

**City of Fremont  
California Nursery Historical Park**

**Volume 3: Supporting Documents**

**Adopted December 12, 2017**



**PGAdesign**

LANDSCAPE ARCHITECTS





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## Introduction

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This volume contains supporting documents to the “California Nursery Historic Park Master Plan Report September 15, 21017” volume 1. These documents were used to assist the community input process, to inform the evolution of the master plan and feasible uses of the site, understand financial impacts and to document existing features. They provide technical information and quantify specific data in relation to the site. The data in these reports informed and helped shape the California Nursery Master Plan.



California Nursery, 1923

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## Section A: Summary of Public Input

Community input was sought throughout the process of developing the California Nursery master plan. At key junctures, City review boards and commissions reviewed and provided input to the evolving plan.

The project kick-off for the California Nursery Master Plan was held in June 2014 and marks the beginning of the community-wide master planning effort. There were three phases of effort, during which time broad input was sought and integrated into the plan. In Phase 1 three stakeholder meetings were held, community workshops 1 and 2 were held, design alternatives were presented to the Recreation Commission, and the project progress was presented to the City Council. Phase 1 was completed late 2014. Phase 2 focused on the process of preparing the EIR. The review period for the EIR concluded in February 2017. The final draft Master Plan was prepared during Phase 3. Community meeting number 3 was held during this phase and the project was reviewed by Historical Architectural Review Board, the Recreation Commission and, on April 11 2017 the Fremont City Council.

### 1. User Group Meetings

The City coordinated meetings with three existing User Groups: Math Science Nucleus/Roeding Family, Local Ecology & Agriculture Fremont, and the Museum of Local History Guild. During these meetings each group had the opportunity to provide input on its vision for the park.

The **Math Science Nucleus (MSN)/Roeding Family**, was represented by Dr. Joyce Blueford and Nelson Kirk<sup>1</sup>. MSN is currently using the Nursery Office to house some of the Roeding family historic collection. One room has been converted to an archive. MSN has an agreement with the City to archive this material in the park “office”.<sup>2</sup> Its vision for the park is that the extant buildings and site features will be restored to reflect what the property was like in the 1930s—within the period of significance.<sup>3</sup> Its sole purpose will be to celebrate the history of the nursery and Fremont. Historic exhibits housed in the existing buildings would tell the story of the nursery and the roles played by John Rock, William Landers, Richard D. Fox, Harry Rosedale, Mr. Ogata, Frank Avilla and others, as well as multiple generations of Roedings. MSN envisions the park hosting daily tours of school-aged children, who will come to learn about California history, food production and science. Tour fees would support the park. MSN would also like to:



*Children's Hospital Picnic, 1936-37*

<sup>1</sup> PGAdesign met separately with Bruce Roeding prior to the workshop and solicited his input on what he would like to see in the park. After the workshop we spoke with Sandy (aka George R.) and Gretchen Roeding to hear their feedback.

<sup>2</sup> In September 2014 the Bringham family donated \$100,000 to support the archiving effort and Professor David Stronck from California State University East Bay offered graduate students to assist with the work.

<sup>3</sup> The period of significance for the nursery 1842 - 1952 was established in 2001 by Ward Hill, Woodruff Minor and Michael Corbett, Architectural Historians. Refer to DPR 523 Form by the State of California Department of Parks and Recreation for the California Nursery.

- Expand the experimental orchard
- Bring back the annual tulip festival
- Reconstruct one of the lath structures
- Reconstruct the high water tower, which at 85 feet was a landmark in the area

MSN sees a need for:

- Multi-use community building with a kitchen
- More restrooms
- Classroom in the park to conduct its programs - separate from multi-use building
- Small store that would sell products grown or made in the park along with other items related to the history of the site. Profits from such a venue would help support the park operations
- Structure and interpretive material is needed to house and tell the story of the historic vehicles and machinery used in the nursery operation

Mia Mora and Bruce Cates, the Secretary and President of **Local Ecology & Agriculture Fremont (LEAF)**, represented their group. LEAF currently has a temporary lease of approximately one acre of the property on Nursery Avenue near the main park entry. Over the past two years, with 1500 volunteers<sup>4</sup>, LEAF has constructed accessible paths, community garden beds, three small greenhouses and a propagation area. LEAF also conducts classes and provides food to the community. LEAF would like the community garden to provide space for:

- 90 additional planters
- In-ground plots
- 3 small greenhouses
- Source of water
- Space to conduct classes for up to 50 people with shade
- Ability to cook food in either a commercial kitchen or a covered outdoor kitchen / barbeque.
- Community building with space for 50 people
- Exhibit space
- Permaculture demonstration garden
- Retail sales area (store)



*Nursery Store, 1930's*

Food preparation would be part of its classes and celebrations of harvests. LEAF classes address food production and environmental education. It sees a need for a community building that could host an annual conference on environmental education. Such an event could draw 200 to 300 people to the park. It also needs exhibit space and a place to sell vegetable seedlings and produce from

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Del Conte Landscape Construction donated labor as well.

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the garden. Members of LEAF would like a permaculture<sup>5</sup> demonstration garden somewhere in the park. They envision the President's House as a possible venue for a restaurant that would serve food produced in the garden.

Both LEAF and MSN / Roeding agree that establishing ongoing relationships with the Master Gardener program and UC Extension would be beneficial. They also agree that technology should be used to create self-guided educational tour programs that could be accessed via smart phones.

Representatives from the **Museum of Local History Guild** included President Gil Garza, Patricia Wipfli Schaffarczyk, Lila Bringhurst and Tim Gavin. Their presentation provided an overview of their organization and the resources they have to offer. The mission of the Guild is to preserve the history of Southern

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<sup>5</sup> Wikipedia defines permaculture as a philosophy of working with, rather than against nature; of protracted and thoughtful observation rather than protracted and thoughtless labor; and of looking at plants and animals in all their functions, rather than treating any area as a single product system. Bill Mollison.



*American Association of Nurserymen picnic  
on the Great Lawn, 1939*



*Workshop No. 1, July 2014*

Alameda County. Their vision for the park includes a local history Interpretive/Education Center that could be housed in one of the existing historic buildings or in a new building within the park. They envision the Interpretive/Education Center as a central point of Fremont history, with permanent and changing exhibits that serve as a starting point for history tours and a venue for fundraising events to support the Interpretive/Education Center operations.

The Guild offered the use of its materials and resources to develop the interpretive program for the museum and park, as well as volunteers to pursue grants and sponsor events. Programmatically, the Guild would like to have a multi-use building with space for:

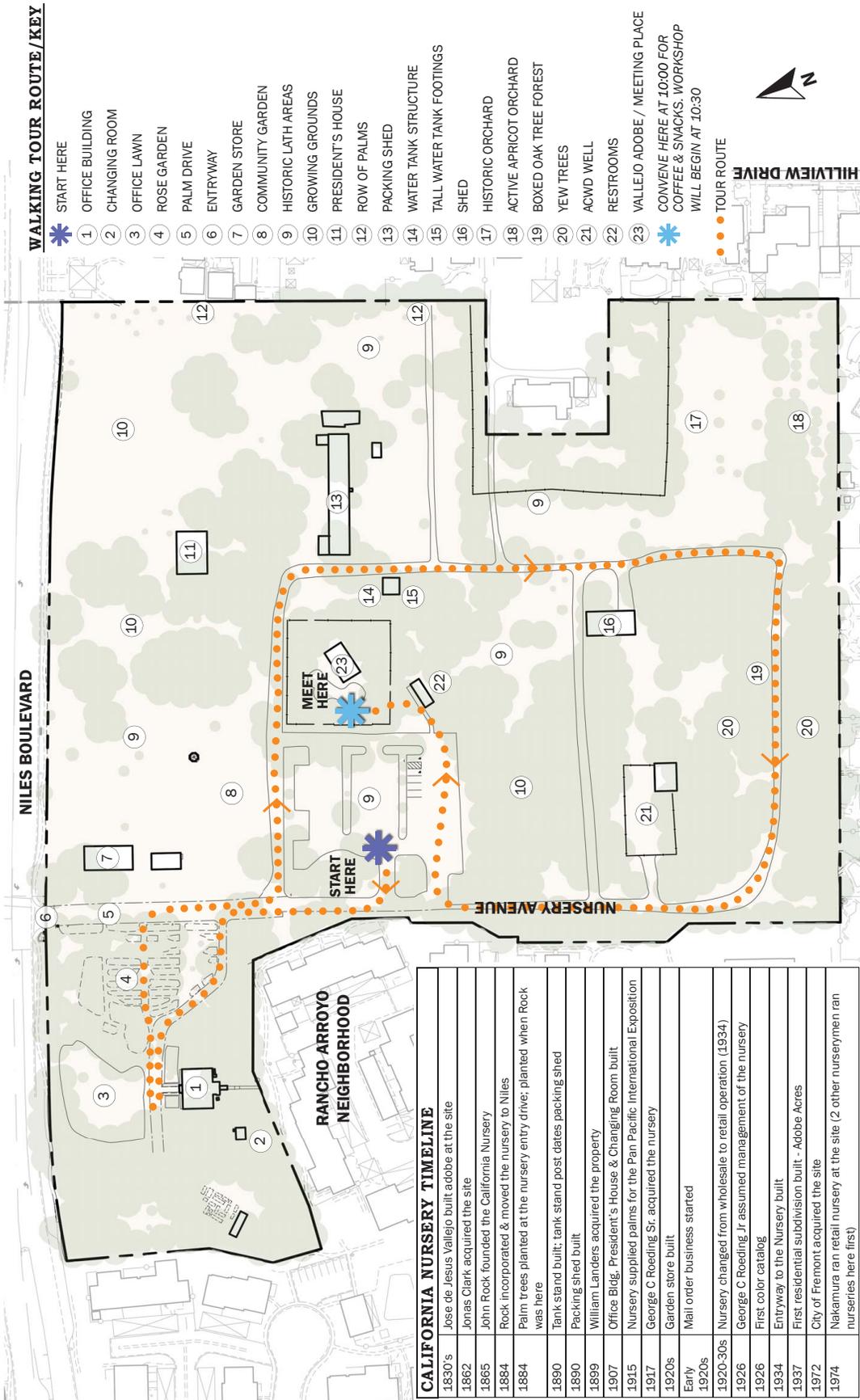
- Museum exhibits - permanent and changing
- Archive space
- Event space for up to 300
- A commercial kitchen
- Office space
- Staff room

### **Recreation Commission Meeting**

In July 2014 PGAdesign attended a Fremont Recreation Commission meeting held in the Vallejo Adobe, preceded by a narrated tour of the site. The hearing was an opportunity for the Commission to hear what would be presented at the first public workshop. The presentation included reports from Nancy Goldenberg, an historic architect, and Cathy Garrett and Chris Pattillo from PGAdesign. Topics included workshop objectives, an overview of the historic site context, a site analysis, and the preliminary building assessment. PGAdesign also provided brief reports from the other consultant members regarding site utilities and financial considerations.

A discussion was held regarding how best to engage the workshop attendees. A draft survey questionnaire was distributed and Commission members offered suggestions on how to frame questions. Additional questions were added in response to comments from Commissioners. We closed the meeting by reviewing next steps.

The following two pages show the front and back sides of a self-guided walking tour of the park site. The tour route and key, as well as a timeline with major events and construction dates for existing buildings is included.



**WALKING TOUR ROUTE / KEY**

- \* START HERE
- 1 OFFICE BUILDING
- 2 CHANGING ROOM
- 3 OFFICE LAWN
- 4 ROSE GARDEN
- 5 PALM DRIVE
- 6 ENTRYWAY
- 7 GARDEN STORE
- 8 COMMUNITY GARDEN
- 9 HISTORIC LATH AREAS
- 10 GROWING GROUNDS
- 11 PRESIDENT'S HOUSE
- 12 ROW OF PALMS
- 13 PACKING SHED
- 14 WATER TANK STRUCTURE
- 15 TALL WATER TANK FOOTINGS
- 16 SHED
- 17 HISTORIC ORCHARD
- 18 ACTIVE APRICOT ORCHARD
- 19 BOXED OAK TREE FOREST
- 20 YEWE TREES
- 21 ACWID WELL
- 22 RESTROOMS
- 23 VALLEJO ADOBE / MEETING PLACE
- \* CONVEGE HERE AT 10:00 FOR COFFEE & SNACKS. WORKSHOP WILL BEGIN AT 10:30
- TOUR ROUTE



**CALIFORNIA NURSERY HISTORICAL PARK MASTER PLAN**  
COMMUNITY WORKSHOP  
JULY 12, 2014

CALIFORNIA NURSERY TIMELINE	
1830's	Jose de Jesus Vallejo built adobe at the site
1862	Jonas Clark acquired the site
1865	John Rock founded the California Nursery
1884	Rock incorporated & moved the nursery to Niles
1884	Palm trees planted at the nursery entry drive; planted when Rock was here
1890	Tank stand built; tank stand post dates packing shed
1890	Packing shed built
1899	William Landers acquired the property
1907	Office Bldg, President's House & Changing Room built
1915	Nursery supplied palms for the Pan Pacific International Exposition
1917	George C. Roeding Sr. acquired the nursery
1920s	Garden store built
Early 1920s	Mail order business started
1920-30s	Nursery changed from wholesale to retail operation (1934)
1926	George C. Roeding Jr assumed management of the nursery
1926	First color catalog
1934	Entryway to the Nursery built
1937	First residential subdivision built - Adobe Acres
1972	City of Fremont acquired the site
1974	Nakamura ran retail nursery at the site (2 other nurserymen ran nurseries here first)

NILES BOULEVARD

NURSERY AVENUE

HILLVIEW DRIVE

RANCHO ARROYO NEIGHBORHOOD

START HERE

MEET HERE

# Significant Tree Map

California Nursery  
Fremont, CA

Prepared for:  
PGA Design  
June 25, 2014

- Notes:
1. Basemap 2012 NAIP image.
  2. Tree locations are approximate.

## Legend

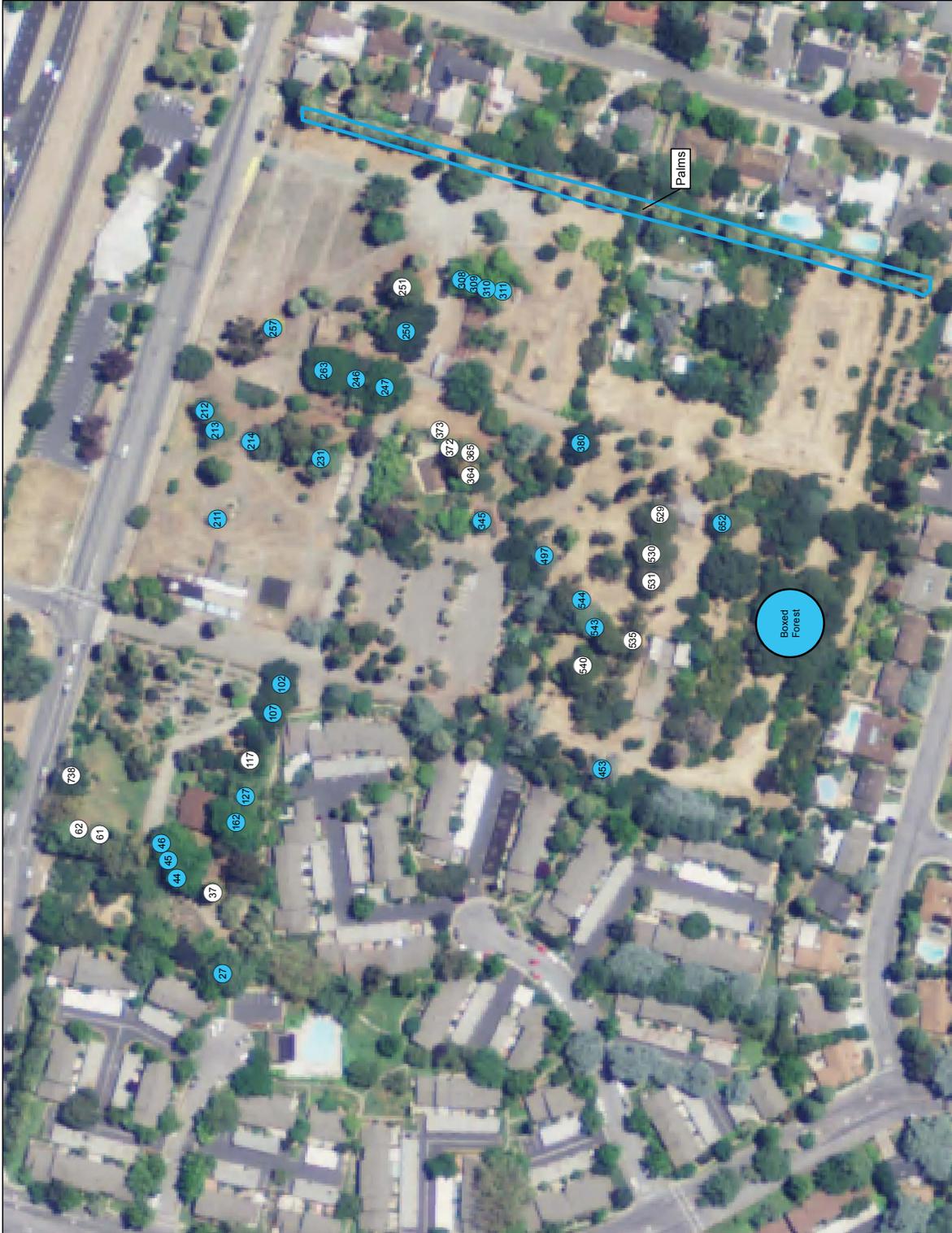
- Landmark Trees
- Notable Trees



160 Feet



325 Ray Street  
Pleasanton, CA 94566  
Phone: (925) 764-0511  
Fax: (925) 764-0596



Map of Significant Trees prepared for Workshop 1 by Hort Science

## Workshops No. 1 & 2

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### Workshop No. 1

The first community workshop was broadly advertised. Information about the workshop was posted on the City website, ads were placed in the local newspapers, and all residents within 400 feet were notified by mail.

The workshop was held on a Saturday morning at the site. Attendees identified where they live on a large map and were provided with self-guided maps of the park that identified buildings and other features. A California Nursery timeline with key dates and events was included, as was an exhibit prepared by HortScience showing the locations of significant trees. In addition, informal guided tours were led by PGAdesign, and MSN hosted a display of historic artifacts from the nursery in the office.

