



# Kiel Ranch Historic Park

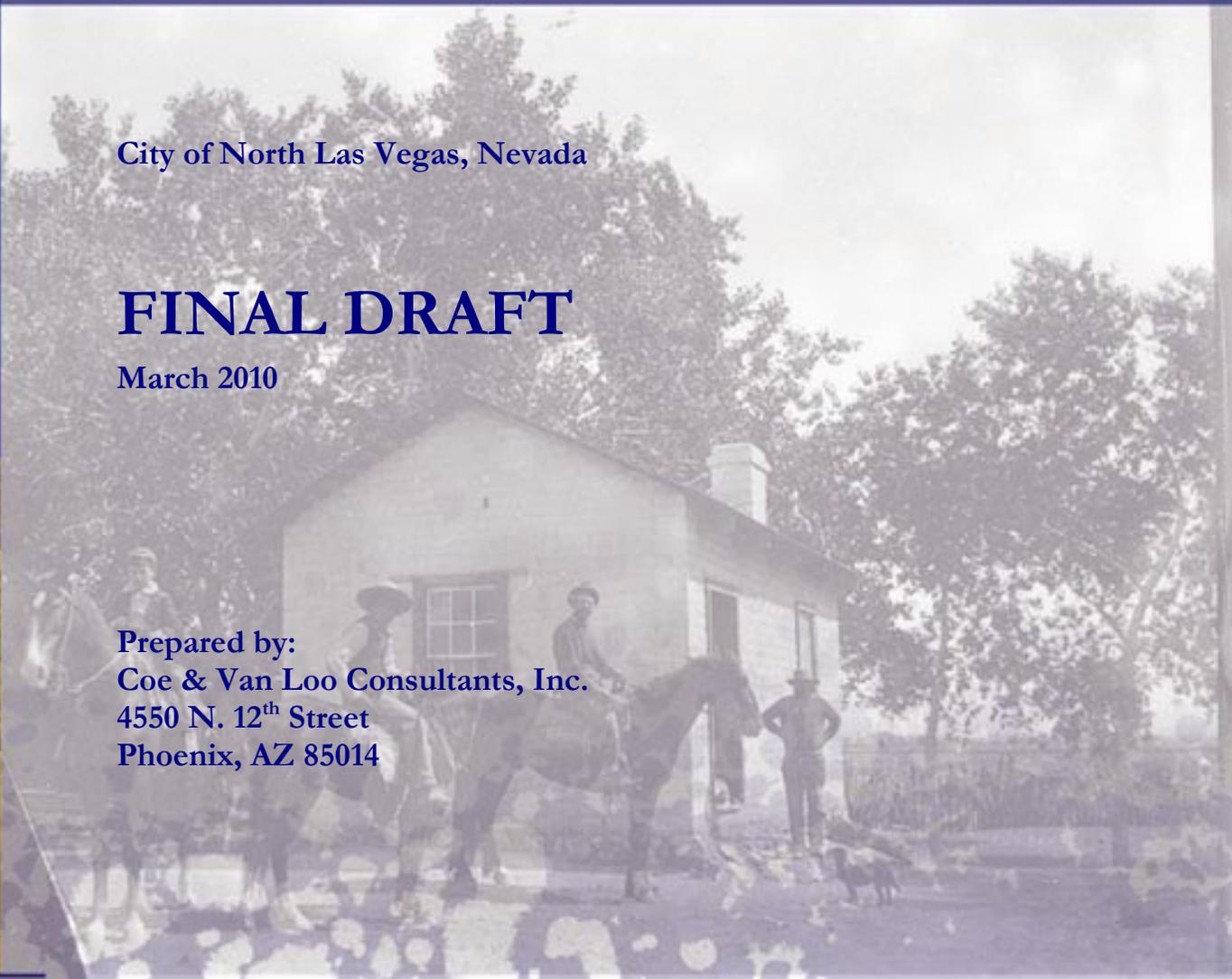
Comprehensive Development and Preservation Plan

City of North Las Vegas, Nevada

## FINAL DRAFT

March 2010

Prepared by:  
Coe & Van Loo Consultants, Inc.  
4550 N. 12<sup>th</sup> Street  
Phoenix, AZ 85014



A generation which  
ignores history has  
no past and  
no future.

-Robert Heinlein

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## Dedication

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We would like to thank the diligent efforts of the City Staff and elected officials who contributed to the Kiel Ranch project. Their dedication was crucial in getting to this point. We also offer a special thanks to the neighbors and concerned citizens who attended the meetings, contributed to the process, and provided their passion. Thank you.

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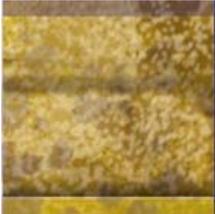
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## Chapter One: Executive Summary

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This report summarizes the planning process, public participation, and preservation and development strategies for the Kiel Ranch Historic Park. The following goals were established by City Staff, and confirmed and refined through the planning process. All park development initiatives and recommendations should support these goals.



### PROJECT GOALS

- ⊙ Preserve the cultural & environmental resources of the site
- ⊙ Offer interaction with the environment (peaceful respite)
- ⊙ Provide fun and engaging educational opportunities
- ⊙ Create community gathering spaces
- ⊙ Bridge opposing interests and visions for the park
- ⊙ Identify funding alternatives to develop the park
- ⊙ Develop an implementation strategy to complete the park
- ⊙ This effort should build on previous research and designs

### Structure of this document

For ease of use, this report is divided into the following three sections:

Section 1: Provides the rationale for this project, its background information, and factors influencing the project's design. The information in this section is the foundation for the rest of the project.

Section 2: Records the planning and design process, including the final City Council approved design. The public participation process is documented here.

Section 3: Provides phasing plans, cost estimates, implementation strategies, and consultant recommendations for the development of the project. Alternative funding options are also listed in this section.

### Project Intent and Scope

Kiel Ranch is a 7-acre site located on the northeast corner of Commerce Drive and Carey Avenue, approximately 1 ½ miles west of downtown North Las Vegas. The site has frontage along both streets, but does not include the commercial parcel directly on the corner. Kiel Ranch is an historical treasure of the Las Vegas area, home to one of the state's oldest adobe structures, and an active artesian spring. The site is currently in disrepair, and in need of restoration.

This study builds upon previous research and design concepts. The purpose of this project is to develop a final master plan, investigate funding opportunities, and develop an implementation strategy to complete the park. Refer to Chapter 3 for additional details.



*Location of Kiel Ranch park site*

## **History and Research**

A comprehensive research and investigation effort was conducted on the ranch site, including review of site conditions, local context, city design criteria, availability of other similar amenities, and needs of the citizens. This information was combined into an opportunities and constraints plan as the basis for further design. In addition to this design concept report, the consultant team provided the following three studies:

- ⊙ *Archaeological Evaluation and Preliminary Mitigation and Monitoring Design Plan*
- ⊙ *Kiel Ranch Biological Evaluation and Restoration Plan*
- ⊙ *Kiel Ranch Historic Preservation Plan: Rescuing Kiel Ranch and Its Story of the Development of the Las Vegas Valley*

The Kiel Ranch site has a long and storied history. For the purposes of this report, these eras (based on the interpretation plan developed by Lucchesi Galati and UNLV) are summarized as follows:

- ⊙ Spring Habitat – evolution of the spring ecosystem (and its later agricultural use)
- ⊙ Native American Era – use of the area around the spring by the Southern Paiute
- ⊙ Missionary Era – Mormon settlements around local springs. This site became known as the ‘Indian Farm’
- ⊙ Kiel Family Era – Ranch established by Conrad Kiel. One of two major ranches in area, the ranch had a rough reputation, with feuding between the Kiel family and the Stewart family.
- ⊙ Railroad influence – water was a critical resource in traveling across the desert. The spring at Kiel Ranch influenced the railroad alignment, and ultimately the development of the region.
- ⊙ Society Era – During this time, the Park family owned the ranch, and built the White House as their residence. The ranch began to shed its Wild West image and become a part a part of the Las Vegas high society.
- ⊙ Glamour Era – The ranch became known as Boulderado, and was used as a divorce ranch by out of state people seeking to gain residency and utilize Nevada’s liberal divorce laws.

These eras are the focus of interpretation on the site, with the primary era for restoration and interpretation efforts being the Kiel Family Era. Refer to Chapters 4 – 7 for additional details.

## **Planning and Design**

Three initial design alternates were developed based on a previous City Staff developed concept. The purpose of these concepts was to investigate alternate funding and development methods, including city funded and maintained, a joint venture, and a fee based state park facility. See Chapter 10 for additional details. The three design concepts were:

- ⊙ Option 1: An historic community park that had a range of recreation and interpretive amenities. This option was selected through public support and by City Staff for further development.
- ⊙ Option 2: A joint public/private utilizing leased land. This option was not supported, due to concerns over further land sales, and concern over conflicting uses on a historic site.

- ⊙ Option 3: A state park facility with extensive capital investment based on fees to supplement operation. This option was not supported. Due to the increased cost, the acquisition of additional land, and the existing budget shortfalls in the existing state parks, this was not viewed as a viable option.

Based on the support for Option 1, three new design concepts were developed that addressed the type of amenities and the level of active recreation that would be available on the park. This has been a controversial issue, with strong support by some for a strictly interpretive passive park. However, there was also strong support that fun and interactive recreational opportunities would draw more interest and support for the park. Additional details on these options are available in Chapter 11. The three design options were:



*Later concepts based on Option 1*

- ⊙ Option 1a: A strictly passive park with a looped interpretive trail system, and seating areas. This option received the most public support, and was ultimately used for further development.
- ⊙ Option 1b: A passive park with a looped trail system containing smaller recreational elements, larger gathering spaces, and a park overlook. While this option did not gain support as an overall concept, elements of this design such as the overlook and gathering areas were supported, and selected to be incorporated in later design.
- ⊙ Option 1c: This option provided two distinct park zones. The northern section would provide active recreation and play courts, while the fenced and secure southern section would contain the looped interpretive trails, and the historic park areas. This option was not supported by the public.

Option 1a was further developed incorporating comments from the initial public meetings, and character studies of specific site amenities were generated. The next concept (Option 1d) was presented at a monthly meeting, and while it was strongly supported by the public, several issues remained unresolved, and a point of conflict between stakeholders. These main issues were:

- ⊙ Location of parking and access to site
- ⊙ Ideas on ‘interactive play’
- ⊙ Ideas on ‘site interpretation’
- ⊙ Spring restoration
- ⊙ Controlling access to Adobe

Because these issues remained unresolved, a public workshop was held in March 2009, to engage the public further in the design process. Workshop attendee’s developed three schematic designs that addressed the issues above. A public voting process determined the preferred solutions. Refer to Chapter 13 for details on the public participation process.



*One of three tables at March workshop*

The final preferred design concept (Option 1f) was developed by integrating the solutions from each of the three public design concepts. The design contains three distinct areas:

- ⊙ **Historic Park:** At the southern end, this area will be fence secured with daytime access. A small gated parking lot is accessed off of Kiel Way. The adobe structure is further protected by cable rail fencing, and will be surrounded by a ‘history’ walk with interpretive nodes relating to the eras defined in the research. Group ramadas and picnic areas are provided. A small orchard is planted to the northeast of the adobe, referencing one of the historic uses of the site.
- ⊙ **Spring Wetland Habitat:** In the center of the site, this area will remain in a naturalized state. Weed removal and new wetland planting will stabilize the habitat. A boardwalk system will connect the overlook to the historic park. This boardwalk will provide ADA accessibility over the steep grades around the spring, and also protect the spring from further degradation by visitors.
- ⊙ **Park Overlook:** The main interpretive area is located at the north end, with a dramatic overlook across the spring and to the adobe building. A second restroom and small parking lot are provided. The boardwalk is access through ADA ramps and steps down the 20-foot drop to the spring basin.



Final preferred design – Option 1f



## FOUNDATION



### **Section 1**

Research and Analysis

## Chapter 2: Section Overview

Research is the foundation for the design process that follows. By simply responding to the history of a place, or the physical conditions of a site, themes emerge that guide sensitive development. Section 1 of this report covers the research and analysis efforts that occurred during the development of the master plan.

This chapter provides a synopsis of the research and investigation performed as it relates to the development of the master plan. For greater detail on the archeology, history, or habitat on the site, refer to the separate reports prepared by CVL's team partner, SWCA.



*Historic adobe photo (courtesy UNLV)*

*Chapter 3* begins by reviewing the project intent, or **VISION** for the site by the City Staff when it began this effort, and the goals and objectives of this project. *Chapters 4 – 7* cover the research and analysis, based on the following four categories – *History and Culture, Physical Site, Social, and Budgetary Considerations*. An overview of this is presented below.

### **History and Culture**

A review of the history of Kiel Ranch and previous research by Lucchesi-Galati and UNLV show seven major era's for interpretation: *Spring, Native Americans, Missionary Era, Kiel Family, Railroad, Society Era, and the Glamour Era*. While the entire history of the site is relevant, and worthy of interpretation, it is the recommendation of the project team that the focus of restoration and interpretive efforts be on the spring and the adobe structure, as they relate to the Kiel Family era. This is due to their historic significance, and because other nearby facilities exist which interpret the other relevant eras of history. This is further detailed in *Chapter 4*.

### **Physical Site Considerations**

Field investigation reveals a complex site with a unique habitat, grading and hydrology challenges, and endangered historic structures. *Chapter 5* reviews the existing condition of the site, and considers local context, such as the adjacent light industrial uses and residential neighborhoods. Regional context is reviewed for similar resources and opportunities.

### **Social Considerations**

Preservation and development of the Kiel Ranch site has been a polarizing topic for decades in the community. *Chapter 6* provides a brief history of previous public comments, and expands with updated questionnaires directly related to the current project direction.

### **Budgetary Considerations**

Due to the limited finances available to develop this project, value of the design is an important factor. Due to the regional importance of the site, state and national level funding sources should be considered.

Throughout this section, as the research will uncover specific issues that should be addressed during the design phase. *These issues will be phrased as recommendations, and will be highlighted and italicized as shown here.* They will also appear that the end of this section in *Chapter 8.*

## Chapter 3: Project Intent and Scope

On October 2008, the City of North Las Vegas (CNLV) contracted with CVL to provide master planning services for the Kiel Ranch property. The purpose of this study was to finalize a master plan by updating the plan previously approved by City Council, and to develop an implementation strategy by updating cost estimates, reviewing funding sources and creating a phasing plan.

