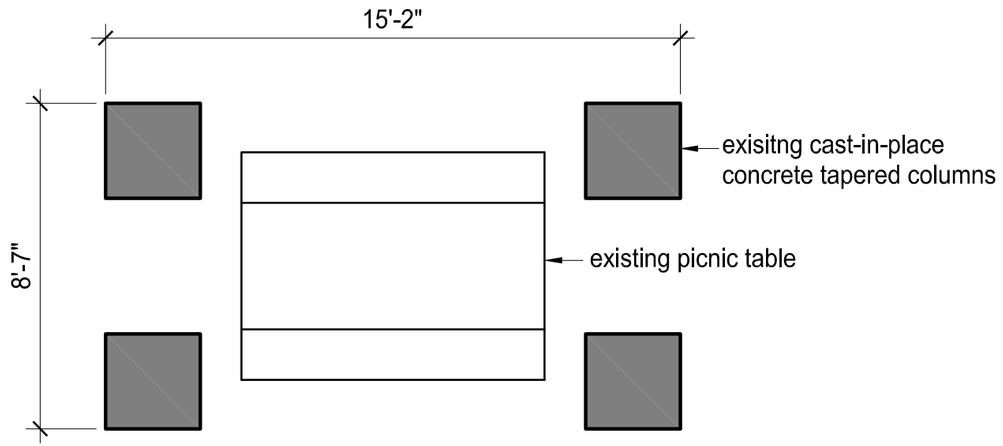
Electrical
1. new LED parking lot lights
2. new LED security lighting

Description

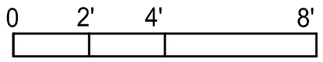
The ramada's tapered, cast-in-place concrete piers appear to be in fair condition but their mass and spacing allows limited space for seating and circulation. The precast concrete tongue and groove roof panels and beams also appear to be in fair condition. The wood fascia is missing in several locations and is poorly attached to the concrete roof panels. The exposed wood is weathered, lack a protective paint finish, and is in poor condition. The ramada's concrete piers are disproportionate to its overall size and do not compliment the natural environment.

Probable Improvement Costs

Probable Construction Costs	**$ 289,348**
Probable Design / City Costs	**$ 115,739**
Total Probable Costs	**$ 405,087**



As Found Plan

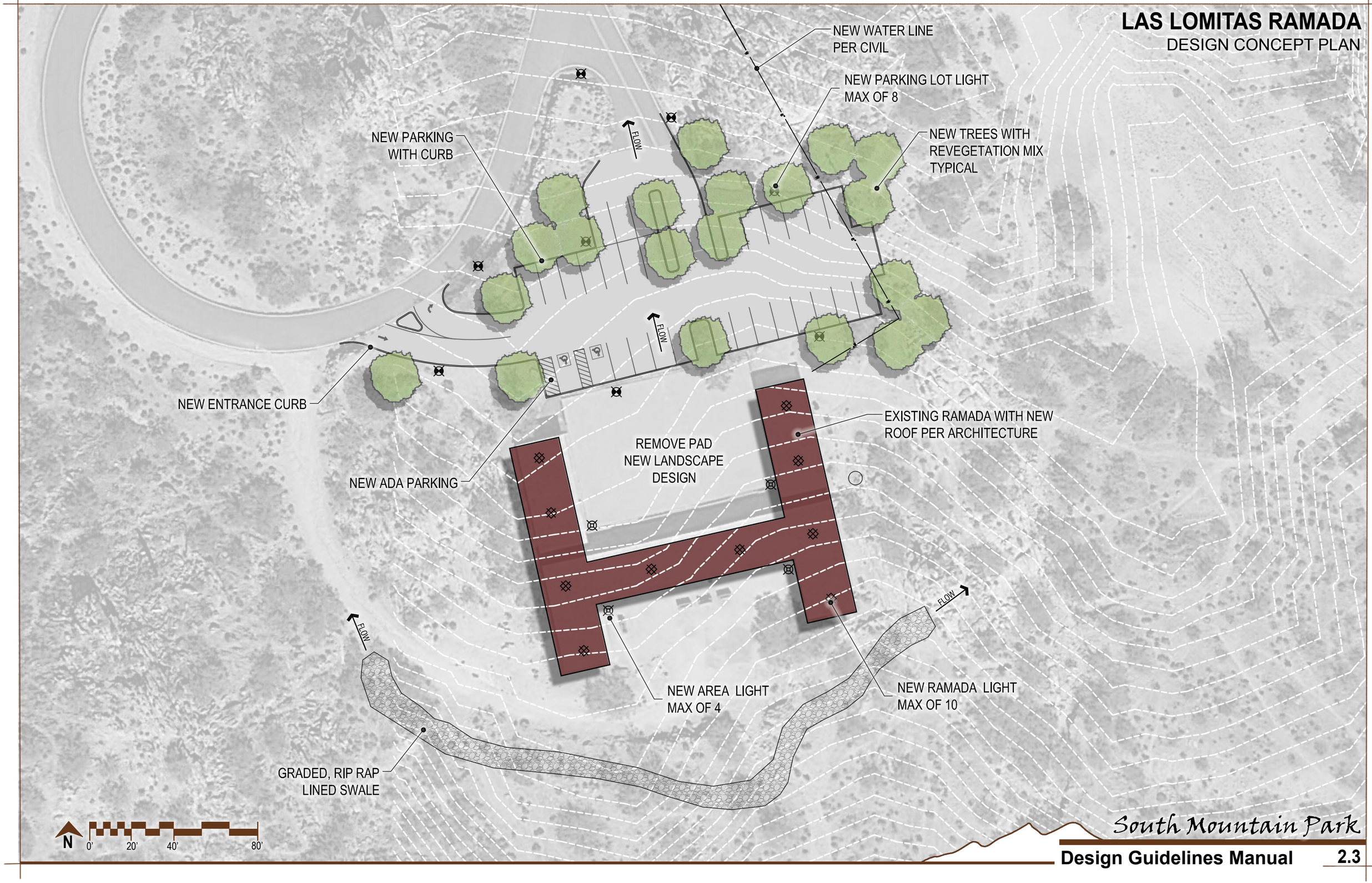


Recommendations: Replace the 5-Table Ramadas with new 12'X16' steel framed ramadas with cantilevered metal roofs that provide unobstructed views and seating/circulation space.

Photograph at existing ramadas

Conceptual ramada rendering

LAS LOMITAS RAMADA
DESIGN CONCEPT PLAN



LAS LOMITAS RAMADA

Existing Conditions

Description

Las Lomitas Ramada is approximately 45 years old and consist of five smaller ramadas grouped together. The ramadas are deteriorating from weathering, neglect, and poor craftsmanship. Many of the wood beams are warped, split, and lack a protective finish. The wood fascias are warped, weathered, and inadequately attached to the wood beams.

Proposed Improvements

Architecture
1. rehabilitate ramadas #1, #2, #4, and #5. replace #3

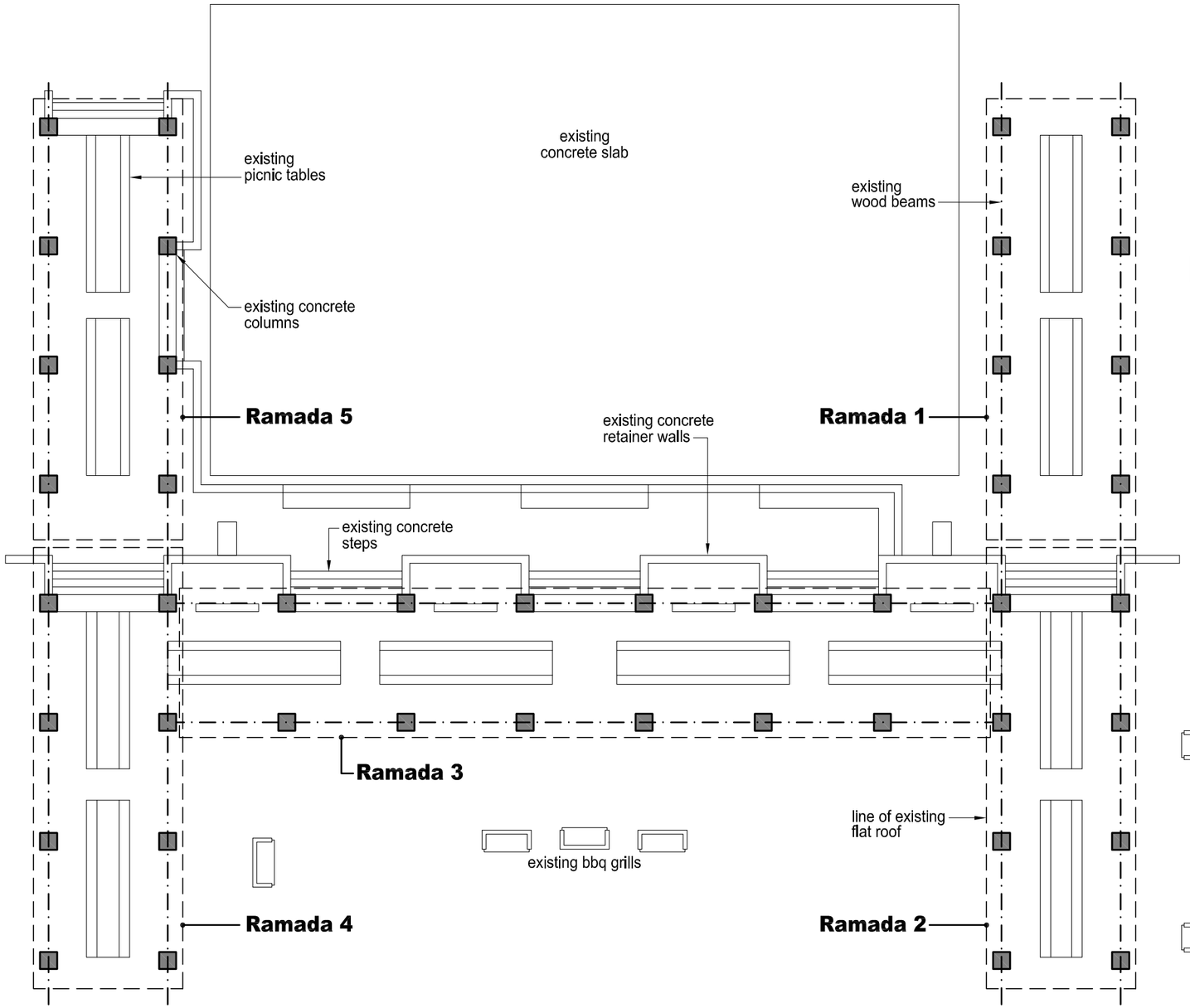
Landscape
1. sidewalks and hardscape
2. demo central concrete for small botanical garden
3. seatwall-benches-tables
4. landscape grading, planting, and temporary irrigation
5. revegetation – trees and native seed mix

Civil
1. parking lot modifications
2. diversion rip rap and channel of adjacent wash
3. asphalt, cut, mill and overlay – striping

Electrical
1. new LED parking lot lights
2. new LED security lighting

Probable Improvement Costs

Probable Construction Costs	**$ 851,653**
Probable Design / City Costs	**$ 340,661**
Total Probable Costs	**$ 1,192,314**



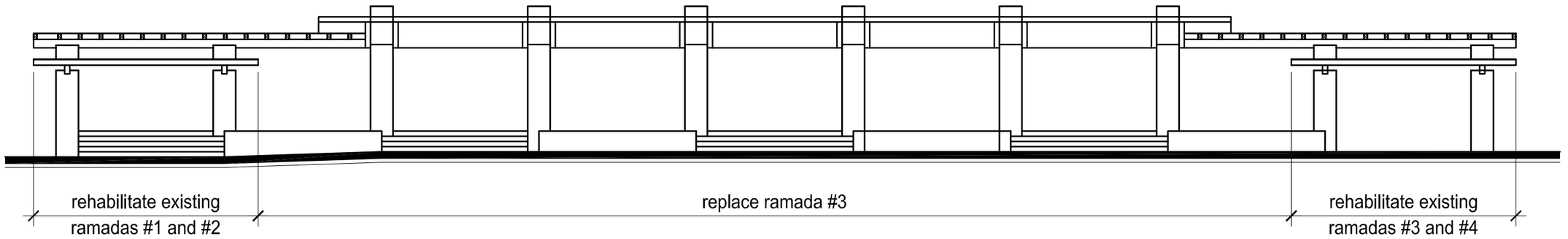
As Found Plan

Recommendations: Replace the long, centrally located ramada #3 with a new structure that has a monumental scale more proportional with the large site and adjacent mountain views. The new ramada should become a focal point synonymous with the Las Lomitas Ramada. Construction materials should be maintenance free, vandal resistant, and sustainable. The replacement of the remaining four ramadas can be scheduled in 5 to 10 years when the exposed wood members near the end of their useful life. Install steel pipe handrails at one or more stairs to assist persons with mobility challenges. Repair the concrete patio by filling cracks wider than 1/8 inch and construct an accessible route or pathway from an accessible parking space to the nearest ramada.

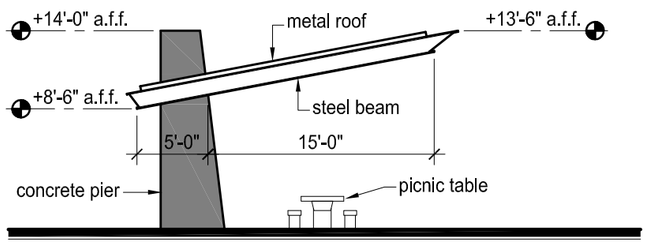
Photogrpah looking at Ramadas #1 and #3

Conceptual Ramada #3 Rendering

Conceptual Overall Ramada Rendering



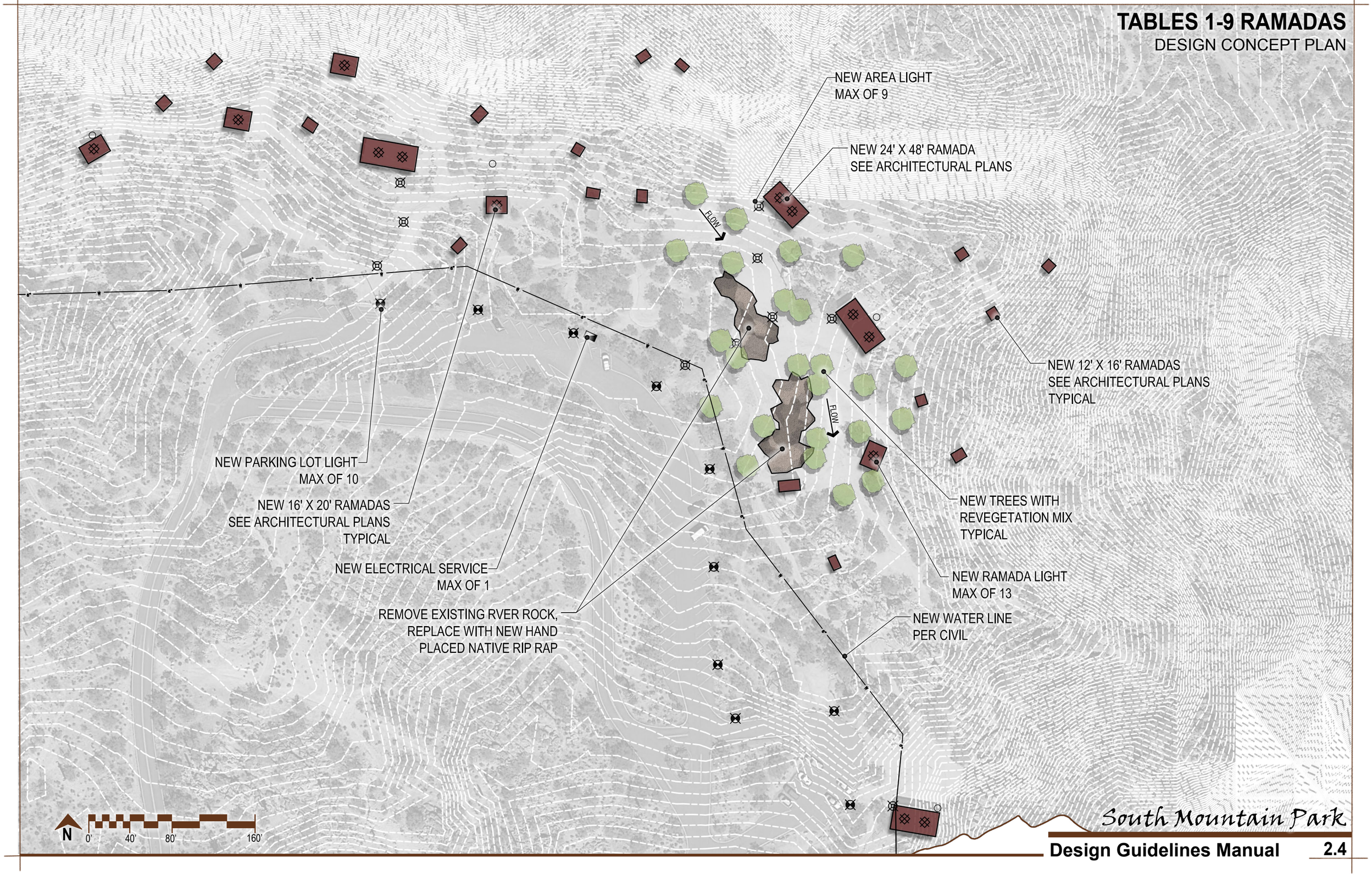
Conceptual Ramada Elevation



Conceptual Ramada Section thru Ramada #3

TABLES 1-9 RAMADAS

DESIGN CONCEPT PLAN



Existing Conditions

Description

Ramadas 1-9 consists of several large, medium, and small ramadas. Many of the large and medium size ramadas are similarly constructed with rubble stone columns, wood roof framing and metal roofs. Most of the wood roof framing, board sheathing, fascias and trim are weathered and generally in fair to poor condition. The metal roof panels are damaged and of inadequate length to properly drain rainwater away from the wood fascia. The continuous metal drip trim is also damaged and missing in several locations. The small ramadas also known as “shanties” are constructed with galvanized steel pipe columns that terminate into low, tapered stone pedestals. The roof framing also consists of steel pipes spaced approximately 2 feet on center and covered with corrugated metal roof panels. Most of the small ramadas appear to be in poor condition. The concrete picnic tables are generally in fair condition although some of the stacked stone pedestal benches are deteriorating due to poor craftsmanship.