### Welcome and Site Context

Roger Ravenstad, Senior Landscape Architect and Fremont Project Manager, opened the workshop by welcoming 145 attendees. Cathy Garrett presented an overview of the historic context, explaining that at the time of the California Gold Rush there was a surge of interest in horticulture and a passion to import new plants. New species from the Orient, South America and even Australia flooded into the Port of San Francisco to feed this voracious appetite for new things.

Our mild Mediterranean climate, growing population, new-found wealth, and location as the premier Pacific U.S. port helped to promote the development of a thriving nursery trade. In 1854 William Connell Walker<sup>6</sup> advertised the “availability of camellias and other flowering shrubs and trees” from his greenhouse and nursery located at Fourth and Folsom Streets in San Francisco. By 1859 he had 20,000 plants in pots available for sell. In 1856 James O’Donnell established the Mountain View Nursery in San Jose. John Rock started the California Nursery originally in San Jose in 1865. Between 1850 and the 1870s the number of nurseries grew significantly throughout the Bay Area, with important growers and merchants in Oakland, Berkeley, San Jose, the Santa Clara Valley, Napa-Sonoma and Niles. Perhaps the best-known of these was the nursery established by Luther Burbank in Santa Rosa in 1878.

Judith Taylor, in her *History of California Gardens*, notes 64 nurseries in the greater Bay Area between the 1850s and 1880s. Many of these provided not only plants but professional design services as a part of their businesses. The expansion of horticultural literature during this period no doubt had an influence on horticulture of the late 19th century in California. JC Loudon and



*George Roeding III at Workshop No. 1,  
July 2014*

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<sup>6</sup> Walker’s 1858-1859 nursery catalogue was obtained by Harry Butterfield, for many years at the cooperative extension service of the University of California and an avid collector of information on early California horticulture. Butterfield’s notes, including his typescript of Walker’s catalogue, are in the Special Collections of the Shields Library at U.C. Davis.

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Andrew Jackson Downing were among those writing about horticulture and were highly influential. Golden Gate Park, by far the most important example of landscape design in the, was begun in 1870 under the direction of William Hammond Hall. John McLaren replaced Hall as Park Superintendent and was known to the Roeding family. He can be seen in the historic pictures with the young Roeding boys.

San Francisco and the Bay Area was a place of great wealth derived from mining; railroad development; processing and manufacturing; finance; and international trade. During the 1870s and 1880s the great public parks were being established, and palatial mansions were built in San Francisco and on the peninsula, all of which needed a supply of plants. Many contained “exotic” trees that were especially popular in the 1870s and 1880s, including many varieties of palms, redwood, Australian monkey puzzle, cedar of Lebanon and the bunya-bunya tree. California’s newly rich were as interested in the conspicuous display of their wealth as their English and East Coast counterparts. This is the context in which the California Nursery began and thrived.

### **Site Analysis**

A series of presentation boards were used to explain aspects of the site that affect the park design: environmental factors, existing buildings, circulation and parking, noise concerns, important views, screening needs, the location of significant trees, and how the buildings and tree rows define outdoor spaces on the property. Other exhibits showed how the size of the nursery property has changed over time.

Collections of historic photographs on another series of boards told the story of how the California Nursery began. They showed the building and land uses; the nursery operations; annual events that took place at the nursery, like the tulip festival and garden show; and some of the people associated with the nursery over its 103-year history.

Rebecca Gorton of Lamphier-Gregory, environmental planners, explained the environmental review process and was available to respond to concerns about traffic and noise. These will be studied as part of the environmental impact report (EIR) preparation process. Nancy Goldenberg with Carey & Company, historic architects, described the condition of the existing buildings, talked about potential uses for these buildings, and went on record as supporting the reuse of existing buildings as a sustainable and suitable approach to accommodating the program elements.

Workshop attendees were then invited to ask questions of the design team and make remarks about what sort of activities they would like to see happen in the park. All of the following program elements were suggested.



*Bruce Roeding, 1937*

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Attendees also expressed concern about how neighbors would be impacted by a more developed park. Noise and traffic are the two primary concerns. They are also concerned that trees are stressed and need immediate attention. Other advocates spoke up for retention of the rose garden/display garden. A

### **Program Elements**

- A passive park; a quiet place to enjoy the trees and wildlife
- Shady areas for picnicking and dog walking
- An arboretum with labeled trees and plants, or a botanical garden
- Venue for flower shows
- History Interpretive/Education Center
- Community garden
- Demonstration gardens for drought-tolerant plants, native plants, permaculture, vegetable growing
- Sustainable design exhibits
- Venue for speakers
- Venue for classes on topics connected with the nursery as well as growing and eating plants
- Gift shop
- Interpretive displays about the nursery, sustainable design, permaculture, native plants, earthquakes, water conservation
- Place for students to learn about Fremont history and the nursery story
- Playground
- Venue for weddings, business functions, family celebrations
- Place to grow and sell plants
- Venue for the Pacific Bus museum
- Private retail nursery
- Bed and breakfast
- Café or restaurant

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number of speakers suggested forming alliances with local community colleges and the Master Gardener program.

The final presenter was Steven Spickard, from Land Economics Consultants, who introduced the need to generate revenue to support park maintenance and operations. He explained that parks throughout the country are dealing with this issue. Steve is working with the planning team to develop a model for the park's maintenance and ongoing operations.

At the conclusion of the workshop attendees were asked to fill out a survey questionnaire that was intended to solicit levels of interest in a range of activities and programs that could take place in the park. The survey was posted on the city's website, and 163 completed surveys were returned. The results demonstrate support for nearly every type of program element suggested. One series of questions asked, "To support the park financially would you buy spring bulbs for your garden here or vegetable seedlings or cut flowers or Halloween pumpkins, etc?" This series of questions garnered the most votes suggesting a commitment to support the park. The questions and vote counts are shown on the following page.

In reviewing the responses, at first glance it may appear that negative votes outweigh the affirmative votes but when you add together those who selected "Yes" and "Maybe" the totals are very similar. For example, 65 chose "not interested" in response to the question "would you attend a Father's Day event?". Only 46 indicated they were "very likely" to attend, but when adding in the 29 who chose "somewhat likely" the affirmative votes outweigh the negative.

The second group of questions asked respondents if they are likely to participate in a variety of activities. Several of these received higher "No" votes than affirmative. This does not necessarily suggest that these activities should not be available in the park for others to take advantage of. In a few cases the "No" votes do exceed the combined "Yes" and "Maybe" votes but in no case is the difference very significant so one can reasonably conclude that most if not all of the suggestions offered should be considered as acceptable activities for the park.



*Niles sales yard, 1941*

## **Workshop No. 2**

In September 2014 the city hosted a second workshop, this time at the Teen Center, where 85 interested parties heard presentations, made comments and asked questions of the master planning team. PGAdesign presented two design alternatives, Option 1 and Option 2. Nancy Goldenberg updated previous findings on the condition of the buildings in her Existing Buildings Assessment Report. Steven Spickard presented an overview of the Preliminary Financial Report. The content of each presentation is described in the

## CA NURSERY QUESTIONNAIRE RESULTS

Describe your level of interest in the park:

VERY INTERESTED	SOMEWHAT INTERESTED	NOT INTERESTED
32	2	

Totals as of 9/16/14

Of the following activities which of these are you likely to attend?	VERY LIKELY	SOMEWHAT LIKELY	NOT LIKELY
A spring tulip festival	110	43	10
Weekly farmers market	70	35	14
Mother's day picnic	51	40	54
Father's Day BBQ	46	29	65
Fall harvest festival	137	27	6
Christmas lights show	102	32	25

Might you or your family members participate in any of the following?	YES	MAYBE	NO
Home beer brewing contest?	35	34	88
An Easter egg hunt?	32	32	89
Saturday morning story time for tots during summer?	24	27	95
Attend a Halloween Haunted Park event?	59	39	57
Attend day camp with a garden focus for Kids aged 7-10?	43	19	86
Bike repair workshops?	42	36	75
Start & finish of annual family fun bike ride? (5mi, 10mi, 25 mi, and 50 mi rides)	57	49	46
Annual free plant exchange?	124	30	11
Family picnics?	94	32	24

Which of these educational opportunities interest you enough that you would attend?	Very Likely	Maybe	Not Interested
Evening or weekend talks/lectures?.....	80	56	9
Taking classes on the following topics?			
How to prune fruit trees.....	106	38	21
How to bake pies.....	49	55	41
How to graft fruit tree.....	89	31	36
Flower arranging.....	76	43	32
How to make wine.....	47	37	59
How to make beer.....	43	37	64
Plein air painting.....	58	38	53
How to can fruit & veggies.....	72	45	35
General cooking classes.....	74	49	31
How to grow vegetables.....	113	31	18
How to compost.....	92	34	22

To support the park financially would you?	Yes	Maybe	No
Buy spring bulbs for your garden here? .....	115	31	10
Buy vegetable seedlings here? .....	130	24	9
Buy cut flowers here? .....	113	34	10
Buy Halloween pumpkins here? .....	110	32	15
Buy your Christmas tree here? .....	92	28	42

What does the park need?	Definitely	Maybe	Does not need
More parking.....	21	78	39
Better restrooms.....	71	53	13
A museum.....	78	44	18
A multi-purpose community room.....	73	46	16
More community garden beds.....	59	56	15

Do you think this site is or could be a nice place for any of the following?	Great Idea	Maybe	No Way
Weddings.....	119	28	11
Corporate functions.....	70	52	35
Small conference center.....	78	55	22
Family reunion.....	94	38	15
Teen dances.....	36	54	58
Movies in the park.....	80	45	25
A bed and breakfast boutique hotel.....	42	43	67
Community festivals..... (box left off form)	38	31	25

If we provide the types of activities you are interested in, how likely are you to visit the park?	Very Likely	Somewhat likely	Not likely
	26	2	1

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following sections, and the complete Building Existing Conditions (Section D) and Preliminary Financial Report (Section E) are included in this report. The workshop agenda also included brief reports on the Preliminary Construction Cost Estimates and the Environmental Review process.

After the park design alternatives were presented, attendees had the opportunity to make comments. Several people expressed concern about the community garden, particularly where it would be located. Others were concerned about Regan's Nursery. Many spoke about the importance of the education programs and of protecting the authentic features in the park.

At the end of the workshop attendees were asked to submit written comments on what they were most excited or most concerned about. Support for a new multi-purpose / classroom building and the community garden ranked highest, followed by the new Interpretive/Educational Center shown in Option 2, which tied with maintaining and expanding the arboretum. Twice as many preferred the new Interpretive/Educational Center building as those who preferred using the existing historic buildings as museum space. Attendees expressed support for adding a café to the park as well as more venues for weddings or other events that would generate revenue to help support the park financially.

Other comments supported use of the California Nursery Archive Building as a document archive; restoration of historic buildings; added parking; the amphitheater; walking paths; restoration of the water tower and tank; preservation of the Boxed Tree Forest; the retail store; additional restrooms; a catering kitchen; and building a lath structure over the parking.



*Aerial view of the Nursery showing the lath houses*



*Rows of rose seedlings, 1930's to 1940's*

## **Phase 2 EIR, Community Meeting**

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### **Phase 2 Environmental Review and Public Hearings**

Starting in Fall of 2014 the Lamphier-Gregory team prepared the draft environmental impact report (EIR) that analyzed all of the potential impacts of the proposed park. After the draft was reviewed by City of Fremont staff it was released for public review in mid December 2016. Comments received will be incorporated into the final EIR and park master plan. The master plan and EIR will be presented to the Historical Architectural Review Board, the Recreation Commission and the City Council for adoption of the master plan and certification of the EIR.

### **Phase 3: Community Meeting**

On January 19, 2017 a community meeting was held at the Teen Center. All of the exhibits that had been shown at the two previous workshops were on display so that everyone could see the basis of the planning process and how the design concepts had evolved. Suzanne Wolf, Community Services Director and Roger Ravenstad, Parks Planning and Design Manager, welcomed all who attended, introduced the project and set the stage with a brief history of the site and nursery operation.

PGAdesign reviewed the chronology of the planning process and presented the draft park final master plan in detail. For each area of the park, Cathy Garrett showed historic photos and images depicting what is shown in the master plan. Ms. Garrett explained the history of each element and described what is proposed for each area. Concept sketches and images illustrating the style and character of new elements were shown.

After the presentation, attendees asked questions that were recorded and responded to. At the conclusion of the formal meeting everyone circulated around the exhibits, including the draft final master plan, and the discussion and questions and answers continued informally.



## Section B: Educational Programming

### Evaluation of Educational Programming and Fund Generation at California Nursery Historical Park 2011-2016

The California Nursery Historical Park (Park) is an authentic piece of California history. The story goes back to the Native American, the Spanish Mission Era, the Mexican Rancho Era, “Californios,” and the California Nursery Company. In educational terms, the Park has many facets that tell a complete picture of the development of agriculture and horticulture in California (from wheat fields to fruit trees). If the Park improves the buildings, maintains the vegetation, and displays the artifacts of the Roeding Collection, it will capture the imagination of all visitors. If designed with programming in mind, this Park should be a popular historic destination site in the East Bay.

Math Science Nucleus (MSN) has worked over the last few years to evaluate the educational interest in science, horticulture, and history at the Park. Focus groups and classes were conducted to evaluate the value to potential visitors. MSN evaluated field trips, professional development for teachers, classes and summer camps, community service/service learning, and events. MSN staff also evaluated models from other successful, similar operations.

#### Field Trips and Tours for Primary School to College

From 2011 to 2016, The MSN investigated types of educational programming and events that can generate funds for ongoing maintenance of the Park. MSN conducted field trips for administrators and teachers of Fremont Unified School District, as well as professors from California State University East Bay and Ohlone College. MSN discussed with several historical groups possible partnerships and found everyone very open toward working together on authentic preservation.

During the 2013-2014 school year, MSN invited administrators from Fremont Unified School District (FUSD) – the 4th largest school district in the Bay Area – to tour the Park. (figure 1) MSN staff conducted several tours of the area and solicited ideas from the attending administrators. Participating staff felt this Park would provide local students with a much-needed historic location. They pointed out that most of the historical parks in Fremont do not provide hands-on, curriculum-based field trips for students.



Figure 1

During the school year, MSN polled the administrators who responded overwhelming that the buildings would be perfect for elementary grades, especially 3rd and 4th grade social studies. Some school districts include

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agricultural history in 5th grade curriculum. Secondary history chairpersons mentioned that there was little, outside of the Mission, for high school students to do research; and the Park would be a welcomed alternative. Most of the participants in the tours were not aware of the history in this area and only the older participants knew it from its past as a nursery (referring to Naka Nursery); many under 35 years of age were unaware of the Park.

The California Nursery Historical Park is also an excellent place to demonstrate how fruit trees can be genetically modified, tested for market, and then sold. This scientific component is relative to not only 3rd and 5th grade students, but college students as well. Ohlone College incorporate the Park into their biotechnology course as a field trip.

MSN led several field trips in 2015 and 2016. A school from Berkeley brought two busloads of 100 fifth graders to the Park. It was a wonderful field trip for the school. Reviews from teachers were outstanding focusing on the content and uniqueness of the Park. All other classes were offered for one class at a time, which worked out better with the limited bathroom facilities. However, if a dedicated classroom was built, MSN could provide better programs with less set-up time.

Several historical and horticultural groups in Alameda County visited the Park and were given lectures and tours. They all felt the materials were historically valuable to the development of early agriculture and horticulture.

### **Professional Development for Teachers**

MSN also conducted a professional development classes for Fremont teachers and teachers from outside the area. (figure 2) Dr. David Stronck from California State University East Bay (CSUEB), who teaches graduate students in education, helped guide teachers to determine the historical significance of the trees and understand the teaching strategies available in the Park. The workshop propelled Dr. Stronck to elicit support from two additional professors who integrated the Park into their curriculum. CSUEB gave three professors a grant of \$70,000 to work with MSN to develop a class in Recreation, Environmental Sciences, and Education that uses components of the class to study the California Nursery Historical Park. The native tree nursery managed by MSN was found to be helpful for teachers to learn native trees from the local area. Dr. Mike Massey from Earth and Environmental continues to work with



Figure 2

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us on several field trips per year. Dr. Mary Fortune from Leisure and Hospitality also continues visits to the Park for field trips.

MSN offered four teacher workshops throughout 2013/2014; all were very successful. Most of the teachers felt that if there were enough bathrooms and covered areas, the site would be ideal for 3rd grade local history units.

### **Classes and Summer Camps**

During summer of 2014, MSN conducted several weeks of summer camp emphasizing the Rancho's and Vaquero's and included activities that revolved around branding, candle making, and adobe brick making. The camps were targeted for lower and upper primary grades. The lower primary grade students were excited as they made adobe brick and learned about the Vaqueros. The upper primary students liked planting and learning about fruit and picking the fruit was a big hit. Camps were held for three hours per day. MSN also conducted one, all-day summer camp in 2016 which proved a bit difficult because some of the buildings did not provide enough space for classroom activities.

MSN sponsor several Boy Scout merit badges such as environmental science, forestry, space exploration, chemistry, and soil conservation at the Park. These classes are well-attended and attract students from San José, Livermore, and as far away as Sacramento and Oakley – 80 miles away. Most of the scout leaders, parents, and scouts love the natural beauty of the area and feel like they are in the forest.

In 2016, California Nursery Historical Park became an official “Hoot Owl” park for the San Francisco Region Boy Scouts. Sycamore Park in Livermore is the only other location that holds that status. The classes have as many as 60 attendees. During the summer of 2016, MSN limited the attendees to 40 people at a time because there was not enough classroom space to do the owl pellet dissecting activity. The class is held at dusk, so, many times owls (Barn and Great Horned) are flying through the Park. Dr. Karen Anderson from MSN instructed up to 15 classes and more are scheduled in the upcoming months.



Figure 3

### **Community Service/Service Learning Opportunities**

During the 2013/2014 school year, MSN looked at the quality of service opportunities (figure 3) at the California Nursery Historical Park. We found



Figure 4

that young and old were drawn to this Park. Many liked that it was close to home but felt like they were in the woods. High school, college and adult opportunities are available in the Park. MSN had several large groups (up to 80) work throughout the year from California State University East Bay, East Bay Interact Club, and from Union City recreation and Rotarian groups. MSN also held additional drop-in days during the summer. In addition, students from Ohlone volunteer every week to work the trees in the nursery.

CNHP is an ideal spot for corporate service days with opportunities to help maintain trees to pruning of roses. Several local companies including Target, Sysco, and Lam Research have participated in corporate giving. The amount of volunteer hours served range from 20 to 80 per group. Several church groups participated with groups ranging from 50 to 100 adults. International Key Club youth from local schools volunteered as well.