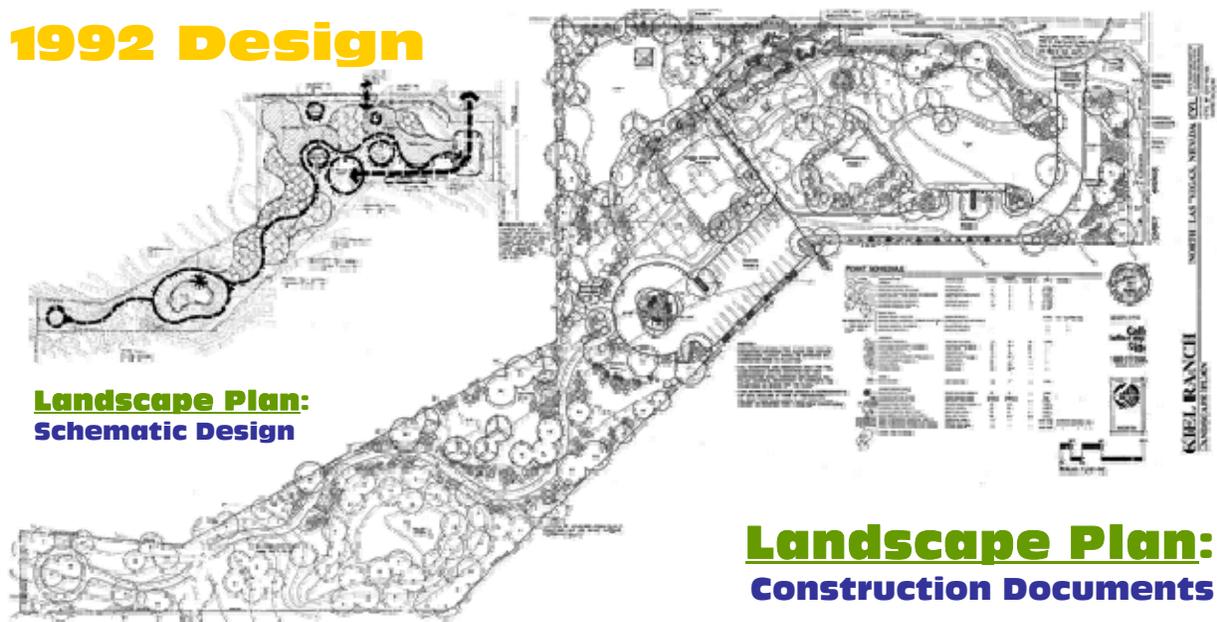
### Previous Project Development History

It is important to note that this effort does not start at ‘ground zero’, but is a continuation of previous studies built on decades of design, and public outreach. Since the donation of Kiel Ranch to the City in 1976 by the North Las Vegas Bicentennial Committee, several design concepts have been developed.

In 1991, prior to the loss of one of the onsite historic structures known as the White House, initial concept plans were developed by CVL. Later iterations would be utilized by staff over the next several years as they continued to define the park program. In 1996, the CNLV City Council adopted a City Staff designed plan, titled **Option 5b**. This plan was further refined in 1997, with a Schematic Site Plan by CVL, and a supporting Interpretation Plan by Lucchesi Galati and UNLV. Neither of these plans addressed phasing, implementation, costs, or development strategies.

In the 2004 Parks and Open Space Master Plan, Kiel Ranch is denoted as a special use facility that features a botanical garden. The facility was listed as low maintenance, likely due to budget constraints.

### 1992 Design



## Initial Goals and Objectives

While alternate ideas have been suggested over the years, the recurrent theme has been to develop a publicly accessible park that interprets the history of the site. Two major issues continue to polarize the stakeholders, and plague development of the park. First, the type of park amenities, and whether they would be more passive or active recreational in nature. Second, how the construction and continued maintenance would be financed; specifically, who should be responsible for this site? Viewed as state-wide resource, City Staff has supported the idea that the cost of development be augmented by state and regional funds. Addressing these two issues are critical objectives of this study.

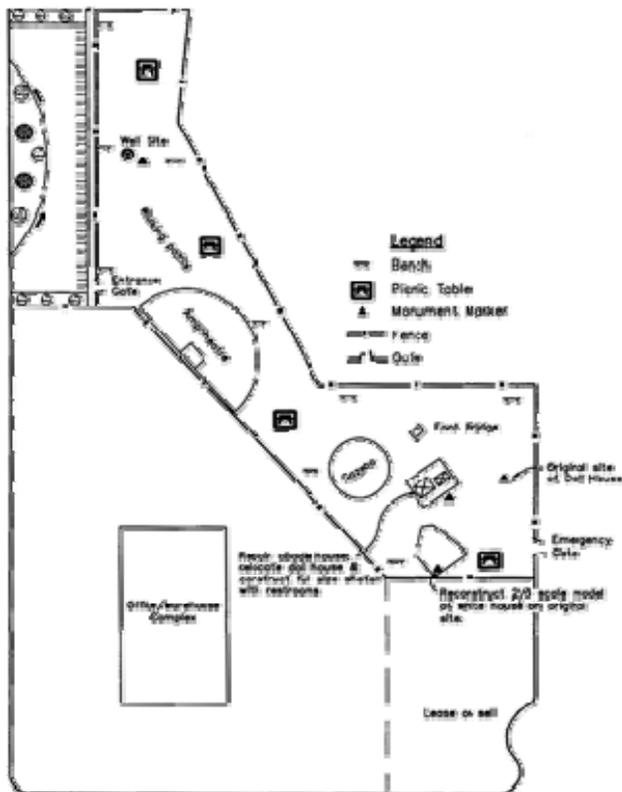
In addition, the following goals provided by City Staff at initial project scope meetings were shown to be major themes in previous studies and public input. These same goals were ultimately reiterated during the course of this study:

- ⊙ Preserve the cultural & environmental resources of the site
- ⊙ Offer interaction with the environment (peaceful respite)
- ⊙ Provide fun and engaging educational opportunities
- ⊙ Create community gathering spaces
- ⊙ Bridge opposing interests and visions for the park

## Vision and Program for the Project

To determine the direction for this design study, a review of the previously approved plans is necessary. Schematic in nature, the following three plans provide a basis for program, site design, and interpretation.

### CNLV Option 5b



### Program Elements:

- Parking lot at northwest corner
- Walking paths that connecting to the historic structures. Picnic tables and benches.
- Alternate version of **Option 5b** depicts an amphitheater near the spring. Not included in recent versions, so is assumed to have been removed intentionally.
- A large gazebo structure.
- Reconstructed footbridge modeled after one noted in historic photos.
- Restoration of the adobe structure.
- Relocate the doll house adjacent to adobe.
- Construct full size shelter with restrooms to enclose the adobe and doll house.
- 2/3 Scale reconstruction of the white house at its original site.
- Lease or sell southern parcel.

Since the development of this option, City Staff and public support for some of its features has changed. Specifically, more emphasis is placed on restoration of existing resources, and less on reconstruction of resources no longer existing. Also, a change to the existing resources that negatively impacts their historic context is not supported. Relocation of the doll house adjacent to the adobe, buildings from two different eras, confuses their historic context. Enclosing both in a shelter or structure also negatively impacts their context within the site. Both of these options were no longer being considered.

A 2/3 scale reconstruction of the white house was still being discussed, but review of the Parks and Recreation Advisory Board (PRAB) notes and public comments showed support for this was declining due to cost, and little interpretive value gained over the existing photo recordation.

The leasing or sale of the southern parcel was initially considered to fund the development and maintenance of the park. This follows a previous established direction by City Council that began with the original 25-acres. This element would be highly polarizing, and is not currently supported by City Staff or participating stakeholders. This parcel was not shown in the 1997 plans as sold, rather it was an integral part of the park design. However, because of its potential to provide funding, this option is researched initially during this project.

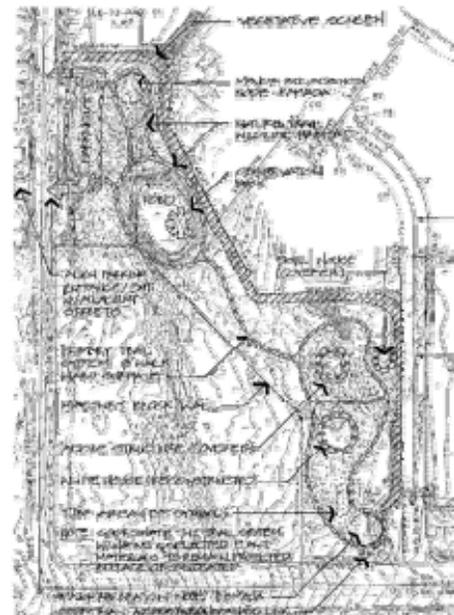
**Option 5b** was diagrammatic in nature, and did not address vegetation, topography, or construction. Following its adoption in 1996, City Staff directed the development of a schematic plan in 1997 by CVL.

The 1997 schematic plan updates **Option 5b**, by providing specific trail alignments shown superimposed over the topography. An observation deck is added at the spring. The adobe and doll house are noted as restored and covered. The doll house is shown in its original location, no longer relocated. The white house is still shown as being reconstructed.

## 1997 Schematic Plan

### Program Elements:

- Acquire northwest parcel for parking lot
- Reconstruct the White House on its original site
- Repair adobe structure
- Construct separate shelters over the Doll House and Adobe structure in their current locations
- Fence the property
- Add picnic tables, benches, and monument markers
- Do not lease southeastern portion of the site

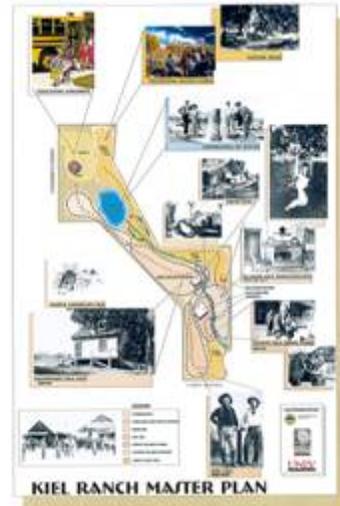


The 1997 Lucchesi-Galati interpretive plan, prepared in conjunction with UNLV, provides an overlay of interpretation areas for the various trails on the park site, and identifies specific eras for interpretation.

## Interpretive Plan 1997

### Program Elements:

- Defined era's of significance to interpret
  - Native Americans
  - Missionary Era
  - Kiel Family Era
  - Society Era
  - Glamour Era
- Designated nature education areas
  - Natural Habitat
  - Importance of water



### Project Scope

As stated the March 4, 2008 Preliminary Project Scope Discussion memorandum, the final master plan should be “sensitive to previous planning efforts and a reflection of our present community values.” It should include precautionary measures to preserve the sites cultural resources. Finally, and most importantly, an implementation strategy will be developed that helps identify funding sources, and allows the incremental development of the park based on available funding.

Following is an outline of the key project scope items:

- ⊙ Perform site research and investigation of the sites cultural resources, history, habitat, and existing site conditions, as needed to develop a site responsive master plan.
- ⊙ Facilitate a public outreach process to validate previous program and design, or provide program changes.
- ⊙ Master plan to be sensitive to **Option 5b** adopted in 1996.
- ⊙ Update the 1997 CVL Conceptual Master Plan
- ⊙ Expand upon the Interpretative Master Plan prepared by Lucchesi-Galati in Dec. 1997;
- ⊙ Develop a master plan with enough detail to seek further funding, and provide a strong basis to complete construction documents. This includes a site master plan, and development of site character for structures, signage, and furniture.
- ⊙ Provide 30% paving and grading plans, and site design plans.
- ⊙ Provide updated cost estimates
- ⊙ Develop a phasing plan, for incremental development
- ⊙ Stewardship plan for the natural vegetation.

## Chapter 4: Research – History and Culture

In researching the history, several main eras became prominent. The following overview is based on the 1997 Lucchesi Galati and UNLV Interpretive Plan, and the historical and archeological reports prepared by SWCA. Iconic images that reflect each era (examples shown) can be developed through an interpretive study during the final design stage. These images can be incorporated into the on-site signage.



### **The Spring** (Prehistory and all era's below)

The artesian spring on the property, has had the single greatest influence on the history and development of the site, similar to the many spring locations throughout the valley of 'The Meadows', now known as Las Vegas. Springs were a necessary component for many types of desert wildlife, indigenous peoples, and later the settlers of the region. In the harsh environment of the Mohave Desert, the perennial springs and grassy meadows of the Las Vegas Valley formed a veritable oasis. The importance of the spring cannot be understated in how it influenced development and culture. The Springs Preserve, in Las Vegas, is an excellent existing facility that interprets this history.



### **Native Americans** (Protohistory)

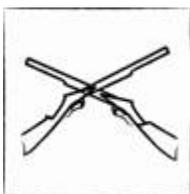
For centuries, Southern Paiutes populated the valley, relying on the springs. Evidence of this activity remains on the site, and is documented in previous archeological reports.



### **Missionary Era** (1855-1858)

The first Mormon settlement in the valley was at the location now known as Old Mormon Fort, in 1855. Finding a natural spring 1.5 miles north of the fort, the missionaries established an "Indian Farm" on the modern day Kiel Ranch property and surrounding area. The missionaries decided to develop this farm as a means to civilize, educate, and convert the local Paiute, only to abandon the farm and the fort a short three years later.

Though the building of the adobe structure on Kiel Ranch was originally dated to this era, research by the design team has led them to theorize that the adobe commissary building was constructed around 1895 during the Kiel family era.



### **Kiel Family** (1868-1900)

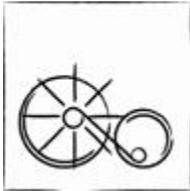
Of all the stories told about the site's history, none are as well known as those revolving around the Kiel family, and the murders that took place on the ranch.

Following the missionary settlement period, mining became prominent in the area. When O. D. Gass purchased the Old Mormon Fort and established his Las

Vegas Ranch there in 1865, he hosted his friend Conrad Kiel, who later purchased the old “Indian Farm” property. Conrad Kiel, joined by his son Edwin, used the spring at the site to grow hay, fruit, and other agriculture. In turn, he sold this food and supplies to miners in the area.

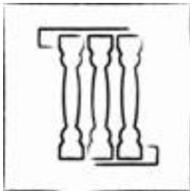
Later, after O. D. Gass defaulted on his loan and foreclosed on the Las Vegas Ranch, Archibald Stewart purchased the land, opening a feud with the Kiel family. Intrigue ensued when Stewart was shot and killed at Kiel Ranch in 1884, supposedly by his former employee Schyler Henry with Conrad Kiel as an accomplice. Both Henry and Kiel were acquitted by a grand jury on grounds of self-defense. Conrad Kiel later died in 1894.

Another son, William joined his brother Edwin in running Kiel Ranch in early 1900. However, later that year, William and Edwin were found shot to death in what had originally been declared a murder-suicide. Not until their bodies were exhumed 75 years later was it determined from modern forensic evidence that the alleged murder-suicide was likely a double homicide. One theory proposes revenge by Archibald Stewart’s two sons.



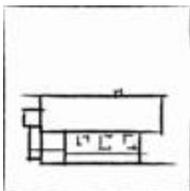
#### **Railroad (1903 – 1910)**

In 1903, the Kiel heirs sold the 240-acre ranch to the Utah, Nevada & California Railroad, who subsequently routed an interstate rail line through both Kiel Ranch and the Las Vegas Ranch. With the railroad in place, town sites emerged in the Las Vegas valley. Again, the location of the spring was influential, as the railroads needed water at these outposts.



#### **Society Era: The Park Family (1911-1939)**

In 1911, prominent banker, John S. Park, purchased Kiel Ranch, built the opulent “White House” (also known as the Park Mansion), and brought high society to Kiel Ranch. Edward Taylor purchased the property in 1924, and Kiel Ranch became known as “Taylor Ranch”.



#### **Glamour Era: The Boulderado Dude Ranch (1939-1958)**

In 1939, Edwin Losee leased the land, which he would later purchase, and founded the Boulderado Dude Ranch, a popular divorce ranch among the rich and famous seeking a quick divorce under Nevada’s liberal divorce laws. Many cottages were added to the grounds to accommodate the demand. However, as the new casino industry pulled clientele away, the Losee family slowly began to sell the 330 acres of the Boulderado Ranch parcel by parcel. The North Las Vegas Bicentennial Committee purchased the remaining 25.59 acres for preservation in 1974.