Proposed Improvements

Architecture
1. new ramadas
2. rehabilitate ramadas

Landscape
1. sidewalks and hardscape
2. concrete pads at ramadas
3. seatwall-benches-tables
4. landscape grading, planting, and temporary irrigation
5. revegetation – trees and native seed mix

Civil
1. gabion bank protection of adjacent wash
2. asphalt, cut, mill and overlay – striping

Electrical
1. new LED parking lot lights
2. new LED security lighting

Probable Improvement Costs

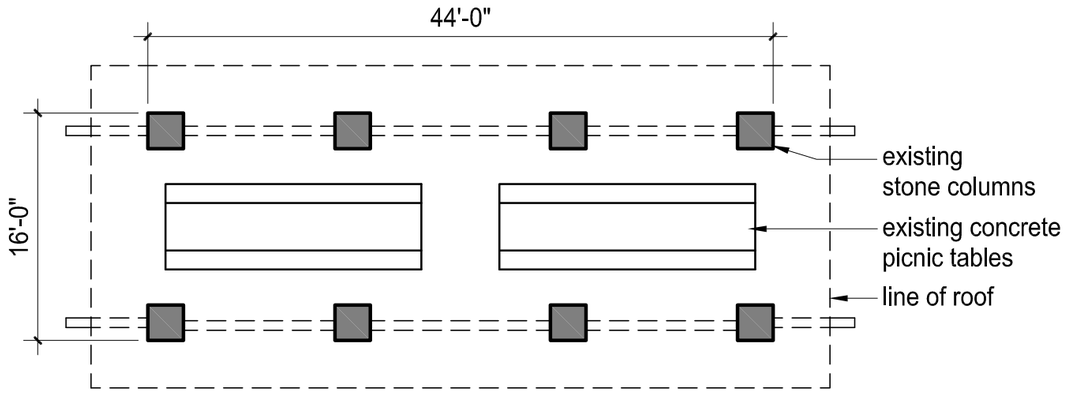
Probable Construction Costs	**$ 1,414,582**
Probable Design / City Costs	**$ 565,833**
Total Probable Costs	**$ 1,980,415**

Photo of Small Ramada

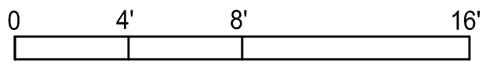
Photo of Small Ramada

Photo of Medium Ramada

Photo of Large Ramada



As Found Large Ramada Plan

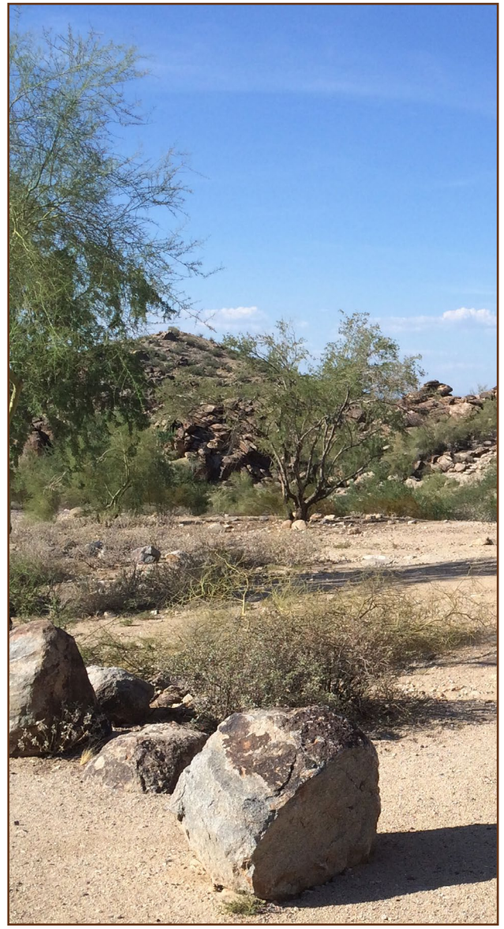


Recommendations: Rehabilitate the large and medium size ramadas by replacing the wood roof framing, wood fascia and trim, and flat metal roof panels with exposed steel roof framing and sloping metal roof panels and trim. Replace the small ramadas with new steel framed structures compatible with the City's park style architectural guidelines. Repair the concrete picnic tables and stone pedastals and/or replace with like kind.

Conceptual Ramada Rendering

KIWANIS RAMADA
DESIGN CONCEPT PLAN

Existing Conditions



Description

The Kiwanis Ramada Area includes a recently remodeled restroom and deteriorating ramada.

Proposed Improvements

Architecture
1. new ramada

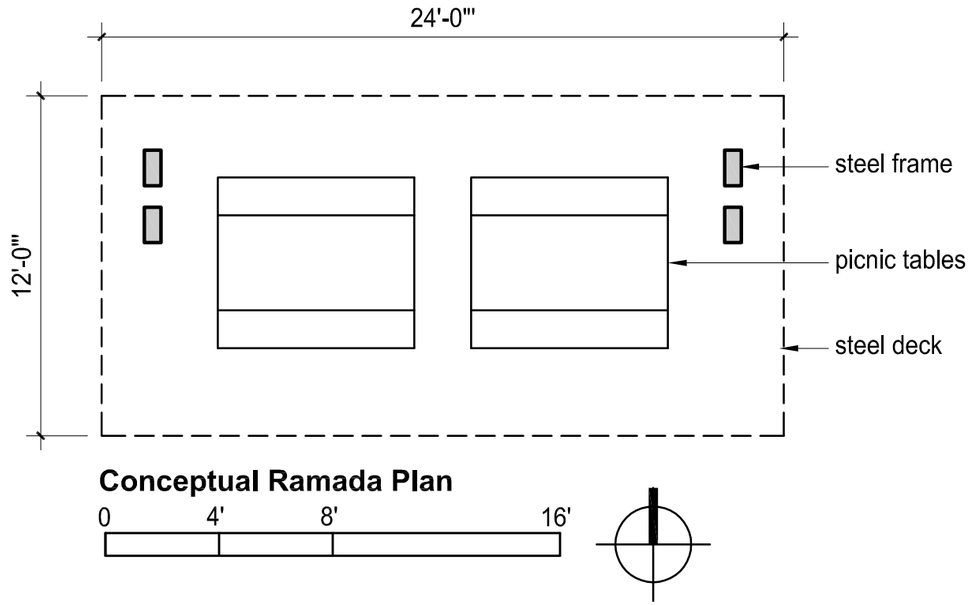
Landscape
1. sidewalks and hardscape
2. landscape grading, planting, and temporary irrigation
3. revegetation – trees and native seed mix

Civil
1. parking lot modifications
2. asphalt, cut, mill and overlay – striping

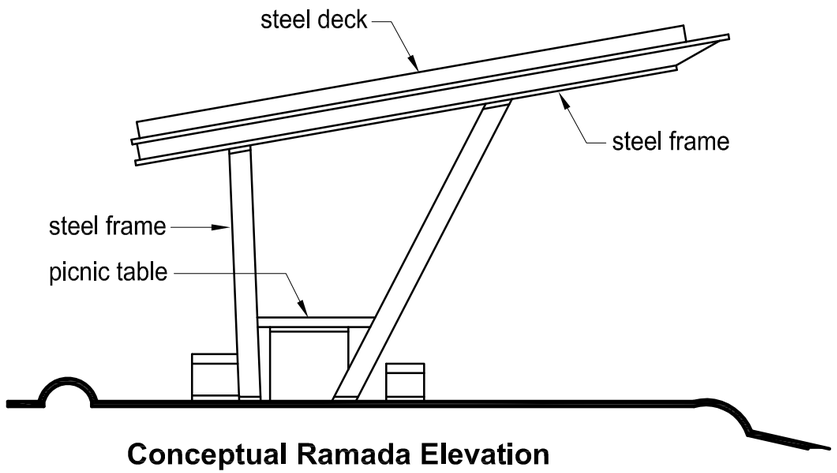
Electrical
1. parking lot lights
2. security lighting

Probable Improvement Costs

Probable Construction Costs	**$ 84,225**
Probable Design / City Costs	**$ 33,690**
Total Probable Costs	**$ 117,915**



Conceptual Ramada Plan



Conceptual Ramada Elevation

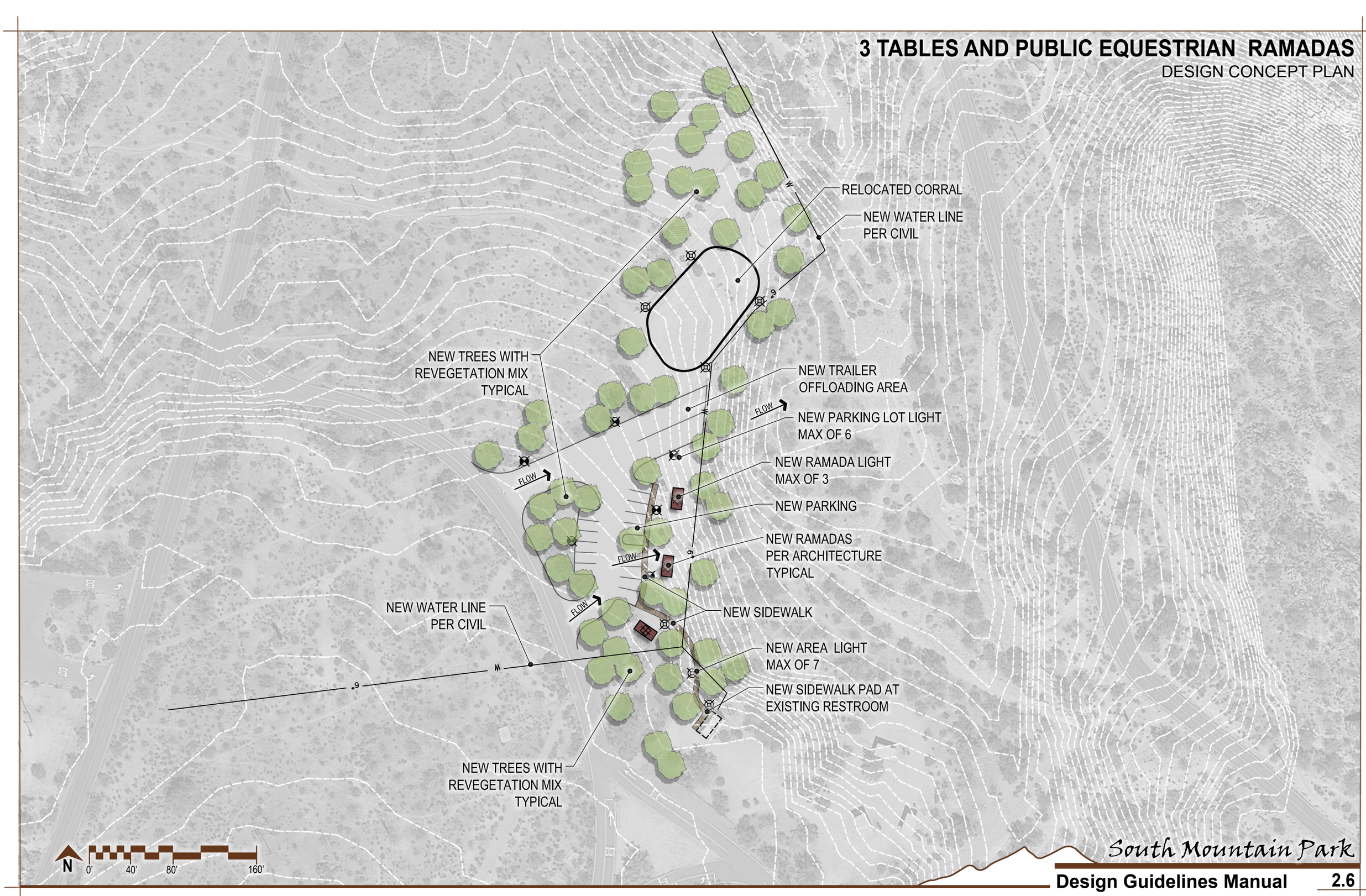
Conceptual Ramada Rendering

Architectural Amenities

- One Medium Size Ramada
- Site Furnishings

3 TABLES AND PUBLIC EQUESTRIAN RAMADAS

DESIGN CONCEPT PLAN



3 TABLES AND PUBLIC EQUESTRIAN RAMADAS

Existing Conditions

Proposed Improvements

Architecture
1. 3 new ramadas

Landscape
1. sidewalks and hardscape
2. concrete pads
3. seatwall-benches
4. landscape, grading, planting, and temporary irrigation
5. revegetation – trees and native seed mix

Civil
1. parking lot modifications and islands
2. asphalt, cut, mill and overlay – striping

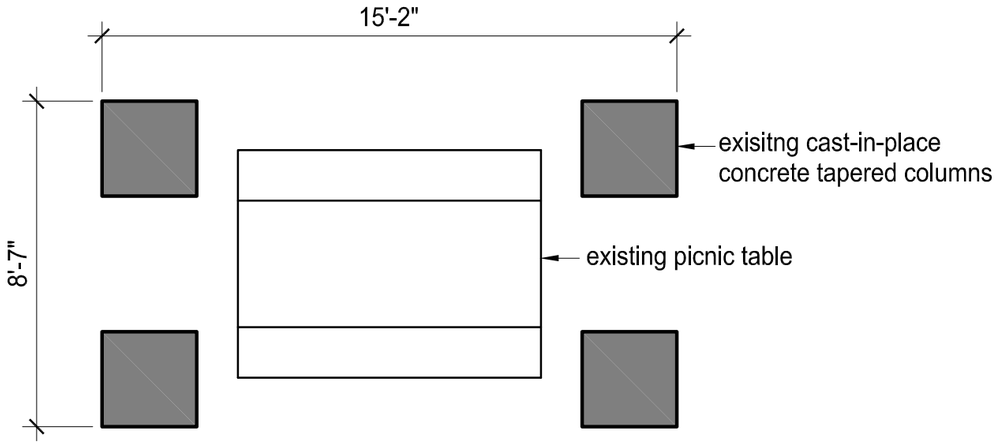
Electrical
1. parking lot lights
2. security lighting

Description

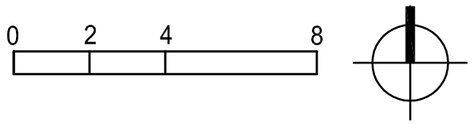
Three existing ramadas in poor condition. Facility is underutilized.

Probable Improvement Costs

Probable Construction Costs	**$ 525,219**
Probable Design / City Costs	**$ 210,088**
Total Probable Costs	**$ 735,307**



As Found Plan



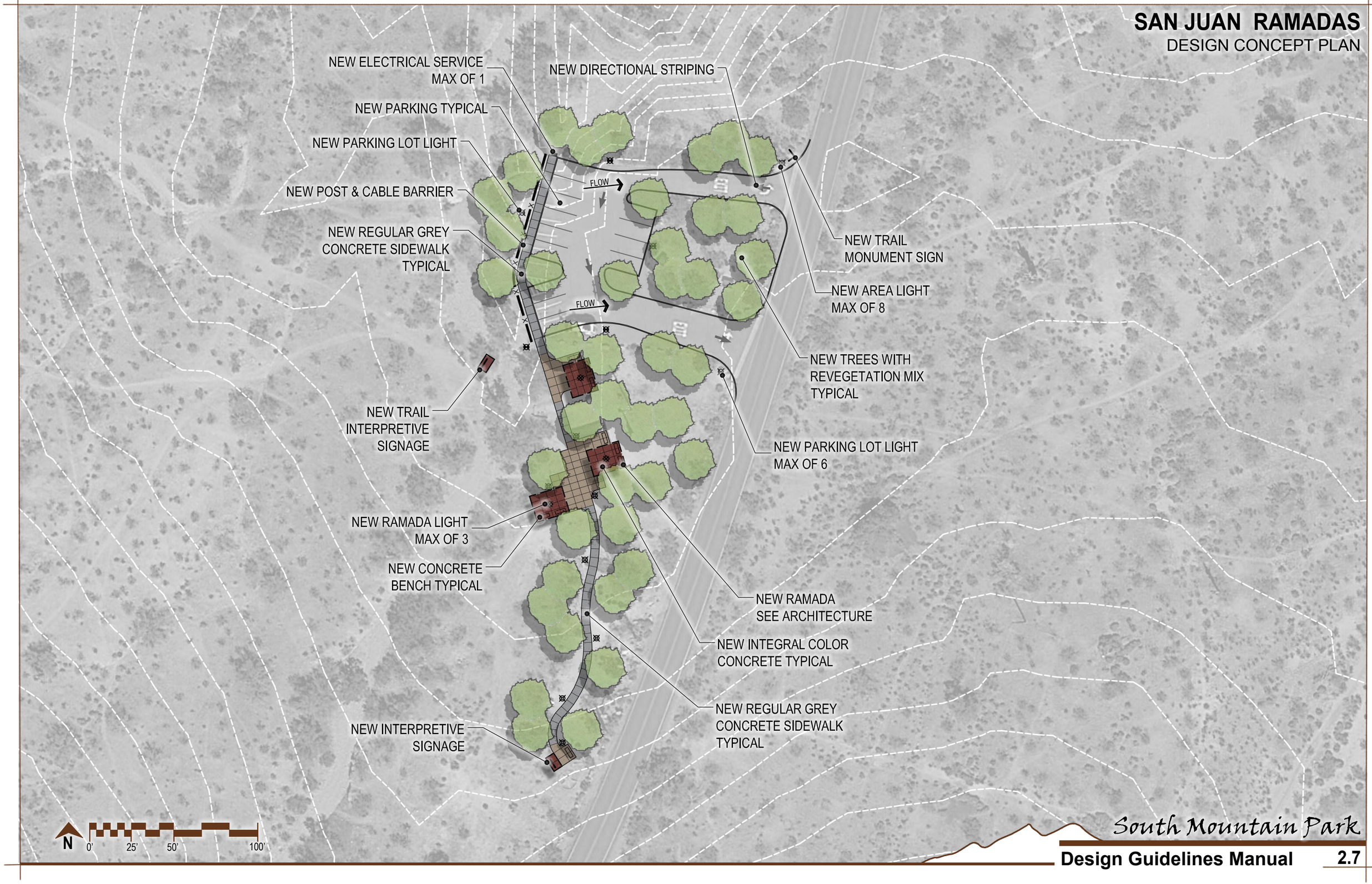
Condition: The tapered, cast-in-place concrete piers appear to be in fair condition but their mass greatly limits the space (below roof) for seating and circulation. Likewise, the precast concrete tongue and groove roof panels and beams appear to be in fair condition. The wood fascia is missing in several locations and is haphazardly attached to the concrete roof panels. The exposed wood members are weathered and in poor condition.