In 2015, MSN began oversight of the Rose Garden area. Every Thursday, a group of dedicated rose volunteers have been pruning, cleaning, and watching over the Rose Garden, Pollinator Garden, and greenhouse area. MSN volunteers have experimented with community tours throughout the area, with great success.

In total, approximately 15,000 hours of community service were completed between 2013 and 2016.

### **Events**

MSN had several open houses between 2012 and 2014 to introduce the Fremont community to this resource. MSN staff gave talks to historical groups at the Park and at the Fremont Public Library to educate, as well as solicit ideas about the Park. The open houses were well-attended with approximately 100 people at each. The open houses concentrated on preserving the Roeding Collection. One fundraiser was held at the Vallejo Adobe – A Chocolate Social – in December 2013. The adobe was decorated in a holiday theme with ornamental miniature holiday homes. (figure 4) Approximately 200 people attended the event raising \$6,000. MSN was able to continue the winter holiday tours with a grant from PG&E in 2015, and City support in 2016.

In 2015, MSN sponsored a Gala and invited the community to view the progress in the Park and showcase the archives. (figure 5) MSN utilized the

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front lawn and catered the event. The event was held at dusk and it was a truly magical experience as people walked through the area on their own or as part of one of several docent-led tours. A total of 120 people attended. The “Great Lawn” was a great venue.

Responses to the events were positive, especially when they heard the historical context of the nursery grounds. Participants liked the idea of bringing back a bulb festival or some other kind of spring flower event. Winter holiday events that tie into events in downtown Niles were also recommended.

### **Models**

MSN researched different ways in which historical parks provide educational opportunities for students. These included visits to San José History Park (part of Kelley Park); Luther Burbank Home and Garden in Santa Rosa; Gold Ridge: Luther Burbank Experimental Farm, Sebastopol, and the Mission at San Juan Bautista in Hollister.

San José History Park provides a venue for students to visit the different displays. However, the park is not the original site (all buildings were brought onto the site). Each building is maintained by a nonprofit so there is no a consistent messaging as you walk the park. The Peralta Adobe & Fallon House Historical Site, which is also run by History San José is downtown, has difficulties integrating layers of history; something that can be done at California Nursery Historical Park. They generate most of their revenue from field trips and events on weekends, but are subsidized 50% by the City of San José.

The Luther Burbank Home and Garden is only 3 acres, but the design of the park allows visitors to understand the importance of early pioneers. Burbank is tied to the California Nursery Historical Park through John Rock and George Roeding. Both helped Burbank market his hybrids and tested their taste appeal. The experimental orchard that is on the Park site today was used to test some of Burbank’s varieties. Burbank was also on the Board of Directors of California Nursery at the turn of the 20th century. The Homes and Garden is financially in good shape with a joint relationship with a nonprofit and Santa Rosa. The site is not subsidized by the city. Funds are generated from activities, tours, and rentals. A well-crafted delineation of responsibilities makes this an important tourist site for Santa Rosa.



Figure 5

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MSN also looked into the Ventura Parks and Recreation Olivas Adobe Historical Park. This park provides field trips with hands-on activities (i.e. making adobe bricks). Olivas Park makes a profit by providing field trips to schools and sponsoring events. This is a very successful venture for the city.

The Mission at San Juan Bautista has revamped their Mission and Ranchero field trips for schools over the last 15 years. They also have a fundraising benefit that brings in enough funds to cover very low cost school field trips.

### **Conclusion**

- The California Nursery Historical Park can generate funds through field trips customized to the history and science standards for elementary grades. Currently, the facility can only accommodate one to two classes at a time because of the limitations of covered space and bathrooms. A price of \$200 per 2-hours would include hands-on activities and is within the range teachers would pay for a program. Because this site was part of the Rancho de la Alameda, school districts from Fremont Unified, New Haven, and Hayward Unified would be interested in the program to cover the common core history standards (local history). A maximum of 10 classes per day during peak season (fall and spring) with sufficient bathrooms and bus parking could generate \$2,000.
- The Park is an ideal location for professional development for teachers throughout the Bay Area. Grants and fees could fund the programs.
- Community Service/Service Learning opportunities would help reduce maintenance costs and generate community involvement. Paid staff would be Summer camps (half-day or full-day) would generate funds and could include history, science, and, also, art and crafts.
- The diversity of the site would allow for many different types of field trips as well.
- Scout programs on weekends are ideal because of the need for outdoor adventures in a more natural setting.
- Events at California Nursery Historical Park could generate funds if the design allows for such venues. Food truck venues are affordable and do not require a large infrastructure of a kitchen.
- Many of the activities, venues, and classes require more bathrooms and more classroom space.
- Historical artifacts are needed throughout the park to highlight Fremont history.



## Section C: Building Existing Conditions

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### Introduction

The California Nursery contains a variety of existing buildings, of varying provenance and condition. They are variously scattered throughout the site. All are single story.

The following are preliminary comments on the buildings. Included are summary building histories, building descriptions, condition observations, and preliminary recommendations both for repair and for specific adaptive uses. Structural information from Pivot Structural Engineering (formerly Fulcrum) follows comments by Carey & Co. Where relevant, historical data has been taken from the California DPR 523 forms authored by Woodruff Minor, Ward Hill, and Michael Corbett.

#### Primary Historic Structures

- Garden Store
- Office Building
- President's House
- Packing Shed
- Vallejo Adobe

#### Secondary or Ancillary Structures

- Changing Room
- Tank House Support Structure
- Windmill

#### Modern structures

- ROP Building

### Public Restroom and Storage Building

Adaptive Reuse Recommendations: Potential new uses have been proposed for most of the primary historic structures, as well as the ROP building and the Changing Room.. It is assumed that the Public Restroom will continue to serve its current function as public restroom and storage building. Two different schemes are being reviewed for the site, and in some cases the building uses differ. **Option 1** is the lower-cost scheme; **Option 2** is the enhanced scheme, providing greater amenities, but also at greater cost. In the discussion below, finish and system upgrades are listed, in addition to general repair recommendations, to accommodate the proposed new functions.

In all cases, sustainability and preservation are general goals. In terms of preservation, we recommend following the Secretary of the Interior's Standards for Rehabilitation for existing building upgrades. The Secretary of the Interior's Standards for Reconstruction should be followed for proposed reconstructions, such as for the various lath structures, and the water tower that are included in the scheme alternatives. The Rehabilitation Standards should also govern compatible new buildings, to protect the context and setting of this important cultural landscape.





Figures 1 and 2 – Garden Store exterior and interior.



Figures 3 and 4 – Garden Store breezeway

In terms of sustainability, site and building development should take into consideration City of Fremont policies for Sustainability. Since 2006, civic buildings over 10,000 square feet have been required to attain LEED Silver. While no buildings at the Nursery are expected to achieve this scale, in aggregate the existing buildings to be rehabilitated and the new buildings would likely exceed that size, so LEED should at least be considered. Even if not required, the LEED system provides a helpful metric for monitoring overall project sustainability. We have taken LEED requirements into consideration when making the recommendations that follow.

## Primary Historic Structures

### Garden Store (figures 1-6)

Constructed 1931, expanded 1946. Modern Ranch Style, attributed to Frederick H. Reimers (1889-1961)

“The introduction of retail sales at the California Nursery in the 1920s, and the overall shift in business from wholesale to retail in 1927 brought with it the need for new retail facilities...The new Garden Store was designed to provide space for retail sales and to promote the services of the Landscape Department to retail customers by the proximity of the two functions. The building was built by Bill Cull. The specific location was determined by the extension of First Street (now Niles Boulevard) westward from Niles into the property in August 1931. The exact date of completion of the Garden Store is unknown, but appears to have been in mid to late 1933.” The building was added to in 1948 and 1973. (Corbett, Garden Store DPR, 2/12/12, p. 7).

Description: The one-story wood-frame building has two shed roofed sections linked by a covered breezeway. Walls are clad in board and batten. The building is long and narrow, running in the north-south direction. The building has a deep, covered area on its west, or front side. This covered area is formed by corrugated plastic roofing, sloping in the direction opposite the building roof, and supported at its west end by barked logs and beams. Concrete pavers form the floor of this area as well as the central breezeway. The building roof also extends out over the east side of the building. The wood ceiling opens here to create areas of corrugated-plastic-clad skylight; and a wall with large openings forms the eastern boundary of the space, supporting the roof.

The square footage of the larger, northern portion of the building is 1,752 square feet, while the smaller, southern portion encloses 716 square feet. This does not include the roof overhang or breezeway.

Condition: The Garden Store is in very poor condition. The barked columns are termite infested, and some have completely lost their connection to the ground for this reason. Wooden elements supporting the roof are also in poor condition, with rotting ends often pulling away from each other. The building is



Figures 5 and 6 – Garden Store breezeway



Figure 7 – Office Building Remodeling, 1987



Figure 8 – Office Building Remodeling, 2014

enclosed in chain-link fencing as a precaution to keep the public away. While imminent collapse is not anticipated, it is not out of the questions, so the fenced enclosure seems prudent until corrective actions can be taken.

Repair Recommendations: This building would require extensive repairs; keeping the structure would likely become a reconstruction.

Adaptive Reuse: Given the extremely poor condition of this building, it will be demolished. Prior to demolition, the building should be professionally photographed (to Historic American Building Survey standards). Historic photographs should also be collected and archived along with the recommended documentation photographs.

### Office Building

The Office Building was constructed c. 1907, with alterations c. 1940 by Oakland architect Edward T. Foulkes. The building originally housed the California Nursery office. The Interior was remodeled in 1987 and 2014 (figures 7 and 8).

Originally, the building featured a standing seam metal roof and an open-arched veranda at its front.<sup>1</sup> In 1940, the building was remodeled by Edward Foulkes. At this time, the arches were enclosed to create more interior space. The exterior of the building was also restyled – the roof was re clad with terra cotta tiles, and the walls received a veneer of rough stucco, creating a Spanish Colonial Revival appearance.<sup>2</sup>

Description: The building is a one story nearly-square footprint building with a side-gable roof. It is of reinforced concrete construction with concrete foundations. The square footprint is broken at the rear by a small, non-original, central projection which currently contains toilet rooms. The building features five glazed arches on its primary, north-facing façade, stucco cladding and a clay tile roof.

This building encloses 1,972 square feet.

Condition: The building appears to be in good condition.

Repair Recommendations: Continue to maintain the building, including keeping it painted, inspecting the roof periodically, and inspecting for pests.

Adaptive Reuse: Under Option 1, the building would be used for display. The proposed use in Option 2 is as an event venue. In the two schemes we reviewed, a new structure would be added nearby to provide supplemental restroom and kitchen facilities. The suggested scope for this is as follows:

<sup>1</sup> This original building has been ascribed to Bernard Maybeck, although this has not been substantiated by documentary evidence.  
<sup>2</sup> Woodruff Minor, DPR from, June 2002, page 3

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1. Accessibility: The building is accessible at the front, without adding a ramp. However, the double doors at the entry are each individually too narrow, although with both doors open the doorway provides adequate clearance. To rectify this, the doors should either be kept open at all times when the building is open to the public, or be placed on an automatic door operator.
  2. Interior configuration: The building consists of one large room, with some smaller adjoining spaces. This seems like a reasonable arrangement for an events facility, allowing a large room for the main event, with smaller spaces for more intimate interactions or for ancillary uses. For this building, we do not recommend reopening the arches to create the open veranda that existing originally. This would create a physical configuration that never occurred historically, since the open veranda of the pre 1940s building existed in conjunction with a standing seam metal roof and a different wall finish.
  3. Interior finishes and lighting: While the interior finishes are new, they are overly utilitarian for an events facility. The following should be considered:
    - A. Flooring: replace carpet with a wood floor, such as sustainable bamboo. Alternatively, a carpet that is marketed to the hospitality industry, such as those found in hotel meeting rooms, would be a good choice. There may even be original wood flooring beneath the wall-to-wall carpeting, which should be explored.
    - B. Walls: the interior is currently painted white, over a brown-painted base. A painted finish is acceptable; select a more festive color scheme.
    - C. Lighting: the existing institutional-looking pendant mount rectangular fluorescent fixtures should be replaced by something either more period appropriate, or more functional for a special events facility. One option would be schoolhouse light fixtures; another could be more contemporary pendant-mount strip fluorescent lighting that features uplighting as well as some downlighting.
    - D. Window treatments: Replace vertical blinds with woven shades. Consider shades that provide sun protection but preserve views. Determine whether blackout shades are required.
  4. HVAC: The building will need heating and air conditioning. This building may have an HVAC system already in place. In lieu of air conditioning, or to minimize its use, add insulation above the ceiling and install ceiling fans.
  5. Other: The space should include wireless internet, speakers, and a security system. The existing security system may be adequate.
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Under Option 1, the building would be used for historical displays. Interior alterations would be similar to the above, with the following differences:

- 1 Flooring: Replace carpet with wood floor, or new carpet designed for high-traffic areas, in a more neutral shade. Alternatives also include sustainable resilient flooring such as natural linoleum (Marmoleum). As above, if wood flooring exists beneath the wall-to-wall carpeting, consider exposing and restoring it. If resources are extremely limited, the existing carpet could remain.
2. Lighting: Consider contemporary pendant-mount fluorescent fixtures with some uplighting capacity for general lighting. Supplement with spot or task lighting on displayed materials.

Under either scheme, the question has been raised about whether or not to re-open the arches. We assume that the arches were enclosed as part of the c. 1940 remodeling, but have not yet verified this with photos or other research. If this is true, an open-arched version of the remodeled building never existing. However, whether or not this is the case, the building will be rehabilitated, rather than restored. Under the rehabilitation treatment, compatible modifications are acceptable, and would comply with the Secretary of the Interior's Standards. We therefore agree that recreating an open-arched porch, if this works functionally, would be an acceptable modification and would, in fact, make a nicer building.

Also under either scheme, a new, approximately-600 SF addition with a kitchen and additional restrooms will be designed as an addition to the south side of the office. These facilities will enable the building to be used for weddings, meetings and other functions.



Figure 9 – Office Building Spanish clay tile roofing

#### Roof : Structural

##### Description:

- Spanish clay tile roofing appears to be in good condition (figure 9).
- Lack of attic access prevented interior observation of roof structure.
- 4x4 rafter tails & board sheathing visible at eaves & rake (figure 10).
- No visible signs of damage or distress noted.

Recommendations: None.

#### Wall framing: Structural

##### Description:

- Wood stud framing w/ stucco over 1x board sheathing at perimeter (verify).
- Original porch at front has been enclosed.
- No visible signs of damage or distress noted.

Recommendations: None.



Figure 10 – Eaves and rake



Figure 11 – Office Building Stucco

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### Floor and foundation

#### Description:

- 2x6 floor joists supported by post and girder system (crawl space accessible through interior floor hatch).
- Concrete spread footings at perimeter w/ concrete pad footings at interior, ample crawl space, underfloor area appears dry and free of water intrusion.
- No visible signs of damage or distress noted.

#### Lateral force resisting system:

- Building has little lateral load-resisting capacity at north exterior wall line.
- Other perimeter walls appear to offer adequate lateral-load resisting capacity.
- Stucco over 1x board sheathing assumed typical at exterior walls (figure 11).
- Lath & plaster at original portions of interior.

#### Recommendations:

- Seismic analysis to determine viability of current configuration.

### **President's House (1907)**

This Craftsman-style bungalow was built as a summer residence for the president of the board of directors, William Landers. George "Sandy" Roeding lived in this house with his family in the early 1960s.<sup>3</sup>

Description: The President's house is rectangular with a front gable, low pitched roof (figures 12 and 13). The asphalt shingle-clad roof, with typical craftsman-style knee braces beneath its wide eaves, also has a central, low-pitched shed-roofed dormer.

The wood-framed house is clad with horizontal wood cladding. The eastern, front elevation features a wide front porch, currently enclosed with corrugated plastic. North of this porch, brick stairs lead to the entry door. Windows are currently boarded over. The rear features two shed-roofed additions. Plumbing, potentially indicating bathroom locations, was observed in three locations. The interior has been vandalized, but retains early 20th century kitchen casework, and a brick fireplace.

**Condition:** The building is in fair condition. The exterior wood cladding typically is in contact with the ground, which can encourage termite infestation and wood rot. Termite damage was, in fact, identified in several locations at the building. We also noted some missing knee braces, and a missing roof rafter over the porch. Most windows are covered over on both the exterior and the interior, so were not available for evaluation. A few were visible on the interior; the wood elements appeared sound, but most of the glass was broken.

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<sup>3</sup> Like the Office Building, this modest Craftsman bungalow has been ascribed to Bernard Maybeck. This is not supported by documentary evidence, and seems stylistically unlikely.



Figures 12 and 13 – President's House

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Repair Recommendations: The following repairs are currently in design:

1. Structural repairs including the following:
  - a. Structural roof repairs
  - b. Partial seismic upgrade
  - c. New foundation at front porch and rear addition
2. Architectural repairs:
  - a. New roof cladding
  - b. New gutters
  - c. Repair and replacement of damaged or missing wood siding
  - d. Replacement of missing wood elements
  - e. Exterior painting
3. Electrical repairs:
  - a. Partial electrical upgrades
  - b. New exterior lighting
  - c. New alarm system
4. Site/landscape:
  - a. Regrading of site for better drainage
  - b. Removal of palm tree and abandoned stump

Adaptive Reuse: Under Option 1, the building would be used for historical displays. Under Option 2, it would be used for events, and could even be a bed and breakfast. The building is currently broken up into many small rooms. The two small rooms at the rear are likely additions, and clearly the rooms infilling the front porch are added. The provenance of other interior partitions is not known at this time. Some reconfiguration, particularly at the rear of the building, may be possible for greater utility and flow, particularly for the "Maximum Build-Out" scheme. This, however, requires further study.

For Both Schemes:

1. Restore the front porch to its original open condition.
2. Resolve accessibility. Currently, the finish floor level inside the building is approximately 18" higher than grade at the front of the building. This will require either a ramp (18') or regarding such that stairs are no longer required for access.
3. Install new wiring.
4. Add HVAC system. Minimize use of heating and air conditioning by insulating attic and installing ceiling fans.
5. Install window shades. Depending upon use, these could be modern woven shades (display scheme) or period appropriate treatments such as draperies.

Events:

1. Restore wood floors
2. Install compatible new lighting. Simple, Craftsman-inspired fixtures are recommended, combined with task lighting if required. Kitchen and bathroom areas could have schoolhouse type fixtures.

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3. Under this scheme, presumably an additional structure housing a catering kitchen and toilet rooms would be added nearby. If not, the existing kitchen could be converted into a staging space for caterers, and an accessible single-user toilet room placed inside the building in one of the locations that currently has plumbing.