### **Analysis and Recommendations**

Kiel ranch, in one site, encapsulates an entire narrative of the history of the Las Vegas valley. This is both valuable in its richness and opportunities, but also difficult to interpret on such a small site. Without a single story to tell, all the stories become diluted. As shown, the spring itself has had the single greatest influence on the evolution of the site. However, the Springs Preserve is an excellent local facility that interprets how springs are formed and how they

impacted development in the region. In determining which era's to interpret, it is important to consider other competing regional facilities. Replication of existing facilities and opportunities would not be the most valuable use of the City's limited resources for this project.

- ⊙ Springs Preserve: A fee based \$250 million facility with extensive indoor facilities and state of the art exhibits that cover the history of springs in the Las Vegas area, desert habitat, geology that supported the formation of the springs, and the ecology surrounding the springs.
- ⊙ Mormon Fort: A small fee (\$1) state park facility located at the location of the original Mormon settlement that would later become Las Vegas Ranch. A small visitors center provides interpretation on each of the era's mentioned above, while the grounds showcase a portion of the reconstructed Mormon Fort, and other artifacts from that era.
- ⊙ Floyd Lamb Park at Tule Springs: This 680-acre former state park, now managed by the City of Las Vegas, has a small park entry fee based on vehicle. The park contains interpretive trails and several restored cottages used during the divorce ranch era.

The sites remaining viable structures should also be considered. With the loss of the White House in 1991, the spring habitat, the adobe structure, and the Doll House are the only remaining resources.

Based on these justifications, it is the recommendation of the project team that *the interpretation at Kiel Ranch tell the entire narrative of the site, but focuses on the Kiel family era. Decisions to reconstruct site elements should be based on their relevance to this specific era. Reconstruction of historic elements should reflect their use and character during this era.* An example would relate to the adobe structure. Research by SWCA point to the adobe structure being used as a commissary, with storage of produce in the cooler basement. In later years, the adobe structure was repurposed as lodging for some of the ranch hands. While these later uses can be addressed in the site interpretation, the major focus should be on its function during the time of the Kiel family. Restoration efforts should support this direction. The spring and the adobe structure should play prominent roles, linked together as agricultural irrigation and storage.

*New structures should also reflect this era in character, use of materials, or other expression.* While portions of new structures could utilize historic building methods, such as adobe block, these materials can also be interpreted in contemporary ways. An example of this would be the use of rammed earth, compressed earth blocks, or other modern earth building methods that reference building from onsite soils.

Regarding the reconstruction of the White House as shown in **Option 5b**, and the 1997 plans, it is the design team's recommendation that this era be interpreted through other media onsite. *Based on cost of reconstruction, and loss of context remaining onsite, neither a full or partial scale model should be re-built.*

*Finally, the design team recommends further research on the Southern Paiute history as it relates to Kiel Ranch, and engaging local tribes in interpreting this history on the site.*

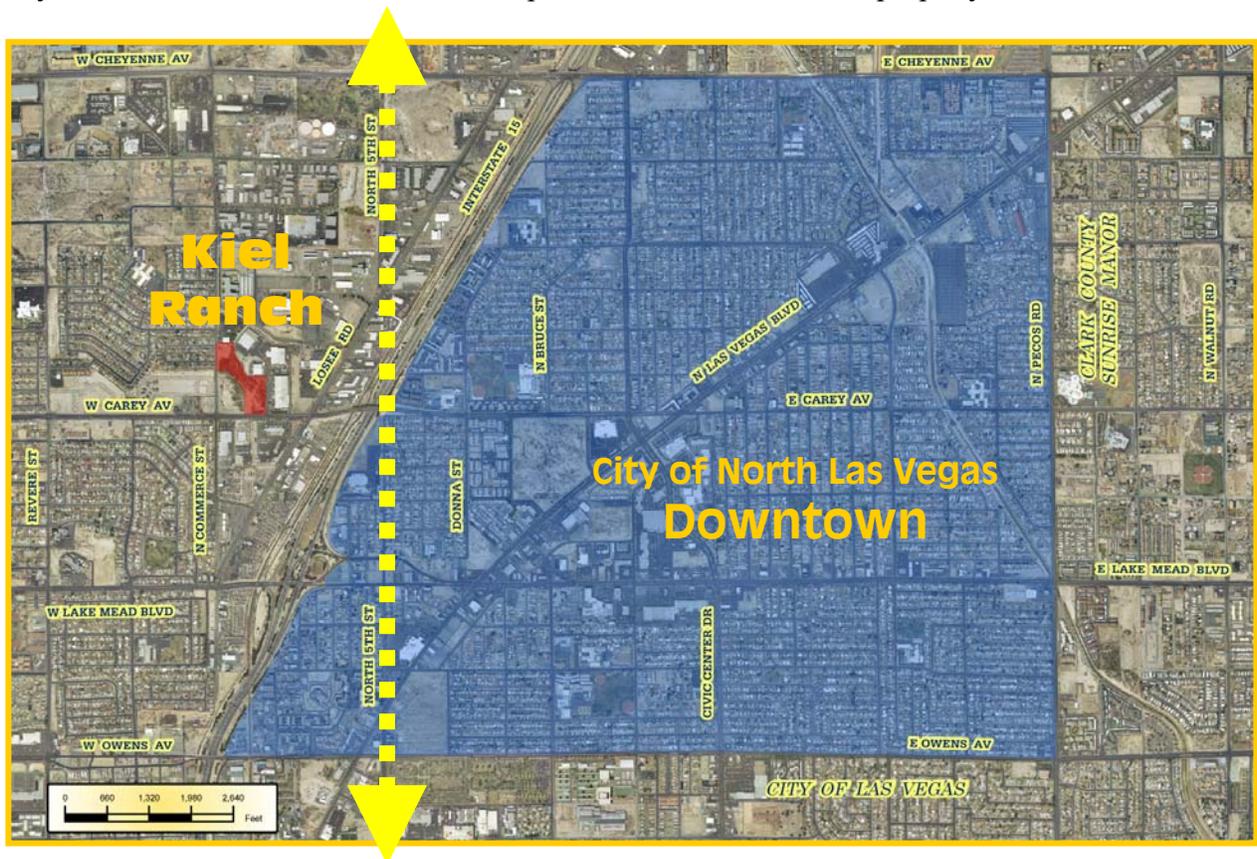
## Chapter 5: Research - Physical Site Considerations

Development of Kiel Ranch provides a unique design challenge based on the topography and hydrology, archeological artifacts, deteriorating historic structures, and overgrown spring habitat.

### Location

The 7-acre property is located on the northeast corner of Commerce Street and Carey Avenue, approximately one mile west of the CNLV downtown core and city facilities. The site does not include the commercial zoned corner immediately adjacent to the intersection, but is positioned between this parcel, and the light industrial properties further to the northeast. Additional commercial and light industrial are to the southeast of the intersection, while the area to the west of Commerce Street is predominantly residential, with a small power substation located directly west of the project site.

To the east of the site is Losee Road that parallels I-15, and the major railroad corridor in the city. Losee Road is named after another previous land owner of the property.



North Las Vegas vicinity map with Kiel Ranch in red

### Site Analysis

Between October of 2008 and February of 2009, the CVL design team visited the site several times to review existing site conditions, and prepare mapping. Team partner SWCA prepared the following three reports: *Archaeological Evaluation and Preliminary Mitigation and Monitoring Design Plan*, *Kiel Ranch Biological Evaluation and Restoration Plan*, and *Kiel*



Recent improvements to the site include an asphalt parking lot to the north, and 8-foot masonry and tube steel fencing around most of its perimeter. There are also signs of previous irrigation installations indicated by existing valve boxes. This irrigation was possibly to maintain some of the remaining historic fruit planting and more recent trees, but is no longer functional.

### Traffic and Site Access

Carey Avenue to the south is a fully improved four-lane arterial road. To the west, Commerce Street is improved along the site frontage and to the north as a two-lane collector street. Kiel Way to the east is a public cul-de-sac with a gated private street continuing north for access to the industrial sites. The cul-de-sac is generally crowded with parking for the adjacent industrial business. This cul-de-sac is the current access site for park maintenance, and may provide future visitor access. *As this practice may conflict with future site access, a strict no parking policy should be enforced on Kiel Way.*

Pedestrian access will occur mainly from the residential neighborhoods to the west. No sidewalk is existing on Carey Avenue to the south. Since the site is not accessible from the corner, there is a high likelihood of mid-block crossings to access the park site. *Pedestrian crossing indicators are recommended at the alignment of the existing park entry (parking lot entry) and Kings Avenue.*

A transportation corridor is planned to the east, along North 5<sup>th</sup> Avenue, with a connection at Carey Avenue and the I-15. This corridor will include public transit, and multi-use trails. With the existing bus routes on Carey and Commerce, the site is easily accessible by public transportation.

### Security

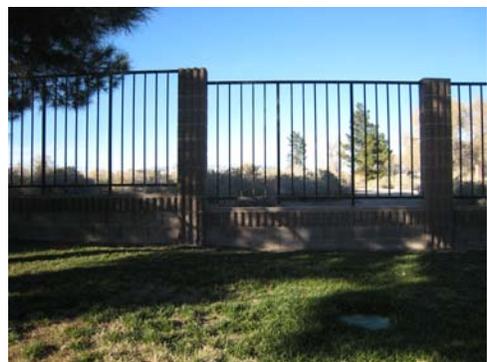
Former site improvements include the existing 8-foot view fence (6-foot steel fencing over 2-foot masonry) along Commerce Street, which provide the main views into the site. This same view fence also occurs along Carey Avenue; however this section is planted with mature pine trees obscuring views into the site. A partial view fence exists along Kiel Way (2-foot steel fencing over 6-foot masonry) at the cul-de-sac. The remainder of Kiel Way to the north and the entire northeast and northern portion of park are 8-foot solid masonry block.



*Existing parking lot at north end of site*



*View of adobe with dilapidated covering*



*Existing view fence along Carey Avenue*

There is no permanent fencing along commercial parcel boundary, which makes it a likely access point for transients noted on the property during three of the site visits. Transient campsites are located under the mature mesquite and cottonwood trees near the spring. This activity is of concern given the fragile nature of the adobe building. *For this reason, completing secure perimeter fencing, security lighting around historic structures, and maintaining open view corridors from Carey Avenue and Commerce Street should be a priority of the park development. The site design should allow for police patrol onto site, specifically around the historic structures.*

### **Topography**

Development of the site will be complicated by the existing topography. The site can generally be divided into three sections. The northern portion of the park contains a flat tier with an existing asphalt parking lot. This quickly drops at a 2:1 slope over 15 feet to the bosque area and wetland below. The topography in this area generally slopes towards the spring with some flat areas and steep transitions. The southern portion of the park, where the majority of the historic structures are located is rather flat, and naturalized. However, an area in the northeast corner of this portion of the park has been disturbed by grading and dumping in recent years. Overall, there is a 45 foot drop across the site from north to south. The majority of this occurs at the southern end of the parking lot, and across the wetland area. American Disability Act (ADA) accessibility from the existing parking lot to the southern portion of the park will be difficult.

The existing parking lot grades exceed 5%, complicating ADA access. *Site design should address the parking configuration and trails to ensure ADA access. Grading for the trails must be carefully addressed at the transition from north to south. A boardwalk may be required around the spring to maintain an ADA slope over the steep grade changes.* This will also provide an added measure of security for the park, and protect the spring from degradation.

### **Hydrology**

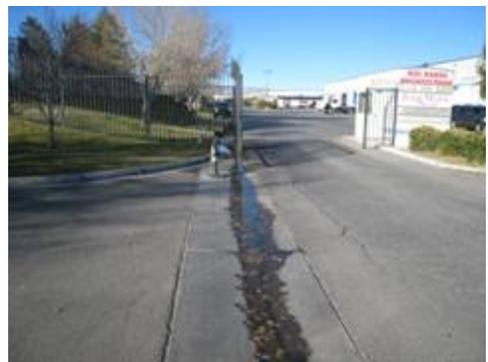
The site contains an active artesian spring as indicated by the consistent nuisance run-off seeping through the grade at Kiel Way, and the seasonal above grade flows. *Site grading should address spring run-off and nuisance water onto adjacent property.*



*Steep slope between parking and spring*



*View across spring habitat*



*Spring run-off in Kiel Way.*

While the spring habitat is overgrown, the water quality of the spring is excellent as noted in SWCA's report. *Storm water pollution prevention methods will be critical during construction to control run-off into the spring. It is also recommended that filtering methods, such as water quality retention basins or bio-swales be incorporated into the design to filter run-off from the north into the spring.*

The groundwater level on the site is shallow as indicated by the geotechnical report, and the presence of cattails to the northeast of the Adobe, away from the spring surface. Shelters and large structures are not recommended in the area to the northeast of the adobe, or near the spring due to high water levels, and potential increase to cost and foundation damage to these structures.

### **Habitat**

A detailed review of the habitats and plant communities on Kiel Ranch are noted in the biology report by SWCA. No plantings are located around the existing parking lot. A mature bosque of mesquites and cottonwoods is located to the west and north of the spring. The spring is currently overgrown with cattails and surrounded with noxious weeds. The SWCA report provides measures for controlling the noxious weeds, and provides recommendations on wetland plant species.

A detailed wetland planting design is dependant on knowing the specific water production of the spring, and the water levels around the spring. *A year long hydrostatic monitoring of the spring is recommended to determine this information.*

It should be noted that the spring habitat, with its mature tree canopy and the wildlife it supports, provides a pleasant departure from the urban context surrounding it. Unfortunately, it is also located on the narrowest part of the site. Portions of the adjacent privately owned parcels near the spring are currently undeveloped. *Acquiring additional land around the spring would provide buffer and expansion opportunities.*



*Previously disturbed grade. Note cat-tails.*



*Canopy of old cottonwood near spring*



*Remnant cottonwoods along old ranch drive*



*Fruit bearing plant near adobe*

Near the adobe building, there are a few remaining historic species of fruit trees. To the east and southeast of the adobe, remnants of the old ranch drive remain, as indicated by old poplar trees. *Restoration of the ranch drive, and planting trees species related to the Kiel Family era is recommended.*

The perimeter of the site outside the walls to the east and south was updated with turf and pine trees. However, views into the park are obscured.

### **Historic Features**

In addition to the spring, two remaining historic structures remain on the property, the ‘Adobe’ building, and the ‘Doll House’, which is an old cottage from the divorce ranch era. Other historic remnants remain on site, including lithic scatters, building foundations, and historic irrigation channels. Locations of these cultural artifacts are noted in the archeology report by SWCA, and prior reports. Site development and excavation should be minimized in the area around the adobe to minimize impact to these resources, and potential risks to the adobe.

The northern section of the park site has been previously impacted by the construction of the asphalt parking lot. The historic soil surface in this area is now located under several feet of fill soil for the parking lot. Construction of structures over this fill is unlikely to impact remaining buried artifacts.