Recommendations: Replace the 3-Table Ramadas with new steel framed ramadas with cantilevered metal roofs that provide unobstructed (below roof) seating/circulation space.

Photot looking at two existing ramadas

Conceptual rendering of a simplified steel framed ramada

SAN JUAN RAMADAS
DESIGN CONCEPT PLAN



Existing Conditions

Proposed Improvements

Architecture
1. 3 new ramadas

Landscape
1. sidewalks and hardscape
2. concrete pads
3. seatwall-benches
4. Interpretive sign kiosk
5. landscape, grading, planting, and temporary irrigation
6. revegetation – trees and native seed mix

Civil
1. parking lot modifications and islands
2. asphalt, cut, mill and overlay – striping

Electrical
1. parking lot lights
2. security lighting

Description

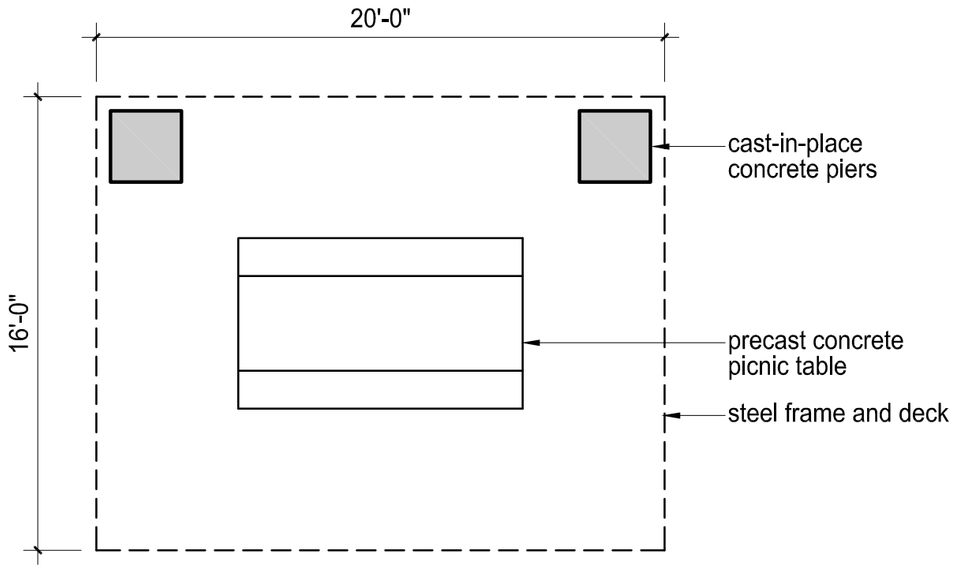
One existing ramada in poor condition. Facility is underutilized.

Probable Improvement Costs

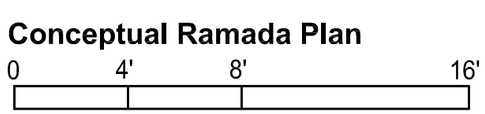
Probable Construction Costs	**$ 323,005**
Probable Design / City Costs	**$ 129,202**
Total Probable Costs	**$ 452,207**

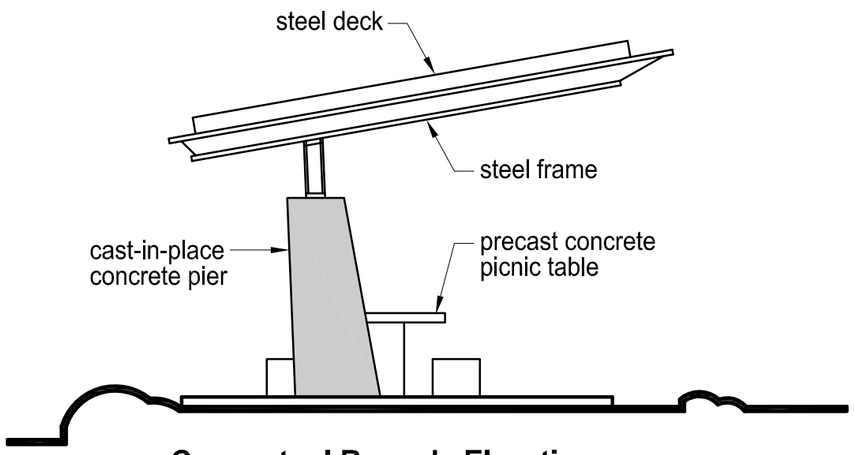
Architectural Amenities

- Two Medium Size Ramadas
- Site Furnishings



Conceptual Ramada Plan





Conceptual Ramada Elevation

Conceptual Ramada Rendering

Conceptual Site Rendering

NATIONAL RAMADA
DESIGN CONCEPT PLAN

Existing Conditions

Proposed Improvements

Architecture
1. new ramada

Landscape
1. sidewalks and hardscape
2. concrete pad
3. seatwall-Benches
4. landscape grading and temporary irrigation
5. revegetation – trees and native seed mix

Civil
1. parking lot modifications
2. asphalt, cut, mill and overlay – striping

Electrical
1. parking lot lights
2. security lighting

Description

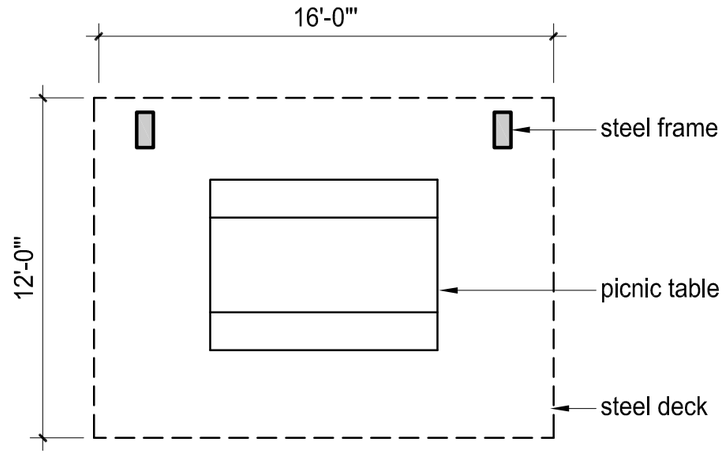
One existing ramada in poor condition. Facility is underutilzed and the single existing structure is in poor condition. Numerous ‘wild-cat’ trails have branched off to the main trail system, at this location. The site is in need of revegeatation and resoration of due to this damage and neglect.

Probable Improvement Costs

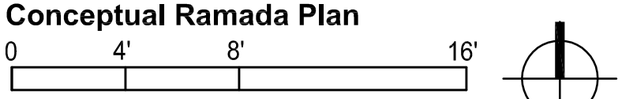
Probable Construction Costs	**$ 103,195**
Probable Design / City Costs	**$ 41,278**
Total Probable Costs	**$ 144,473**

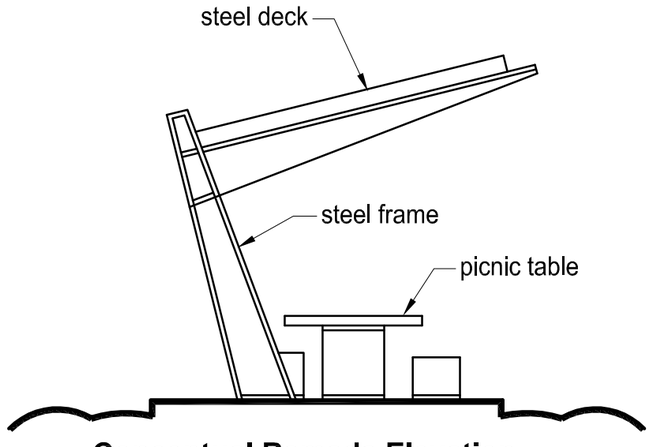
Architectural Amenities

- One Small Ramada
- Site furnishings



Conceptual Ramada Plan



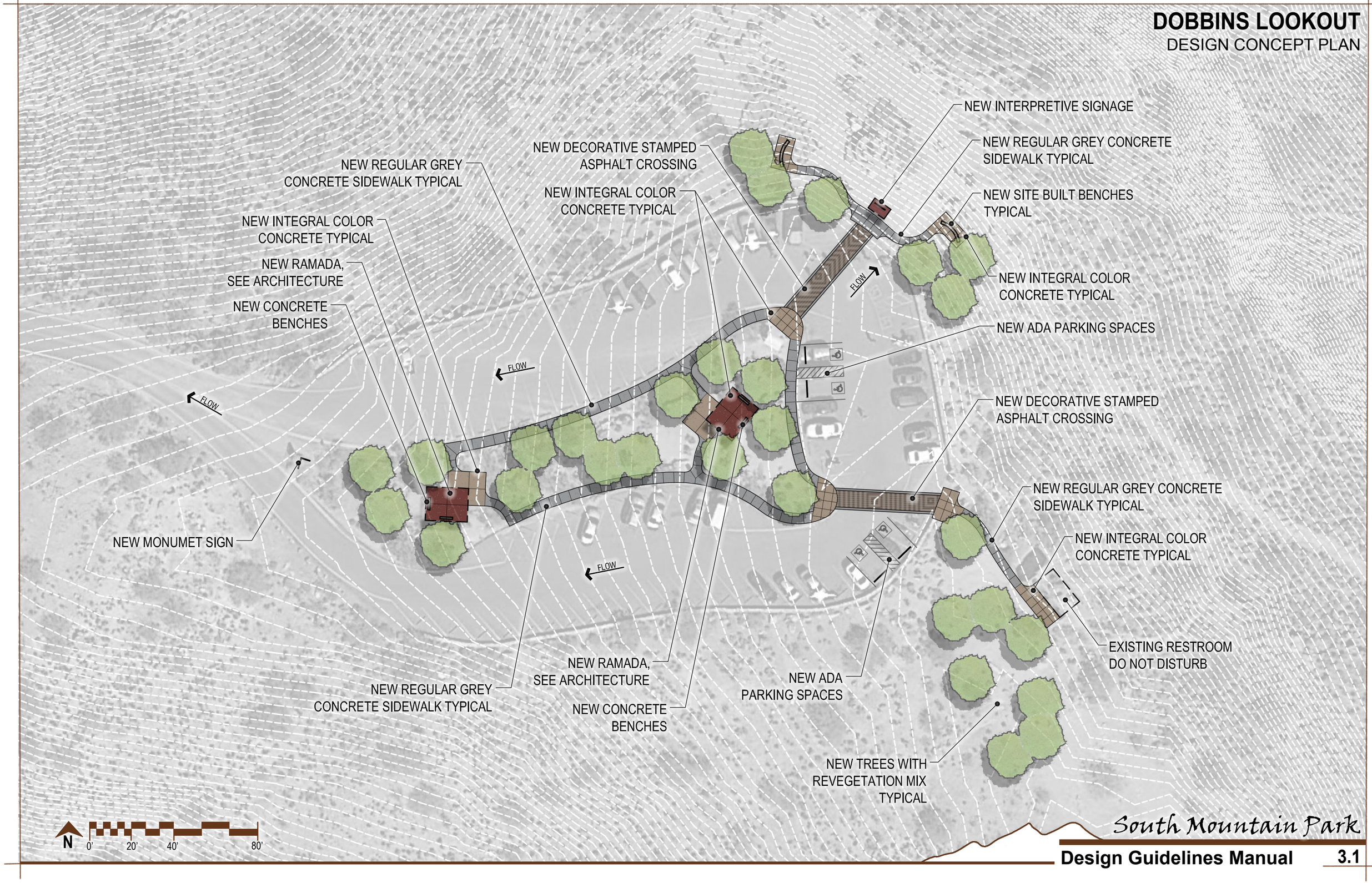


Conceptual Ramada Elevation

Conceptual Ramada Rendering

Conceptual Site Rendering

DOBBINS LOOKOUT
DESIGN CONCEPT PLAN



Existing Conditions

Description

The existing lookout, and connections to the trail system has been negatively impacted by uncontrolled access and from overall neglect. Also, many of the lookouts are inadequately marked and lack wayfinding signage or informational kiosks. Lookout and Restrooms to be ADA compliant.

Proposed Improvements

Architecture
1. 2 new ramadas

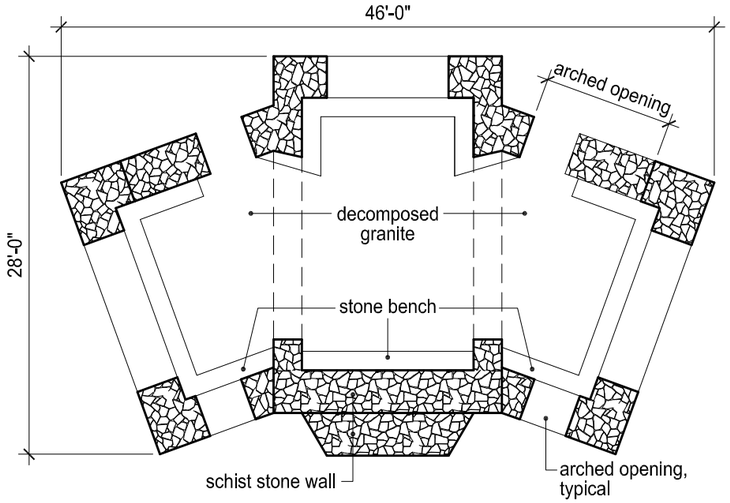
Landscape
1. sidewalks and hardscape
2. concrete ADA pathways
3. seatwall-benches
4. interpretive sign kiosk
5. landscape grading, planting, and temporary irrigation
6. revegetation – trees and native seed mix

Civil
1. parking lot modifications and islands
2. asphalt, cut, mill and overlay – striping

Electrical
N/A

Probable Improvement Costs

Probable Construction Costs	**$ 413,118**
Probable Design / City Costs	**$ 165,247**
Total Probable Costs	**$ 578,365**



As Found Floor Plan

Recommendations: The Dobbins lookout is historically significant for its unique architectural style, use of materials, and relationship to the Civilian Conservation Corps. The rehabilitation (in accordance with the Secretary of the Interior Standards) and continued use of this structure is essential to preserving the integrity of South Mountain Park. Recommended rehabilitation measures include repointing deteriorated mortar joints, filling voids between stones with mortar that matches the characteristics of the original mortar, removing and/or covering graffiti with a blend of paint colors that match adjacent stone surfaces, and replacing the non original roof system with steel framing and a bituminous membrane system.

Conceptual Rendering of Proposed Ramadas

Photograph looking north at Dobbins Point Lookout

Photograph looking southwest at Dobbins Point Lookout

BUENA VISTA LOOKOUT

DESIGN CONCEPT PLAN

Existing Conditions

Proposed Improvements

Architecture
1. new ramada

Landscape
1. sidewalks and hardscape
2. seatwall-benches
3. interpretive sign kiosk
4. landscape grading, planting, and temporary irrigation
5. revegetation – trees and native seed mix

Civil
1. parking lot modifications and hammer turn-around
2. asphalt, cut, mill and overlay – striping

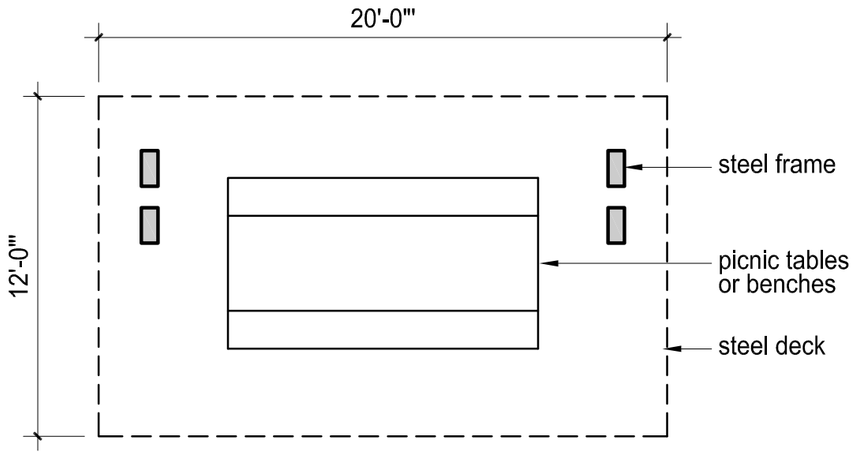
Electrical
N/A

Description

The existing lookout, and connections to the trail system has been negatively impacted by uncontrolled access and from overall neglect. Also, many of the lookouts are inadequately marked and lack wayfinding signage or informational kiosks. This Lookout is more rugged and has obstacles that need to be addressed to increase safe pedestrian access.