Display:

1. Floors: Restore wood floors.
2. Install compatible new lighting. Period appropriate fixtures, as described above, are an option, but functional task lighting is a requirement.
3. Restore kitchen to period of significance (still to be determined) if possible.

Roof: Structural

Description:

- 2"x6" rafters @ 24" o.c. at the main roof with mid-span supports and kickers in the attic.
- Rafters are butt-jointed at the ridge – no ridge board 2"x4" rafters at the east dormer above the entry.
- Very low-slope roof at the bays at the rear of the building.
- Missing eave bracket, damaged sheathing and barge board at north rake, with significant impact damage at north east corner. Damage extends to top of wall and siding).
- Missing eave bracket and damaged barge board at south rake (figure 14).
- Plywood sheathing is visible between the skip sheathing from inside the attic. The grade and thickness of the plywood has not been determined.
- Unbraced brick chimney extends approximately 4 ft. above the roof plane on the east side of the ridge.

Recommendations: When the existing worn composition shingles are removed and replaced, diaphragm shear transfer nailing and hardware can be verified or added.

1. Replace missing brackets
2. Replace damaged barge boards
3. Replace damaged sheathing at north east corner
4. Brick chimney should be removed or fitted with engineered steel brackets to prevent collapse in an earthquake. Installation of brackets may require additional roof and attic framing.

Wall framing

Description:

- Perimeter wall studs appear to be 2"x4" @ 24" o.c.
- Interior wall studs appear to be 2"x3" @ 24" o.c.



Figure 14 – President's House



Figure 15 – President's House siding damage



Figure 16 – President's House crawlspace

#### Recommendations:

- Check for dry-rot and pest damage.
- Repair damaged top-of-wall and siding at north east corner of building
- Siding, sill and bottom of studs bearing on existing concrete footing have been exposed to moist soil and many are visibly damaged (figure 15).

#### Floor framing & foundation

##### Description:

- Floor joists appear to be 2"x8" @ 24" o.c. oriented north / south.
- Joists are supported by cripple framing at the perimeter and by two interior 6"x girders south (figure 16 – taken from south east crawlspace vent).
- Girder cripple posts are supported by concrete pads. Connections between girders, posts, and pads appear to be very light (probably toe-nailed). Some posts appear to be rotated out of alignment with the girders, probably because the pads have subsided.

##### Recommendations:

- New concrete spread footings at the building perimeter with new sill (PTDF), anchor bolts, and washers. Provide adequate clearance between soil and wood framing per C.B.C. requirements.
- New interior pad footings.
- New metal connectors between foundation and framing members.
- Examine chimney pad and underpin as necessary.
- Provide new concrete stoop at entry stairs.

#### Lateral force-resisting system

##### Description:

- Plywood over skip sheathing at roof.
- 1x horizontal board siding at exterior walls.
- Sill bolting was not observed.

##### Recommendations:

- New plywood shear walls and hold-downs installed at selected walls.
- Shear transfer connections at top and bottom of walls.
- New reinforced concrete spread footings at perimeter.
- New reinforced concrete pad footings at interior.
- New sills, anchor bolts, hold-down anchors and shear transfer connections at foundation.



Figure 17: The Packing Shed, south side



Figure 18: The Packing Shed, north side

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### **Packing Shed** (figures 17-22)

**Description:** “This gabled wood-frame structure is composed of two sections: a higher section at the buildings west end, and a long low section to the east. The higher section, with partial upper floor, is open at the front where the roof extends forward in cantilevered fashion. Wall cladding consists of vertical wood siding and corrugated metal. The low section is sheathed on the front with wood siding (vertical and horizontal) and at the side and rear with corrugated metal; doors and windows have been cut into the walls. Both sections have corrugated metal roofs. There are shed additions at both ends of the building.” (Minor, page 3) The building has an earthen floor, and a truss-supported roof.

**Condition:** The building displays termite damage and wood rot. The roof sags in several areas, and the walls deviate from vertical in some locations, perhaps because the building lacks a proper foundation. The corrugated metal roofing is rusted. At the west end, portions of the roof are missing.

An open wood shed stands a few feet to the east of the main packing shed. This ancillary building is in extremely poor condition, and may be a hazard.

**Repair Recommendations:** Required structural interventions are extensive (see below) and may require dismantling and rebuilding portions of the building.

1. Exterminate termites.
2. Correct structural deficiencies.
3. Separate wood elements from the ground to discourage future termite infestations.
4. Replace corrugated roofing in kind.
5. Repair deteriorated wood cladding. Replace any boards that are more than 50% deteriorated.
6. Paint or repaint exterior wood.
7. Cordon off the shed to the east of the main structure, until more information is available regarding its construction date. If it is less than 50 years old it may be demolished. If more than 50 years old, it should be HABS documented, and possibly demolished.

**Adaptive Reuse:** Under both schemes, the building will be used for display. Under Option 1, it will be used to display unspecified artifacts, while under Option 2, it would be devoted to displaying historic vehicles. Since both schemes are for display, both have similar requirements, although the vehicle display of the second scheme could generate some specific requirements. Currently, the building is a shed, with no insulation and certainly no mechanical systems. We assume that, for the type of display proposed for this building, an unheated, unconditioned interior is adequate. At the very least, wall areas could be opened up to promote cross-ventilation in warm weather. There appear to be existing enclosed openings on both the north and south walls.

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### Floors

A new concrete slab is recommended structurally; under either scheme this could become the floor. The concrete could be stained a warm color to resemble an earthen floor.

### Walls

We assume that the walls would be reconstructed or partially reconstructed, using a combination of sound existing material and in-kind new material. The north side of the building is wood, and the south side is corrugated metal.

### Lighting and electrical

Under either scenario, the building will require good lighting. Opening up sections of the walls will allow daylighting, but good general illumination as well as task lighting for display areas should be installed. Since the building does not have wall cavities, surface-mounted conduit will be required.

### Roof: Structural

#### Description:

- 2"x 4" rafter @ 36" o.c. w/ 1x6 collar tie & 1x ridge board.
- Intermediate flat 1x boards laid over rafters @ approximately 18" o.c.
- Sheet tin roofing laid over 1x boards.

#### Recommendations:

- It appears that the existing roof framing can be re-used, but it should be reinforced with sistered rafters.
- Add new rafters between existing framing for spacing of 18" o.c.
- Add new plywood sheathing with proper diaphragm edge nailing.

### Wall framing

#### Description:

- Framing members at the north wall are of mixed and non-uniform dimensions
- Exterior sheathing is mostly 1x vertical boards, and interior walls are unfinished (no gyp board, etc.).
- The south wall is post-and-beam framed, with knee braces at the posts supporting lumber top plates.
- Exterior siding is corrugated sheet steel.
- There are 3 (verify) barn doors on the south wall which appear to be well-constructed and in good condition.

#### Recommendations:

- New wood stud walls with new plywood sheathing throughout.
- Re-use existing barn doors if desired.



Figure 19 – Loading Dock Roof

### Foundation

#### Description:

- A discontinuous concrete curb was observed at portions of the perimeter of the building. This curb has broken and settled, resulting in wall top plates of varying and uneven heights.
- The interior of the building has a dirt & gravel floor (no slab).

Recommendations: New reinforced concrete slab with a perimeter curb.

### Lateral force resisting system

#### Description: None observed.

#### Recommendations:

- New plywood shear walls and hold-downs installed at longitudinal walls.
- New proprietary shear panels in transverse direction to achieve maximum 4:1 roof diaphragm aspect ratio as required by C.B.C.
- Shear transfer connections at top and bottom of walls.
- New sills, anchor bolts, hold-down anchors and shear transfer connections at foundation.

### Loading Dock Roof (figure 19)

#### Description at open loading structure:

- 2"x 4" rafters @ 36" o.c. w/ 1x6 collar ties & 1x ridge board.
- 1x board sheathing.
- Sheet metal roofing.
- 2"x 12" (verify) outriggers supporting open east and west sides of loading area ( figures 20-22).
- Outrigger posts rotted at bases (figure 23).
- Framing added at east eave has failed.
- Framing at deep overhang at west has failed and is partially collapsed (figures 24 and 25).

#### Recommendations:

- Remove and replace all roof framing and supporting members at west eave.
- Remove failed framing added at east eave.
- It appears that some of the existing roof framing at the main area of the loading dock may be re-used, but it should be carefully evaluated and reinforced with sistered rafters.
- Add new rafters between existing framing for reduced spacing.
- Add new plywood sheathing with proper diaphragm nailing and connections.
- New steel framing will be required at gable end if present open configuration is to be maintained.

Description at main structure: (figure 26)



Figures 20-22 – Support outriggers



Figure 23 – Rotted outrigger post at base



Figure 26 – Main structure



Figure 27 – Concrete slab-on-grade



Figure 28 – Timber decking



Figure 24 – Loading Dock overhang



Figure 25 – Loading Dock overhang

- 2"x4" rafters @ 36" o.c. w/ 2"x4" collar ties near ridge & 1x ridge board.
- 1x skip board sheathing over rafters @ approximately 24" o.c..
- Sheet metal roofing.
- Gap between top of wall and roof prevents load transfer between roof and wall.

#### Recommendations:

- Sister new 2x rafter to existing as required by calculations.
- Add rafter between existing framing as required by calculations
- Add new plywood sheathing with proper diaphragm nailing and connections.

#### Wall framing

##### Description at open loading dock:

- Light and haphazard wall construction at east and west sides of the dock
- Corrugated metal and fiberglass siding

##### Recommendations:

- New wood stud walls with new plywood sheathing throughout.
- Walls must extend to roof for proper load transfer
- Re-use existing barn doors if desired

##### Description at main structure:

- Framing appears to be 2"x flat boards
- Sheet metal siding, unfinished interior

##### Recommendations:

- New wood stud walls with new plywood sheathing throughout.
- Walls must extend to roof for proper load transfer
- Re-use existing barn doors if desired



Figure 29 – Timber posts in crawl space

### Floor and foundation

Description at open loading dock: Concrete slab-on-grade in poor condition (figure 27).

Description at main structure:

- Timber decking appears to be in good condition except at door at the west end where it has been exposed to weather and has deteriorated (figure 28).
- Timber posts in the crawlspace appear to be bearing on soil and not well connected to girders above. Timber bracing appears to be nailed rather than bolted to posts (figure 29).
- No concrete footings were observed.
- Debris in crawlspace prevented complete observation.

Recommendations:

- Remove debris from crawlspace to allow complete survey of underfloor conditions.
- New reinforced concrete spread footing at perimeter with new reinforced concrete pad footing at interior post loads or new reinforced concrete slab-on-grade with perimeter stem.

### Lateral force resisting system

Description: No viable system observed.

Recommendations:

- New plywood shear walls and hold-downs installed at new perimeter stud walls.
- Shear transfer connections at top and bottom of walls.
- New cripple stud walls below floor at perimeter.
- New sills, anchor bolts, plate washers, hold-down anchors and shear transfer

### **Vallejo Adobe**

“The building was built c. 1842. “The Vallejo Adobe was extensively altered in a major reconstruction in 1931, and further rehabilitated in 1999-2000. With the exception of the four adobe walls (which have been patched in places) and two roof beams, the structure has been totally rebuilt. It originally had one door, no windows, and a dirt floor. New construction includes the buttresses on the south wall; most of the roof framing and all of the roof tiling; the chimney; the south doorway, both wood doors, and all four windows; adobe infill and exterior plaster; and all interior work. The setting has been altered by the addition of a parking lot with planting strips (probably dating from the 1930s) and a modern restroom building with white-painted stucco walls and red-tile gable roof resembling the adobe.” (Ward Hill, Woodruff Minor and Michael Corbett, December 2001). The 1999-2000 rehabilitation was by architect and adobe specialist Gil Sanchez.



Figure 30 – Vallejo Adobe

Description: The adobe is a one-story rectangular-plan building with a gabled, clay tile roof (figure 30). The building is approximately 25 feet wide by 44 feet



Figures 31 & 32 – Spanish clay tile roofing

long, with walls that are nearly three feet thick. These uneven adobe walls are plastered and painted white. Multi light wood sash windows are located on the north, south and west walls. Plank doors with iron hinges are located on the south and west walls.

Condition: The adobe is in excellent condition. Some minor spalls and cracks were noticed on the exterior.

Repair Recommendations: Patch any visible cracks and spalls. This is part of routine maintenance for an adobe; the building should be surveyed annually and any such problems repaired quickly to keep water out of the adobe wall cores. Continue to monitor and maintain the building.

Adaptive Reuse: The Adobe will continue to serve as a special events facility. It will not require any additional work, other than continued maintenance.

#### Roof : Structural

Description:

- Spanish clay tile roofing over board sheathing (figures 31 and 32)
- 6x6 rafters @ 32" o.c.
- Timber ridge beam (figure 33)
- Timber trusses (3 total) supported by log columns (note heavy metal connectors) (figure 34).
- Some signs of termite damage visible on northeast truss chord (figure 35)

Recommendations: None.

#### Walls

Description:

- Plastered adobe.
- Cracking noted at two of three exterior buttresses at south side (figure 36).

Recommendations: None.



Figure 33 – Timber ridge beam



Figure 34 – Timber trusses



Figure 35 – Visible termite damage



Figure 36 – Cracking of exterior buttresses



Figures 37 & 38 – Changing Room exterior & Interior

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#### Foundation

Description:

- Concrete slab-on-grade appears to be in good condition.
- Recommendations: None.

#### Lateral force resisting system

Description: Adobe brick. (Presumably reinforced given date of reconstruction)

Recommendations: Review construction documents from recent reconstruction. Perform Seismic analysis (if needed) to determine lateral load resistance capacity.

### **Secondary Historic Structures**

#### **Changing Room (C. 1907)**

Description: This small rectangular building, set behind the Office, has stucco cladding and a standing seam metal roof. It has an earthen floor, and no apparent foundation. It has wood double hung windows and a wood door. The interior is clad with bead board (figures 37 and 38).

Condition: The lack of foundation has caused the mud sill to deteriorate. The wood to earth contact has also resulted in termite damage.

Repair Recommendations: Raise building, install new poured foundation, and put building back on foundation. Exterminate termites. Replace or repair deteriorated wood. Paint building.

Adaptive Reuse: Under both reuse options, this building will be used for storage.

#### Roof: Structural

Description: Wood beam framing supporting board sheathing and Spanish clay tile roof appears to be fair condition.

Recommendations: None.

#### Wall framing

Description:

- Wood post & beam construction with stucco exterior finish.
- Board sheathing directly over studs and posts, no sheathing or interior wall finish.
- Framing and siding exposed to moisture at sill.

Recommendations:

- Remove and/ or replace water-damaged framing members.
- Install new plywood sheathing throughout on interior face of framing.



Figure 39 – Windmill



Figure 40 – Tankhouse remnant



Figure 41 – Tankhouse framing & foundation

#### Floor

##### Description:

- Concrete curb at perimeter.
- Dirt floor below adjacent grade.
- Inadequate separation between framing and adjacent grade.

##### Recommendations:

- New reinforced concrete slab-on-grade.

##### Lateral force resisting system:

##### Description: None.

Recommendations: New wood sill, plywood shear walls, anchor bolts & plate washers.

#### **Windmill**

Description: This small wood-framed structure is hexagonal in plan, with battered wood board and batten walls and a wood shingle roof. Windmill blades attach to one side, and a wood door accesses the interior, which is used for storage (figure 39).

Condition: Minor rot was observed at the rear of the structure

Repair Recommendation: Treat rot with epoxies, or replace rotted element. Prepare and paint structure.

Adaptive Reuse: No uses have been proposed for this tiny structure. It is assumed that it will continue to be used for the storage of small gardening equipment.

#### **Tankhouse Remnant (C. 1890)**

Description: 13 wood posts, 12" X 12", are arranged in a rectangular grid. Diagonal braces and horizontal beams tie the posts together and support a wooden platform which once held a water tank. The entire structure is overgrown by a climbing rose bush. (figure 40)

Condition: One of the posts has become loose at the top and is leaning precariously.

Repair Recommendation: Prune the Banksia Rose to partially expose the wood structure. This will likely be necessary in any event to perform the structural repairs described below.

#### Framing & foundation (figures 41-44): Structural

##### Description:

- 12"x12" columns supporting 8"x8" girders.
- Timber column missing at northeast corner.
- Some columns appear to be rotated on vertical axis.
- Columns bear on timber set on grade.



Figure 42 – Tankhouse framing & foundation

- Rusted tie rods visible at top of timbers.
- Timber diagonal bracing at selected bays.

Recommendations:

- Investigate condition of timbers throughout.
- Replace missing members.
- Design positive connections between all members.
- New reinforced concrete foundation to provide bearing and separate timbers from soil.

#### Lateral force resisting system

Description: Diagonal timber bracing.

Recommendations: Seismic analysis to determine lateral load resistance capacity of timber bracing and connection to ground.

#### **Entryway (Gateway c. 1938)**

This tall portal was constructed of logs. A sign was once suspended from its horizontal member. This historic feature should be retained and reused for mounting signage.

### **MODERN STRUCTURES**

Both of these structures appear to be in good condition. While not historic, the structures either currently do, or could in the future serve important functions for the site. The restroom was constructed in a style meant to blend with the adobe, which it is near.

#### **ROP Building (California Nursery Archive Building), c.1970**

Description: This is a rectangular-footprint, one story gable roofed structure (figure 45). The walls are clad with T-111 plywood, and the roof with vinyl shingles. There is only one window – a small aluminum slider window on the north elevation. Instead, overhead garage doors open at the center of each of



Figure 43 – Tankhouse framing & foundation



Figure 44 – Tankhouse framing & foundation



Figure 45 – ROP Building



Figure 46 – ROP Building roof



Figure 47 – ROP Building siding



Figure 48 – ROP Building foundation

the long elevations. In addition, both long elevations feature sliding, barn-type doors. Natural light enters the building through skylights. While not historic, this building is not offensive, is in reasonable condition, and is potentially useful for a number of activities.

Adaptive Reuse: Under both scenarios, this building will be used for archival storage. In addition to the general repairs described above, this building will therefore need the following:

1. Floors – The existing floor is concrete. Under the “light-touch” scheme, clean and seal the concrete floor as finish floor. Under the “maximum build-out” scheme, overlay the floor with natural linoleum (Marmoleum) or carpet.
2. Walls – Under the “light touch” scheme, the walls would be painted. Under the “maximum build-out” scheme, existing gypsum board would be removed so that the walls could be insulated, and then new gypsum board would be installed.
3. Ceiling: Insulation will be required to render the building usable as an archive. This will likely mean adding a ceiling to the bottoms of the trusses.

HVAC: As an archive, the building will require HVAC. The insulation recommended for the walls and ceiling, above, will help reduce energy costs.