The southern section of the site shows little evidence of artifacts based on previous reports. This makes it a likely location for placing structures, such as a restroom facility. *The majority of construction or excavation should be located in the northern and southern ends of the site. Construction around the historic structures should be limited to trails, protective fencing, and wayfinding or interpretive signage. Natural paving systems are also recommended.*

*In all cases, final design and construction should be preceded by test pit excavation performed by a qualified archeologist to determine impact, and adjustments made to the final design based on findings.*



*Pines and turf along Carey Avenue*



*Divorce Ranch cottage called the Doll House*



*Adobe structure and its shelter*

It was noted from previous reports, that an old well site exists to the southwest of the spring, on the undeveloped commercial parcel. Anecdotal information suggests that this well site was of historic significance, worthy of interpretation on the site. *Further study is recommended to confirm this well site. If it is of significance, acquiring the northern strip of this parcel is recommended.*

## Views

From offsite, Commerce Street and Carey Avenues provide views into the park. Views from Commerce are open to the parking lot, but the heavy wetland vegetation blocks views to the spring or adobe structure. Views from Carey Avenue are obscured by the sloping grade, and mature pine trees. *Open view corridors into the park site are recommended to (1) increase security around the adobe structure, and (2) visually connect the public to this historic resource, and encourage pride and a sense of ownership.*

From onsite, the majority of the undesirable views are from the parking lot overlooking industrial areas to the north and east, and up the drainage channel to northeast. *Screening trees and vegetation are encouraged to block these undesirable views.*



*Views from commercial parcel to adobe*



*Lowering grade at Carey Avenue would open views*



*Existing parking lot provides park overlook*



*Adobe view from parking lot (zoomed)*

## Chapter 6: Research - Social Considerations

Review of previous public comments and discussions with staff indicate that one of the more polarizing issues related to the site deal with how the character of the park and its cultural resources will be preserved, and what type of amenities will be provided on the site.

In December 2008, a mailer announcing January public meeting was sent to the surrounding area, and concerned stakeholders. A public meeting was held on January 14, 2009 to establish public sentiment for a range of development options and types of amenities proposed on site. Details from the public participation process are documented in *Chapter 11*. Public comments from this initial meeting are provided below:

<u>Preservation Score</u> (1 hi, 5 low)	<u>Recreation Score</u> (1 hi, 5 low)	<u>What type of features would you like to see in the park?</u>	<u>What type of features presented would you prefer NOT to see?</u>	<u>Additional Comments?</u>
1	1	Historic Park. Bunk house, horse stable, cow pen, hog pen, how they raise the food, how they milk the cow, chicken house; how they made the brick; how they cooked their food.		
1	1	Historic Park. Children will be able to learn the history of Kiel Ranch. This is very important.		
1	4		Play areas.	Educational programs can also be recreational.
1	5	Historical park for educational use + etc.		Option 1A only!
1	1	Nevada history educational: Features that truly compass "Nevada history". (The not so distant history that many of us lived or heard stories about from parents and grandparents.)		My father was born on the Kiel ranch in 1927. My grandfather ran the ranch for many years in the 20's and 30's.
1	1			
1	3	Native American historical finds; clean-up of spring to be more visible; restoration of a building to allow future staff for informational materials and museum-type displays. Some control of site to really discover a historical use of the land.	Option 1C: leave parking where it is; do not use any other part for parking.	Virtual views on websites are nice, but we really need to have a "hands-on" site for future generations to know the history.
1	5	Instructional areas.	Basketball courts.	License plates. {for funding}
1	5	Historic interpretation.		
1	5	Historical park for educational use and etc.		Option 1A only.
1	5	Classrooms and American Indian history.	Parking lot.	
1	5	Visitor center, interpretive sets.	No play areas.	Interpretative programs.
1	5	Safety; history from Native American on preservation of remaining structures.		
1	5	Visitor center/classroom.	Basketball courts.	Need staff at park.
1	5	As described in Option 1A.	Playground areas.	Substantial security fences.

*Based on public input, a naturalized approach to the site design is recommended, minimizing hard paving surface, encouraging soft paving solutions, and utilizing naturalized plantings. Educational and interpretive opportunities should be engaging and interactive, but traditional active recreation activities are discouraged.*

## Chapter 7: Research - Budgetary Considerations

As the scope and vision for the park has evolved over the years, so has the estimate of park construction. The most recent effort by the City Staff to quantify the park construction placed the budget between \$6 million and \$8 million. At the time of this study, only \$447,167 in Kiel Ranch capital funding is available. Approximately \$100,000 has been obligated for the Adobe stabilization project. The remaining funding can be used for capital improvements or operational expenses. Given this vast shortfall, budgetary considerations should be integrally linked to the design process, incorporating value engineering reviews throughout that consider both construction costs, and operations and maintenance.

Over the projects long history, several methods have been employed to raise funding for the park, including SNPLMA grants and selling portions of the site to finance construction. The remaining funding available is from proceeds of these land sales. **Option 5b** depicts the lease or sale of the parcel adjacent to Carey Avenue for further funding. Opinions since the development of **Option 5b** have changed, and City Staff is no longer in favor of further land sales. Both 1997 plans retain this parcel as a part of the park design. Given the history of sales practices with this site, public support for this type funding mechanism would be difficult. *However, with the lack of funding, it was recommended that this option be initially investigated during the design process.*



*Boardwalk gazebo built at Tres Rios as part of a local scouting project.*

Because of the sites regional significance, it is the objective of the City Staff to seek funding partners on regional, state, and federal levels. When funding does become available, it will likely come through these smaller periodic grants. A major objective of this study is to develop a phasing strategy that will allow incremental development of the site. *Based on more recent awards, and the current economic climate, it would be advisable to design phases that are under \$1 million.*

*The phasing plan should also identify elements that may be built separately, possibly by volunteers, such as shelters, overlooks, or seating nodes.*

In addition to lack of capital funding, current operational budgets do not accommodate maintenance or operation of this park. In the 2004 Parks and Recreational Facilities Master Plan Update, the Kiel Ranch site was identified as ‘low maintenance’. *Prior to park construction, city funding for park*

*maintenance will need to be allocated. This allocation can be reduced through sustainable design solutions that focus on low maintenance landscape and structures. Strategies for lowering maintenance costs include the use of natural/native materials, or selection of higher cost but more durable materials initially. Another strategy for lowering maintenance costs would be developing a local stewardship group that can assist with park maintenance.*

Without operational budget, staffing onsite facilities (i.e., a visitors or education center), or providing onsite stewards, will not be possible, unless self funded through fee based access, or provided through volunteer staff. Review of the staffing at Old Mormon Fort, reveals budget shortfalls carried by the state that the entry fees are not supporting. *Any intensive onsite facility or staffing requirement must be carefully and conservatively evaluated for its value, expense, and viability.*

## Chapter 8: Analysis and Design Recommendations

Below are the original goals (in bold) for the site provided by the staff at project initiation. These were confirmed through the study, and additional goals and details added (in italics). Final goals for development of the park are as follows:

- ⊙ **Preserve the cultural & environmental resources of the site**
  - *Do no harm to the existing resources*
  - *Regenerate the natural site (spring)*
  - *Restore the built site (adobe structure)*
- ⊙ **Offer interaction with the environment (peaceful respite)**
  - *Provide for a safe and secure site*
- ⊙ **Provide fun and engaging educational opportunities**
  - *Provide interpretation based on its unique history*
- ⊙ **Create community gathering spaces**
  - *Provide for universal access to the site (ADA, local, tourism)*
- ⊙ **Bridge opposing interests and visions for the park**
- ⊙ *Identify funding alternatives to develop the park*
- ⊙ *Develop an implementation strategy to complete the park*
  - *Feasible development with limited city resources*
- ⊙ *This effort should build on previous research and designs*

Below is a synopsis of the recommendations gathered from the research and analysis. Each of these recommendations should support the main goals for the park listed above:

### Items outside the scope of this study but recommended for further research include:

1. History of the Southern Paiutes related to Kiel Ranch. Engage local tribes in interpreting this history on the site.
2. Hydrostatic monitoring of the spring to determine annual production.
3. Implement an archeology exploration and remediation plan as outlined in the SWCA report, including test pit excavation by a qualified archeologist prior to final design.
4. Further research to determine importance of historic well site on adjacent parcel to determine its value as part of the park. Recommendations on acquisition.

### Items to be addressed with this study:

5. Interpretation at Kiel Ranch should cover the entire history of the site, but focus on the Kiel family era. Reconstruction and new construction should relate to this era.

6. No reconstruction of the White House, in partial or full scale.
7. Do not relocate doll house.
8. Follow SWCA report recommendations for weed control, and spring wetland plantings.
9. Restoration of the spring into a diverse and stable wetland habitat.
10. Pedestrian crossing at Commerce Street and Kings Avenue.
11. Complete 8-foot perimeter fencing around site as first priority.
12. Provide security lighting around historic structures
13. Maintaining open view corridors from Carey Avenue and Commerce Street into park.
14. Accommodate police patrol onto site and around historic structures.
15. Ensure ADA accessibility across steep grade change and at spring. Boardwalk system should be considered.
16. Site grading should address spring run-off and nuisance water onto adjacent property.
17. Employ strict Storm Water Pollution Prevention methods during construction, including storm water filtering methods near spring such as bio-swales or filtration basins.
18. Restoration of the ranch drive.
19. Use of historic orchard trees, and planting tree species related to the Kiel Family era.
20. Locate structures and excavation in existing parking lot, or southern portion of the park when possible. Development near cultural artifacts limited to trails, protective fencing, and wayfinding or interpretive signage. Natural paving systems are also recommended.
21. Plant screening trees and vegetation along north and northeastern boundaries.
22. Based on public input, a naturalized approach to the site design is recommended
23. Educational and interpretive opportunities should be engaging and interactive. Traditional active recreation activities are discouraged
24. Investigate into selling or leasing Carey Avenue parcel to fund development. Joint venture may be considered.
25. Construction phasing not to exceed \$1 million.

26. Identify potential volunteer projects in phasing plan.
27. Identify local stewardship groups that can assist with park maintenance
28. Onsite facility or staffing should be supported through park site income.

**Items for further City Staff consideration:**

29. Development and implementation of a weed control strategy.
30. Strict no parking policy on Kiel Way.
31. Acquire additional land around spring.
32. Establish budget allocation for maintenance and operation of park site.

IDEATION



## **Section 2**

Planning and Design Process

## Chapter 9: Section Overview

### PLANNING and DESIGN PROCESS

Three initial design alternates were developed based on a previous City Staff developed concept. The purpose of these concepts was to investigate alternate funding and development methods, including city funded and maintained, a joint venture, and a fee based state park facility. See *Chapter 10* for additional details. The three design concepts were:

- ⊙ Option 1: An historic community park that had a range of recreation and interpretive amenities. This option was selected through public support and by City Staff for further development.
- ⊙ Option 2: A joint public/private utilizing leased land. This option was not supported, due to concerns over further land sales, and concern over conflicting uses on a historic site.
- ⊙ Option 3: A state park facility with extensive capital investment based on fees to supplement operation. This option was not supported. Due to the increased cost, the acquisition of additional land, and the existing budget shortfalls in the existing state parks, this was not viewed as a viable option.



*Later concepts based on Option 1*

Based on the support for Option 1, three new design concepts were developed that addressed the type of amenities and the level of active recreation that would be available on the park. This has been a controversial issue, with strong support by some for a strictly interpretive passive park. However, there was also strong support that fun and interactive recreational opportunities would draw more interest and support for the park. Additional details on these options are available in Chapter 11. The three design options were:

- ⊙ Option 1a: A strictly passive park with a looped interpretive trail system, and seating areas. This option received the most public support, and was ultimately used for further development.
- ⊙ Option 1b: A passive park with a looped trail system containing smaller recreational elements, larger gathering spaces, and a park overlook. While this option did not gain support as an overall concept, elements of this design such as the overlook and gathering areas were supported, and selected to be incorporated in later design.
- ⊙ Option 1c: This option provided two distinct park zones. The northern section would provide active recreation and play courts, while the fenced and secure southern section would contain the looped interpretive trails, and the historic park areas. This option was not supported by the public.

Option 1a was further developed incorporating comments from the initial public meetings, and character studies of specific site amenities were generated. The next concept (Option 1d) was presented at a monthly meeting, and while it was strongly supported by the public, several issues remained unresolved, and a point of conflict between stakeholders. These main issues were:

- ⊙ Location of parking and access to site
- ⊙ Ideas on ‘interactive play’
- ⊙ Ideas on ‘site interpretation’
- ⊙ Spring restoration
- ⊙ Controlling access to Adobe

## PUBLIC OUTREACH and INVOLVEMENT

Because these issues remained unresolved, a public workshop was held in March 2009, to engage the public further in the design process. Workshop attendee’s developed three schematic designs that addressed the issues above. A public voting process determined the preferred solutions. Refer to Chapter 13 for details on the public participation process.



The final preferred design concept (Option 1f) was developed by integrating the solutions from each of the three public design concepts. The design contains three distinct areas:

- ⊙ **Historic Park:** At the southern end, this area will be fence secured with daytime access. A small gated parking lot is accessed off of Kiel Way. The adobe structure is further protected by cable rail fencing, and will be surrounded by a ‘history’ walk with interpretive nodes relating to the eras defined in the research. Group ramadas and picnic areas are provided. A small orchard is planted to the northeast of the adobe, referencing one of the historic uses of the site.
- ⊙ **Spring Wetland Habitat:** In the center of the site, this area will remain in a naturalized state. Weed removal and new wetland planting will stabilize the habitat. A boardwalk system will connect the overlook to the historic park. This boardwalk will provide ADA accessibility over the steep grades around the spring, and also protect the spring from further degradation by visitors.
- ⊙ **Park Overlook:** The main interpretive area is



located at the north end, with a dramatic overlook across the spring and to the adobe building. A second restroom and small parking lot are provided. The boardwalk is access through ADA ramps and steps down the 20-foot drop to the spring basin.

## Chapter 10: Design Alternatives Round One – Funding Options

The design process for this study consisted of developing three plan iterations based on council approved **Option 5b**, and the two following 1997 plans. These plan iterations were to incorporate current community goals and objectives for the park site, and would be evaluated through a combination of City Staff meetings, PRAB meetings, and public review.

Because of several outstanding questions related to funding, the planning team elected to provide three additional iterations that explored alternate funding methods, and validated these previous options. These additional concepts are presented as site development options only, with a schematic site layout and potential program elements. No review of costs, potential fees, or operating expenses or other detailed feasibility issues were analyzed. Once public support for a particular option was established, these factors would be reviewed further.

Below are the three initial design options presented to PRAB in December 2009. The development strategies range from a traditional capital improvement park utilizing city funding, a public/private partnership that uses a portion of the site through lease or sale for a supporting commercial venture, and finally, a state run park facility supported through entry fees.

### Option 1: Interpretive Park (City Funded)

Option 1 depicts a development scheme consistent with the program and vision established in **Option 5b**, and the 1997 plans, and current staff direction. The concept depicts a traditional capital improvements project, built with city funding, or grants secured by the city from state or federal sources. Maintenance and operational expenses would be provided by the city.



### Program Elements:

- ⦿ A reconstructed White House in its original location for use as a visitor's center.
- ⦿ A looped trail system with interpretive nodes highlighting the natural spring, and the history of Native Americans, Mormon missionaries, the Kiel Family, the Society era, and the Divorce Ranch Glamour Era
- ⦿ Reconstructed gazebo and flagpole sited in original location with rose gardens
- ⦿ Reconstruction of historical groves and tree rows
- ⦿ Areas of naturalized vegetation for native botanic demonstration gardens
- ⦿ Use of spring to irrigate landscape

**Option 2: Private Partnership (Sell, Lease, or Managed Use)**

This option depicts a potential public private partnership. The southern parcel noted in **Option 5b** could be sold or leased to a joint supporting facility that would have a synergistic relationship with the park site. Examples of a compatible use include a farmers market with historic orchards onsite, or a café or specialty restaurant that grows organic foods onsite.