Probable Improvement Costs

Probable Construction Costs	**$ 134,925**
Probable Design / City Costs	**$ 53,970**
Total Probable Costs	**$ 188,895**

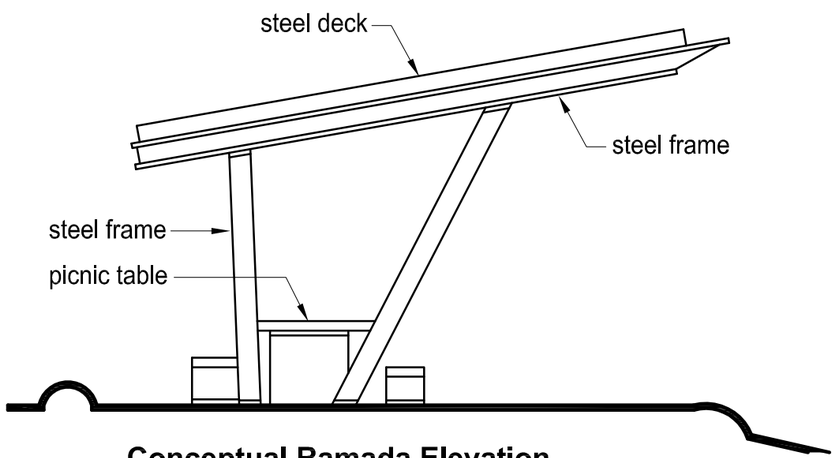


Conceptual Ramada Plan

0 4' 8' 16'

Architectural Amenities

- One Medium Size Ramada
- Site Furnishings

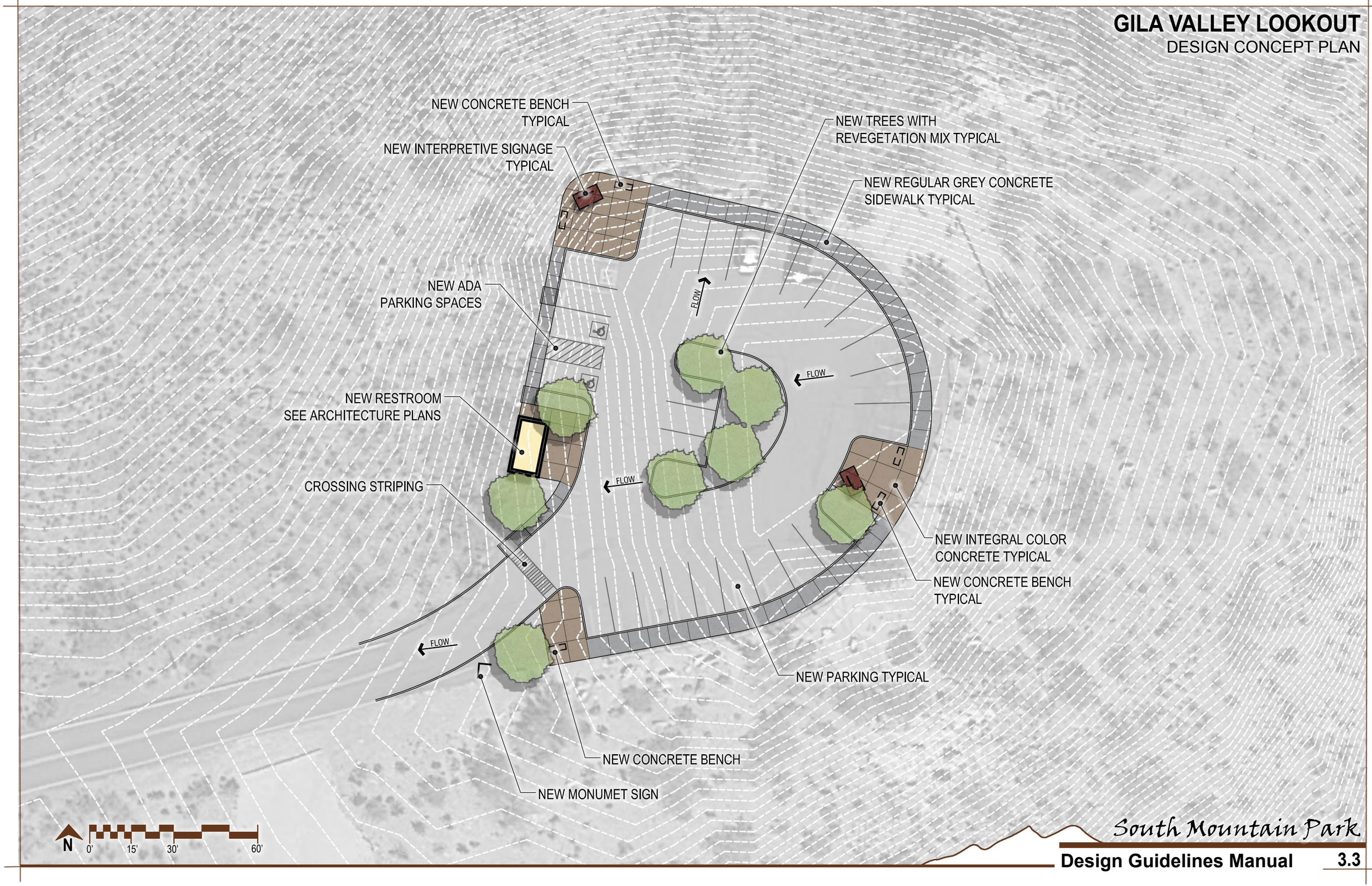


Conceptual Ramada Elevation

Conceptual Ramada Rendering

Conceptual Site Rendering

GILA VALLEY LOOKOUT
DESIGN CONCEPT PLAN



GILA VALLEY LOOKOUT

Existing Conditions

Proposed Improvements

Architecture
1. new restrooms

Landscape
1. sidewalks and hardscape
2. seatwall-benches
3. interpretive sign kiosk
4. landscape grading, planting, and temporary irrigation
5. revegetation – trees and native seed mix

Civil
1. parking lot modifications and islands
2. asphalt, cut, mill and overlay – striping

Electrical
N/A

Description

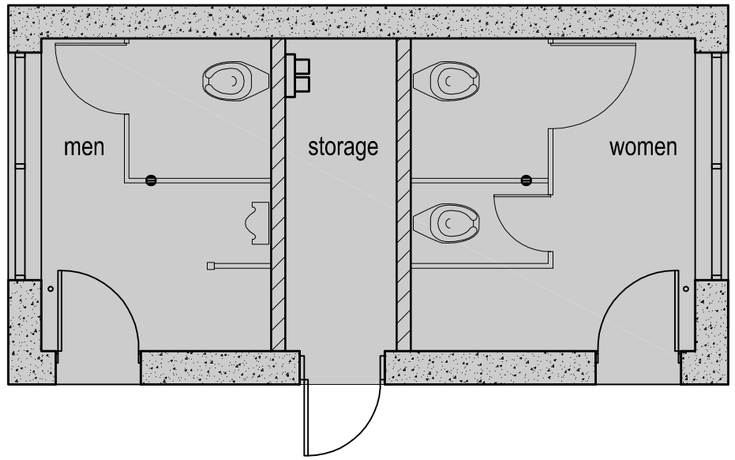
Site improvements needed. Restrooms and walk to be ADA compliant.

Probable Improvement Costs

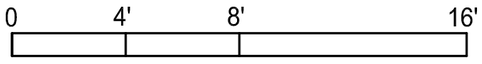
Probable Construction Costs	**$ 334,000**
Probable Design / City Costs	**$ 133,600**
Total Probable Costs	**$ 467,600**

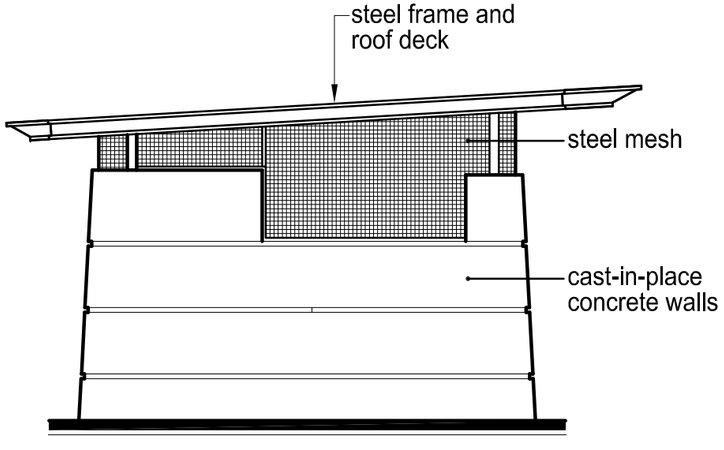
Architectural Amenities

- One Small "waterless" Restroom Building
- Site Furnishings



Conceptual Restroom Floor Plan





Conceptual Restroom Elevation

Conceptual Restroom Building

Conceptual Site Rendering

HOLBERT LOOKOUT
DESIGN CONCEPT PLAN

Existing Conditions

Proposed Improvements

Architecture
1. 2 new ramadas

Landscape
1. sidewalks and hardscape
2. concrete pads
3. seatwall-benches
4. interpretive sign kiosk
5. landscape, grading, planting, and temporary irrigation
6. revegetation – trees and native seed mix

Civil
1. parking lot modifications and islands
2. asphalt, cut, mill and overlay – striping

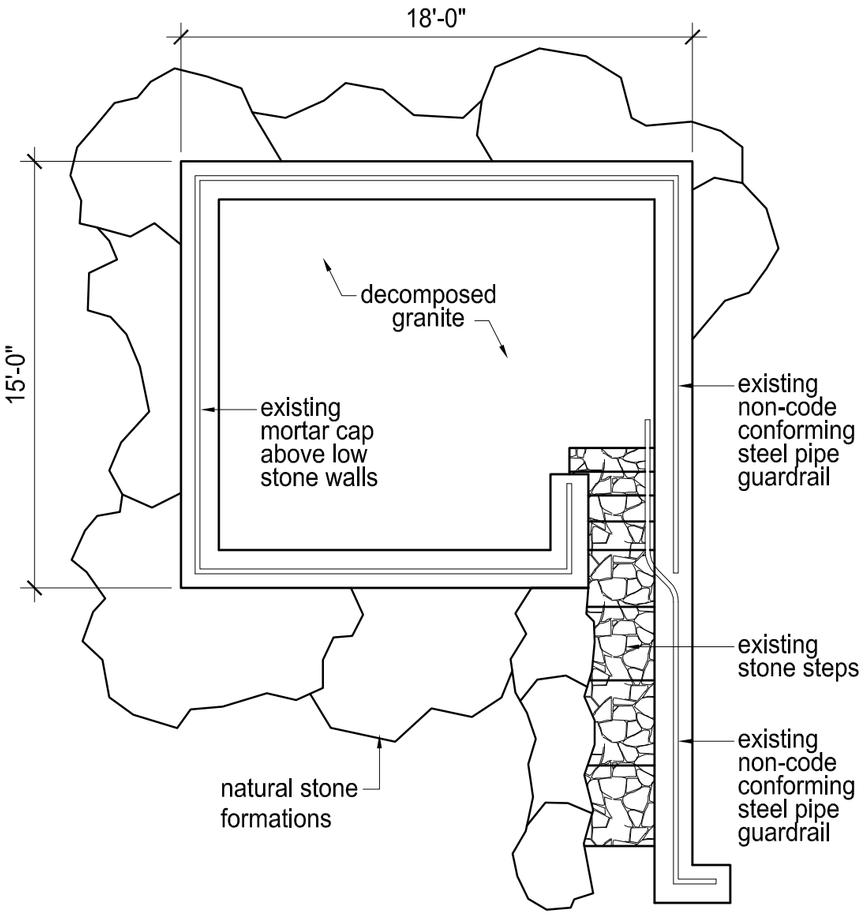
Electrical
N/A

Description

Refurbish CCC lookout structure for safety and safety cable barriers with warning signs along west edge of site. The existing lookout, and connections to the trail system has been negatively impacted by uncontrolled access and from overall neglect. This lookout has been closed to the public for years and asphalt and other site materials show significant wear and deterioration, due to neglect. Also, many of the lookouts are inadequately marked and lack wayfinding signage or informational kiosks. This Lookout is more rugged and has obstacles that need to be addressed to increase safe pedestrian access.

Probable Improvement Costs

Probable Construction Costs	**$ 408,992**
Probable Design / City Costs	**$ 163,596**
Total Probable Costs	**$ 572,588**



Holbert Lookout As Found Plan

Recommendations: Replace the galvanized steel pipe guardrail and handrail with a more appropriate material compatible with the lookout's overall character and in conformance with the intent of current building codes. Constructing an accessible route to the steeply elevated lookout is probably not feasible.

Photo looking northwest at Holbert Lookout

Conceptual Rendering of Proposed Ramada

SAN JUAN LOOKOUT
DESIGN CONCEPT PLAN

Existing Conditions

Description

Refurbish CCC lookout structure for safety. The existing lookout, and connections to the trail system has been negatively impacted by uncontrolled access and from overall neglect. This lookout has been closed to the public for years and asphalt and other site materials show significant wear and deterioration, due to neglect. Also, many of the lookouts are inadequately marked and lack wayfinding signage or informational kiosks. This Lookout is more remote and is underutilized, because of it's closure.

Proposed Improvements

Architecture
1. 1 new ramada

Landscape
1. sidewalks and hardscape
2. concrete pad
3. seatwall-benches
4. interpretive sign kiosk
5. landscape grading, planting, and temporary irrigation
6. revegetation – trees and native seed mix

Civil
1. parking lot modifications
2. asphalt, cut, mill and overlay – striping

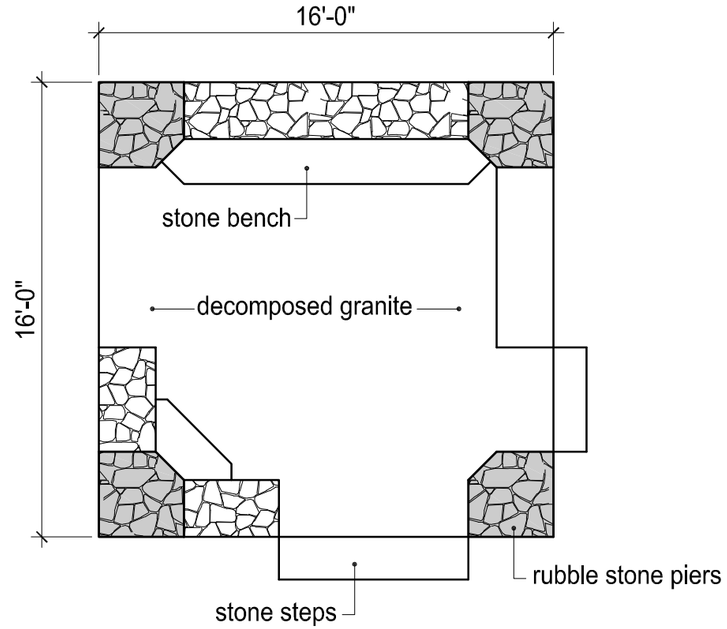
Electrical
N/A

Probable Improvement Costs

Probable Construction Costs	**$ 119,945**
Probable Design / City Costs	**$ 47,978**
Total Probable Costs	**$ 167,923**

Recommendations: Replace the steel pipe lattice with a low maintenance material that more closely resembles the original wood latticework and in a pattern that maximizes shade. Construct an accessible route from an adjacent paved parking space to the lookout.