#### Roof: Structural

Description:

- Composition shingle roofing over plywood sheathing supported by manufactured 2x4 wood trusses @ 16” o.c. (figure 46)
- No ceiling finish
- Impact holes approximately 24”x24” were observed in roof diaphragm

Recommendations:

- Repair damaged roof diaphragm
- Roofing is worn and should be replaced soon

#### Wall framing: Structural

Description:

- 2x4 studs @ 16” o.c.
- T-111 siding (figure 47).
- Gyp board wall finish.

Recommendations: None.

#### Floor

Description:

- Concrete foundation (at perimeter only) appears to be relatively new and in good condition (figure 48).
- Gravel floor.



Figure 49 – Public Restroom & Storage building

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Recommendations:

- None.

Lateral force resisting system

Description: T-111 siding.

Recommendations:

- Verify condition of existing sill.
- Verify spacing of anchor bolts.
- Install new plate washers.

**Public Restroom and Storage Building, c. 1970**

The existing public restroom building is located near the adobe, and constructed in a style to blend with that structure. Its rectangular walls are stuccoed and painted white, and it has a clay tile gabled roof (figure 49). Wood plank doors, and multi-lite wood windows further the comparison. The building contains a men's and women's restroom, as well as a storage/maintenance room at the western end.

Inside the space is not well-utilized: the women's restroom has only one stall, although it appears to have had two at one time. We did not venture into the men's room.

Condition: The building appears to be in good condition.

Recommendations: Continue to keep the building well-maintained. Consider reconfiguring to provide more fixtures.

Roof: Structural

Description: Wood beam framing supporting Spanish clay tile roof appears to be in good condition

Recommendations: None

Wall framing: Structural

Description: Assumed wood stud framing – no visible signs of distress

Recommendations: None

Floor

Description: Concrete slab-on-grade in good condition

Recommendations: None

Lateral force resisting system

Description: None

Recommendations:

- Verify condition of existing sill
  - Verify spacing of anchor bolts
  - Install new plate washers
-



## **Section D: Financial Report**

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**Land Economics Consultants, LLC**



### **Appendix - Financial Report: California Nursery Historical Park**

**Prepared for the  
PGA Design Team  
and the  
City of Fremont, California**

**Submitted by  
Land Economics Consultants, LLC (LEC)  
December 27, 2016  
LEC Project No. 1404**

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## I. Introduction

From the outset of master planning, the PGA design team committed itself to making the California Nursery historical site into a self-sustaining park. Noting that historically the property had been a profit generating enterprise since 1884, the master planning team considered it appropriate to include income generating uses within the Park. While seeking to maintain the integrity of the historic fabric of the site, the PGA team sought to employ techniques and strategies for the California Nursery Historical Park that are currently being pioneered in other nearby locations. For example, when the San Francisco Presidio was designated a National Park, the goal to make it self-sustaining was agreed to in addition to the mandate to preserve the historic assets.

Following precedents set in other cities, collaborations with other entities, such as private nonprofit groups, to operate and maintain parks were contemplated at the outset. In the case of the San Francisco Presidio a new group, the Presidio Trust, was created to assist the National Park Service in operating and maintaining the park. In another example, for the Ardenwood Historic Farm site a partnership with another public entity, the East Bay Regional Park District, was formed.

Revenue generated from hosting events in the park was also envisioned from the outset. Partnering with additional entities to produce a calendar of events similar to that of Ardenwood where events take place throughout the year was seen as a possibility.

In order to infuse a long-term perspective of economic and fiscal sustainability into the master plan, the PGA design team included the firm Land Economics Consultants (LEC), and charged its Principal with working with the consultant team and the city client group throughout the process. This economics member of the team was also charged with interacting with the public during the workshops in order to bring a perspective of economic reality to the discussions.

As part of Phase 1 of the master planning, a Preliminary Financial Report was produced to help guide selection of uses and facilities for the park. As part of the Master Plan document, this updated and abbreviated version of the Financial Report has been prepared for inclusion in Volume 3.

## II. Context of Fremont City Finances

The purpose of this section of the Financial Report is to provide a context for self-sustaining economic planning. An overview discussion of the size and demographics of the City of Fremont is presented first, followed by a discussion of fiscal resources for City operations. An attempt has also been made to estimate a baseline carrying cost of the elements that already exist within the Park, in terms of buildings and other infrastructure, as well as the green infrastructure created by established trees and other plant materials.

### **Fremont Market Overview**

Fremont was formed by the collection of several small towns, including Niles, when it was incorporated in 1956. Upon its incorporation, the Fremont population was about 22,000. Through organic population growth, in-migration, and annexations of additional areas, the Fremont population had doubled to approximately 44,000 only four years later when the 1960 US Census was taken. Fremont's population has continued to grow rapidly in subsequent decades, to over 223,000 today.

Not only has the population of Fremont grown rapidly, but the demographic character of that population has shifted dramatically over time. A snapshot is provided by the 2010 US Census. Over half of today's Fremont population

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is Asian. The single largest Asian group comes from the subcontinent of India, followed closely by China. Hispanic or Latino individuals make up approximately 15% of the Fremont population. One-third of the Fremont population identify as Caucasian.

Yet another perspective on the origin of people in Fremont is provided by the most recent American Community Survey, which is also conducted by the US Census Bureau. The majority of Fremont residents were born in the United States, although a significant minority (of 43%) was born outside the United States. Focusing on the Fremont residents who are foreign-born, the majority have been in the US long enough to become naturalized citizens, but again a significant minority (of 44%) are not yet US citizens. Among foreign-born Fremont residents, the vast majority, 82%, are from Asia. Immigrants from Latin American countries are the second most common at 12% of the foreign-born population.

Taken together, these demographic statistics reveal Fremont to be an incredibly diverse and rapidly growing community. Furthermore, the most rapid growth is occurring in recent immigrant communities from widely dispersed origins around the globe, but including significant concentrations of new residents from Asia, including India, and from Latin America.

This demographic mix suggests both challenges and opportunities for master planning at California Nursery Historical Park. A challenge may be that the story of California agriculture and over 100 years of history at the California Nursery Historical Park site may not resonate with many of the most rapidly growing segments of the Fremont community. At the same time, other opportunities may be created by providing facilities, experiences, and educational opportunities on the 20-acre park site that are in immediate demand by these widely diverse communities of new Fremont residents. Thus assimilating new generations with an abundant history rich in cultural diversity.

### **Fiscal Resources**

Note: the remainder of Section II was originally prepared to guide Phase 1 planning in 2014 and reflects the fiscal conditions at that time. An abbreviated version is as follows:

The following overview of the fiscal situation in Fremont has been assembled through conversations with City staff as well as a review of the most recent financial documents including the current Adopted Operating Budget for fiscal year 2014/15, and the Comprehensive Annual Financial Report for the most recent fiscal year ending June 30, 2013. Total General Fund resources for the City are now in the range of \$150 million to \$160 million per year. This covers a total staff of over 860 full-time equivalent (FTE) positions, providing services to a population of over 220,000 residents.

Fremont has a reputation of being a well-run city. It has a long history as a “good place to live” in a relatively low tax environment within the Bay Area. In the post-Prop 13 fiscal environment of California, however, these admirable features have also created an ongoing situation of constrained fiscal resources for the municipal government of Fremont.

The City currently has over 1,200 acres of parks and recreational facilities, including 52 playgrounds, 24 baseball/softball diamonds, 17 soccer/football fields, five community centers, and one waterpark. The budgets for providing parks and recreation in Fremont are included within the Community Services Department.

This year’s Recreation budget is approximately \$9 million, with only one quarter of that coming from the General Fund. By City policy, recreation programs are provided on a cost recovery basis, where recreation fees are set to not only to cover the full costs of materials and personnel required to provide a recreation program, but also to contribute to the administrative overhead of the department. Three-quarters of the \$9 million annual recreation division budget is covered by recreation fees. At the California Nursery site nonprofit partners are also providing educational and recreational programs.

The City’s parks, as well as medians and other urban landscapes, are maintained by the Community Services Department, with a current parks maintenance budget of approximately \$7.9 million (fiscal years 2016/2017) per year. The only park in the city that has dedicated maintenance staff is Central Park. The California Nursery site is among the “North End Parks” of Fremont that are maintained by a crew of six full-time-equivalent positions.

**Baseline Operating and Maintenance Needs: Existing Structures**

The City is currently providing maintenance and support for the historic structures at California Nursery. Only three of the existing buildings – the historic Vallejo Adobe, the restroom building serving it, and the historic nursery office – are open to the general public. Any City maintenance of other structures is only in reaction to immediate problems at this point.

Maintenance of Public Buildings is part of the Public Works Department. The City is currently operating and maintaining approximately 170 buildings, containing 964,110 square feet of space, with a staff composed of 20 FTEs. The current Public Buildings maintenance budget is approximately \$6 million per year, of which \$1.5 million is consumed by utility bills, and another \$1.1 million is for janitorial services. A more detailed analysis of these budget factors, including allocations for vehicle replacement and fuel, produces a baseline average maintenance cost of approximately \$3.66 per square foot per year for buildings maintained by the City. Utilities have averaged \$1.59 per square foot in the most recent budget document, and janitorial another \$1.12 per square foot.

A more detailed estimate of the baseline carrying costs of the existing structures on the California Nursery site using these factors was developed during Phase 1 planning. The cost factors described above were applied to the size of each building from the initial buildings assessment performed by Carey & Company. Once all buildings are brought up to a level where they are again available for public use, the annual costs of operations and maintenance are likely to be in the range of \$86,000 per year. Note that if tenant partners were to take responsibility for utilities and janitorial, the City’s costs might be closer to \$50,000 per year. On the other hand, for any buildings the City will continue to own within their inventory, a capital replacement reserve should also be added to accrue the funding for periodic replacement of roofs and other systems.

**Baseline Operating and Maintenance Needs: Existing Landscape Elements**

In addition to the costs of operating and maintaining buildings, there will also be costs associated with maintaining the grounds for the 20-acre California Nursery Historical Park. Table 1 presents an analysis of the Fremont budget that is analogous to the methodology employed above for buildings in order to estimate O&M costs for park maintenance. According to a Fremont Comprehensive Park Report completed in March of 2006, the Community Services Department was spending \$5,831 per acre to maintain Historic Parks in FY 2004/05, which was a bit more than the average for other

**Table 1 – Estimated Costs of O&M for Historic Park Space**

Average Cost/Acre to Maintain Historic Parks in FY 2004/05	\$5,831
Increase in Budgeted Expenses Including Overhead to Today (2014)	40.9%
Historic Park Average Cost/Acre Today	\$8,216
Acres in California Nursery	20
Total O&M Cost / Year	\$164,318

Source: City of Fremont 2014/15 Adopted Operating Budget, Comprehensive Park Report of March, 2006, Land Economics Consultants analysis.

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types of parks. Since that time Parks budgeted expenses including overhead allocations have increased 40.9 percent. Thus, the per-acre cost today for historic park lands is \$8,216. In the bottom line of Table 1, it can be seen that the cost of maintaining the 20 acres in the California Nursery site would be approximately \$164,000 per year according to this estimating method. Similar to the case of buildings above, however, it is prudent to also include a reserve for capital replacement over time.

Parks are unique, perhaps more so than buildings, and operations and maintenance costs will vary by the type of landscaping, the hard scape surfaces, and other facilities built into the parks. The need to maintain over 750 trees, many with historical significance, could render the California Nursery site relatively more expensive to maintain. Further refinement of these “green infrastructure” maintenance costs may be possible as the master plan is implemented over time.

The indication from the budget analysis methodologies employed above is that the ongoing carrying cost for maintaining the California Nursery site as a public park with the existing buildings being used for public purposes within the park, may be approximately a quarter of a million dollars (\$250,000) per year. Note that this reflects the burden of maintaining the existing features of the park after they have been improved to a level that makes them accessible to the public, and does not include any costs for new or expanded buildings and features. Furthermore, there would be substantial additional one-time costs of making the improvements to the existing buildings and features of the park.

The City’s costs associated with day-to-day operations and programming will be built into the fees charged for those programs, similar to other recreation programs, throughout the city. Rangers or other on site staff are generally not covered by program fees.

### **III. Planning for Revenue Generating Land Uses in the Park**

Wherever possible, the Master Plan has sought to incorporate spaces and facilities that can support activities and uses that can generate some revenue, in addition to furthering recreational and educational objectives. Before discussing individual land uses, however, it is helpful to first describe the varying business models that could be used to manage activities and operate and maintain the park.

#### **Business Models for Implementing Land Uses**

In the classic public business model for a municipal park, the city not only owns the site, but also invests in the development and construction of all facilities on the site, and then maintains and operates all facilities with public resources, potentially offsetting some of those public O&M costs through user fees, admissions, site rentals, or other means of generating revenue. While this may be the operating model for most of Fremont’s city parks and recreation facilities, that is not the only model envisioned for California Nursery as it approaches build-out of the Master Plan.

Other business models involve partnering with other entities. Partnership models in turn take on different characters if the partner is another government agency, a private profit-making company, or a private not-for-profit group.

- Partnerships with other government entities are opportunistic, and arise when multiple governments have a confluence of interests. A local example would include the partnership with the East Bay Regional Park District for the Ardenwood Historic Farm. At the moment, no other governmental entity has come forward with an interest in assuming any O&M responsibilities at the California Nursery Historical Park site.
- Partnerships with for-profit companies could take place at a number of different scales. At the large end of the

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spectrum; a boutique retail nursery operator could lease an acre or two of the site, and commercial nursery operations would be in keeping with the historic use of the site. At the small end of the spectrum; for-profit companies that provide services to park visitors such as food and beverage or entertainment activities could be potential concessionaires that would not only enliven the park, but also generate some revenue to help offset ongoing park costs.

- There are a few instances where a new non-profit entity has been created specifically to take on O&M functions on behalf of a public park, serving essentially as a master tenant. The creation of the Presidio Trust to manage the majority of the historic San Francisco Presidio on behalf of the National Park Service is one such example. In that case, however, the underlying asset was large, diverse, and some of the most valuable real estate in the country, which made it easier to create a new self-sustaining organization from scratch.
- A much more common business model is to identify existing non-profit organizations with congruent goals and objectives that can be attracted to a public site, and in exchange for the rights to utilize some portion of the land and facilities, they are able to provide beneficial public services and O&M support, either in-kind or through cash lease payments. An example of this business model would be the attraction of NatureBridge (formerly the Yosemite Institute) to the Golden Gate National Recreation Area to take over and maintain a campus of historic barracks buildings and provide environmental education programs for school groups. The Math Science Nucleus is currently serving as that type of partner at California Nursery, and could be a possible partner into the future. The Master Plan has attempted to plan for spaces and facilities that could accommodate their growing needs.

### **Individual Land Uses in the Master Plan and Revenue Potential**

The end-state for the California Nursery Historical Park that is depicted in the Master Plan will take a number of years to develop. Some areas of the park may be available for one type of revenue-producing use in early years, with the idea that a more permanent use (perhaps involving the construction of a new building) may occupy the same space later. Uses that may be accommodated within the park at one time or another are described below, with some estimates of revenue generating potential being made where appropriate.

- **Event rentals.** Special events are so diverse in terms of size, content, and profitability as to defy classification. Depending upon the types of spaces, facilities, and amenities that are readily available at a park site, the special events that can take place within a park setting are limited only by the creativity of the event planners and community preference. Special events can be planned and produced by governments, nonprofit organizations, for-profit companies, and private families and individuals. Perhaps the most common and classic event that can be appropriate in a park setting is a wedding. This single class of reoccurring event can become an ongoing revenue generator for a park, even if only outdoor spaces are available. It makes sense to plan for hosting some scale of special events within the California Nursery site. As will be discussed further below, special events can also be an interim use during early phases of

**Table 2: Benchmarks for Wedding Rentals in Historic Parks and Gardens**

Venue Name	Location	Capacity	Rental Rate Range		Owner	Operator	Comments
			Low	High			
Shinn Historical Park and Arboretum	Fremont	200	\$270	\$840	City of Fremont	City	Outdoor only
Ardenwood Historic Farm	Fremont	225	\$2,200	\$3,500	EBRPD	Private partner	Outdoor only
Quarry Lakes Regional Recreation Area	Fremont	200	\$420	\$588	EBRPD	EBRPD	Ensenada picnic area rental
Dunsmuir Hellman Historic Estate	Oakland	275	\$3,350	\$6,200	City of Oakland	Non-profit partner	Mansion Lawn & Pavilion
UC Berkeley Botanical Garden	Berkeley	100	\$4,600	\$6,100	UC Berkeley	UC Berkeley	Outdoor ceremony/indoor reception
Brazilian Room, Tilden Regional Park	Berkeley	150	\$2,200	\$3,900	EBRPD	EBRPD	Indoor
Palmdale Estates at Nella Terra	Sunol	300	\$5,500	\$9,500	Private	Private partner	Traditional outdoor Indian weddings
The Ranch at Little Hills	San Ramon	100	\$10,000	\$20,000	EBRPD	Private partner	Full service wedding package pricing

Note: Rental rates often vary by length of time, day of week, time of day, and residents vs. non-residents.  
 Source: Land Economics Consultants

park buildout. Note also, that it has become standard practice for interpretive/education centers and other cultural institutions to plan event spaces into their campuses in order to generate revenues, although in those instances the revenues are designed to flow to the cultural institution, and not to the underlying landlord. Benchmark pricing for a number of comparable wedding venues is presented in Table 2 to illustrate the financial potential of this land use in the park.

- Educational component.** Given the authentic history of the California Nursery site and the connection to the science of agriculture within the state, utilizing the resources of the Historical Park for educational programs that satisfy the curriculum of California schools seems to be a natural fit. It is customary for the providers of these types of programs to charge nominal amounts of money per student or per class for these experiences. Although often paid for by school districts or parent associations, rather than by individual families, there is revenue associated with educational programming. On the other hand, the business model of the provider will determine if revenue from educational programs supports only the production of the educational content itself, or if some portion of the revenue is available to maintain the underlying historical asset. As was discussed under business models above, the most likely scenario would be that educational programming would be provided through a nonprofit organization that may be essentially a tenant on the California Nursery site, and that entity would need to cover its own costs first before it could contribute to ongoing operating and maintenance support for the City’s park. Also note, however, that while significant cash revenues may not be forthcoming from educational programs on the site, a part of the program may involve participants doing

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plant irrigation, propagation and other maintenance activities that may help support the park through in-kind services.