A similar case study for this use is the Farm at South Mountain, in Phoenix, Arizona. While this site is approximately twice the size (at 14 acres) of Kiel Ranch, it currently supports three restaurants, seasonal vendors, a naturopathic doctor’s office, and a small artist studio that provides classes and gallery showings.



*Organic restaurant and onsite farm*



**Program Elements:**

- A reconstructed White House in its original location for use as a visitor’s center.
- Loop trail system with interpretive nodes highlighting the natural spring, and history of Native Americans, LDS missionaries, the Kiel Family, the Society era, and the Divorce Ranch Glamour Era
- Gazebo and flagpole sited in original location with rose garden
- Recreated historical tree groves and tree rows
- Use of spring to irrigate landscape
- Southeastern portion leased to a private, but related use (e.g. restaurant, gallery, farmers market, etc.)
- Additional shared-use parking lot off of Kiel Way

An alternate use of this schematic layout would be to relocate park staff to Kiel Ranch. Onsite staff would effectively provide daytime security.

### Option 3: State Park (State Funding and Entry Fees)

Option 3 depicts a solution based on the site as a tourist destination. This program would be accommodated by acquiring the commercial parcel to the southwest. The additional space would allow expanded programs and facilities for the park. While smaller than the Springs Preserve, its program would still support a visitors center, exhibits and hands-on displays, and teaching classrooms.



*Exhibits and teaching spaces at Springs Preserve and Old Mormon Fort*

Development costs would be much higher, and would still be dependent upon either city capital funds, or state or federal grant sources. However, park entry fees would potentially offset operations and maintenance costs.



#### Program Elements:

- ⦿ Southwest adjacent parcel acquired for additional parking, bus drop-off, Visitor Center, Conference Hall, and Hands-on Demonstration Area
- ⦿ Outdoor plaza / gathering space
- ⦿ Loop trail system with interpretive nodes highlighting the Adobe Structure, the natural spring and wetland, and the pioneer history
- ⦿ Removal of existing parking area, replaced with a secondary trail in the northwest portion of the site that winds through a native botanic demonstration garden
- ⦿ Recreated historical groves and allees
- ⦿ Use of spring to irrigate landscape

#### Evaluation and Selection

Each concept has its inherent merits and drawbacks which need to be considered. For equal comparison, evaluation considerations should include their ability to meet the goals of the recommendations from the analysis phase which are summarized as:

- ⦿ **Preserve the cultural & environmental resources of the site**
  - *Do no harm to the existing resources*
  - *Regenerate the natural site (spring)*
  - *Restore the built site (adobe structure)*

- ⊙ **Offer interaction with the environment (peaceful respite)**
  - *Provide for a safe and secure site*
- ⊙ **Provide fun and engaging educational opportunities**
  - *Provide interpretation based on its unique history*
- ⊙ **Create community gathering spaces**
  - *Provide for universal access to the site (ADA, local, tourism)*
- ⊙ **Bridge opposing interests and visions for the park**
- ⊙ *Identify funding alternatives to develop the park*
- ⊙ *Develop an implementation strategy to complete the park*
  - *Feasible development with limited city resources*
- ⊙ *This effort should build on previous research and designs*

Concept one focuses on site restoration and interpretation. Site security is provided by completing the perimeter fencing. Concept one does not provide for alternative funding methods, instead relying on capital funds, or grants for development.

Concept two provides for alternative funding, but supporting commercial ventures are limited in nature. The city recently provided a farmers market at two locations, one located at the nearby City Hall complex. However, these were discontinued due to poor management by the contractor, and low attendance. Commercial uses that aren't strategically aligned with the parks vision may ultimately be detrimental to the parks sustainability, and the long term preservation of the sites historic resources. Additionally, concept two also faces a hurdle related to the public perception of continued parcel sales of this site.

Concept three may provide the best vision for interpretation and preservation of the site. By locating the amenities and parking onto the adjacent commercial parcel, it also minimizes impact of the 7-acre site, while maximizing the ability to regenerate and restore the resources that remain. However, this type of development is similar to many existing and competing facilities in the region. Reviews of these similar resources reveal continuing operational budget shortfalls. Floyd Lamb Park at Tule Springs was transferred from the state park system to the city of Las Vegas in 2005. In this context, long term income generation that covers operations and maintenance onsite cannot be guaranteed. Finally, development costs would be greatly increased do to the acquisition of new land, and higher level of amenities.

Evaluation and a final selection were provided by City Staff and by PRAB in public forum in December 2009. With staff support, PRAB recommended Option 1 for further development.

## Chapter 11: Design Alternatives Round Two – Active and Passive Recreation

Following selection of Option 1 in December, the planning team developed three new iterations of this plan, Option 1a, Option 1b, and Option 1c. The purpose of this effort was to further analyze the polarizing issue surrounding the type of amenities onsite. Review of previous public comments and interviews with PRAB members and City Staff revealed that certain stakeholders were supportive of a more rigorous preservation plan focused on restoration and education with onsite stewards and controlled site access, while others were looking for a more engaging setting with open access, hands on exhibits, and more traditional park recreation amenities. Concepts were developed that ranged from a completely passive park (1a), to a park with active amenities, play grounds, and sport courts (1c).

Initial character studies were also provided to assess public preference on style, use of materials, and character of the site amenities.

### Option 1a: Passive Interpretive Trails

This option is primarily passive in nature, with walking trails and interpretive education nodes along the trails that relate to the various era's in the site. The spring is left in a naturalized state with a boardwalk system and covered piers or overlooks.

The adobe and doll house are restored in their existing locations, and surrounded by protective fencing. A small play and exploration area incorporating educational exhibits is provided to the north of the doll house. The perimeter is defined with a double row of tree plantings which also aid in buffering offsite views.



### Program Elements:

- Use of the existing parking lot
- Restored naturalized spring habitat
- Boardwalk system around the spring
- Mormon / Indian farm interpretive node with demonstration garden
- Kiel Family interpretive node
- Park Family interpretive node with restored gazebo and flagpole and potential visitors center
- Boulderado Era interpretive node
- Play and educational exhibits in coral area north of doll house.
- Shade structures, picnic tables, and benches
- Restroom building
- Native grass and perennial meadow planting

### Option 1b

This option is also primarily passive in nature, but introduces more active amenities at the north end of the park. These recreational elements included splash pad , intended to be a fun interactive interpretation of water use in agriculture, a play terrace, a coral areas near the doll house for free-play and hands on exhibits, and an overlook from the parking lot across the park site.



### Program Elements:

- Park overlook with interpretive signage
- Play terrace based on natural environment playground vs. traditional steel post structures.
- Splash pad for play and interpretation of spring resource.
- Restored naturalized spring habitat
- LDS/Indian farm interpretive node with demonstration garden
- Kiel Family interpretive node
- Park Family interpretive node with restored gazebo and flagpole and potential visitors center
- Boulderado Era interpretive node
- Shade structures, picnic tables, and benches
- Restroom building
- Use of existing parking lot

### Option 1c

This option incorporates active recreation by utilizing the existing parking lot area for active recreational amenities. Sport courts and playgrounds are located in this area, accessed by the local residents. The parking lot is relocated to the south near the historic elements visited by regional tourists.

To accommodate these divergent uses, the park is divided into separate zones, an active recreation zone to the north, fenced and separated from the rest of the park, and the interpretive park to the south.



**Program Elements:**

- ⦿ Playground and sports courts
- ⦿ Naturalized (log, boulder) interpretive nodes and structures that encourage tactile experience, climbing, and free-play opportunities
- ⦿ Naturalized spring habitat with boardwalk system and piers.
- ⦿ Interpretive nodes for Spring Habitat, Mormon / Indian farm, Kiel Family, Park Family, and Boulderado Era
- ⦿ Shade structures, picnic tables, and benches made from natural materials
- ⦿ Restroom building
- ⦿ Outdoor classroom at Spring node
- ⦿ Restored Adobe and Doll house with protective fencing.
- ⦿ Relocated parking, Visitors Center.

**Evaluation and Selection**

Evaluation of these options were provided by City Staff, PRAB, and the citizens in a public workshop designed to have expanded opportunity for feedback. After presentation of the design options, the public was provided speaking time to comment, as well as comment cards. Participants were encouraged to select their favorite design, but also elements from other designs that they liked and wanted incorporated. Through voting, the participants overwhelmingly supported Option 1a. Elements that received support from the other plans included the overlook, and an outdoor gathering area or ‘council ring’ for teaching opportunities.

A detailed list of comments from this meeting are provided in Chapter 13, but the general themes are provided below:

- ⦿ Preservation of site history
- ⦿ Restoration of spring habitat
- ⦿ Educational (yet fun) opportunities
- ⦿ Minimize paving, impact of recreation on history
- ⦿ More interpretive trails, no courts or ‘tot lots’
- ⦿ Visitors Center, classrooms.
- ⦿ Expanded archeology research
- ⦿ Commitment to complete development

## Chapter 12: Design Synthesis Plan and Character Studies

With program direction established through selection of Option 1 (a public access municipal park) and Option 1a (a passive interpretive trail system with engaging educational nodes) the design team developed the first synthesis plan (Option 1d) based on public comments.

A comparative study of related facilities was completed, and selected facilities presented in a public meeting to determine the specific amenities and the character of the development. Review of local facilities program and current operational budget shortfalls validated current program direction. Addition goals that were determined during this stage are:

- ⊙ Don't repeat other local resources
- ⊙ Provide free public access
- ⊙ No Visitors Center due to operational costs
- ⊙ INTERACTIVE interpretation
- ⊙ Provide emphasis on interpreting the adobe and spring...  
... but tell the whole history of the site.

The following pages depict a cross-section of parks and facilities reviewed.

# Springs Preserve, Las Vegas, Nevada



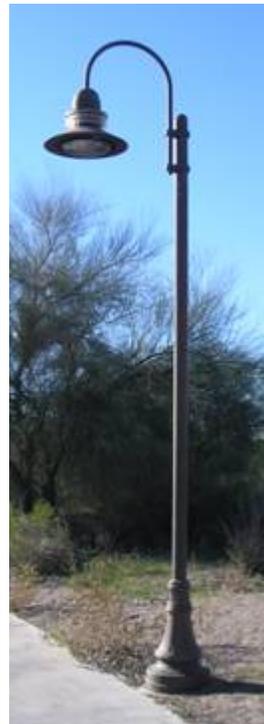
- Location:** Las Vegas adjacent to Hwy 95. Urban Setting.
- Size:** 180-acres. Approximately 40 acres developed, remaining preserve.
- Operations:** Owned by Las Vegas Valley Water District (LVWD), operated by the Las Vegas Springs Preserve Foundation utilizing park entry fees, member donations, subsidized by LVWD due to budget shortfalls.
- Facilities:** Developed: Visitors center, gift shop, restaurants, Ori-gen Experience exhibition hall, Desert Living Center, Nevada State Museum, playground, classrooms, learning environments, and botanical gardens.  
Preserve: natural paved trails, kiosks, interpretive signage, restored desert
- Character:** Developed zone densely built. Contemporary architecture with exposed structural steel, glass, and concrete masses. Durable weathered steel wayfinding signage with iconic imagery. Tactile interactive exhibits.
- Relevance:** Many similar interpretive themes overlap with Kiel Ranch



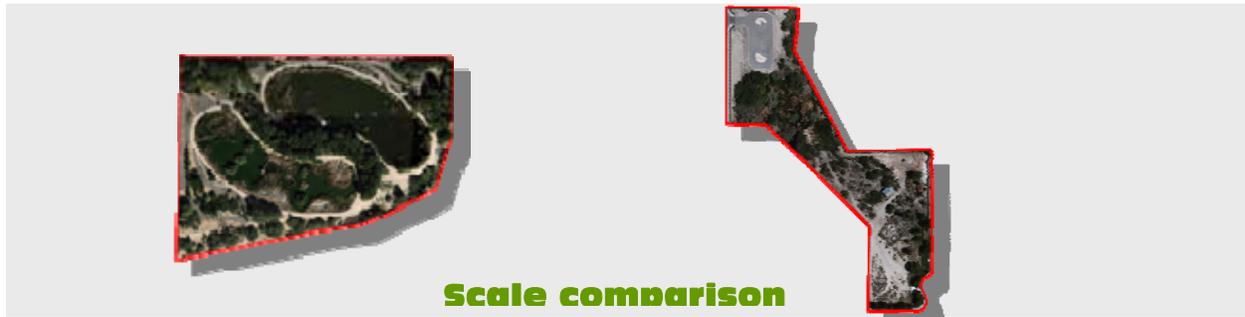
# Riparian Preserve, Gilbert, Arizona



- Location:** Gilbert, Arizona (Metropolitan Phoenix). Suburban Setting.
- Size:** 110-acres, including library and all recharge ponds. 20-acre recreation area.
- Operations:** Non-profit organization founded by Town of Gilbert. Funded by member donations and city funds.
- Facilities:** Research institute within library, designated ‘free-play’ area with climbing, exploration, and discovery exhibits for children. Walking trails. Gathering spaces. Several recharge ponds for effluent water.
- Character:** Paved urban environment in lush wetland habitat. Minimal signage. Mainly passive setting.
- Relevance:** Design and interpretation themes on water in desert environment.

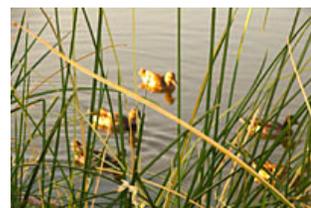


## Tres Rios, Phoenix, Arizona



**Scale comparison**

- Location:** West of Phoenix, Arizona. Mixed rural agricultural and industrial setting.
- Size:** 16-acre demonstration wetlands facility within larger wastewater treatment plant adjacent Salt River.
- Operations:** Multi-city joint operation (Phoenix, Mesa, Glendale, Scottsdale, Tempe) as part of wastewater treatment facility. City funded, free entry. Some amenities built through local volunteers
- Facilities:** Wetland ponds, interpretive trails, rustic gazebo, boardwalk system
- Character:** Natural habitat, dirt trails, native materials, rustic structures, passive setting
- Relevance:** Small wetland habitat, natural environment. Built volunteer projects.



# Old Mormon Fort, Las Vegas, Nevada



- Location:** Las Vegas Blvd, 2.5 miles north of the Stratosphere. Urban setting.
- Size:** 3-acres
- Operations:** State park. Currently experiencing budget shortfalls. \$3 entry fee.
- Facilities:** Small visitors center / museum, reconstructed portion of adobe fort, outdoor classrooms.
- Character:** Contemporary visitors center of weathered steel. Outdoor character rustic, related to fort era. Signs and memorials donated, no cohesive theme.
- Relevance:** Project similar in scope, location, size, interpretive resources.



### Option 1d – Synthesis plan

Development of the synthesis plan coincided with the release of the companion studies by SWCA. These reports influenced the design details by providing historically relevant information. First, tree rows were modified to follow the topography and main roads rather than property boundary, better reflecting the Kiel era. Restoration of the historic cottonwood lined ranch drive to the adobe was added as a park element. Second, research into the adobe's use as a commissary for storing food is reflected with the addition of a small orchard of historic specimens.

While planned as a single park with a cohesive theme, the concept divides the park into three zones: The public entry area, the spring habitat, and the historic park. The public entry and spring habitat are open access, while the historic zone is fenced and gated separately to provide additional security.