Conceptual Rendering of Proposed Ramada



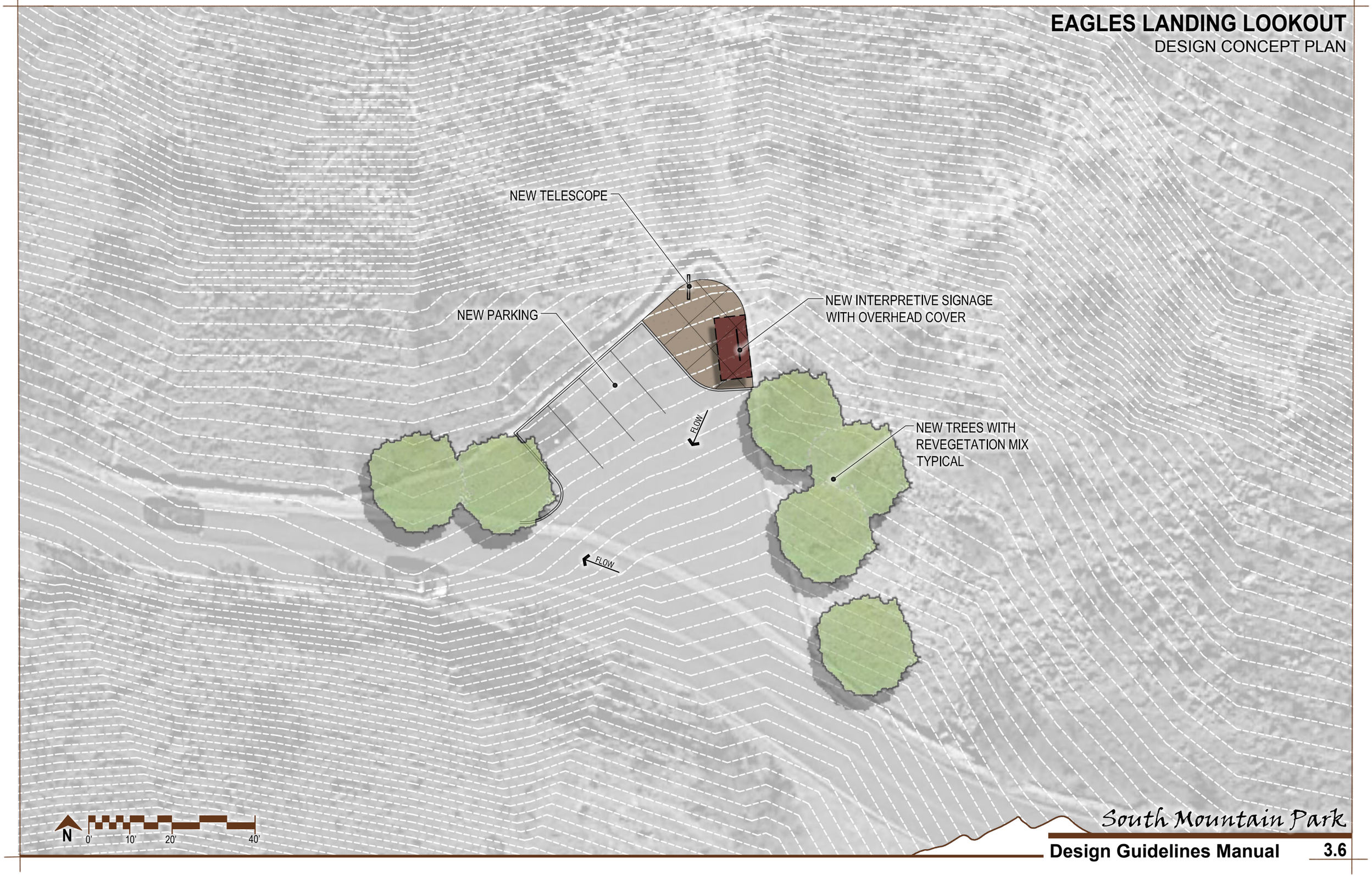
As Found Plan

Photograph looking west at Stone Structure

Photograph looking at steel pipe lattice

EAGLES LANDING LOOKOUT

DESIGN CONCEPT PLAN



EAGLES LANDING LOOKOUT

Existing Conditions

Proposed Improvements

Architecture
N/A

Landscape
1. sidewalks and hardscape
2. telescope
3. seatwall-benches
4. interpretive sign kiosk

Civil
1. parking lot modifications
2. asphalt, cut, mill and overlay – striping

Electrical
N/A

Description

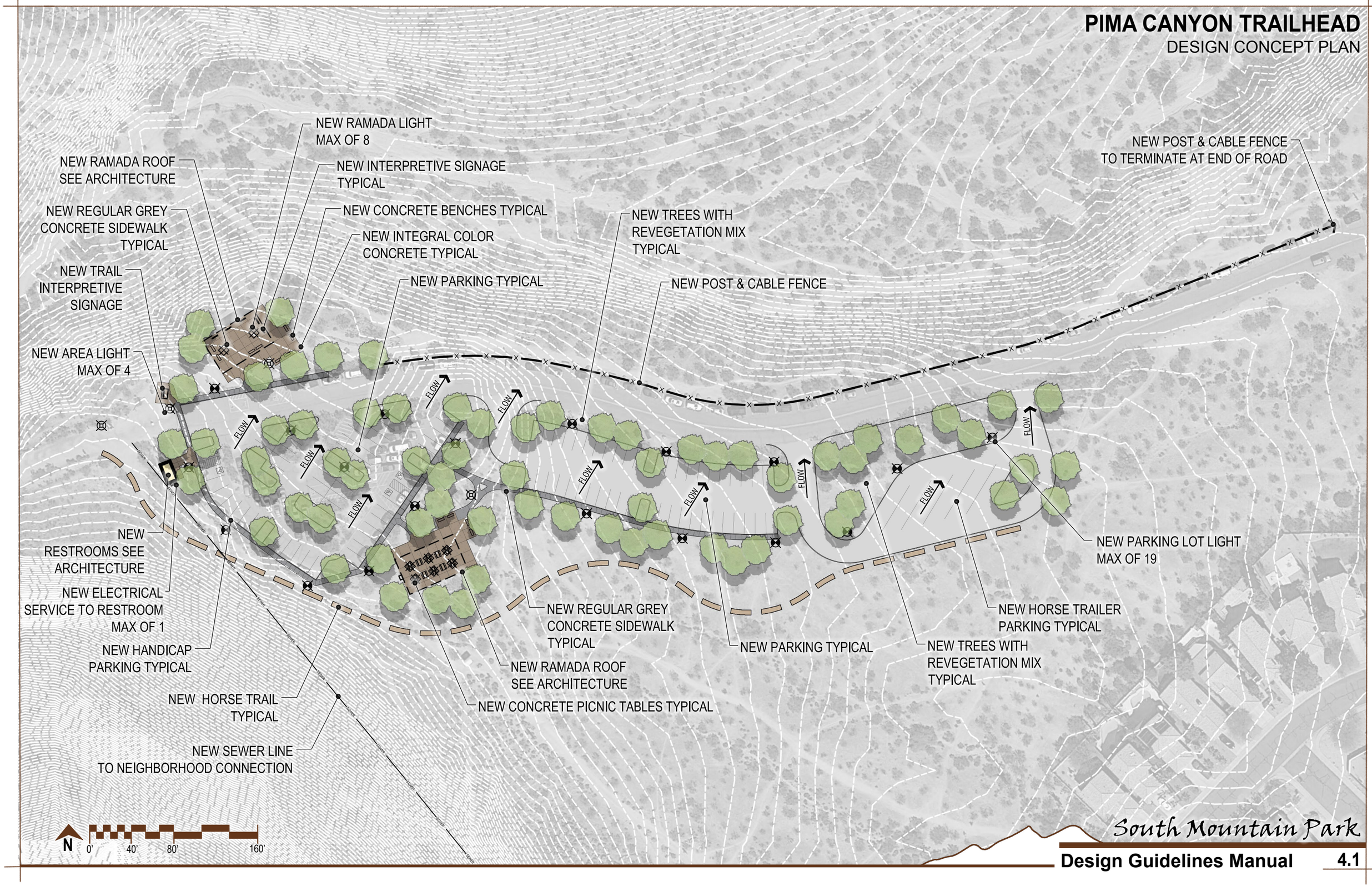
This lookout has been a resting spot for cyclist and vehicles. Safety cable barriers with warning signs are needed along edge of site. The existing lookout, is underutilized and odly shaped due to natural topography. Also, many of the lookouts are inadequately marked and lack wayfinding signage or informational kiosks. This Lookout is small and has obstacles that need to be addressed to increase safe bicycle and vehicular access.

Probable Improvement Costs

Probable Construction Costs	**$ 37,758**
Probable Design / City Costs	**$ 15,103**
Total Probable Costs	**$ 52,861**

PIMA CANYON TRAILHEAD

DESIGN CONCEPT PLAN



PIMA CANYON TRAILHEAD

Existing Conditions

Description

The existing trail system and natural desert landscape has been negatively impacted by uncontrolled access from residential developments along the park's perimeter. Also, many of the trail entrances are inadequately marked and indiscernible. Most of the facility is deteriorating from normal wear and tear, age, weathering, and lack of maintenance. The current restroom facility is in poor condition and undersized for the facility.

Proposed Improvements

Architecture
1. new restrooms
2. new ramada covers

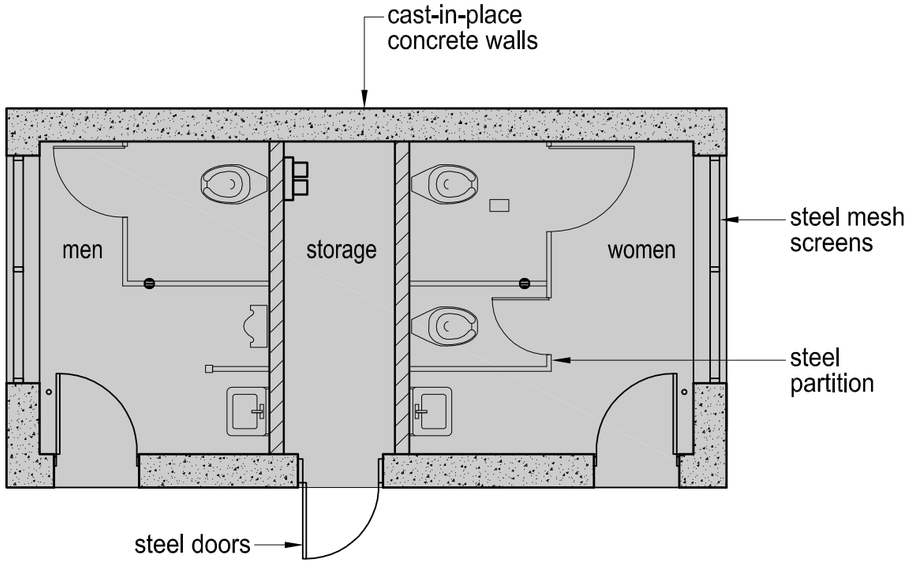
Landscape
1. sidewalks and hardscape
2. concrete pads
3. seatwall-benches
4. interpretive sign kiosk
5. cable barrier
6. landscape grading, planting, and temporary irrigation
7. revegetation – trees and native seed mix

Civil
1. parking lot modifications and islands
2. sewer connection to neighborhood
3. additional parking
4. asphalt, cut, mill and overlay – striping

Electrical
1. parking lot lights
2. security lighting

Probable Improvement Costs

Probable Construction Costs	**$ 1,568,986**
Probable Design / City Costs	**$ 627,594**
Total Probable Costs	**$ 2,196,580**



Conceptual Restroom Floor Plan

0 4' 8' 16'

Conceptual Large Ramada Rendering

Conceptual Small Restroom Rendering

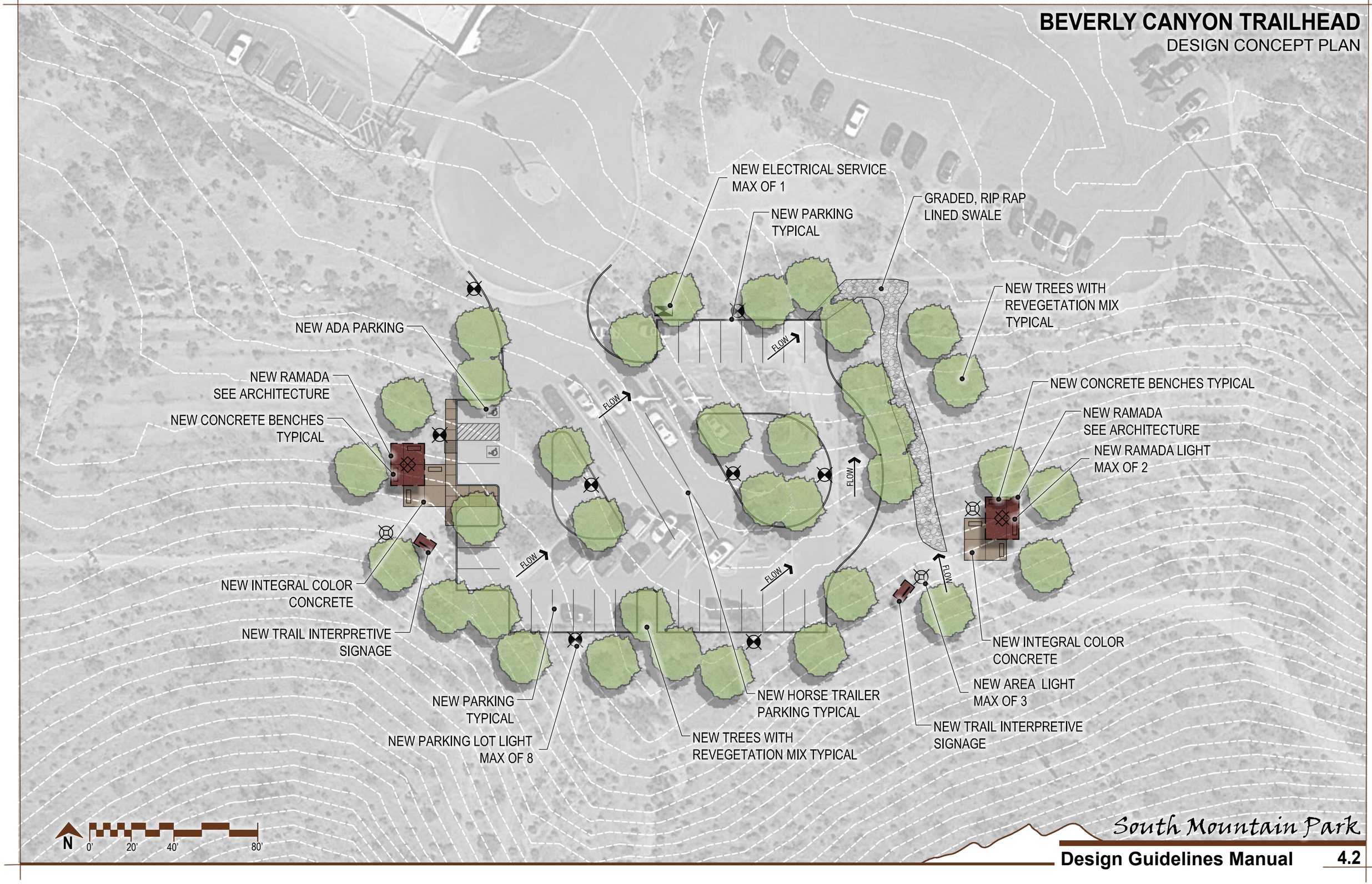
Conceptual Site Rendering

Architectural Amenities

- One Small Restroom
- Two Large Ramada
- Site Furnishings

BEVERLY CANYON TRAILHEAD

DESIGN CONCEPT PLAN



Existing Conditions

Description

Beverly Canyon and the Javelina Canyon trailhead share this facility as their base. The existing trail system and natural desert landscape has been negatively impacted by uncontrolled access from residential developments along the park's perimeter. The trail entrances are adequately marked and discernible. Most of the facility is deteriorating from normal wear and tear, age, weathering, and lack of maintenance. The current facility is in fair condition and has been damaged by storm water run off into the parking lot.

Proposed Improvements

Architecture
1. 2 new ramadas

Landscape
1. sidewalks and hardscape
2. seatwall-benches
4. interpretive sign kiosk
5. trail head marker-kiosks
6. landscape grading, planting, and temporary irrigation
7. revegetation – trees and native seed mix

Civil
1. parking lot modifications and islands
2. asphalt, cut, mill and overlay – striping

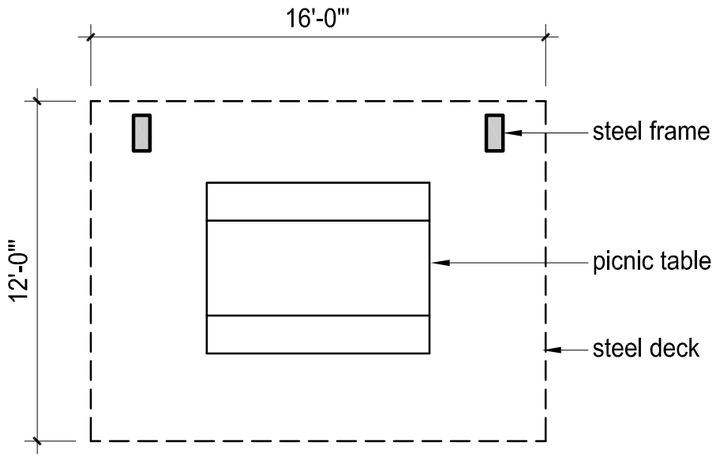
Electrical
1. parking lot lights
2. security lighting

Probable Improvement Costs

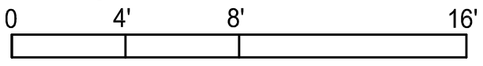
Probable Construction Costs	**$ 355,985**
Probable Design / City Costs	**$ 142,394**
Total Probable Costs	**$ 498,379**

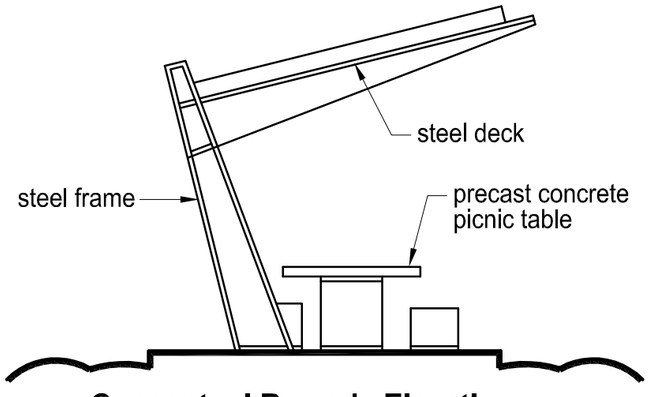
Architectural Amenities

- One Small Ramada
- Site furnishings



Conceptual Ramada Plan





Conceptual Ramada Elevation

Conceptual Ramada Rendering

Conceptual Site Rendering

42ND PLACE WALK IN TRAILHEAD

DESIGN CONCEPT PLAN

SOUTH MOUNTAIN
PROPERTY LINE

NEW TRAIL
INTERPRETIVE SIGNAGE

SOUTH MOUNTAIN
PROPERTY LINE

N 0' 15' 30' 60'

42ND PLACE WALK IN TRAILHEAD

Existing Conditions

Proposed Improvements

Architecture
N/A

Landscape
1. trail head marker-kiosk
2. landscape grading, planting, and temporary irrigation
3. revegetation – trees and native seed mix

Civil
N/A

Electrical
N/A

Description

Walk in trailhead with no designated trail or parking locations. At current, an easement is needed to cross private property to the Park Preserve. Limited access to this site.