- Many educational programs can be accomplished entirely in an outdoor setting, but some development of structures could support expansion of the educational component. At this time, the number of children that can be brought to the site at any one time is limited by the number of restrooms, and development of more restrooms in the park would be beneficial. Indoor classroom space could also support a more reliable year-round educational program.
- **A boutique retail nursery tenant.** A revenue-producing land use that is consistent with the historic use of the park would be a boutique retail nursery tenant. A possible identified site is at the northeast quadrant of the park near the secondary entrance to the park. As a commercial enterprise, any form of nursery should be expected to pay a rent or lease payment to the City. As a for-profit business, the tenant nursery should also be required to pay the costs of making all the physical improvements necessary to support their operation, including access from the street, parking, restrooms, ADA accessibility, etc.
- **Food and beverage concessions.** Food and beverage operations can provide a welcome service to park visitors, and may be an appropriate land-use to consider within the California Nursery site. Although there are examples of permanent restaurants that have managed to survive in park settings, they are notoriously difficult to operate profitably due to the typically intense seasonality or weekend-weekday patterns of use in recreational park settings. For this reason, the most likely food and beverage uses that would be included at California Nursery would be temporary installations, which might only be operating in the park on high volume weekend days, or during special events. These could range in scale from ice cream pushcarts to food trucks. Ample precedents exist for charging food and beverage operators for the privilege of setting up even temporarily within a public park, and in fact some fair market charges should be levied as a regulatory tool and in order to avoid any gift of public resources. Due to the short term and temporary nature of these business opportunities, however, the charges tend to be relatively low, amounting to perhaps a few hundred dollars per month for each concessionaire allowed to operate.
- **Food and beverage within a cultural institution.** One of the few places where a food and beverage operation may be more permanent is for a “museum café” or similar visitor service establishment that could be embedded within a larger cultural institution that could become housed in the park. These have become a standard means of generating revenue, although not for the underlying landlord, but rather for the cultural institution itself.
- **Community gardens.** In recent years, various areas of the California Nursery site have been used by different community groups to grow plants, often in raised beds, and volunteer members of the community have been maintaining the flower beds near the great lawn at the entrance to the site. Community gardens in one form or another could be a logical use for a portion of the site, and are consistent with the historical nursery theme. There will be costs associated with community garden uses for materials, supplies, water and other utilities, and an organizing entity may charge community members for garden plots and hold plant sales and other fundraisers in order to cover the organization’s costs. It may also be possible to expect community gardens to help defray costs of O&M for the larger park, but it is unlikely that community garden uses would generate so much revenue that they would be able to pay significant land rents to the City. On the other hand, they may be able to maintain at least their own areas and some of the surroundings through volunteerism.

#### **IV. Accommodating Revenue-Producing Uses in the Master Plan**

The Master Plan has been designed, in part, to accommodate all of the revenue producing uses discussed in Section III.

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Table 3 presents an analysis of spaces within the Master Plan starting in the northwest corner of the plan and proceeding clockwise around the park. For each significant cluster of spaces, the component use areas are separately described in terms of indoor vs. outdoor spaces, and with an estimate of the size of each space in square feet. Note these are essentially gross square footage areas, however, and in many cases the space usable by public participants will be somewhat smaller than the gross. For example, the new 3,200 square-foot multi-purpose classroom building proposed to be added to the complex near the President's House and the Packing Shed would likely include a small lobby, some restrooms, a storage room, and perhaps some hallway space, resulting in usable indoor multi-purpose room(s) that may be 2,400 square feet total. On the other hand, the 2,400 square feet of outdoor terraces associated with the classroom building might be almost entirely usable space.

In order to discuss financial flows derived from the spaces further (presented below in Section V), some assumptions must be made about the business models employed and the nature of the entities who are organizing the use of these spaces within the park. The basic assumption made here is that one or more non-profit organizations will take responsibility for the majority of the educational and interpretive/cultural activities taking place on the California Nursery site. Under this scenario, one nonprofit group could be focusing on the education component, while another one focuses on the historical artifacts associated with the site, or perhaps these could be combined. Community gardens are shown in the Master Plan, and occupy one of a couple of optional areas, and would likely involve LEAF or another nonprofit group responsible for that specific use in the selected area.

The fourth column of Table 3 presents a possible menu of uses by these nonprofit entities for the different subareas in the Master Plan. Much of the site is highly conducive to outdoor environmental education, which could include agricultural and botanical/plant nursery themes, as well as other science education, and of course California history of all eras. Furthermore, the presumption is that the Presidents House and the Packing Shed would be used primarily for the exhibition and curating of historical artifacts under Master Plan, at least initially. The Office near the Great Lawn might also be used for historical exhibits, but could also be used for indoor classroom space, meetings and other flexible uses supporting the nonprofit mission. The restrooms in the Office building would need to support a variety of activities in the area, including occasional use of the Great Lawn and outdoor spaces adjacent to the office.

Historically, the Great Lawn was much larger and hosted huge outdoor events. Outdoor banquets were held there, and it was used heavily during an annual Tulip Festival that brought as many as 100,000 people to the 400+ acre California Nursery. As portions of the larger nursery were sold off over the years, Niles Boulevard was built, bisecting the historical Great Lawn and creating the much smaller lawn that exists today. Under the Master Plan, the current Great Lawn would be screened more heavily and buffered somewhat for sound by new plantings along Niles Boulevard and framed by the restored rose garden/display garden, making the lawn area more private and more conducive to weddings and other outdoor-only events.

The café at the park entry could be operated by a private, for-profit or non-profit concessionaire, perhaps paying lease revenue directly to the City as the landlord. A more likely alternative is that the retail space would be managed and programmed by one or more of the nonprofit organizations on site as a means of generating revenue for their own programs, analogous to a "museum café" supporting an interpretive/educational institution.

The last column in Table 3 presents an analysis of how these same subareas within the park could be used for more unique special events. Once specific areas within the park have been developed to serve other purposes, such as historical preservation and educational programming, the marginal costs of using the same spaces for occasional special events

**Table 3 - Analysis of Park Spaces in the Master Plan**

<b>NAMED SPACES IN THE PLAN</b> <b>Spaces with Revenue Potential</b>	<b>Indoor / Outdoor</b>	<b>Usable Size in sq.ft.</b>	<b>Non-Profit Tenant Uses</b>	<b>Potential as Venues; &amp; Example Events</b>
<b>OFFICE - GREAT LAWN</b>				
Great Lawn	Outdoor	16,800	Environ. Ed. Interpretive / Exhibits Classroom	Outdoor Capacity <b>50 - 500</b> Weddings, Receptions, Other Priv. Events
Office	Indoor	1,972		
Women's Changing Room	Indoor	185		
New Restroom & Kitchen Building	Indoor	800		
Paved Area West of Office	Roofed	2,625		
<b>CAFÉ AT THE PARK ENTRY</b>				
Café	Indoor	1,800	Concession Revenue	Indoor/Outdoor <b>50 - 150</b>
Patio (Seasonal Outdoor Seating)	Outdoor	1,800		
<b>PRESIDENT'S HOUSE – PACKING SHED – MULTI-PURPOSE/CLASSROOM BUILDING COMPLEX</b>				
President's House	Indoor	1,831	Environ. Ed. Exhibits Classrooms Historical Demonstrations	Indoor/Outdoor <b>100 - 200</b> Weddings, Classes, Other Priv. Events
Packing Shed	Indoor	3,855		
New Multi-Purpose/Classroom	Indoor	2,400		
Terrace with Classroom	Outdoor	2,400		
Open Space in Complex Center	Outdoor	27,900		
<b>OPEN SPACE MEADOW &amp; WATER TOWERS</b>				
Long Meadow (possibly interim only)	Outdoor	31,500	Outdoor Environ. Ed.	Outdoor Capacity <b>500 - 1,500</b> Community / Large Weddings
Enclose Base of Tower for Office	Indoor	400		
<b>COMMUNITY GARDENS</b>				
Community Gardens & Raised Beds	Outdoor	24,000	Community Gardens	
<b>HISTORIC ORCHARD &amp; ARCHIVE BUILDING</b>				
Expanded Orchard	Outdoor	18,000	Outdoor Environmental Education	Outdoor Capacity <b>400 - 600</b> Outdoor Classes
Archive Building	Indoor	1,756		
Optional Outdoor Program Space	Outdoor	13,600		
<b>BOXED TREE FOREST</b>				
Space within Boxed Forest	Outdoor	11,200	Outdoor Environmental Education	Outdoor Capacity <b>100 - 400</b> Weddings, Other Priv. Events
<b>INTERPRETIVE SPINE</b>				
Patio at Terminus	Outdoor	5,000	Outdoor Environmental Education	Outdoor Capacity <b>50 - 150</b> Outdoor Classes
<b>PICNIC AREA</b>				
Large Family / Group Picnic Area	Outdoor	63,350		Group Picnics <b>50 - 250</b>
<b>VALLEJO ADOBE</b>				
Adobe	Indoor	1,062	Outdoor Environmental Education	Indoor/Outdoor <b>50 - 90</b> Weddings, Other Priv. Events
Outdoor Garden within Oval Path	Outdoor	2,625		
Open Space Around Adobe	Outdoor	7,675		
<b>INTREPRETIVE / EDUCATION CENTER</b>				
Building Footprint (could be 2 stories)	Indoor	9,000	Outdoor Environmental Education	Event Capacity <b>100 - 300</b> In Museum
Grand Entrance Stone Walkways	Outdoor	16,450		

Source: Land Economics Consultants.

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during off hours will be low, and the relatively intense activity during a special event can create perhaps the most significant net revenue flow within the park. Due to the great diversity and different characters of spaces within the park, a variety of unique venues can be created with a range of people-handling capacities. Approximately 8 to 10 different venues may be readily identified with the Master Plan (see the last column of Table 3). For a private family reunion, cultural event or a small wedding under 100 people, the venues that might be appropriate within California Nursery could include the Office-Great Lawn area, the Vallejo Adobe, or a group site within the Picnic Area. Larger outdoor weddings and events or other food and beverage events could be staged in such areas as the Presidents House, Packing Shed, Multipurpose Building Complex, the Boxed Tree Forest, or by setting up in a large open space such as the Long Meadow.

Here again, a variety of different business models could be employed to attract and produce special events. Special events could be handled by a nonprofit master tenant on the site, much as cultural institutions today will often rent out parts of their facilities for special events during off hours to enhance their revenues. In another business model, the City could handle the marketing and event production services in-house with City staff. In a third business model, a private events production company could market and produce special events on the site under a contract with the City, and in coordination with the nonprofit entities active on the site.

## **V. Recommendations for Phasing and Financial Implementation**

One of the City's main objective is to avoid a situation where the California Nursery Historical Park becomes an ongoing fiscal drain on the City's General Fund. As a bench mark, it was pointed out in Section II that once the buildings and landscape elements that exist today are brought up to a standard supporting public use, the ongoing costs of operating and maintaining those buildings and landscape have been estimated to be approximately a quarter million dollars per year. Furthermore, new buildings and features proposed in the Master Plan, such as the classroom building and new hardscape elements will add more costs to the annual O&M burden. There will also be significant one-time capital costs of developing the park, which are estimated in the Volume 3 report prepared by team member Ian Leverton.

For one-time capital costs of making improvements, funding will probably have to be raised on a project by project basis, and may include capital funding from the City and/or from private partners, depending on the nature of each specific project. As the collection of new improvements grows, the financial burden the City is responsible for is likely to grow, and revenues accruing to the City will need to grow roughly in proportion in order to meet the City's fiscal objective. Whether the park ultimately becomes "self-sustaining" from a general fund fiscal perspective will depend heavily on negotiations at every step in the development with the partners who will implement or operate components of the park plan. It is important to determine who will be responsible for specific O&M tasks, and who will share in the revenue streams created. It is unlikely the site will generate enough revenue to be self-sustaining, and will require a subsidy from the General Fund or other sources if built with all amenities.

The remainder of this section presents an outline of the recommendations for phasing that were presented in the "Next Steps" section of the main report, along with discussions of economic and fiscal considerations for developing the park, focusing on Phase 1 starting with what it is today. The subsequent phasing should remain somewhat flexible with lots of discrete steps to choose from in order to take advantage of the momentum already developed by park partners, and to be ready to assist other community based initiatives as they emerge.

**Phase 1: Focus on Landscape Improvements**

As described in “Next Steps,” Phase 1 will be an evolution from the situation that exists today. One strategy would be to improve landscaped environments first, before incurring the relatively larger costs of upgrading or constructing buildings. In essence, a series of “outdoor rooms” could be created which would support activities ranging from family picnics to large special weekend events with designated overflow parking areas, portable restrooms, tents and booths as necessary, and specific areas for gatherings of people. Community festivals, food and beverage oriented events, fairs, and even large private weddings would be candidate events to take place in one or more of the outdoor rooms created in the park. Specific steps in the first phase would include the following (see full descriptions of actions in the main report under “Next Steps.”

1. Site and Nursery Avenue Infrastructure
2. Boxed Tree Forest and adjacent restroom
3. Vallejo Adobe
4. Great Lawn Area
5. Picnic Area
6. Community Gardens/Boutique Retail Nursery

**Table 4 - Phase 1 Ongoing Costs and Revenues Incurred on an Annual Basis**

	Low Estimate	High Estimate
<b>City of Fremont Responsibilities</b>		
<b>Costs to be Covered</b>		
Existing Open Buildings O&M	\$22,000	\$33,000
Monitoring of Buildings not in use	\$6,000	\$12,000
Trees and Landscaping O&M	\$50,000	\$110,000
Capital Replacement Reserve (20% of O&M)	\$0	\$28,600
Marketing and Coordination of Event Spaces	\$5,000	\$50,000
<b>Range in Annual City Costs</b>	<b>\$83,000</b>	<b>\$233,600</b>
<b>Potential Sources of Revenue</b>		
Private Party Rentals (e.g., Weddings)	\$20,000	\$50,000
Community Events (e.g., Parking Revenue)	\$10,000	\$40,000
Picnic Reservations	\$5,000	\$10,000
Temporary Food & Beverage (e.g., Food Trucks)	\$2,000	\$5,000
<b>Range in Annual City Revenues</b>	<b>\$37,000</b>	<b>\$105,000</b>
<b>Net City Responsibilities if built</b>	<b>(\$46,000)</b>	<b>(\$128,400)</b>
	*Capital replacement not included.	
<b>Partner Responsibilities</b>		
Community Gardens	Cost-Revenue Neutral to the City	
Environmental/Science Education	Cost-Revenue Neutral to the City	
Histoy Interpretation &/or Museum	Cost-Revenue Neutral to the City	

Source: Land Economics Consultants.

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The City would be well advised to set aside a one-time budget for start-up marketing of the park for weddings and events, including staff time, website, and a system for coordinating reservations and event management. Because the City is the most likely source for the initial capital and one-time investment in activating the park, it is recommended that in at least Phase 1 the City remain responsible for marketing and managing event use in-house. That will have an ongoing cost in staff time, but it will also allow the City to retain the bulk of the revenue generated by renting park space and facilities for events.

Although the cash flow of revenues over costs will likely fluctuate from year to year during the Phase 1 period, ranges in those financial flows are estimated in Table 4. Ranges are used for two reasons: (1) there is much uncertainty in making these types of future projections, and (2) costs and revenues may start out low initially, yet grow in coming Phase 1 years as the quality of service in the park increases and as more revenue-producing activities are attracted to the site.

The annual costs of operating and maintaining buildings in the Table 4 are based on the factors presented in Section II and assume the only buildings currently open for public use are the Office, Adobe, Restroom next to the Adobe, and the Women's Changing Room. On the next line, a cost is also estimated for monitoring the remaining existing structures, although they would remain closed to the general public in Phase 1.

A large range is shown next for the cost of maintaining the landscape within the park. The low end of the range corresponds to basic irrigation of the trees, and maintaining the turf and more managed landscapes around the current event venues (i.e., Great Lawn and Adobe gardens). The high end of the range is approaching the maintenance costs for a fully developed historical park in Fremont (i.e., approximately two-thirds of the costs estimated in Table 1). The next line item reflects prudent budgeting practices, and funds a replacement reserve account for eventual capital replacement of buildings and park features, estimated at 20% of the annual Operating & Maintenance cost line items above. A cost item has also been added to account for additional staff time in handling reservations, and coordinating event use of the park's "outdoor rooms."

The largest source of revenue envisioned in Phase 1 is from reservations and rentals of space within the park for events planned and produced by others. These could be company picnics and teambuilding events, non-profit group fundraisers, and a wide variety of private parties. The most easily understood type of private event like this is a wedding. Large weddings of 200 or even 400 people are obviously expensive events. While most of the costs of such an event go to the suppliers of food and beverage, live music, tables and chairs and their set up, etc., it is still possible for the hosting venue to realize basic rental fees of \$2,000-\$4,000 per wedding. In venues that are known to have highly desirable outdoor features, multiple weddings per day can be attracted during summer weekends. It is possible that carefully designed outdoor wedding spaces on the site (allowing two or three to occur on the same day) could generate \$100,000-\$200,000 per year for the City. Given the diversity of Fremont's population, outdoor venues on the site that accommodate different cultural practices could be advantageous in the marketplace. In Table 4, revenue from private party rentals is shown as a wide range, again reflecting lower income in the initial year(s) and growing as facilities and reputation improve over time.

The 20-acre park is also large enough to accommodate some community events that are larger than a private party, but smaller than the huge community events that now take place in Central Park. Table 4 shows net revenue being generated for the City from such events in the form of area rentals, perhaps augmented by parking revenue or other charges. The projections in Table 4 assume that the event promoter/producer will be responsible for the majority of event related costs, such as set up, clean up, and security. Other revenues could include family-scale rentals of picnic areas, and some weekend permits for food trucks or other vendors to set up temporarily in the park.

In the Phase 1 stage of development, the park would be expected to essentially pay for the City's upkeep responsibilities on an ongoing basis, although Table 4 suggests there could be initial years with small deficits and successful years with small

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surpluses. A small boutique retail nursery could also add activity, and generate lease revenue for the City. If included in the park, that land use would add to the bottom line in Table 4.

Much of the day-to-day activity in the park would be generated by partner organizations, however, likely including a non-profit group using the park as a home base for environmental education, perhaps one or more organizations focused on the unique history of California Nursery, and use of a portion of the site for community gardens. The assumptions made in Table 4 are that each of these organizations will be fundraising or otherwise generating the revenue necessary to cover their own programs, but not so much that they are able to pay meaningful rent to the City for use of the park. In other words, on an ongoing basis during Phase 1 these activities are assumed to be cost-revenue neutral to the City. In later phases, however, these partner organizations would be expected to attract the necessary funding to achieve their missions, take on significant improvement projects in the park, and potentially provide ongoing support to the City in terms of lease or rent payments or at least services provided in-kind.