#### PUBLIC ENTRY

BUS BAY ADDITION TO EXISTING LOT  
PARK MAP AND INFORMATION KIOSK  
BUFFER FROM COMMERCE STREET  
OVERLOOK TERRACE

#### SPRING HABITAT

COUNCIL RING GATHERING AREA  
INTERACTIVE SPRING EXHIBIT  
BOARDWALK SYSTEM  
REGENERATED SPRING HABITAT  
IRRIGATION BASIN  
BIOSWALES AND FILTRATION BASIN

#### HISTORIC PARK

RESTORED ADOBE AND DOLL HOUSE  
CABLE RAIL FENCE AT ADOBE  
ORCHARD WITH HISTORIC SPECIMENS  
CIRCULAR PATH – NODE FOR EACH ERA  
SMALL PLAZA AT WHITE HOUSE  
RESTROOM FACILITY  
RESTORED RANCH DRIVE  
PERIMETER SECURITY FENCING



### Evaluation

Feedback for this option was provided by City Staff, by PRAB members during the March 2009 PRAB meeting, and by participating public stakeholders during the PRAB commenting period. PRAB members expressed concern over the spring design being too large and accessible, attracting undesirable activities. PRAB members were also concerned about the accessibility of the southern portion of the park from the existing parking.

Additionally, program elements continued to be a polarizing issue between stakeholders, so the planning team recommended a design workshop to finalize design details.

## Chapter 13: Public Participation

Public participation was vital to this project. During the research phase, the planning team reviewed the past history of public participation and comments. This was completed through review of PRAB minutes, and journals provided by staff.

PRAB meetings are held monthly, and are open to the public. The Kiel Ranch project is an ongoing agenda item at these meetings. Meeting announcements are made through the city's website, through emails to a list of citizens who have shown prior interest, and through newspapers. A web page dedicated to the Kiel Ranch project was established on the CNLV website that provided project updates, and copies of the presentations and exhibits from this study.

Below are the specific public meetings held where Kiel Ranch was a major item of discussion, or presentations related to this study were provided. While all of these meetings are open, and the public has the opportunity to speak at these meetings, the two meetings noted in bold were specifically designed to engage the public and allow them an expanded opportunity to provide feedback or design direction influencing the project.

- ⊙ October 14, 2008 – PRAB meeting: Presented scope and objective of this study.
- ⊙ December 9, 2008 – PRAB meeting: Presentation of Options 1, 2, 3 to review funding options (state park tourist destination, public/private venture, public park). Option 1 selected.
- ⊙ December – Announcement for January public meeting mailed to community.
- ⊙ **January 14, 2009 – public meeting: Presented Options 1a, 1b, 1c and character boards. Public commenting period, and comment cards collected. Selected Option 1a, with support for overlook, council ring from other options.**
- ⊙ February 10, 2009 – PRAB meeting: Reviewed public comments. Provided updated Option 1d based on comments. Announced public workshop for March.
- ⊙ **March 10, 2009 – public meeting: Special workshop to provide public hands on opportunity to design park site. Voting period provided at end of meeting**
- ⊙ March 24, 2009 – PRAB meeting: Review workshop voting and findings. Presented Option 1e, which was approved.
- ⊙ July 14, 2009 – PRAB meeting: Presented updated Option 1f, phasing plan and costs.
- ⊙ September 16, 2009 – City Council Meeting: Approved concept 1f, phasing, and cost

### **January Public Meeting**

The first major public meeting for this study was held on January 14, 2009. Invitations were sent via mailers to the local community to reestablish contact. Design concepts representing a range of passive and active recreation elements were presented, followed by a PRAB discussion of each concept.

An extended public commenting period was provided and comment cards were collected. The meeting concluded with a vote on the preferred design, with Option 1c being selected.

### **March Workshop**

To develop the final design concept, a public workshop was held on March 10, 2009 in the public library at the city complex. This meeting was announced through the Kiel Ranch web page on the city's website, through emails to those who had attended the previous meeting, and through news media (newspaper, and television).

Following a brief review of the project status and newly acquired historic photos, the participants were broken into groups, with representatives from the PRAB, local resident, and preservationists in each table. City Staff served as facilitators at each table, but did not directly participate in the design process.

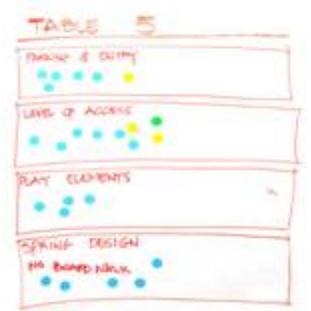
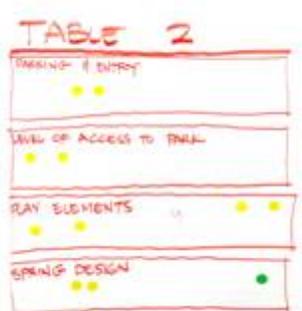


Participants were provided with base plans and previous designs. Since the design direction had been established and confirmed, the focus of the workshop was to determine specific amenities and site layout. Emphasis was placed on the following five topics unresolved from previous meetings:

- ⊙ Location of parking and access to site
- ⊙ Ideas on 'interactive play'
- ⊙ Ideas on 'site interpretation'
- ⊙ Spring restoration
- ⊙ Controlling access to Adobe

Following the design session, each group presented their design concept, prior to a voting process. Voting was accomplished through colored dots selecting preferred design, and elements of each design which best addressed the five topics. The color of the voting dot corresponded to

each table group. Groups tend to vote for their own ideas. This method allowed tracking of cross-over votes.



**Table 2: Yellow**

**Table 4: Green**

**Table 5: Blue**

## Analysis

Review and analysis of the comments and voting trends revealed the following themes:

- ⊙ Preservation of site history
  - Control site access around the Adobe
  - Perimeter Fencing
  - Controlled access to the southern portion of park (historic)
  - Open access to the northern portion (spring)
- ⊙ Restoration of spring habitat
  - No boardwalk, or minimal boardwalk
  - Naturalized restoration – native plantings, soft paved trails
- ⊙ Educational (yet fun) opportunities
  - Green Areas for free play
  - Discovery / Exploration (scavenger hunt)
  - No “playgrounds” or courts
- ⊙ Minimize paving, impact of recreation on history
  - Naturalized Site (and spring)
  - Soft paved trails
- ⊙ More interpretive trails, no courts or ‘tot lots’
- ⊙ Visitors Center, classrooms.

- Onsite Staff
- Stewardship Program
- ⊙ Expanded archeology research
- ⊙ Commitment to complete development

### Voting Matrix

Provide intro/explanation

	T2	T4	T5	
<b>Parking / Entry</b>	2	8	6	Relocate received highest vote, but split decision. (Combine T2, T5)
<b>Access / Security</b>	2	2	9	Strongly want controlled access to Adobe area, open access north
<b>Play Elements</b>	4	8	4	Spectrum from Green space (T4) to structured play (T5).
<b>Spring Development</b>	3	8	5	Strongly want 'naturalized', minimal spring development (T4 + T5)
	11	26	24	

## Chapter 14: Final Design Concept

Based on direction from the public workshop, the planning team developed Option 1e. This option was presented to the public at the March 24, 2009 PRAB meeting where it was supported. Preliminary construction drawings were developed to refine the plan, and minor adjustments were incorporated into the final design concept Option 1f, also known as the ‘preferred plan’.

The final design concept retains the three zones developed in previous options, the public entry, the spring habitat, and the historic park. Major changes to the final plan related to parking location and material, and spring restoration.

The existing parking lot in the north was removed, and replaced with a smaller ‘soft-pavement’ surface of stabilized decomposed granite. This recaptured area allowed for expanded facilities at the overlook and its primary restroom building.

A second smaller soft-paved parking lot was added to the southern portion of the park, providing better accessibility to the historic resources and a secondary restroom building. This design also allows greater flexibility with phasing as will be discussed later.

### Public Entry

The northern portion of the park is geared towards the arrival and orientation of individual and group visitors to the park. A bus drop off zone is provided, with a gathering plaza and interpretive signage providing a general overview of the parks history.

An overlook provides views across the spring habitat to the adobe structure approximately 40-foot below. A custom restroom building with an extended canopy provides covering over additional kiosks and interpretive exhibits. Shade canopies provide outdoor seating and picnic areas, and allows for outdoor gathering and teaching opportunities.

Gabion rock baskets provide retaining for this upper terrace, and ADA accessible sidewalks and ramps connect to the boardwalk system around the spring habitat below.





### **Spring Habitat**

The current monoculture of cattails around the spring is replaced by a small sustainable wetland habitat. Detailed plant species selection and design will be based on the springs water production, determined during a future study. The mature mesquites, acacia, and cottonwood will be protected. Noxious weeds will be removed. Run-off from the parking area that is currently directed to the spring area will be filtered through planted bio-swales and settlement basins.

Access around the spring will be controlled through a boardwalk system. This will provide safety to the visitors, and help preserve the habitat from degradation. Overlooks, interpretive nodes, and shelters will be provided along the boardwalk system. A small council is nestled under the mature tree canopy, providing a group gathering space for teaching. An interpretive spring exhibit, consisting of a reconstructed retaining basin, will reference the springs many historic uses for agriculture and recreation.



### **Historic Park**

A wide iconic gateway will frame the entry to the historic park from the spring habitat. The gateway will consist of decorative columns and a rolling gate. This provides an added measure of security, allowing bird enthusiasts to visit the spring early in the morning or late at night, while access to the adobe area is controlled through restricted hours. A large picnic ramada is located at this transition with views across the landscape around the adobe.



Access to the historic park is also provided via a second small gated parking area. Additional park overview signs and a restroom are provided at this location.

A small plaza outlines the location of the former white house. The gazebo and flagpole are restored, and additional picnic ramadas provided.



Soft paved trails connect to the Adobe structure, which is surrounded by cable rail fencing, and a series of interpretive nodes covering each of the eras significant to the site. North of the doll house, a demonstration orchard showcases historic fruit tree specimens planted during the Kiel era.

## IMPLEMENTATION



### **Section 3**

#### Cost and Phasing

## Chapter 15: Goals and Objectives

### Development Goals

It is important to distinguish between goals established for the design of the project, and the goals moving forward as the park site develops. Listed below are the *Design Goals* established for the project. By implementing the preferred design, each of these goals should be met. However, many of these goals will carry forward into the park development process:

- ⊙ Preserve the cultural & environmental resources of the site
  - Do no harm to the existing resources
  - Regenerate the natural site (spring)
  - Restore the built site (adobe structure)

The design implements strategies that meet these goals. The design itself avoids construction in areas noted to contain artifacts. Security fencing and lighting, cable rail protection around the adobe, and the boardwalk system provide further protection to the existing resources. This goal is still critical during construction. Measures should be taken to document and preserve resources. For purposes of development and construction, this goal can be summarized as **Preservation of existing resources**.

- ⊙ Offer interaction with the environment (peaceful respite)
  - Provide for a safe and secure site
- ⊙ Provide fun and engaging educational opportunities
  - Provide interpretation based on its unique history
- ⊙ Create community gathering spaces
  - Provide for universal access to the site (ADA, local, tourism)

The preferred design incorporates elements supported by the public and PRAB as passive recreational, and appropriate in the context of this park. The overlook, interpretive trails, boardwalk with pier, picnic areas, orchard, and gazebo provide community gathering spaces, and places to interact with the environment. Interpretation is incorporated throughout the site. Through the course of the public meetings, a recurring theme was **Public access** to the site. Park development and construction should continue to provide this public access.

- ⊙ Bridge opposing interests and visions for the park

The public workshop was the turning point in the design process for creating design solutions that were supported by all stakeholders. However, there are still differing views, and attention must be paid to the site and its resources during construction. Continued **sensitive development of the site** was determined to be an ongoing goal through construction.

- ⊙ Identify funding alternatives to develop the park
- ⊙ Develop an implementation strategy to complete the park
  - Feasible development with limited city resources

Funding and implementation strategies are documented as a part of this report. Moving forward, the construction can continue to implement these goals through **incremental development** of the site.

- ⊙ This effort should build on previous research and designs

This preferred design concept was based on previous designs. This goal has been met.

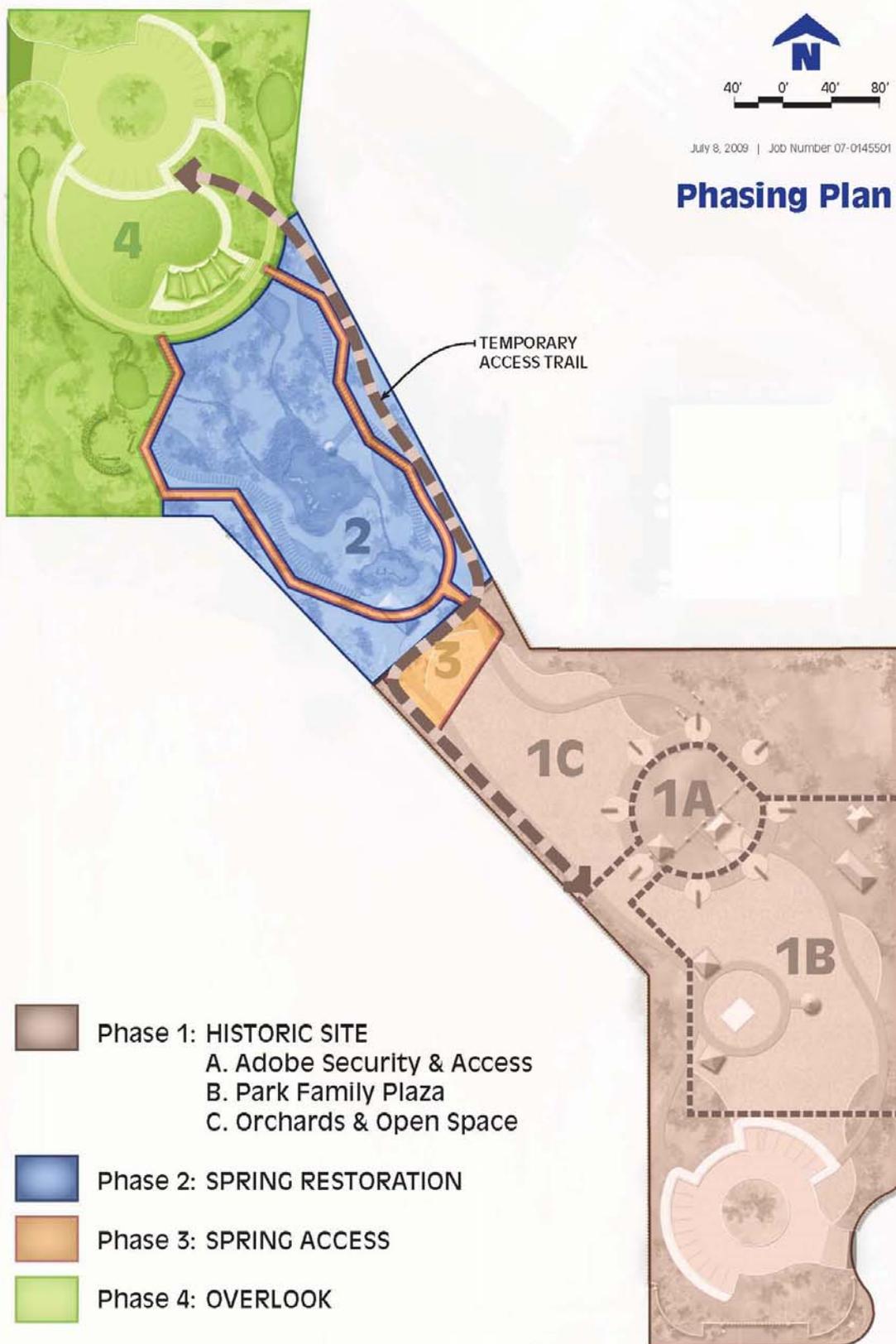
The summarized goals moving forward in the development and construction process were ranked as follows:

- 1. Preservation of existing resources**
- 2. Sensitive development of the site**
- 3. Public access**
- 4. Incremental development**

#### **Development Recommendations:**

- ⊙ Adoption of Kiel Ranch Historic Park: Comprehensive Development and Preservation Plan
- ⊙ Acquisition of additional land on either side of the the pring
  - Negotiate with adjacent industrial owners for unused land.
  - Review commercial corner for historic well site.
  - Reason – additional buffer around spring habitat, expanded opportunities.
- ⊙ Incorporate ‘Stewardship Program’ for ongoing park maintenance
  - McDowell mountain preserve, State Historic Preservation Office (SHPO) stewardship system as models
- ⊙ Make the park a priority in capital funding.
- ⊙ Seek additional outside funding, based on its regional importance.
- ⊙ Focus restoration on the ‘Kiel family area’, and the sites agricultural uses. This should be a major focus of restoration and narrative. However, do not exclude the other history; rather tell the whole story of the site. There are plenty of other places that interpret the springs, the geology, the railroad, divorce ranch era (Floyd Lamb). Focus on the adobe and its use, and tell the story from the beginning to the end.
- ⊙ No visitors center or classroom space (costly – already done at other resources)
- ⊙ Do not repeat existing resources
- ⊙ Use design themes should revolve around earth as a construction material (adobe, rammed earth,)
- ⊙ Integrate spring fed irrigation where possible
- ⊙ Re-introduction of the orchard, garden, and historic food crops.
- ⊙ Re-internment of the Kiel Family remains on the site.
- ⊙ Minimize concrete or hard paving, but use soft paved parking, soft paved trails.
- ⊙ Free public use facility – by maintaining low overhead, minimal costs. Other facilities have shown difficulty in maintaining fees.
- ⊙ Remove knapweed – noxious weed program
- ⊙ Set up alternate educational venues (digital).