Probable Improvement Costs

Probable Construction Costs	**$ 18,948**
Probable Design / City Costs	**$ 7,579**
Total Probable Costs	**$ 26,527**

MORMON TRAILHEAD
DESIGN CONCEPT PLAN

Existing Conditions

Proposed Improvements

Architecture
1. replace existing ramada with new ramada

Landscape
1. picnic table
2. interpretive sign kiosk

Civil
N/A

Electrical
1. parking lot lights
2. security lighting

Description

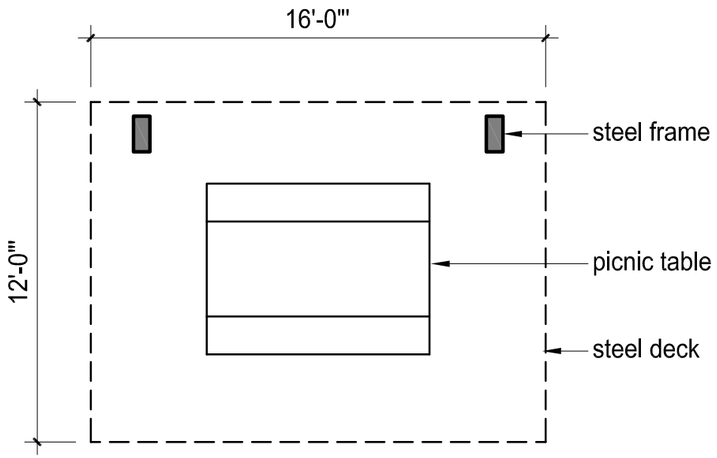
The existing trail system and natural desert landscape has controlled access from residential developments along the entrance to this trailhead. The trail entrance is adequately marked and in good condition. Most of the facility is showing normal wear and tear, and overall some minor lack of maintenance. The current restroom facility is in good condition.

Probable Improvement Costs

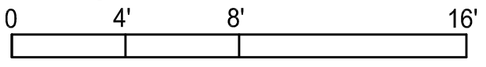
Probable Construction Costs	**$ 133,897**
Probable Design / City Costs	**$ 53,558**
Total Probable Costs	**$ 187,455**

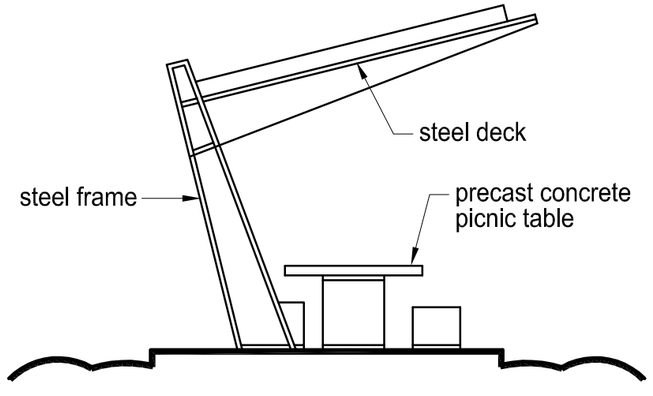
Architectural Amenities

- One Medium Ramada
- Site furnishings



Conceptual Ramada Plan





Conceptual Ramada Elevation

Conceptual Ramada Rendering

Conceptual Site Rendering

20TH STREET WALK IN TRAILHEAD

DESIGN CONCEPT PLAN

20TH STREET WALK IN TRAILHEAD

Existing Conditions

Proposed Improvements

Architecture
N/A

Landscape
1. interpretive signage
2. trail head marker-kiosk

Civil
N/A

Electrical
N/A

Description

Walk in trailhead with no designated parking locations. At current, an easement is needed to cross private property to the Park Preserve. Limited access to this site. New kiosk and interpretive sign only.

Probable Improvement Costs

Probable Construction Costs	**$ 14,526**
Probable Design / City Costs	**$ 5,810**
Total Probable Costs	**$ 20,336**

19TH AVENUE NORTH TRAILHEAD

DESIGN CONCEPT PLAN

Existing Conditions

Description

The existing trail system and natural desert landscape has been negatively impacted by uncontrolled access from residential developments along the park's perimeter. The trail entrances are adequately marked and discernible. Most of the facility is deteriorating from normal wear and tear, age, weathering, and lack of maintenance. The current facility is in fair condition and has been damaged by storm water run off into the parking lot.

Proposed Improvements

Architecture
1. 1 new ramada

Landscape
1. sidewalks and hardscape
2. seatwall-benches
3. interpretive sign kiosk
4. trail head marker-kiosk
5. landscape grading, planting, and temporary irrigation
6. revegetation – trees and native seed mix

Civil
1. parking lot modifications and islands
2. asphalt, cut, mill and overlay – striping
3. rip rap and drainage improvements

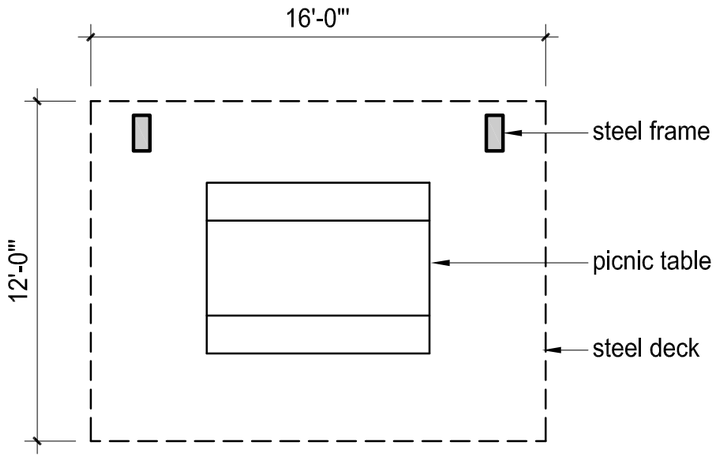
Electrical
1. parking lot lights
2. security lighting

Probable Improvement Costs

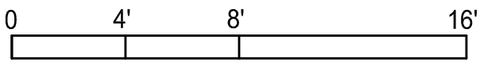
Probable Construction Costs	**$ 191,014**
Probable Design / City Costs	**$ 76,405**
Total Probable Costs	**$ 267,419**

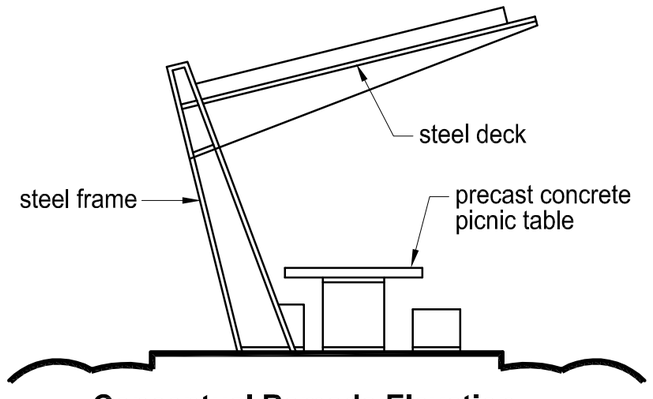
Architectural Amenities

- One Medium Ramada
- Site furnishings



Conceptual Ramada Plan





Conceptual Ramada Elevation

Conceptual Ramada Rendering

Conceptual Site Rendering

35TH AVENUE TRAILHEAD
DESIGN CONCEPT PLAN

Existing Conditions

Description

Future new facility.

Proposed Improvements

Architecture
1. new restrooms
2. 2 new ramadas

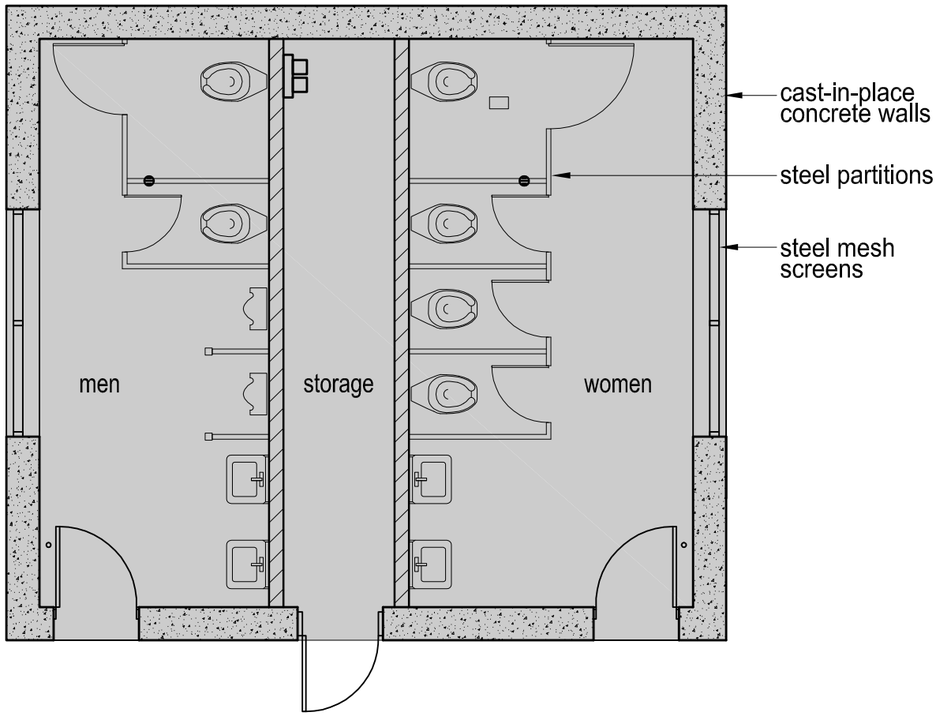
Landscape
1. sidewalks and hardscape
2. concrete pads
3. seatwall-benches
4. interpretive sign kiosk
5. trail head marker-kiosk
6. landscape grading, planting, and temporary irrigation
7. revegetation – trees and native seed mix

Civil
1. new parking lot and islands
2. grading and drainage plan

Electrical
1. parking lot lights
2. security lighting

Probable Improvement Costs

Probable Construction Costs	**$ 904,714**
Probable Design / City Costs	**$ 361,885**
Total Probable Costs	**$ 1,266,599**



Conceptual Restroom Floor Plan

Architectural Amenities

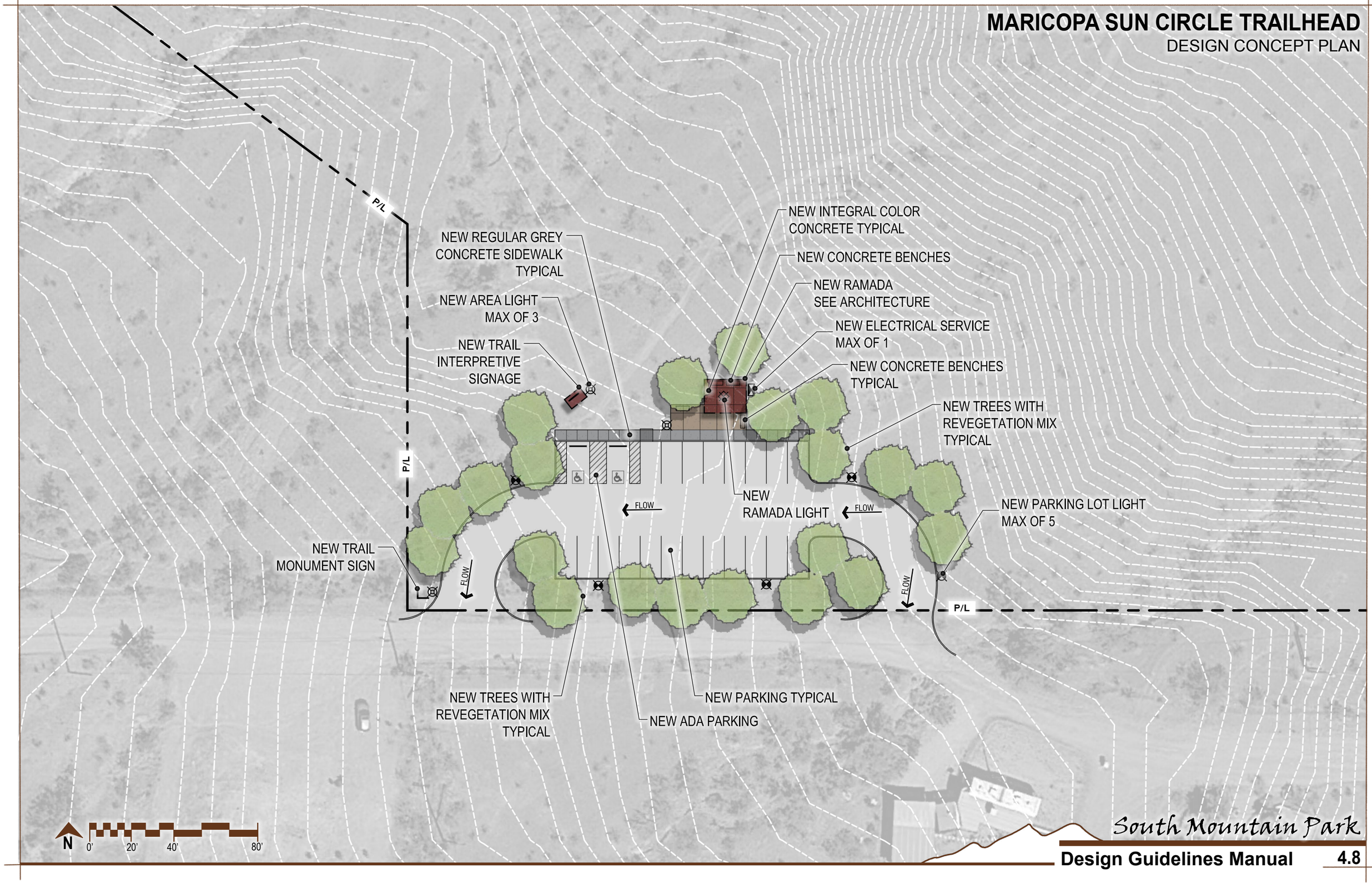
- One Large Restroom Building
- Two Medium Size Ramadas
- Site Furnishings

Conceptual Ramada Rendering

Conceptual Site Rendering

MARICOPA SUN CIRCLE TRAILHEAD

DESIGN CONCEPT PLAN



MARICOPA SUN CIRCLE TRAILHEAD

Existing Conditions

Description

Future new facility.

Proposed Improvements

Architecture
1. 1 new ramada

Landscape
1. sidewalks and hardscape
2. concrete pad
3. seatwall-benches
4. interpretive Signage
5. trail head marker-kiosk
6. landscape grading, planting, and temporary irrigation
7. revegetation – trees and native seed mix

Civil
1. new parking lot and islands
2. grading and drainage improvements

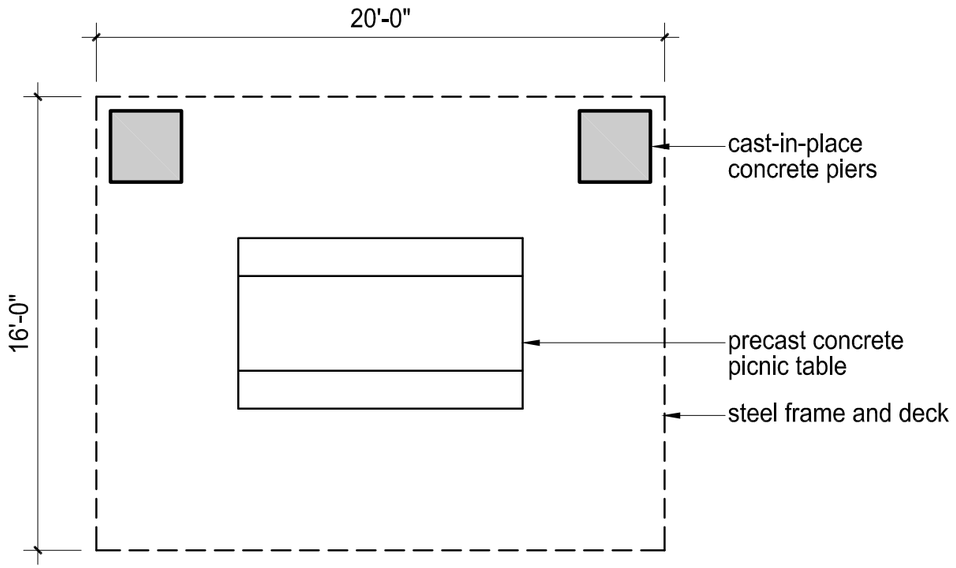
Electrical
1. parking lot lights
2. security lighting

Probable Improvement Costs

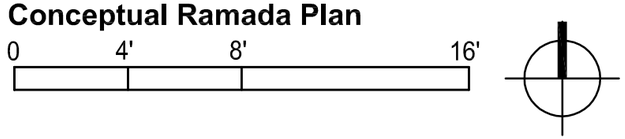
Probable Construction Costs	**$ 245,496**
Probable Design / City Costs	**$ 98,198**
Total Probable Costs	**$ 343,964**

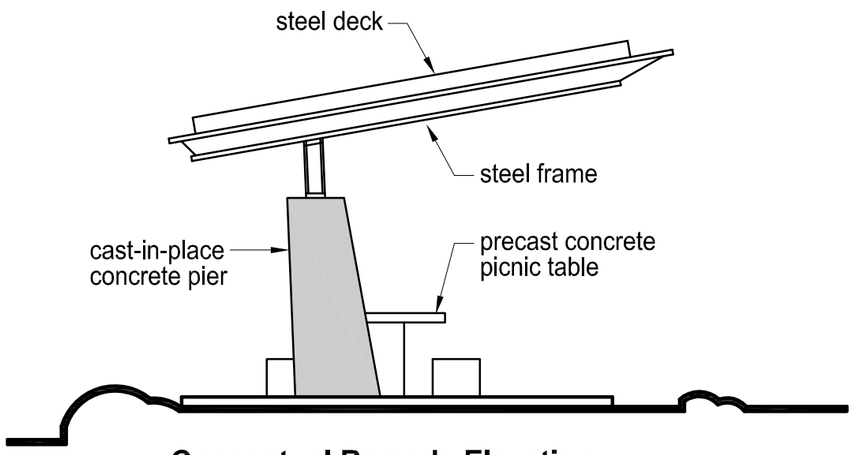
Architectural Amenities

- One Medium Size Ramada
- Site Furnishings



Conceptual Ramada Plan





Conceptual Ramada Elevation

Conceptual Ramada Rendering

Conceptual Site Rendering

ALTA TRAILHEAD
DESIGN CONCEPT PLAN

Existing Conditions

Proposed Improvements

Architecture
N/A

Landscape
1. concrete paving street crossing
2. interpretive signage
3. trail head marker-kiosk
4. revegetation – trees and native seed mix

Civil
1. asphalt, cut, mill and overlay – striping

Electrical
N/A

Description

The trail entrances are adequately marked and discernible. Most of the facility is deteriorating from normal wear and tear, age, weathering, and lack of maintenance. The current facility is in fair condition and has been underutilized.