In the main body of the report, subsequent phases and the specific projects within them are described in more detail. An outline of Phases 2 through 4 follows.

**Phase 2: Development of Institutions and First Buildings**

1. Multipurpose/Classroom Building
2. Second Entrance Infrastructure and Parking
3. Office Building Upgrades
4. Packing Shed and Archive Building

**Phase 3: Partner Institutions Developing Major Buildings**

1. Interpretive/Education Center
2. President's House
3. Café

**Phase 4: Additional Historical Features**

1. Orchard
2. Water Towers
3. Roeding Property

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## Section E: Construction Cost Estimate

California Nursery Historical Park Master Plan Opinion of Probable Construction Cost: Conceptual Submittal 01/06/17		
ITEM NO.	PROJECT NAME	
	TOTAL COST	
1	Niles Boulevard Improvements (excluded)	0
2	Nursery Avenue - Main Entry	710,691
3	Office - Great Lawn	1,873,117
4	Café at the Park Entry & Parking	1,108,377
5	Community Gardens	340,681
6	Alternate: Boutique Nursery: \$340,681	
7	Parking off Nursery Avenue	2,186,655
8	North-East Corner - Secondary Entry	405,855
9	Interpretive Center	8,819,643
10	President's House - Packing Shed - Multi-Purpose/Classroom Building Complex	3,569,931
11	Interpretive Spine	937,614
12	Long Meadow & Water Towers	999,085
13	Historic Orchard & California Nursery Archive Building	435,776
14	Orchard Pergola	1,118,619
15	Boxed Tree Forest & Restroom	297,800
16	Picnic Area	317,352
17	Vallejo Adobe	149,770
18	Roeding Family Home (excluded)	0
19	Irrigation to Existing Trees	531,907
	Site Utilities	1,493,072
	<b>TOTAL ESTIMATED CONSTRUCTION COST (2017)</b>	<b>25,295,942</b>
	ADD - Architectural & Engineering fees, Permits & Fees & City Administration Costs (50%)	12,647,971
	<b>TOTAL ESTIMATED PROJECT COST (2017)</b>	<b>37,943,913</b>

PCA design		
California Nursery Historical Park Master Plan		
Opinion of Probable Construction Cost: Conceptual Submittal		
01/06/17		
ITEM NO.	PROJECT NAME	TOTAL COST
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California Nursery Historical Park Master Plan									
Opinion of Probable Construction Cost: Conceptual Submittal									
01/06/17									
ITEM NO.	DESCRIPTION	EST. QTY	UNIT	UNIT COST	ITEM COST	MARK UP	TOTAL COST		
	Great lawn - renovate lawn & replace irrigation	16,800	SF	4.00	67,200	32,338	99,538		
	New shrubs along Niles Blvd & where park abuts residences	1	LS	17,500.00	17,500	8,421	25,921		
	Mixed planting & open grassland, irrigated	30,000	SF	4.00	120,000	57,747	177,747		
	New trees, 15 gal, w/ irrigation	5	EA	750.00	3,750	1,805	5,555		
	New trees, 36" box, w/ irrigation	4	EA	3,500.00	14,000	6,737	20,737		
	Transparent fence / wall along Niles Boulevard	450	LF	100.00	45,000	21,655	66,655		
	<b>Total - Office - Great Lawn</b>						<b>1,873,117</b>		
	<b>4 Café at the Park Entry &amp; Parking</b>								
	Demolish Garden Store Building 1 & Building 2	2,468	SF	6.50	16,042	7,720	23,762		
	Demolish covered area & covered central breezeway	2,554	SF	4.50	11,493	5,531	17,024		
	New café / small restaurant	1,800	SF	330.00	594,000	285,846	879,846		
	Terrace/patio between - colored & scored concrete	1,800	SF	20.00	36,000	17,324	53,324		
	Parking area paving, asphalt	5,400	SF	8.00	43,200	20,789	63,989		
	Gravel surface at parking stalls	4,200	SF	4.00	16,800	8,085	24,885		
	Mixed planting & open grassland, irrigated	6,000	SF	4.00	24,000	11,549	35,549		
	New trees, 15 gal, w/ irrigation	9	EA	750.00	6,750	3,248	9,998		
	<b>Total - Café at the Park Entry &amp; Parking</b>						<b>1,108,377</b>		
	<b>5 Community Gardens</b>								
	Community gardens & irrigation, raised beds	40,000	SF	3.50	140,000	67,371	207,371		
	Predominantly open grassland, misc seed/mulch, non-irrigated	40,000	SF	0.50	20,000	9,624	29,624		
	Fencing around gardens - wood / wire mesh	1,000	LF	70.00	70,000	33,686	103,686		
	<b>Total - Community Gardens</b>						<b>340,681</b>		

California Nursery Historical Park Master Plan  
Opinion of Probable Construction Cost: Conceptual Submittal  
01/06/17

ITEM NO.	DESCRIPTION	EST. QTY	UNIT	UNIT COST	ITEM COST	MARK UP	TOTAL COST
	<b>Alternate: Boutique Nursery</b>						
	Trailor for sales office (allowance)	1	LS	25,000.00	25,000	12,031	37,031
	Utilities allowance - power & water	1	LS	25,000.00	25,000	12,031	37,031
	Predominantly open grassland, misc seed/mulch, non-irrigated	80,000	SF	0.50	40,000	19,249	59,249
	Fencing around gardens - wood / wire mesh	2,000	LF	70.00	140,000	67,371	207,371
	<b>Total - Alternate: Boutique Nursery</b>						<b>340,681</b>
	<b>6 Parking Off Nursery Avenue</b>						
	Parking area paving, asphalt	30,000	SF	8.00	240,000	115,493	355,493
	Gravel surface at parking stalls	20,000	SF	4.00	80,000	38,498	118,498
	High metal lath structure over the cars	52,000	SF	20.00	1,040,000	500,471	1,540,471
	Paths leading to other areas of the park - colored concrete	9,000	SF	12.00	108,000	51,972	159,972
	New trees, 15 gal, w/ irrigation	11	EA	750.00	8,250	3,970	12,220
	<b>Total - Parking Off Nursery Avenue</b>						<b>2,186,655</b>
	<b>7 North-East Corner - Secondary Entry</b>						
	Secondary entry road & parking, asphalt paving	16,000	SF	8.00	128,000	61,596	189,596
	Gravel surface at parking stalls	8,000	SF	4.00	32,000	15,399	47,399
	Paths / walkway - colored concrete	2,500	SF	12.00	30,000	14,437	44,437
	Predominantly open grassland, misc seed/mulch, non-irrigated	23,000	SF	0.50	11,500	5,534	17,034
	Additional palms - mix, 6' trunk ht	8	EA	7,000.00	56,000	26,948	82,948
	New trees, 15 gal, w/ irrigation	22	EA	750.00	16,500	7,940	24,440
	<b>Total - North-East Corner - Secondary Entry</b>						<b>405,855</b>

PGA design									
California Nursery Historical Park Master Plan									
Opinion of Probable Construction Cost: Conceptual Submittal									
01/06/17									
ITEM NO.	DESCRIPTION	EST. QTY	UNIT	UNIT COST	ITEM COST	MARK UP	TOTAL COST		
<b>8</b>	<b>Interpretive Center</b>								
	New two-story interpretive center	18,000	SF	300.00	5,400,000	2,598,601	7,998,601		
	Grand entrance - stone paving	2,600	SF	35.00	91,000	43,791	134,791		
	Grand entrance - colored concrete walkway	8,900	SF	12.00	106,800	51,395	158,195		
	New paths adjacent the interpretive center, colored concrete	5,000	SF	12.00	60,000	28,873	88,873		
	New paths adjacent the interpretive center, stabilized DG	2,000	SF	7.00	14,000	6,737	20,737		
	Grand entrance - ornamental plantings & hedges	5,000	SF	10.00	50,000	24,061	74,061		
	Mixed planting & open grassland, irrigated	45,000	SF	4.00	180,000	86,620	266,620		
	New trees, 15 gal, w/ irrigation, north	14	EA	750.00	10,500	5,053	15,553		
	New trees, 36" box, w/ irrigation, entry	12	EA	3,500.00	42,000	20,211	62,211		
	<b>Total - Interpretive Center</b>						<b>8,819,643</b>		
<b>9</b>	<b>President's House, Packing Shed &amp; Multi-Purpose/Classroom Building</b>								
	<b>President's House - Adaptive Reuse - Events Space:</b>								
	Architectural Restoration	1,831	SF	200.00	366,200	176,224	542,424		
	Replace asphalt shingle roofing								
	Exterminate termites								
	Regrade around perimeter to avoid wood to soil contact								
	Replace missing roof rafter above east elevation								
	Replace missing knee braces								
	Repair interior vandalism damage								
	Clean & repair fireplace & hearth								
	Repair / replace damaged windows & glazing								
	Paint building, exterior & interior								
	Restore front porch to its original condition								
	Accessibility - provide ramp to front entry, 18' long								
	Install new wiring & new period lighting								
	Add HVAC system, attic insulation & ceiling fans								

PGA design									
California Nursery Historical Park Master Plan									
Opinion of Probable Construction Cost: Conceptual Submittal									
01/06/17									
ITEM NO.	DESCRIPTION	EST. QTY	UNIT	UNIT COST	ITEM COST	MARK UP	TOTAL COST		
	Install window shades								
	Restore wood floors								
	Restore / upgrade kitchen								
	Structural Upgrades	1,831	SF	50.00	91,550	44,056	135,606		
	Provide plywood roof sheathing								
	Replace damaged wood siding, framing & sheathing								
	Brace brick chimney								
	Provide new perimeter concrete spread footings & sill plate								
	New interior pad footings								
	New metal connectors between foundation & framing members								
	Underpin chimney pad as necessary								
	Provide new concrete stoop at entry stairs								
	Provide new plywood shear walls & hold downs								
	Surrounding Site:								
	Gardens & irrigation for demonstrations surrounding residence	15,000	SF	4.00	60,000	28,873	88,873		
	New paths adjacent the home, colored concrete	4,000	SF	12.00	48,000	23,099	71,099		
	New paths adjacent the home, stabilized DG	3,000	SF	7.00	21,000	10,106	31,106		
	<b>Packing Shed - Adaptive Reuse - Display Historic Pick-ups &amp; Machinery</b>								
	Architectural Restoration	3,855	SF	175.00	674,625	324,645	999,270		
	Exterminate termites								
	Regrade around perimeter to avoid wood to soil contact								
	Replace corrugated metal roofing								
	Replace deteriorated wood & corrugated metal siding								
	Paint building, exterior & interior								
	Demolish shed to the east of the main structure								
	Open enclosed openings on the north & south walls								
	Provide new concrete floor slab & perimeter curb - stained								
	New lighting & user convenience power								
	Structural Upgrades	3,855	SF	50.00	192,750	92,756	285,506		
	Reinforce / replace existing failing roof framing								

PGA design									
California Nursery Historical Park Master Plan									
Opinion of Probable Construction Cost: Conceptual Submittal									
01/06/17									
ITEM NO.	DESCRIPTION	EST. QTY	UNIT	UNIT COST	ITEM COST	MARK UP	TOTAL COST		
	Add new wood rafters between existing framing as required								
	Provide plywood roof sheathing								
	Provide all new wood stud wall framing & plywood sheathing								
	Provide new metal hold-downs, anchor bolts & shear connections								
	Provide new steel roof framing at gable end								
	Open loading area - new concrete pad footings at posts								
	Open loading area - new cripple stud walls, hold downs & connections								
	Surrounding Site:								
	New paths adjacent the Packing Shed, colored concrete	4,000	SF	12.00	48,000	23,099	71,099		
	New paths adjacent the Packing Shed, stabilized DG	1,500	SF	7.00	10,500	5,053	15,553		
	<b>Multi-Purpose/Classroom Building</b>								
	New M-P/Classroom building	2,400	SF	300.00	720,000	346,480	1,066,480		
	New terrace, stone paving	2,000	SF	35.00	70,000	33,686	103,686		
	<b>Site Area - Open Space</b>								
	New Bosque of trees, 36" box, w/irrigation	20	EA	3,500.00	70,000	33,686	103,686		
	Predominantly open grassland, misc seed/mulch, non-irrigated	75,000	SF	0.50	37,500	18,046	55,546		
	<b>Total - President's House, Packing Shed &amp; M-P/Classroom Bldg</b>						<b>3,569,931</b>		
<b>10</b>	<b>Interpretive Spine</b>								
	Interpretive spine path south from the President's House to the south plaza area, colored concrete	7,500	SF	12.00	90,000	43,310	133,310		
	Plaza at south end, stone paving	3,000	SF	35.00	105,000	50,528	155,528		
	New metal lath structure at plaza	1,000	SF	50.00	50,000	24,061	74,061		
	Secondary reverse S-curve path, colored concrete	24,000	SF	12.00	288,000	138,592	426,592		
	Interpretive material (allowance)	1	LS	100,000.00	100,000	48,122	148,122		
	<b>Total - Interpretive Spine</b>						<b>937,614</b>		

## California Nursery Historical Park Master Plan

## Opinion of Probable Construction Cost: Conceptual Submittal

01/06/17

ITEM NO.	DESCRIPTION	EST. QTY	UNIT	UNIT COST	ITEM COST	MARK UP	TOTAL COST
<b>11</b>	<b><u>Long Meadow &amp; Water Towers</u></b>						
	<b><u>Long Meadow</u></b>						
	Open space meadow - misc seed/mulch, non-irrigated	75,000	SF	0.50	37,500	18,046	55,546
	New trees, 15 gal, w/ irrigation	3	EA	750.00	2,250	1,083	3,333
	Boulders	1	LS	2,500.00	2,500	1,203	3,703
	<b><u>New Tall Water Tower</u></b>						
	New tall water tower	1	LS	225,000.00	225,000	108,275	333,275
	Enclose base of structure for office for park manager	400	SF	150.00	60,000	28,873	88,873
	New surface adjacent the water tower, stone paving	3,600	SF	35.00	126,000	60,634	186,634
	New trees, 36" box, w/ irrigation	3	EA	3,500.00	10,500	5,053	15,553
	<b><u>Existing Water Tower Base</u></b>						
	Stabilize base:						
	Replace missing wood members - column at N-E corner	1	LS	7,500.00	7,500	3,609	11,109
	Provide new connections between all members	1	LS	7,500.00	7,500	3,609	11,109
	New concrete foundations to separated wood from soil	1	LS	20,000.00	20,000	9,624	29,624
	Reconstruct new high water tower from historic photos	1	LS	175,000.00	175,000	84,214	259,214
	New trees, 15 gal, w/ irrigation	1	EA	750.00	750	361	1,111
	<b>Total - Long Meadow &amp; Water Towers</b>						<b>999,085</b>
<b>12</b>	<b><u>Historic Orchard &amp; California Nursery Archive Building</u></b>						
	<b><u>Historic Orchard</u></b>						
	New fruit trees, 15 gal, w/ irrigation	47	EA	850.00	39,950	19,225	59,175
	New screen trees, 15 gal, w/ irrigation	11	EA	750.00	8,250	3,970	12,220
	Predominantly open grassland, misc seed/mulch, non-irrigated	35,000	SF	0.50	17,500	8,421	25,921
	<b><u>California Nursery Archive Building</u></b>						
	Architectural Restoration	1,756	SF	100.00	175,600	84,503	260,103
	New resilient flooring						





PGA design									
California Nursery Historical Park Master Plan									
Opinion of Probable Construction Cost: Conceptual Submittal									
01/06/17									
ITEM NO.	DESCRIPTION	EST. QTY	UNIT	UNIT COST	ITEM COST	MARK UP	TOTAL COST		
	New trees, 15 gal, w/ irrigation	10	EA	750.00	7,500	3,609	11,109		
	Provide screening shrubs around non-historic restroom building	1	LS	6,500.00	6,500	3,128	9,628		
	<b>Total - Vallejo Adobe</b>						<b>149,770</b>		
<b>17</b>	<b><u>Roeding Family Home</u></b>								
	Future Roeding Family Home renovation (excluded)	1	LS	-	-	0	-		
	<b>Total - Roeding Family Home</b>						<b>0</b>		
<b>18</b>	<b><u>Irrigation to Existing Trees</u></b>								
	Irrigation backflow, controller, valves & main lines	1	LS	120,000.00	120,000	57,747	177,747		
	Laterals & bubblers (4 each) to existing trees	797	EA	300.00	239,100	115,060	354,160		
	<b>Total - Irrigation to Existing Trees</b>						<b>531,907</b>		
<b>19</b>	<b><u>Site Utilities</u></b>								
	Domestic water line	2,000	LF	75.00	150,000	72,183	222,183		
	Backflow preventer device, domestic	1	EA	5,500.00	5,500	2,647	8,147		
	Connect to existing domestic water service	1	EA	3,000.00	3,000	1,444	4,444		
	Fire water line	1,800	LF	95.00	171,000	82,289	253,289		
	Backflow preventer device, fire	2	EA	15,000.00	30,000	14,437	44,437		
	Connect to existing fire water service	2	EA	4,000.00	8,000	3,850	11,850		
	Sanitary sewer	2,500	LF	65.00	162,500	78,199	240,699		
	Sewer manhole/cleanout	10	EA	3,000.00	30,000	14,437	44,437		
	Connect to existing sewer	6	EA	2,000.00	12,000	5,775	17,775		
	Storm drain	1,000	LF	75.00	75,000	36,092	111,092		



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## Section F: Site Utilities – Existing & Proposed

This report summarizes BKF Engineers' review of the proposed conditions information for the California Historical Nursery site located at 36501 Niles Blvd., Fremont, California. The following summary is based on the preferred plan provided by PGA Design, 12/12/16.

The following table lists the proposed and existing buildings proposed to receive new utility services. (Existing utility connections assumed to remain in service are indicated as (E).

Building	Domestic		Sanitary	Storm Drain
	Water	Fire Water	Sewer	(CS3)
Office	(E)	(E)	X	X
Café	X	X	X	X
Interpretive Center	X	X	X	X
President's House	(E)		(E)	
Community Garden/ Retail Nursery	X			X
Full Commercial Kitchen (Office)			X	X
Adobe				
Packing Shed				
Classroom	X	X	X	X
Restroom	(E)		(E)	
Water Tower "1"				
Water Tower "2"	X		X	X
Archive Building	X	X	X	X
Roeding House	(E)		X	
Restroom	X	X	XX	

### Sanitary Sewer

New sanitary sewer service will be needed for 11 buildings (8 new buildings and 3 existing converting from septic tanks). Most of the new services can be provided by connecting to the existing 12" public main running through the site in Nursery Avenue. Depending on Union Sanitary District (USD) connection requirements and fees, it may be more cost-effective to limit the number of new connections to this main by collecting the new building services to one new private manhole and then construction one new connection to the USD main in Nursery Avenue. The remaining proposed sewer services can be provided by a new lateral in the east parking lot connected to the existing 8" sewer main in Niles Boulevard.