- Onsite kiosks
- Online resources, partner with UNLV, Friends of Kiel ranch. (Provide the following resources – story line, narrative history, access to reports, this design report, historic aerials, in conjunction with modern day, showing original boundaries in relation to city.)
- Online ‘podcasts’ providing audio tour related to numbered onsite stations. Flexibility, low maintenance.



## **Phase 1A**

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Phase 1a focuses on goal priorities 1, 2, and 3. Completion of phase 1a will complete site security for the park, and provide public access to this long closed site. Site security will include completion of the 8-foot high perimeter wall along the western boundary, and installation of cable rail fencing around the adobe.

Public access is attained through installation of a new soft surface parking lot, and ADA pathway to the adobe, and necessary supporting amenities, such as a restroom, drinking fountain, a small picnic area, landscaping, and minor interpretive information. Details of the design and construction tasks are below.

### **Final Design and Investigation**

Archeology exploration: The location of the new parking lot has been previously noted as not containing significant cultural resources. This will be the only location of significant excavation on the site. However, the trail connection headed north, and the area directly around the adobe will require some test exploration pits. This will be the first step of Phase 1, prior to the final design stage, influencing the final design stage. This step directly relates to goals 1 and 2.

Final design: A 30% design of the grading and drainage, site plan, and landscape plan has been developed for the entire park. This step would complete design for this phase. Final design can be completed in stages to correspond to each phase, or the city may chose to complete final design for the entire park at one time. The recommendation is that design stages correspond with funding related to each phase, so that there is not a significant time delay between design and construction. However, final design for the entire Phase 1 (a-c) at one time would be recommended. Phase 1a includes utility design for the restroom building.

### **Project Construction**

Security wall: Complete construction of the 8-foot security wall (2-foot wrought iron over 6-foot block) along the western boundary of the project. The entire southern portion of the park will be secured and gated, only open during daylight hours. This relates to priority 1.

South parking lot (gated): A small circular parking lot with a stabilized granite (or other porous 'soft paving' system will be installed. This provides public ADA access to the southern portion of the project, avoiding the steep grade change from the upper parking area, and gives immediate public access to the historic portion of the park, strongly desired by the citizenry. Excavation to the lower this parking area will providing a better visual connection to the adobe from the public ROW, enhancing security. This visual connection will also assist in public recognition of this resource, and instilling local pride.

Small 'pre-fab' restroom – A park this size would normally have a single restroom building. However, since it is a long linear park with the northern portion gated and because of the elevation change across the park, a second small pre-fabricated restroom is incorporated into the first phase. (Priority 3)

Other amenities include a small ramada picnic area, parking lot lighting, pedestrian lighting at trail, and night lighting on the adobe for enhance security.

Completion of this phase will provide the public a place to come see the remarkable history, reflect, and enjoy the peaceful habitat. Precautions will be taken to limit access to the other undeveloped portions of the park, mainly the spring, for safety and preservation reasons.

<b>GOAL MATRIX</b>	Preservation	Sensitive Dev.	Public		Incremental Dev.
			Access	Interp	
Archeo. Exploration	X	X		X	
Final Design	X	X	X	X	X
Security wall	X	X			
Cable rail fencing	X	X			
Parking lot		X (SMALL FOOTPRINT, SOFTPAVED)	X		
Prefab restroom			X		
Picnic ramada			X		
Utilites			X		
Site lighting			X		
Adobe lighting	X				
Signage			X	X	

## Phase 1B

Phase 1b expands public access to the area, and focuses on the former location of the park family ‘white house’. Reconstruction of the historic gazebo and flagpole, and expanded picnic areas are proposed. The poplar lined ranch drive is also restored.

### Design

Continued archeology exploration with test pits prior to final design and construction. The foundation of the white house is still intact, so the recommendation is to ‘plate’ the foundation to preserve it, and locate its corners with pins. No permanent structure would be designed here, but the foundations outline would be incorporated into a gathering plaza adjacent to the adobe.

Final design would focus on the trail layout, grading, and ramada detailing.

### Amenity construction

Ramadas - several small picnic ramadas and a large group picnic area will expand the public use in the area. The ramadas will incorporate details or materials that reflect the Kiel Family era. (P3)

Open space area – The balance of the landscape will consist of naturalized meadows, and turf, providing passive open space. The perimeter will be naturalized desert plantings, buffering views to the adjacent industrial sites. (P3)

Gazebo and flagpole – interpretive opportunity, and expands public use. Modeled after historic gazebo and flagpole

Ranch drive – restoration of the original ranch drive alignment, lined with poplar trees to depict its historic character.

<b>GOAL MATRIX</b>	Preservation	Sensitive Dev.	Public Access	(Interp)	Incremental Dev.
Archeo. Exploration	X	X		X	
Final Design	X	X	X	X	X
Gazebo/Flagpole			X	X	
Ramadas			X		
Trails / Open Space			X		
Ranch Drive			X	X	
Signage			x	x	

## Phase 1c

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Phase 1c completes the historic portion of the park, and focuses on completing public access and interpretation with the addition of a group ramada, and additional open space. The main feature of this phase is the orchard area, referencing the early agricultural uses of the site. Several historic fruit trees still survive on the site. This particular portion of the park would be an ideal scouting, or gardening group project. The site can be prepared, without tree installation, lowering construction costs. Staff must assess level of citizen commitment to maintain this orchard. A lower alternative option may be to plant a contemporary flowering but fruitless, grove of trees that symbolizes the orchards, but lowers maintenance requirements.

### Design

- ⊙ Archeology test pits
- ⊙ Final design

### Amenities

Complete Ranch Drive restoration

Open space – expand public use, passive recreation.

Restoration of the doll house

Orchard – The orchard will be located in the northeast corner of the historic area. This area has been impacted by recent grading and dumping activities. These plantings will also help buffer views to the adjacent industrial uses. This use will also interpret the historic agricultural use of the site, and relate to the adobe’s use as a commissary building. Existing cattails indicate a high water level in this area, conducive to agricultural plantings. While historic plantings would be preferable from its interpretive nature, fruiting trees would require additional maintenance. This demonstration garden could be adopted by a local gardening society. If not viable, consider planting flowering, non-fruiting, lower maintenance trees as an alternate.

Complete interpretive signs for phase 1 –some interpretive signs will be installed with phase 1a and 1b; however comprehensive interpretive signage will not be completed until phase 1c. This is both to spread costs out over phases, but experience (old Mormon fort) has shown that additional knowledge is gained during the archeology exploration. Findings could influence the nature, design, and content of the interpretive materials.

<b>GOAL MATRIX</b>	Preservation	Sensitive Dev.	Public Access	(Interp)	Incremental Dev.
Archeo. Exploration	X	X		X	
Final Design	X	X	X	X	X
Doll House	X			X	
Orchard		X		X	
Interpretive Signage		X		X	

## Phase 2

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Phase 2 focuses on restoration of the spring habitat. This stage requires additional monitoring and studies prior to final design, but these studies are not expensive or intensive, and can be started at any time, running concurrently with phase 1, which would be recommended. The goal of this phase is restoration/weed removal, and habitat recreation. This area has a unique feel, almost making you forget you are in an urban area. The intent is to maintain as much mature tree cover, and maintain dead trees which are often used for roosting and habitat. Maintain tree groves.

### Design

- ⊙ Archeology pits – minor
- ⊙ Spring Hydrostatic monitoring – necessary to determine spring production, and specific plant species it will support, informing final spring design.
- ⊙ Final design
  - Specifications for weed removal
  - Wetland habitat planting design
  - Grading and contouring
  - Bioswale, and water quality basins

### Amenities

- ⊙ Weed removal
- ⊙ Grading and contouring
- ⊙ Bioswale and water quality basin

<b>GOAL MATRIX</b>	Preservation	Sensitive Dev.	Public Access	(Interp)	Incremental Dev.
Archeo. Exploration	X	X		X	
Final Design	X	X	X	X	X
Weed removal	X	X			
Grading and countouring		X	X		
Bioswale		X			

## Phase 3

Phase 3 primarily focuses on providing safe access to the spring habitat, while controlling access. This phase will provide the link between the overlook and the historic area.

### Design

- ⊙ No Archeology pits – cleared with phase 2
- ⊙ Final design – boardwalk/pier design, ramp access

### Amenities

Abandon temporary trail access from north to south

Steel deck boardwalk with handrails will both protect visitors from wandering into the wetland area, but also protect the sensitive habitat. This area is intended as a viewing, educational area, with opportunities to see the small wetland and the wildlife it supports. Other deck materials may be explored at the time of design based on funding. Piers and viewing platforms will be included.

Animal blinds – in select locations close to the water surface, provide blinds that allow closer observation of the birds or animals with minimal disturbance.

Spring fed irrigation – potential problems with state code and water quality requirements. However, this would provide both a use for occasional run-off water, lower water demand for site plantings, and provide an educational opportunity

Separation gate – provides a divider between the secure portion of the park, and the habitat area. Designed to roll back, and provide a greater ‘gateway’ into the historic park, this can be decorative to emphasize the transition.

Large group ramada – a final ramada in the lower portion of the park will be located inside the historic area, but provide viewing opportunities to the habitat.

Educational signage

<b>GOAL MATRIX</b>	Preservation	Sensitive Dev.	Public Access	(Interp)	Incremental Dev.
Archeo. Exploration	X	X		X	
Final Design	X	X	X	X	X
Boardwalk		X	X		
Pier/viewing platforms		X	X	X	
Animal blinds		X		X	
Educational signage				X	
Spring irrigation		X		X	
Seperation gate	X	X			
Group ramada			X		

## Phase 4

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Phase 4 is less focused on preservation, and on more on public access, and interpretation. This phase completes park development. The main feature of this phase is the overlook and restroom building. Being the highest developed stage, sustainable features should be considered, including solar power, rainwater harvesting, and other LEED principles.

### Design

- ⊙ Archeology test pits
- ⊙ Final design

### Amenities

Removal of existing parking lot (contractor staging area)

Soft paved parking – allows for water infiltration, minimizing run-off into the spring. Smaller parking than previous allows for more amenities. Layout is redesigned to provide better ADA access. Meets goals of citizens comments to reduce area dedicated to paving and concrete.

Signalized crosswalk – this will be main point of access for residents walking from adjoining neighborhoods. Align with existing street alignment as a mid block crossing, allowing for safe access to site.

Pathways and ramps – comprised of both concrete paving (where required) and stabilized decomposed granite, or other ‘soft paving’ material.

Shade sails – grouping of three at the overlook provides shade, picnic, and seating areas, while directing views across the spring habitat, towards the adobe.

Restroom building and interpretive kiosks – custom restroom structure, possible built from adobe, or contemporary versions (rammed earth, compressed earth block) built from the earth, in keeping with context of the adobe structure. Long roof overhang can incorporate interpretive signage, seating areas, or gathering space.

Overlook plaza

Grassy berm area (spring dome) – public sculpture, interactive element

Outdoor gathering space / council ring

Interpretive signage

<b>GOAL MATRIX</b>	Preservation	Sensitive Dev.	Public Access	(Interp)	Incremental Dev.
Archeo. Exploration	X	X		X	
Final Design	X	X	X	X	X
Parking lot removal		X			
Pervious parking		X	X		
Signalized crosswalk			X		
Pathways ramps		X	X		
Shade sails			X		
Restroom building			X		
Interpretive kiosks				X	
Overlook plaza			X	X	
Grassy dome				X	
Outdoor / council ring			X		
interpretive signage				X	

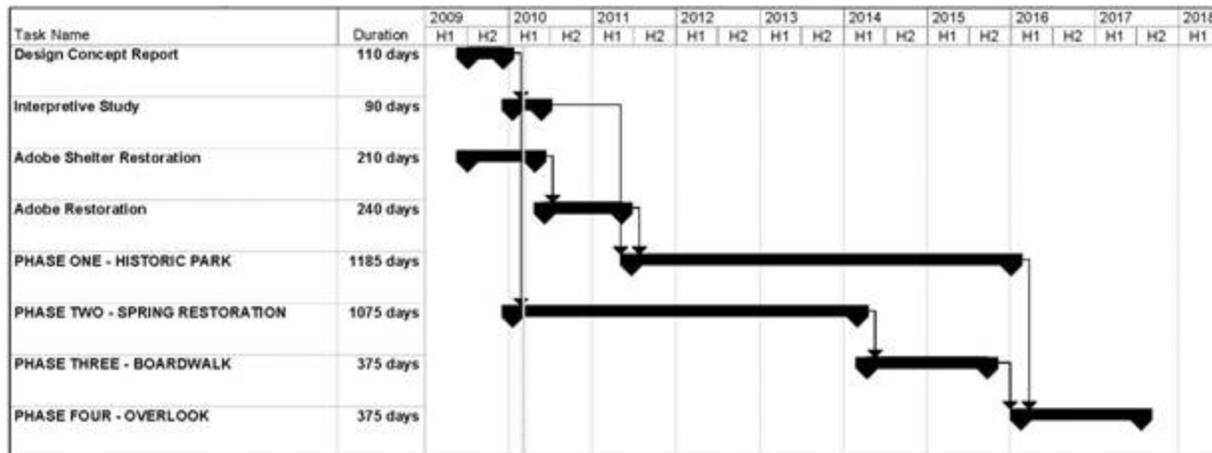
**Chapter 17: Implementation and Recommendations**

It is critical to capitalize on the current public awareness of the project, and enthusiasm to see it completed. Continued incremental steps towards completion of the project will create goodwill among the citizens on a project that has often not been viewed favorably. By getting public access to the park as a first step, and then completing each phase in a systematic fashion, the citizen's trust will be gained, support will build for the project, and volunteer efforts and funding may become easier to obtain.