Probable Improvement Costs

Probable Construction Costs	**$ 45,174**
Probable Design / City Costs	**$ 18,069**
Total Probable Costs	**$ 63,243**

19TH AVENUE SOUTH TRAILHEAD

DESIGN CONCEPT PLAN

19TH AVENUE SOUTH TRAILHEAD

Existing Conditions

Description

Future new facility.

Proposed Improvements

Architecture
1. new restrooms
2. 1 large group ramada
3. 2 new medium size ramadas

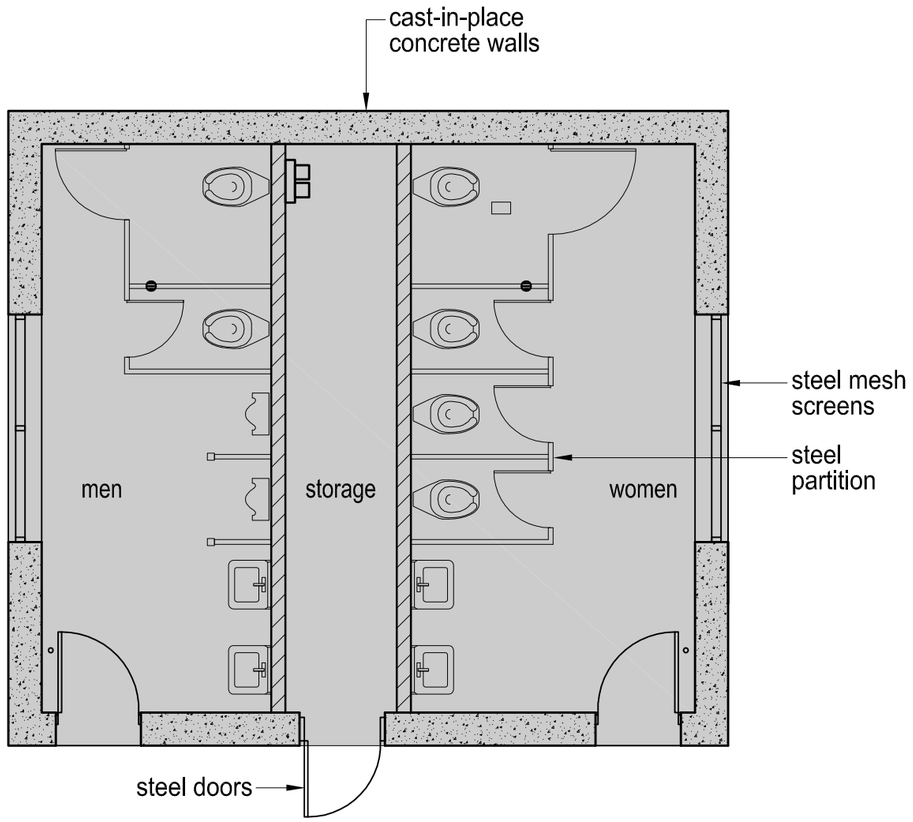
Landscape
1. sidewalks and hardscape
2. concrete pads
3. seatwall-benches
4. interpretive signage
5. trail head marker-kiosk
6. landscape grading, planting, and temporary irrigation
7. revegetation – trees and native seed mix

Civil
1. new parking lot and islands
2. grading and drainage improvements

Electrical
1. parking lot lights
2. security lighting

Probable Improvement Costs

Probable Construction Costs	**$ 1,583,769**
Probable Design / City Costs	**$ 633,507**
Total Probable Costs	**$ 2,217,276**



Conceptual Restroom Floor Plan

0 4' 8' 16'

Architectural Amenities

- One Small Restroom
- Two Large Ramadas
- Two Medium size Ramadas
- Site Furnishings

Conceptual Ramada Rendering

Conceptual Site Rendering

FOOTHILLS TRAILHEAD
DESIGN CONCEPT PLAN

NEW TREES WITH REVEGETATION MIX TYPICAL

NEW REGULAR GREY CONCRETE SIDEWALK TYPICAL

NEW INTEGRAL COLOR CONCRETE TYPICAL

NEW RAMADA SEE ARCHITECTURE

NEW CONCRETE BENCHES TYPICAL

NEW INTEGRAL COLOR CONCRETE TYPICAL

NEW RESTROOM SEE ARCHITECTURE

NEW POWER TO RESTROOM MAX OF 1

NEW TRAIL INTERPRETIVE SIGNAGE

NEW PARKING LOT LIGHT MAX OF 14

NEW RAMADA LIGHT MAX OF 2

NEW WATER LINE

NEW RAMADA SEE ARCHITECTURE

NEW CONCRETE BENCHES TYPICAL

NEW SEWER LINE

NEW TRAIL MONUMENT SIGN

P/L

P/L

N 0' 15' 30' 60'

Existing Conditions

Description

The existing trail system and natural desert landscape has been negatively impacted by uncontrolled access from residential developments along the park's perimeter. The trail entrances are adequately marked and discernible. Most of the facility is deteriorating from normal wear and tear, age, weathering, and lack of maintenance. The facility also has no restroom, and is currently heavily used an in need of additional facilites.

Proposed Improvements

Architecture
1. new restrooms
2. 2 new ramadas

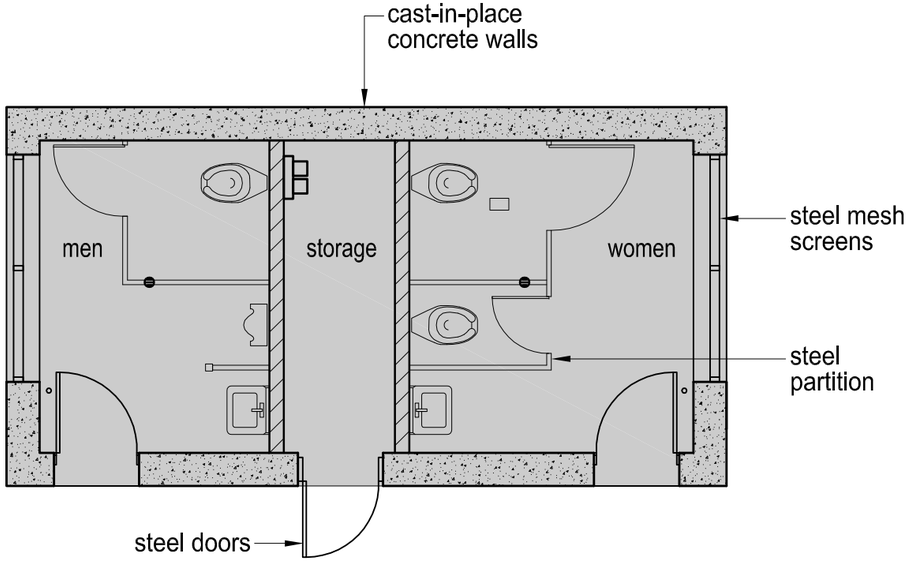
Landscape
1. sidewalks and hardscape
2. concrete paving central Ave. street crossing
3. seatwall-benches
4. interpretive signage
5. trail head marker-kiosk
6. landscape grading, planting, and temporary irrigation
7. revegetation – trees and native seed mix

Civil
1. parking lot modifications and islands
2. water and Sewer connections to Foothills Blvd.
3. asphalt, cut, mill and overlay – striping

Electrical
1. parking lot lights
2. security lighting

Probable Improvement Costs

Probable Construction Costs	**$ 467,411**
Probable Design / City Costs	**$ 186,964**
Total Probable Costs	**$ 654,375**



Conceptual Restroom Floor Plan

0 4' 8' 16'

Architectural Amenities

- One Small Restroom
- Two Medium Ramada
- Site Furnishings

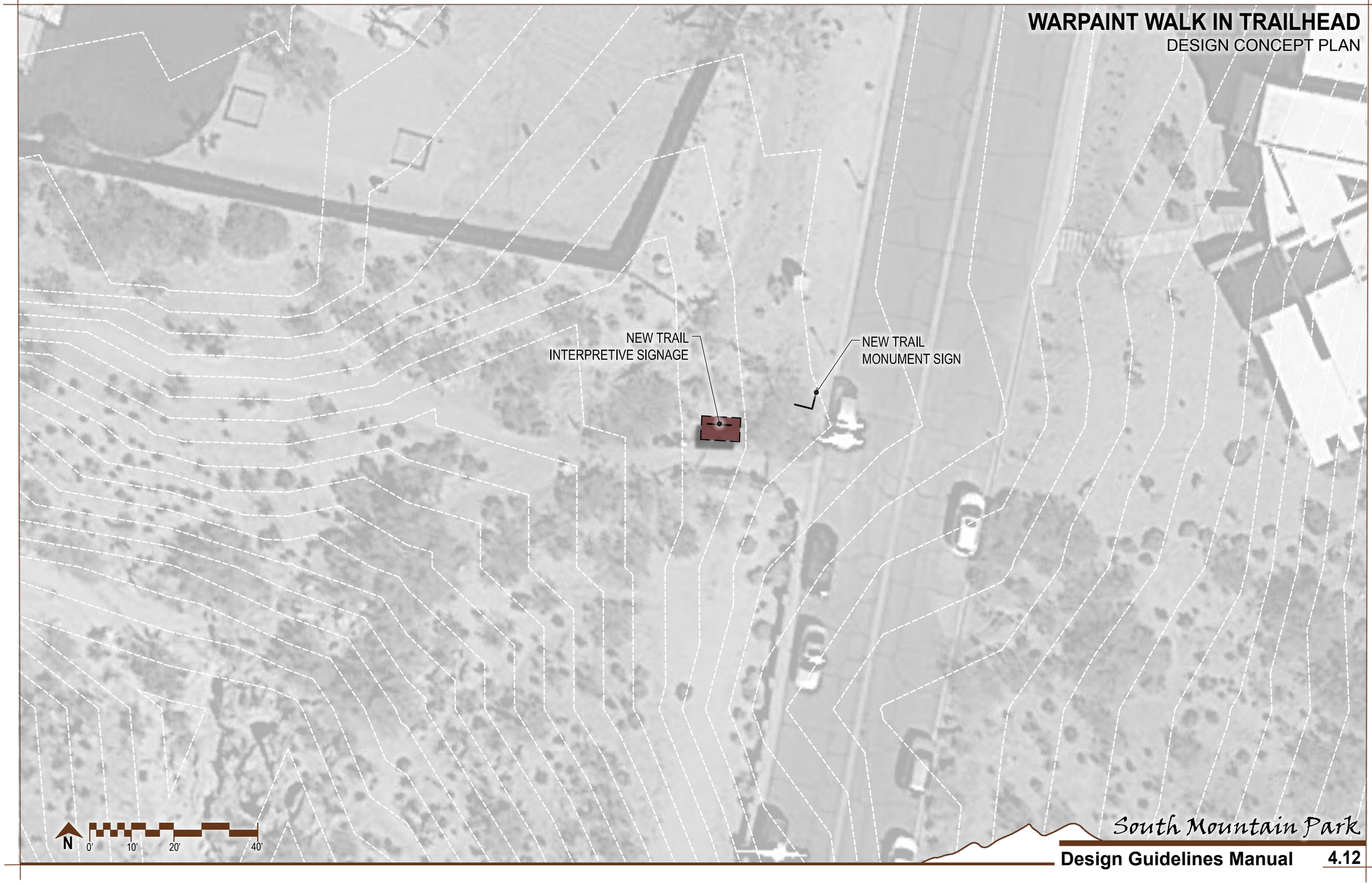
Conceptual Ramada Rendering

Conceptual Small Restroom Rendering

Conceptual Site Rendering

WARPAINT WALK IN TRAILHEAD

DESIGN CONCEPT PLAN



WARPAINT WALK IN TRAILHEAD

Existing Conditions

Proposed Improvements

Architecture
N/A

Landscape
1. interpretive signage
2. trail head marker-kiosk

Civil
N/A

Electrical
N/A

Description

Walk in trailhead with no designated parking locations. Pedestrian access to the Park Preserve. Limited access to this site. Normal wear and the trailhead entry is in overall good condition.

Probable Improvement Costs

Probable Construction Costs	**$ 18,924**
Probable Design / City Costs	**$ 7,569**
Total Probable Costs	**$ 26,493**

SAN GABRIEL WALK IN TRAILHEAD

DESIGN CONCEPT PLAN

SAN GABRIEL WALK IN TRAILHEAD

Existing Conditions

Proposed Improvements

Architecture
N/A

Landscape
1. interpretive signage
2. trail head marker-kiosk

Civil
N/A

Electrical
N/A

Description

Walk in trailhead with no designated parking locations. Pedestrian access to the Park Preserve. Limited access to this site. Normal wear and the trailhead entry is in overall good condition.

Probable Improvement Costs

Probable Construction Costs	**$ 20,604**
Probable Design / City Costs	**$ 8,241**
Total Probable Costs	**$ 28,845**

HOLBERT TRAILHEAD
DESIGN CONCEPT PLAN

Existing Conditions

Description

The trail entrance is poorly marked, and has no amenities for appropriate trail access.

Proposed Improvements

Architecture
1. 1 new ramada

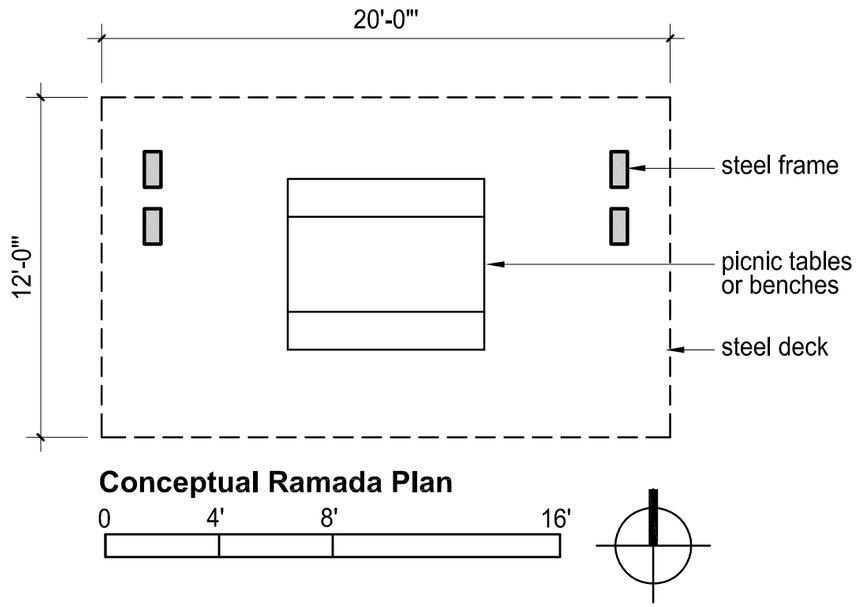
Landscape
1. sidewalks and hardscape
2. concrete paving street crossing
3. seatwall-benches
4. interpretive signage
5. trail head marker-kiosk

Civil
1. parking lot modification striping

Electrical
1. area lighting
2. security lighting

Probable Improvement Costs

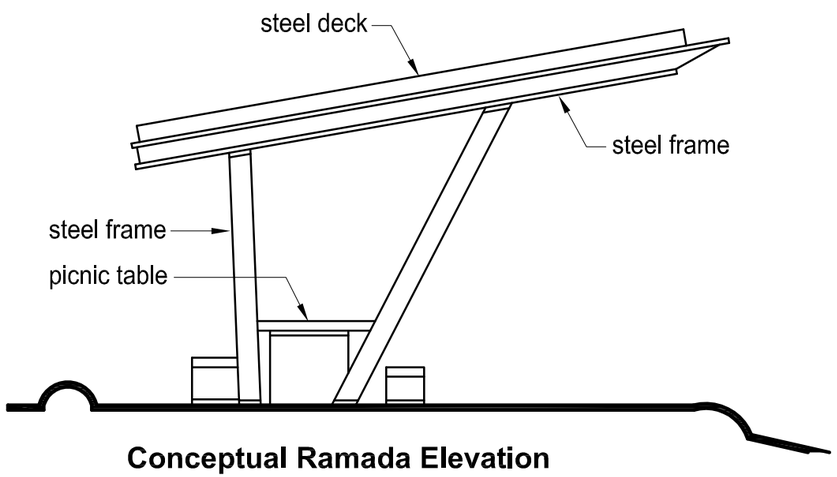
Probable Construction Costs	**$ 93,278**
Probable Design / City Costs	**$ 37,311**
Total Probable Costs	**$ 130,589**



Conceptual Ramada Plan

Architectural Amenities

- One Medium Size Ramada
- Site Furnishings



Conceptual Ramada Elevation

Conceptual Ramada Rendering

Conceptual Site Rendering

KIWANIS TRAILHEAD

DESIGN CONCEPT PLAN

Existing Conditions

Description

The trail entrances are adequately marked and discernible. Most of the facility is deteriorating from normal wear and tear, age, weathering, and lack of maintenance. The current facility is in fair condition and has minimal facitlies.