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## **Storm Drain**

Storm drainage improvements for the proposed plan will require a new connection to the existing 60" storm drain line in Nursery Avenue and a new connection to the SD system in Niles Boulevard owned and maintained by the City of Fremont. Ideally, these new connections can be made at existing SD structures already connected to the 60" SD system to minimize construction costs.

Current NPDES C3 regulations will require all runoff from new or replaced impervious areas to either be infiltrated onsite or treated in landscaped areas before connecting to the public SD system. Given that the site is largely landscaped, most storm drain requirements can be met by discharging to the ground away from building or roadway structures. In areas of more concentrated impervious areas (ie. new parking areas, new pedestrian courtyards, and new building roofs), storm flows will need to be directed to landscaped treatment areas that will likely require subdrainage to drain sufficiently.

These treatment areas will also need to have overflow drains to allow larger rain events to be directly conveyed to the SD system.

## **Water**

Metered water service provided by Alameda County Water District (ACWD) will be required for proposed domestic water connections for 8 buildings. A new water meter, sized to meet the proposed demands, will need to be located near the property line. Unmetered fire service will be required to provide sprinkler protection for all new buildings, as well as six new fire hydrants on site. The onsite fire service will consist of a looped system connected to the public ACWD main in Niles Boulevard, with backflow protection at both connection points.

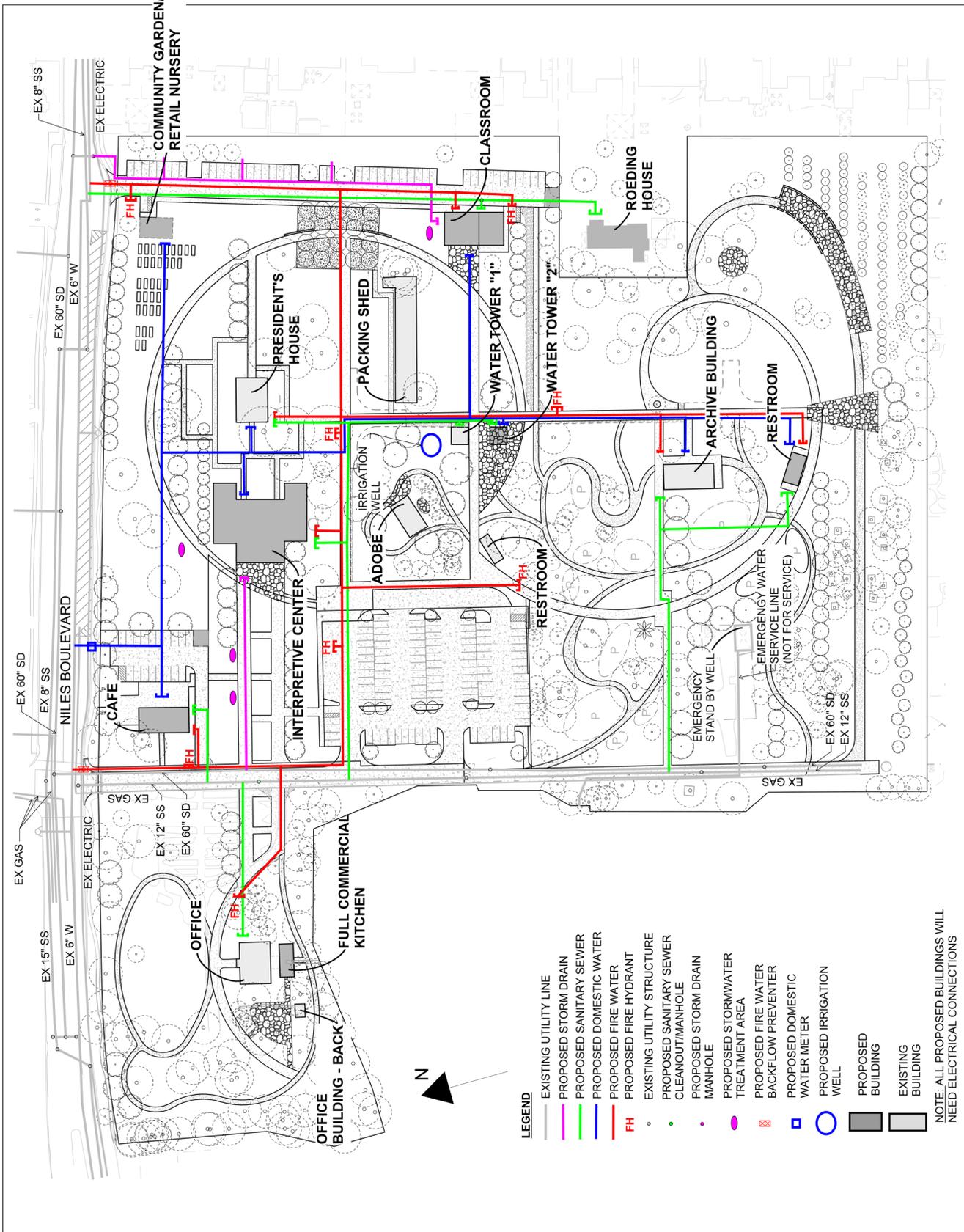
ACWD owns and maintains an emergency water supply well located on site. The existing 10" water main connected to this well is located onsite in Nursery Avenue and is not available for service connections.

Irrigation demands for the site are proposed to be met by a new irrigation well located in the center of the site. Coordination will be required with ACWD for permitting and installation.

## **Gas, Electric, and Telecommunications**

Gas and electric service is provided to the site by Pacific Gas & Electric (PG&E). All new buildings will require electrical connections.





- LEGEND**
- EXISTING UTILITY LINE
  - PROPOSED STORM DRAIN
  - PROPOSED SANITARY SEWER
  - PROPOSED DOMESTIC WATER
  - PROPOSED FIRE WATER
  - PROPOSED FIRE HYDRANT
  - FH
  - EXISTING UTILITY STRUCTURE
  - PROPOSED SANITARY SEWER CLEANOUT/MANHOLE
  - PROPOSED STORM DRAIN MANHOLE
  - PROPOSED STORMWATER TREATMENT AREA
  - PROPOSED FIRE WATER BACKFLOW PREVENTER
  - PROPOSED DOMESTIC WATER METER
  - PROPOSED IRRIGATION WELL
  - PROPOSED BUILDING
  - EXISTING BUILDING

NOTE: ALL PROPOSED BUILDINGS WILL NEED ELECTRICAL CONNECTIONS

**Project Name:** California Nursery Draft EIR  
**Project Number:** TBD  
**Reviewer:** Jay Swardenski  
**Plan Check Cycle:** Preliminary  
**Date Completed:** 1/11/2017  
**Team Lead:** Roger Ravenstad

In general, as additional or revised information is provided, the City reserves the right to make additional comments through the plan check process.

*Please submit the following items with the next review submittal package. If any of the following items are not included, the submittal may be considered incomplete.*

- Final EIR
- Fully dimensioned site plan.

**GENERAL COMMENTS**

The following are general comments and guidelines that apply to this review:

**THE APPLICANT SHALL MEET ALL REQUIREMENTS OF THE CURRENTLY ADOPTED EDITION OF THE CALIFORNIA BUILDING, FIRE AND CITY OF FREMONT MUNICIPAL CODES IN EFFECT AT THE TIME OF BUILDING PERMIT/ BUSINESS LICENSE APPLICATION.**

**ALL NEW STRUCTURES, OR THOSE ADAPTIVELY REUSED SUCH THAT THE OCCUPANCY GROUP IS CHANGED, WILL NEED TO BE RETROFIT WITH AN APPROVED AUTOMATIC FIRE EXTINGUISHING SYSTEM (AFES). THIS WOULD INCLUDE THE PROPOSED CHANGE IN USE TO THE PRESIDENTS HOUSE (PG. 14) AND THE RECONSTRUCTED OGATA LATH STRUCTURE (PG. 12).**

**Public Safety Requirements:**

**Access:**

Fire Department access roadways shall be a minimum of 20’ clear width and meet Fire Department standards for surface type, distance, weight loads (75,000 lbs.), turn radii, grades (<15%), and vertical clearance (13’6”). Turnarounds or through circulation shall be required for distances over 150 feet from public streets.

Manual vehicle gates shown (Pg.10) at the Nursery and Community Garden entrances and across interior fire department access roads (end of parking lot, Roeding parcel) shall use Knox padlock or Knox box at the gate to gain entry to or through the site. Automatic gates shall be equipped with a Knox keyed override switch and an approved infrared receiver.

The draft EIR mentions bollard (pg. 11) placement, however the reviewer was not able to locate them on the site plans included. Clarify their location with next submittal.

**Water Supply:**

Fire hydrant(s) may be spaced at 500 feet intervals, or as needed to attain the needed fire-flow, or connectivity to fire department connections (FDCs).

**Provide detailed fire flow information for the site. Note: The Fremont Fire Department allows a reduction in fire flow up to 50% for buildings with an automatic fire extinguishing system installed throughout them.**

**Pre-Construction:**

Prior to construction the applicant shall provide fire hydrant(s) with the required fire flow on site prior to construction or storage of combustible materials. Fire hydrant jumper lines must be at least 6 inches in diameter. This must be completed and inspected before any construction or material storage will be allowed.

The applicant shall provide a 20 ft wide all weather-paving surface (paving) for emergency vehicle access within 150 feet of all construction or combustible storage. This access shall be provided before any construction or combustible storage will be allowed.

Separate permits are required for the underground fire service, fire sprinkler, and fire alarm systems. Plans and specifications for the underground fire service line must be submitted to the Plans and Permit Center for approval by the Fire Department and Building Department prior to installation. The underground fire service requires either cathodic protection or a corrosion engineer's protection plan.

**Construction:**

Specific comments will be provided for each subsequent application for site improvement, building or MEP permit.

**END OF COMMENTS**

**NURSERY AVENUE - MAIN ENTRY - ROSE GARDEN/DISPLAY GARDEN**

The historic main entry at Nursery Avenue will be retained. The wooden gateway sign will be restored and the security gate repaired or replaced. New palm trees will be used to extend this feature to the southern park boundary. At the end of Nursery Avenue in the southwest corner of the park there is space for a prominent element that will provide a focal point for visitors as they enter the park. The existing rose garden and the historic roses will be retained. Roses may also be planted in other areas of the park.

**OFFICE - GREAT LAWN**

Historically the office and Great Lawn were the primary event space at the California Nursery where visitors would gather for picnics and other major events. The master plan will restore the office building and two existing restrooms in the building. The master plan shows an addition to the south side of the office that will add restrooms and a kitchen. A new patio is shown west of the office - and away from adjacent neighbors - that could be used as a dance floor or as set up space for a caterer for functions taking place here. The road to the office will be extended to allow equipment drop-off at the patio. The historic Changing Room will be used for storage and as a changing room for brides, as it was used historically. The display gardens will be rehabilitated. Pathways around the Great Lawn will be improved and dense planting will be added to mitigate sound from Niles Boulevard. The middle section of the fence will be kept open for views into the garden and a transparent fence/wall will reduce vehicular noise. New shrubs will be added to buffer sound where the park abuts residences. With these additions, the Office/Great Lawn area will be suitable as a rentable event venue. A small corp yard, for tools and supplies for park volunteers, may be added in the west area of the Office.

**VISITOR INFORMATION BUILDING AT THE PARK ENTRY & PARKING**

A new visitor information building is shown at the park entry with an outdoor terrace and designated parking (17 regular and one accessible space) immediately adjacent to the building. The visitor information building may also include a cafe - temporarily or permanently. This depends on the nature of the future development of the Interpretive/Education Center.

**PARKING OFF NURSERY AVENUE**

The primary parking area remains where it is today and is accessed from Nursery Avenue. Parking for 105 cars, plus four accessible parking spaces and drop-off space for 2 buses is provided at this location. A metal high lath structure similar to the lath structures used to shade nursery plants, is shown over the cars. The purpose of the structure is to shade cars and more importantly to reintroduce what was once an important feature of the California Nursery. Multiple paths will lead from the parking lot to other areas in the park. The extent and exact location of the lath structure has some flexibility.

**PICNIC AREA**

The space between the Boxed Tree Forest and the lath-covered parking retains a very pleasant open feeling that is nicely shaded by a canopy of tall trees. This area of the site includes a rich variety of tree species and as such is an important part of the arboretum that will be featured and interpreted throughout the park. New plantings in this area could be added to create a permaculture demonstration area that will be overseen by a Master Gardener program. Groupings of a variety of shorter palm specimens are a distinctive feature of this space. The plan proposes this area for family and group picnicking - a quiet activity that will benefit from the shade. Sinuous paths weave through this area to protect tree roots from compaction, and connect to the interpretive spine and two restrooms. Facilities for up to 250 are provided with tables, bar-be-ques and prep tables.

**DESIGN CONTEXT STATEMENT**

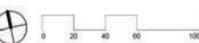
The park master plan shows improvements that can accommodate a broad range of programs and uses. The goal of the plan is to interpret the historic nursery and add new facilities that will offer new compatible programs in the park. Rows of evergreen and deciduous trees will be introduced to reflect the rows of trees that were lined up in the nursery for generations. These dominant bands introduce order and rhythm and defined outdoor spaces. Care has been taken throughout the park to minimize impacts to existing trees that will remain and be featured.

The historic buildings will be retained and restored to the period of significance (1933 - 1960) except for the Garden Store which is in very poor condition and will be demolished. One currently missing historic structure will be reconstructed - the tall water tank. A second missing historic structure - the tall lath house - will be interpreted in metal and may be built over the main parking lot off Nursery Avenue or in another location. The feasibility of reopening the arches of the Office Building may be considered. Five new buildings will be built to accommodate new program elements. These include an 18,000 square foot Interpretive/Education Center, information and visitor building, a multi-purpose/classroom building, a restroom, and a combination restroom/kitchen near the office building. The lower portion of the reconstructed water tower may be enclosed to serve as an office for the City. An existing nursery road will become the primary interpretive spine. Many of the other park features connect to this spine.



# CALIFORNIA NURSERY HISTORICAL PARK MASTER PLAN

SEPTEMBER 29, 2017



**DESIGN TEAM**

PGAdesign Inc. - Landscape Architect  
Carey & Company - Historic Architect  
BKf Engineers - Civil Engineer  
Mamphier-Gregory - Environmental Consultants  
Pivot Engineering - Structural Engineer  
HortScience - Arborist  
Land Economics Consultants - Financial Advisor  
Levinton & Associates - Cost Estimator  
Math Science Nucleus - Historic Advisor



**NILES BOULEVARD**

**NURSERY AVENUE**

**ARBORETUM WAY**

**NILES BOULEVARD IMPROVEMENTS**

Under a separate contract, Niles Boulevard and the intersection at Nursery Avenue will be improved. As part of that work, 37 new, diagonal parking spaces will be created along the north property line of the park. These spaces are included in the 218 count needed for the park.

**NORTHEAST CORNER - SECONDARY ENTRY**

Additional parking is shown along the east property line - between the historic palms planted by John Rock. Additional palms will be planted to reinforce this feature. This area will accommodate 51 standard plus 3 accessible parking spaces and can be accessed from the secondary entry gate.

**COMMUNITY GARDEN**

The community gardens are located in the northeast corner adjacent to nearby parking along the east property line. The gardens will be fenced and visible from Niles Boulevard. A row of trees will provide a buffer between the garden and street. Alternatively, this area could provide space for a 1 1/2 to 2-acre boutique nursery.

**PRESIDENT'S HOUSE - PACKING SHED - CLASSROOM BUILDING COMPLEX**

Two of the oldest and most important historic buildings on the property are the President's House and the Packing Shed. Both will be retained and rehabilitated. The master plan proposes to add a third, new building to this complex, near the Packing Shed. It will contain a bathroom and enough power and counter space for a warming kitchen. The new building is located beyond the safety zone defined by a fault line in the northeast corner of the site. The new building is intended to be a multi-purpose space. It can be used as a classroom for students on field trips or used for an adult education program. A terrace will provide a flexible outdoor venue associated with the classroom building.

The President's House and gardens will be used as rentable event space. The gardens will be interpreted on all sides of the home and will feature shrubs and perennials from the historic period. The Packing Shed will retain its rustic open-shed character and will be used to house the historic pick-up trucks and other machinery used at the California Nursery.

The open space enclosed between the President's House, the Packing Shed, and the new Bosque of trees will be used as an outdoor area for events taking place in these buildings. Small events could be focused in one building and large events could use both buildings plus the central space defined by them. The location of the multi-purpose classroom may be adjusted to minimize impacts to owl habitat.

**WATER TOWERS**

The existing water tower base will be stabilized and a replacement water tank added. The second, high water tower and tank will be reconstructed based on available historic documents. The base of the new structure will be enclosed to create a one or two story office or storage facility for the City. This iconic element could afford views from the top overlooking the park and environs.

**LONG MEADOW**

An open tree-studded meadow is shown between the Packing Shed and historic orchard in the southeast corner of the park. This is a flexible space that could be used for informal gatherings associated with other park activities, or for the community garden.

**ROEDING FAMILY HOME**

The city may acquire this property in the future and incorporate it into the park. The house and property will be used to interpret the Roeding Family history in relation to the California Nursery, and for other park purposes. The property includes driveway access to Hillview Drive and a connection to the new parking.

**ORCHARD PERGOLA**

A gracefully curving path and vine-covered pergola will be built in the orchard. This 210-foot long structure with stone columns and stout metal trellis structure will be custom-crafted to reflect the historic nursery and engage modern elements. Its sculptural form will be open - inviting visitors to walk into and through the orchard - the trees and structure woven together. A 90-foot long seat-height stone wall will anchor the terminus of the structure creating another special place within the park where small groups may gather. Also, a 35-foot diameter paved circle of stone, located beneath the canopy of mature trees, can be used for weddings or larger group activities.

**HISTORIC ORCHARD & CALIFORNIA NURSERY ARCHIVE BUILDING**

The historic orchard in the southeast corner of the site will be expanded and will provide a buffer between more active park uses and the adjacent residences.

The California Nursery Archive Building (previously known as the ROP Building) will be converted to an archive for historic material and will be temperature controlled. A deck and veranda will be built on three sides. The space east of the building will provide a venue for small events like lectures or a gathering place for garden tours. A historic relocated bunk-house may be brought to the park and integrated into the plan.

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LANDSCAPE ARCHITECTS