Regular updates to the public through media outlets and on the City's website, recommended on a quarterly basis, will keep the public informed, and help control expectation for immediate completion. Each phase of development may take between 1 and 2 years, based on available funding. But by acknowledging key milestones, such as application for funding, when funding is approved or denied, completion of design plans, and public opening of phases, the public can stay informed.

A simplified version of the attached timeline should be provided on the City's website, denoting the current step in the process, and recent activity.

A timeline for implementation has been developed based on critical tasks. Certain site evaluations, such as test pits, should be done prior to full construction



**Timeline and Phasing**

This timeline takes into account the various activities needed to reach completion. The timeline provided is a floating timeline, based on completion of critical tasks. However, an estimate of time required to complete each task has been built into the timeline to provide a rough approximation of the overall time required to complete all phases of the project. At a pace of one phase per year, beginning one year after completion of this design report, project completion is estimated in 2017.

This schedule is dependant of identifying, and being awarded, funding to complete the project. To maintain momentum, a major milestone should be completed each year. On off construction years, the City should implement other processes or projects that support the ongoing effort of the park. These could include:

- Develop online media and historic narrative for each era of the park, accessible through the City website.
- Development of an audio tour for each phase of the park. This could be downloadable through the City website, similar to a ‘podcast’ and listened to onsite. This would be a cost effective alternative to onsite tours.
- Organizing volunteers for annual ‘clean-up days’ or on site events
- Re-interment announcement for the remains currently at UNLV.

Details of the timeline are on the attached exhibit, but can generally be broken down into the following steps:

- **Identify funding:** this can be for completing an entire phase, or for completing any of the following individual steps in each phase
- **Complete onsite detailed research:** This would consist of physical site explorations, such as archeological test pits corresponding to that phase’s development area, and spring monitoring to determine the annual water flows and plants that will be supported. Results of these investigations will guide the final design, by potentially relocating a trail connection, moving a structure, and determining specific plants for the wetland area.
- **Final Design:** Construction documents will be developed that can be bid for construction.
- **Construction**

### **Funding**

Based on the limited available funds, additional outside funding sources are required. The best use of the existing funds would be to combine it with matching grant funds. Funding mechanisms will need to be identified, based on need and eligibility, for each phase. Relevant avenues for seeking funding would include:

- Restoration of historic structures (Currently an historic landmark of local significance, obtaining landmark status may increase funding opportunities)
- Park development in distressed neighborhoods
- Wetland Protection

On the following pages is a list of potential funding sources that may be applicable to this project:

Funding Source	Application
<p><b>Federal</b></p>	
<p><b>Environmental Protection Agency (EPA)</b>  <i>The EPA provides several avenues for funding related to environmental protection, wetland restoration, and environmental education. A matrix of funding sources for communities is available at:</i></p> <p style="text-align: center;"><a href="http://www.epa.gov/region09/funding/funding-sources/FundingSourcesForCommunities-Jan10.pdf">http://www.epa.gov/region09/funding/funding-sources/FundingSourcesForCommunities-Jan10.pdf</a></p> <p>Nevada falls within EPA region 10. Funding Specifics for likely funding candidates are provided below.</p>	<ul style="list-style-type: none"> <li>• Wetland restoration and education</li> </ul>
<p><b>EPA: Environmental Education (EE) Fund</b>  <i>EA matching grant program, EPA will not fund projects that simply disseminate information. Projects must teach analytical skills and informed decision making that leads to responsible actions to protect the environment.</i></p> <p style="padding-left: 40px;">Environmental Education Grant Program  Environmental Education Division (1704A)  1200 Pennsylvania Avenue, NW  Washington, D.C. 20460  Karen Scott  (202) 564-0451  scott.karen@epa.gov  <a href="http://epa.gov/Education/grants.html">http://epa.gov/Education/grants.html</a></p>	<ul style="list-style-type: none"> <li>• City may apply for educational resources related to wise water use and practical application at the overlook interpretive and spring area.</li> <li>• Friends of Kiel Ranch or other non-profit may apply for demonstrations or teaching opportunities on site related to water use or environmental protection</li> </ul>
<p><b>EPA: Wetlands Program Development Grants</b>  Supports projects that promote the coordination and acceleration of research, investigations, experiments, training, demonstrations, surveys, and studies relating to the causes, effects, extent, prevention, reduction, and elimination of water pollution.</p> <p style="padding-left: 40px;">Suzanne Marr  US EPA Region 9,  75 Hawthorne Street, MC WTR-3  San Francisco, CA 94105  Phone: 415-972-3468 Email: <a href="mailto:marr.suzanne@epa.gov">marr.suzanne@epa.gov</a></p>	<ul style="list-style-type: none"> <li>• Bioswales and retention basins prior to spring</li> <li>• Wetland planting (Phase 2) that filter pollutants</li> </ul>
<p><b>Land and Water Conservation Fund</b>  <i>A federal program that provides 50:50 matching grants for acquisition of park land and development of park facilities</i></p> <p style="padding-left: 40px;">Nevada State Parks  901 S Stewart Street, Suite 5005  Carson City, NV 89701  Attn: Jenny Scanland, L&amp;WCF Grants Coordinator  (775) 684-2787  Email: <a href="mailto:jscanland@parks.nv.gov">jscanland@parks.nv.gov</a>  <a href="http://parks.nv.gov/lwcf.htm">http://parks.nv.gov/lwcf.htm</a></p>	<ul style="list-style-type: none"> <li>• All Phases</li> <li>• Acquisition of adjacent land (well site, unused industrial) for buffer around spring</li> </ul>

Funding Source	Application
<p><b>National Park Service: National Center for Preservation Technology and Training (NCPTT) Grants</b>  <i>The NCPTT Grants program funds projects that develop new technologies or adapt existing technologies to preserve cultural resource through small grants up to \$25,000.</i></p> <p>645 University Parkway  Natchitoches, LA 71457  (318) 356-7444  ncptt@nps.gov  <a href="http://www.ncptt.nps.gov/grants/">http://www.ncptt.nps.gov/grants/</a></p>	<ul style="list-style-type: none"> <li>• Online media</li> <li>• 3d visualizations (online or onsite kiosks)</li> <li>• Downloadable media or podcasts for self-guided tours</li> <li>• On-site training or documentation of resources during initial site investigation</li> </ul>
<p><b>National Park Service: Save America’s Treasures Grant Program</b>  <i>Grants are awarded to Federal, state, local, and tribal government entities, and non-profit organizations through a competitive matching-grant program, administered by the National Park Service</i></p> <p>Kimber Craine  Telephone 202.682.5661  kcraine@pcah.gov  <a href="http://www.nps.gov/history/hps/treasures/index.htm">http://www.nps.gov/history/hps/treasures/index.htm</a></p>	<p>Park development efforts related to preservation of the adobe structure:</p> <ul style="list-style-type: none"> <li>• Phase 1b – preservation work around adobe</li> <li>• Adobe Restoration</li> </ul>
<p><b>National Park Service: Tribal Heritage Grants</b>  <i>These grants assist Indian Tribes, Alaskan Natives, and Native Hawaiian Organizations in protecting and promoting their unique cultural heritage and traditions. It focuses on what tribes are most concerned with protecting - Native language, oral history, plant and animal species important in tradition, sacred and historic places.</i></p> <p>National Park Service, Historic Preservation Grants Division  1201 Eye Street, NW, 6th Floor  Washington, D.C. 20005  202-354-2020 x2  <a href="http://www.nps.gov/history/hps/hpg/tribal/index.htm">http://www.nps.gov/history/hps/hpg/tribal/index.htm</a></p>	<p>Grant application would be coordinated through local tribes and could support development efforts on the park related to Paiute history:</p> <ul style="list-style-type: none"> <li>• Interpretation of Paiute history</li> <li>• Paiute and agriculture</li> </ul>
<p><b>National Parks Service: Historic Preservation Fund Grants (HPS)</b>  <i>Historic Preservation Fund provides matching grants to encourage private and non-federal investment in historic preservation efforts nationwide, and assists State, local governments, Indian tribes, and the National Trust for Historic Preservation with expanding and accelerating their historic preservation activities nationwide.</i></p> <p>Historic Preservation Fund, Heritage Preservation Services,  National Park Service  1849 C Street, NW, NC330  Washington, D.C. 20240  Attn: Mr. John Renaud  Phone: (202) 343-1059  hps-info@nps.gov</p>	<p>Phases related to preservation of the adobe and interpretation of the site history:</p> <ul style="list-style-type: none"> <li>• Phase 1b – preservation work around adobe</li> <li>• Adobe Restoration</li> <li>• Interpretive signs</li> </ul>
<p><b>National Parks Service: Urban Park and Recreation Recovery Grant</b>  <i>A matching federal grant program for the purpose of providing new or rehabilitating old parks within urban areas. Established in 1978, this program has not been funded since 2002. Initiatives are in place to appropriate funding in the near future.</i></p>	<ul style="list-style-type: none"> <li>• All Phases</li> </ul>

Funding Source	Application
<p><b>USDA: Resource Conservation &amp; Development Program</b>  Supports the conservation, development and utilization of natural resources, improve the general level of economic activity, and to enhance the environment and standard of living in designated RC&amp;D areas.</p> <p>David Arthur, Acting National RC&amp;D Program Manager,  202-720-0658  david.arthur@wdc.usda.gov</p>	<ul style="list-style-type: none"> <li>•Phase 2 – Spring restoration</li> </ul>
<p><b>US Fish and Wildlife Services: North American Wetlands Conservation Act (Standards Grants and Small Grants Programs)</b>  <i>Provides matching grants to organizations and individuals who have developed partnerships to carry out wetlands conservation projects in the United States, Canada, and Mexico for the benefit of wetlands-associated migratory birds and other wildlife.</i></p> <p>Division of Bird Habitat Conservation  703-358-1784  <a href="mailto:dbhc@fws.gov">dbhc@fws.gov</a></p>	<ul style="list-style-type: none"> <li>•Phase 2 – Spring restoration</li> </ul>
<b>State</b>	
<p><b>Nevada Department of Agriculture: Plant Industry Division - Weed Control Grant</b>  <i>Provides grant funding to designated Cooperative Weed Management Areas for control of noxious weeds.</i></p> <p>Attn: Tina Mudd  <a href="mailto:tmudd@agri.state.nv.us">tmudd@agri.state.nv.us</a>  <a href="http://agri.nv.gov/nwac/PLANT_No WeedPlan.htm">http://agri.nv.gov/nwac/PLANT_No WeedPlan.htm</a></p>	<ul style="list-style-type: none"> <li>•Phases 2, weed control</li> </ul>
<p><b>Nevada Division of State Parks: Dept. of Conservation and Natural Resources- Recreational Trails Program</b>  <i>A federal assistance program through the Federal Highway Administration to help provide and maintain trails for both motorized and non-motorized trails.</i></p> <p>Nevada State Parks  901 S Stewart Street, Suite 5005  Carson City, NV 89701  Attn: Randy Moore, Recreational Trails Coordinator  (775) 684-2775  Email: <a href="mailto:jrlmoore@parks.nv.gov">jrlmoore@parks.nv.gov</a></p>	<ul style="list-style-type: none"> <li>•Phases 1a, 1b, 1c, and 3 – trail development</li> </ul>
<p><b>Southern Nevada Public Land Management Act</b>  <i>A state program for the development of parks, trails, and natural areas in the Clark, Lincoln and White Pine Counties, and Washoe County and Carson City, Nevada</i></p> <p>Bureau of Land Management  Southern Nevada District Office  SNPLMA Division (NVS00550)  Attn: Jeff Wilbanks, PTNA Program Manager  4701 North Torrey Pines Drive  Las Vegas, Nevada 89130  <a href="http://www.blm.gov/pgdata/content/nv/en/snplma.html">http://www.blm.gov/pgdata/content/nv/en/snplma.html</a></p>	<ul style="list-style-type: none"> <li>•All Phases</li> </ul>

Funding Source	Application
<b>Charitable Organizations</b>	
<p><b>Nevada Community Foundation</b>  <i>Annual competitive grants to southern Nevada non-profit organizations for community and charitable projects.</i></p> <p>1635 Village Center Circle, Suite 160  Las Vegas, NV 89134  Phone: 702.892.2326  Fax: 702.892.8580  <a href="http://www.nevadacf.org/">http://www.nevadacf.org/</a></p>	<p>Non-profit organizations such as Friends of Kiel Ranch could utilize for volunteer projects:</p> <ul style="list-style-type: none"> <li>• Orchard development</li> <li>• Small structures (interpretive nodes)</li> <li>• Landscaping</li> </ul>
<p><b>The National Trust Preservation Fund</b>  Provide two types of assistance to nonprofit organizations and public agencies: 1) matching grants from \$500 to \$5,000 for preservation planning and educational efforts, and 2) intervention funds for preservation emergencies.</p> <p>Anthea Hartig Ph.D., Director  5 Third Street, Suite 707  San Francisco, California 94103  Phone: 415-947-0692  Fax: 415-947-0699  Email: wro@nthp.org</p>	<p>Phases related to preservation of the adobe and interpretation of the site history:</p> <ul style="list-style-type: none"> <li>• Phase 1b – preservation work around adobe</li> <li>• Adobe Restoration</li> <li>• Interpretive signs</li> </ul>
<p><b>The Johanna Favrot Fund for Historic Preservation</b>  <i>Provides nonprofit organizations and public agencies grants ranging from \$2,500 to \$10,000 for projects that contribute to the preservation or the recapture of an authentic sense of place. <b>Project must be a National Historic Landmark.</b></i></p> <p>Contact The National Trust Fund (above)</p>	<ul style="list-style-type: none"> <li>• Phase 1b – preservation work around adobe</li> <li>• Adobe Restoration</li> <li>• Interpretive signs</li> </ul>
<p><b>The Cynthia Woods Mitchell Fund for Historic Interiors</b>  <i>Provides nonprofit organizations and public agencies grants ranging from \$2,500 to \$10,000 to assist in the preservation, restoration, and interpretation of historic interiors.</i></p> <p>Contact The National Trust Fund (above)</p>	<ul style="list-style-type: none"> <li>• Adobe Restoration (interior)</li> </ul>
<p><b>Ford Foundation</b>  <i>Provides grants related to the reduction of poverty, injustice, and democratic values. Grants for parks have been achieved related to <b>Arts and Culture</b>. Grants are submitted online.</i></p> <p><a href="http://www.fordfound.org">www.fordfound.org</a>  office-secretary@fordfound.org</p>	<ul style="list-style-type: none"> <li>• Cultural components of the project (Paiute history and interpretation)</li> </ul>
<p><b>Pew Charitable Trust</b>  <i>Provides grants in a wide area, including Arts and Culture and Environmental Protection.</i></p> <p>www.pewtrusts.org</p>	<ul style="list-style-type: none"> <li>• Cultural components of the project (Paiute history and interpretation)</li> </ul>
<p><b>J. Paul Getty Trust</b>  <i>Provides grants supporting Architectural Historic Preservation</i></p> <p>www.getty.edu/foundation/grants</p>	<ul style="list-style-type: none"> <li>• Adobe Restoration</li> </ul>
<p><b>William &amp; Flora Hewlett Foundation</b>  <i>Provides grants supporting Natural Resource preservation</i></p>	