Proposed Improvements

Architecture
1.1 new ramada

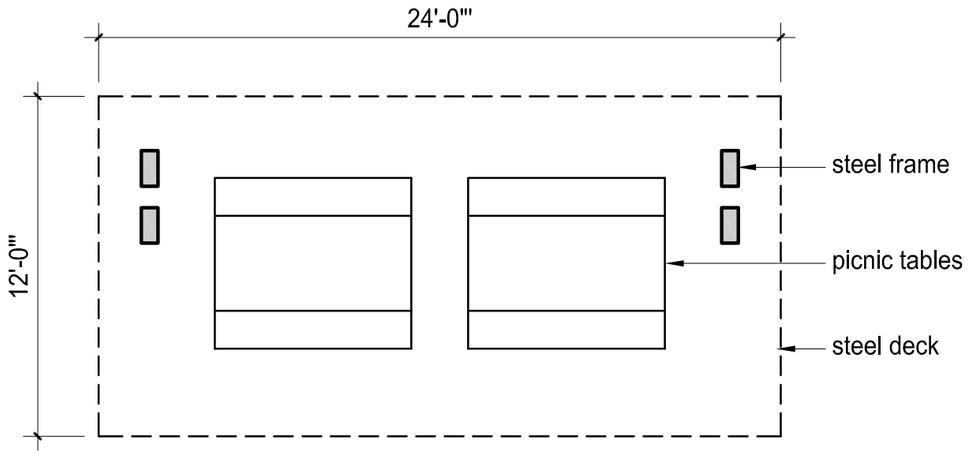
Landscape
1. sidewalks and hardscape
2. concrete pad
3. seatwall-benches
4. interpretive signage
5. trail head marker-kiosk
6. landscape grading, planting, and temporary irrigation
7. revegetation – trees and native seed mix

Civil
1. parking lot modifications and islands
2. asphalt, cut, mill and overlay – striping

Electrical
1. parking lot lights
2. area lighting

Probable Improvement Costs

Probable Construction Costs	**$ 181,707**
Probable Design / City Costs	**$ 72,682**
Total Probable Costs	**$ 254,389**

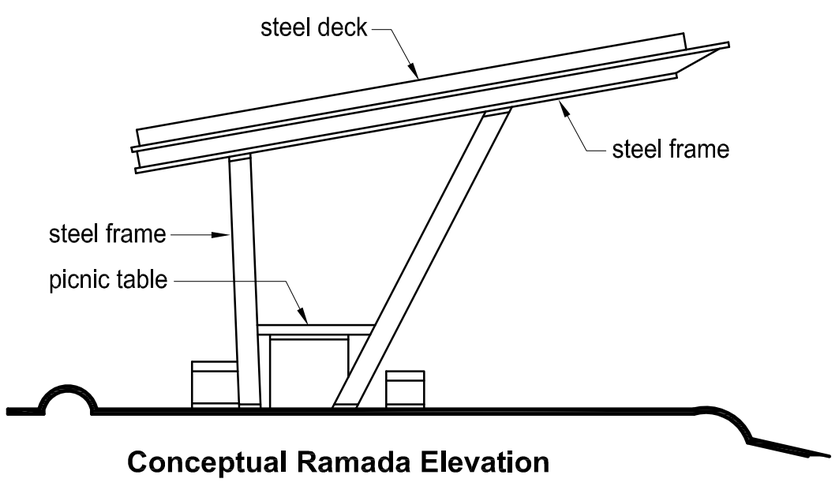


Conceptual Ramada Plan

0 4' 8' 16'

Architectural Amenities

- One Medium Size Ramada
- Site Furnishings



Conceptual Ramada Elevation

Conceptual Ramada Rendering

Conceptual Site Rendering

ROADWAY SYSTEM
DESIGN CONCEPT PLAN

LEGEND

INTERIOR PARK ROADS
- REMOVE AND REPLACE

1.0
FACILITIES

2.0
RAMADA &
PICNIC AREAS

3.0
LOOKOUTS

4.0
TRAILHEADS

SOUTH MOUNTAIN PARK

SOUTH MOUNTAIN PARK

SOUTH MOUNTAIN PARK

35TH AVE.

19TH AVE.

CENTRAL AVE.

SAN JUAN RD.

SUMMIT RD.

BUENA VISTA RD.

TV RD.

DESERT FOOTHILLS PARKWAY

CHANDLER BLVD

$ 145,800
$ 205,333
$ 30,000
$ 21,333
$ 209,133
$ 319,333
$ 204,400
$ 201,333
$ 452,333
$ 108,000
$ 213,000
$ 195,000
$ 91,400
$ 461,000
$ 128,067
$ 1,204,000
$ 497,200
$ 1,437,200
$ 1,437,200

1.1 1.2 1.3 1.4 1.5 1.6 1.7 1.8 1.9

2.1 2.2 2.3 2.4 2.5 2.6 2.7 2.8

3.1 3.2 3.3 3.4 3.5 3.6

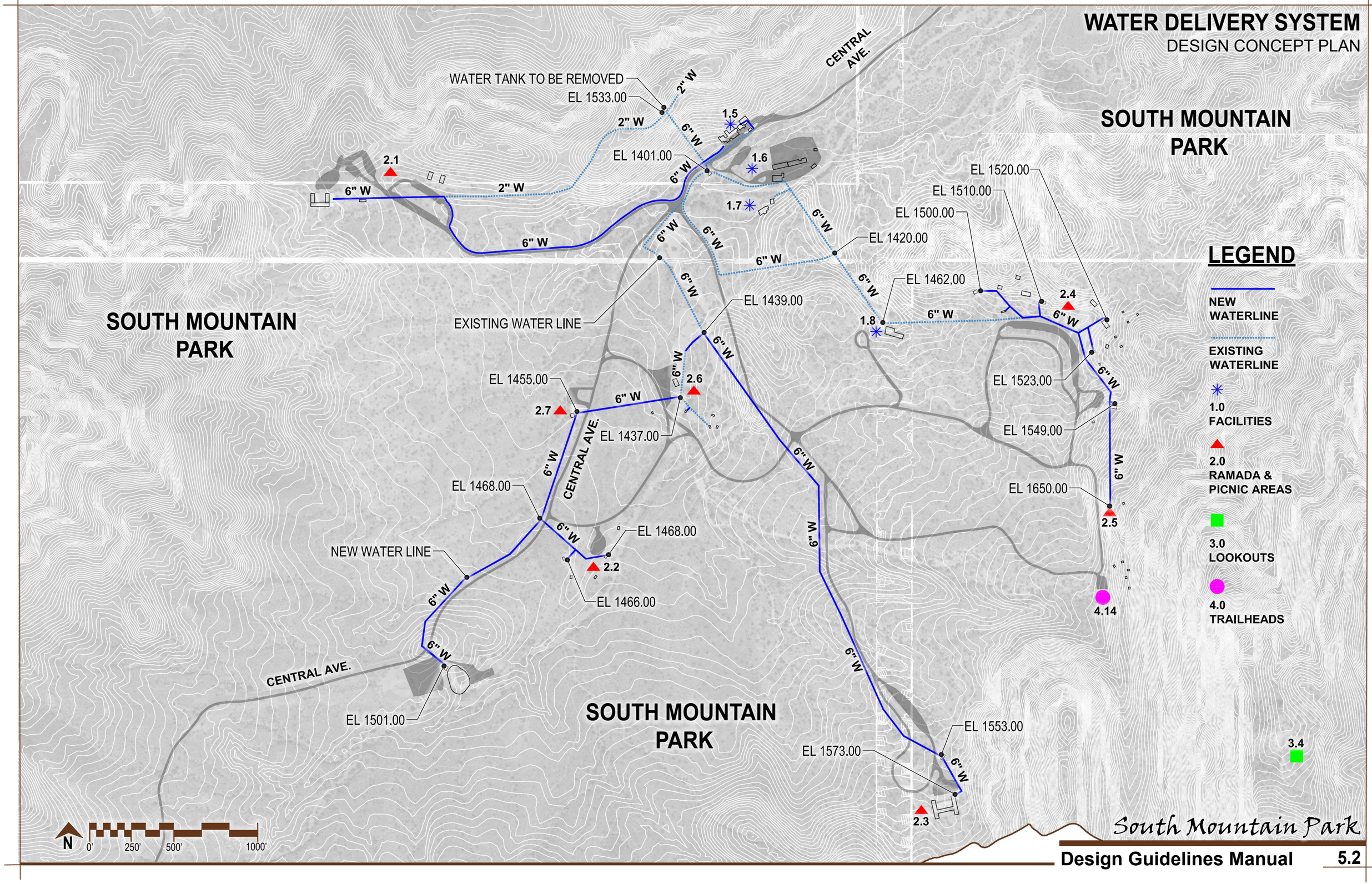
4.6 4.7 4.9 4.10 4.11 4.14

N 0’ 1000’ 2000’ 4000’

PROBABLE COSTS

PROBABLE CONSTRUCTION COST	$ 6,160,000
PROBABLE DESIGN / CITY COST	$ 2,464,000
TOTAL PROBABLE COST	$ 8,624,000

WATER DELIVERY SYSTEM
DESIGN CONCEPT PLAN



LEGEND

- NEW WATERLINE
- EXISTING WATERLINE
- 1.0 FACILITIES
- 2.0 RAMADA & PICNIC AREAS
- 3.0 LOOKOUTS
- 4.0 TRAILHEADS

Historic Buildings / Structures

- Rehabilitate for adaptive or continued use in accordance with the Secretary of the Interior Standards


Entrance Complex


Entrance Complex


Scorpion Gulch recently rehabilitated


Dobbins Point Lookout


Big & Little Restroom recently rehabilitated


1-9 Restroom recently rehabilitated

Out-of-Date Facilities

- Contemporary adaptive or continued use as required by south Mountain Park Museum plan


Conceptual Guardhouse Rendering


Conceptual Hideout Rendering


Conceptual Maintenance Building Rendering

Out-of-Date Restrooms

- Renovate / Rehabilitate for continued use


Conceptual Restroom Rendering


Conceptual Restroom Rendering

New Facilities

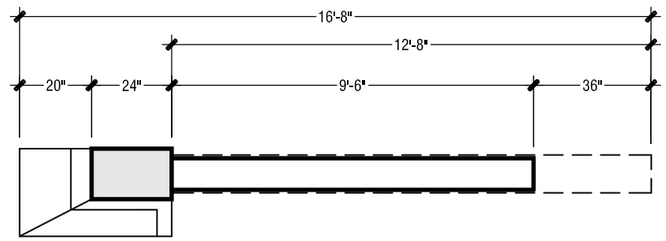
- Contrasting character of CCC structures
- Use low maintenance materials
- Sloping roofs with large overhangs
- Open interior spaces
- Expansive glazing to maximize views
- Maximize daylighting
- Incorporate sustainable design and materials

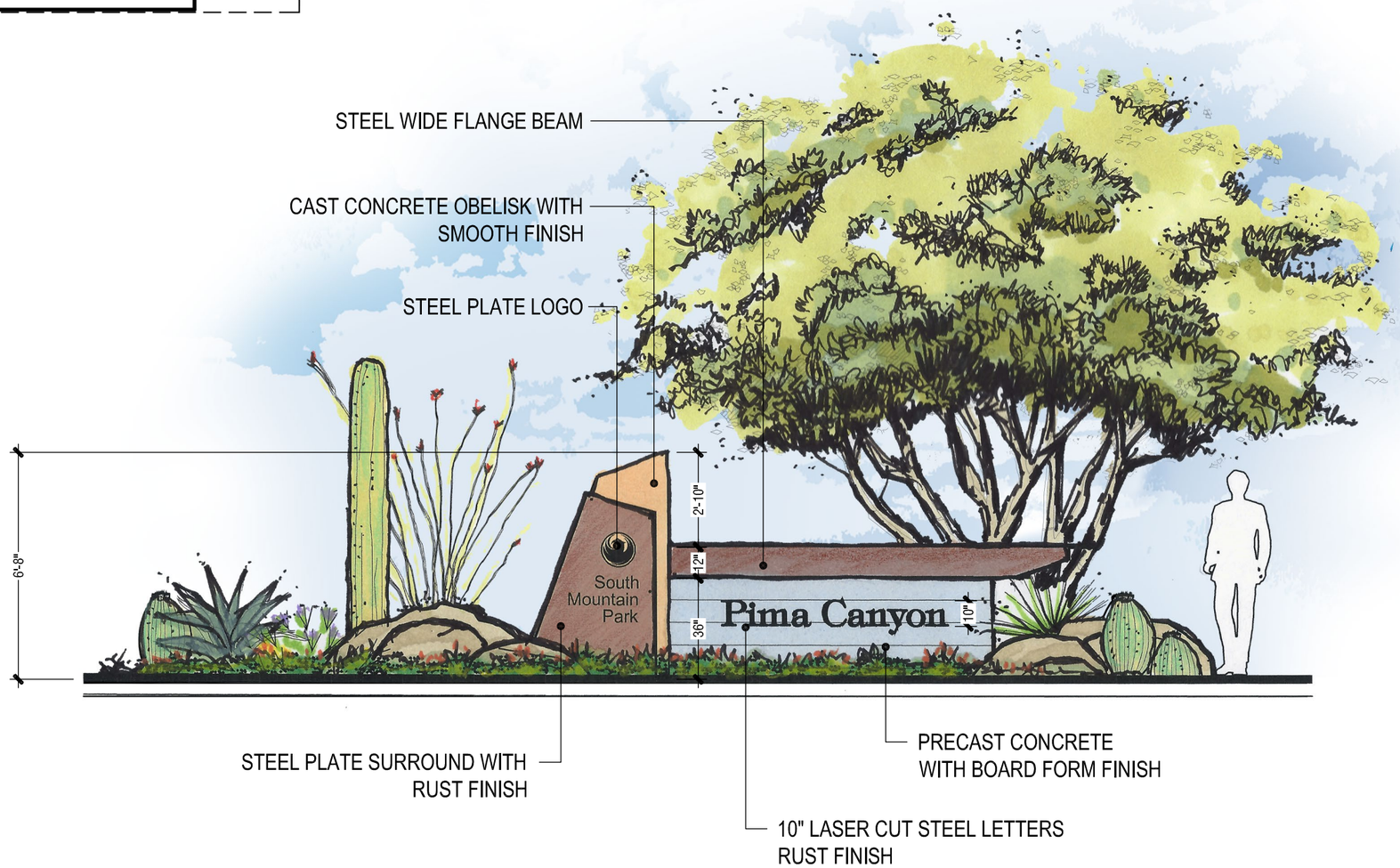
New Restrooms

- Cantilever sloping roofs to maximize shading
- Use low maintenance materials
- Use vandal resistant plumbing fixtures
- Maximize daylighting and natural ventilation
- Incorporate sustainable design and materials

New Ramadas

- Cantilever sloping roofs to maximize views and circulation
- Design structure to discourage climbing and nesting
- Design structure to adapt to multiple sites with different needs
- Use low maintenance vandal resistant materials
- Incorporate sustainable design and materials


16'-8"
12'-8"
20"
24"
9'-6"
36"


STEEL WIDE FLANGE BEAM
CAST CONCRETE OBELISK WITH SMOOTH FINISH
STEEL PLATE LOGO
6'-8"
2'-10"
12"
36"
10"
South Mountain Park
Pima Canyon
STEEL PLATE SURROUND WITH RUST FINISH
PRECAST CONCRETE WITH BOARD FORM FINISH
10" LASER CUT STEEL LETTERS RUST FINISH

PRECAST CONCRETE TRASH
MANUFACTURER: PER COP
COLOR: GRAY

PRECAST CONCRETE BENCH
MANUFACTURER: PER COP
COLOR: GRAY

PRECAST CONCRETE TABLE
MANUFACTURER: PER COP
COLOR: GRAY

Recommended Color Palette

- Color palette to be harmonious with natural sonoran desert colors

Cool Neutrals

DE 6208

DE 6209

DEC 755

DEC 161

Warm Neutrals

DE 6180

DE 6181

DEA 163

DEA 162

Recommended Materials

- Natural and/or renewable materials that are durable, climatically appropriate, and locally available.

Cast in place concrete

- Exposed aggregate concrete
- Integrally colored concrete
- Board formed or patterned concrete

Masonry

- Adobe
- Sandblasted concrete units
- Stone

Steel

- Structural Steel
- Metal Cladding/Cortin
- Perforated and textured panels
- Wire mesh