The Legacy of CALIFORNIA NURSERY Historic Park

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City of Fremont

California Nursery Historical Park

Volume 1: Master Plan Report

Adopted December 12, 2017

CITY OF Fremont California

PGAdesign

LANDSCAPE ARCHITECTS

California Nursery Historical Park

Acknowledgements

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The California Nursery Historical Park

Master Plan is dedicated

in memoriam,

Lila Jean Bringhurst

1938 – 2016

An avid promoter and student of the rich history of Fremont,

Lila delighted in sharing her passion with others.

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Introduction

Setting the Stage:

In 1884 a German immigrant named John Rock purchased 463 acres on a site that is today known as the town of Niles in Fremont. He moved his start-up nursery from San Jose' and named it "The California Nursery Company." Rock set about to create the best known Nursery Company in the State of California and became the premier supplier of fruit and nut trees. He marketed and hybridized hundreds of plant varieties with the assistance of the famous botanist Luther Burbank of Santa Rosa. In addition to fruit trees, the California Nursery became known for ornamental shrubs and hundreds of varieties of roses. Rock is thought to be responsible for introducing more new plants into the State than any other nurseryman.

In 1917 another legend took over ownership of the California Nursery Company, named George Roeding. Combined with the Roeding operations in Fresno, the California Nursery Company dominated the fruit and nut tree national market at a pivotal time when private agriculture was emerging as large corporate businesses. By the 1940's George Roeding Jr. had evolved the company into an enormous retail operation with nurseries and growing grounds

California Nursery, 1923

from the State of Washington to South America. All of this was headquartered out of Niles California.

Over the years the grounds of California Nursery were frequented by famous people that were customers or were otherwise associated with the California Nursery. They include President Woodrow Wilson, Phoebe and Randolph Hearst, Leland Stanford, John McLaren (the first Superintendent of Golden Gate Park), Architect Johannes Reimers, and photographers Andrew Hill and Gabriel Moulin.

Palm trees from the California Nursery became the “Avenue of Palms” at the 1915 Panama Pacific Exposition in San Francisco. Plants and Oak trees from the Nursery were used in the 1939/40 International Exposition at Treasure Island. Innovations in plant shipping were developed in the packing shed on the site. Peach pits from California Nursery were used in gas masks in World War I. These and many other stories are waiting to be told.

Sight Seeing Bus on the Avenue of the Palms, 1937

The Roeding family continued to manage the nursery intil 1968. The City of Fremont acquired the property in 1972 and leased it to Mission Adobe Garden Center, Inc. for use as a wholesale and retail nursery business. Since 2010, the property has been used as a park.

A few years ago, Dr. Joyce Blueford, of the local Math Science Nucleus, befriended the grandson (Bruce) of George Roeding Sr. Through that relationship, and with the assistance of the late Lila Bringhurst, she began a process of slowly uncovering what would later become an enormous collection of artifacts chronicling the history and operations of the once grand California Nursery Company. With Dr. Blueford's assistance, the City began to realize the important story that this site has to tell Fremont residents, the region, and world. Suddenly, what had been locally regarded as a lovely passive 20 acre site with majestic trees and old nursery buildings, became a historical treasure trove the likes of which are seldom discovered in today's world.

Where We Are Today:

The primary purpose of this Master Plan is to tell the story of the California Nursery Company to current and future generations through the sharing of the site's remaining historic buildings, majestic arboricultural resources, and display of the carefully preserved artifacts and documents. This Plan seeks to blend this overarching historical theme with the many uses existing on the site today, including educational tours, community gardens, gatherings, various volunteer efforts such as those that manage the rose garden/display garden, and possibly reinstituting a small retail nursery presence on the site. The plan proposes thoughtful measured increase in activity to the site, promoting awareness of the stunning community resources present on the site, and to generate modest income to support on-going maintenance and operations for future generations.

Niles Boulevard, 2016

This project report outlines the process undertaken by the City of Fremont starting in 2014 and concluding in 2017 to develop a program for the future of California Nursery Historical Park. The process included developing design alternatives, soliciting community input, preparation of an Environmental Impact Report (EIR) and refinement of a preferred alternative.

Recommended mitigation measures and other design refinements have been incorporated into the master plan along with updated reports from the project architect, civil engineer, arborist, economist and cost estimator.

In Volume 3, the report includes a concise overview of each component of the planning process. The outcome of meetings with User Groups and the Recreation Commission are summarized as well as the results of three public workshops and a survey questionnaire created to solicit ideas on the types of uses residents would like to see at the park.

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Park Master Plan

Overview

The purpose of a master plan is to provide a tangible, long-term planning tool. It establishes the framework and key elements of the property, reflecting a clear vision created and adopted in an open process. The park master plan synthesizes civic goals, preservation of historic resources, and the public's aspirations for a project. It gives them form and organization, and defines a realistic plan for implementation. Under CEQA (California Environmental Quality Act), the City of Fremont is required to prepare an Environmental Impact Report (EIR) when changes like those proposed in the park master plan are recommended. CEQA is the state-wide statute that establishes the framework to identify possible environmental impacts that may result from actions, in this case proposed actions identified in the master plan, and to avoid or mitigate those impacts where feasible.

The park master plan proposes a relatively light touch, in response to the overwhelming preference that the park remain a passive park. At the same time, the City desires the park to require as little ongoing subsidy from the General Fund as possible. This implies a need to accommodate activities and uses of the park that either generate revenue or attract partners that can take responsibility for portions of the park's need for ongoing operations and maintenance. Examples include environmental education, rentals of picnic areas, and day camps.

This Master Plan takes a realistic long view into the future, anticipating funding challenges and shifting needs of the California Nursery Historical Park. Each development phase will be dependent on funding opportunities, partnerships, and resources available to the City as they present themselves. Not only will development be dependent on capital funding, but also on the City's capacity to maintain, program, and operate facilities as they are built. The Master Plans anticipates a certain amount of flexibility in how each facility is designed and developed to best meet the intent of the Plan while taking into consideration the impact of the fiscal context on how those facilities will be delivered and managed.

Rows of conifers, 1929

Historic and Proposed Trees

The intent is to retain as many of the existing trees as feasible. Trees that died during the drought or were hazardous will be removed. Watering of the remaining trees has begun. New trees will be planted, generally in long, straight rows consisting of a single species. This is intended to reinforce the strong rectilinear patterns seen in historic photos and plans of the nursery. Trees that have failed will be replaced, including some of the Canary Island palms at the main entry. The historic orchard located in the southeast corner is, in large part, retained and enlarged.

The Boxed Tree Forest consisting of irregularly juxtaposed massive live oak trees in boxes will remain. The informal path between the oaks will be lightly

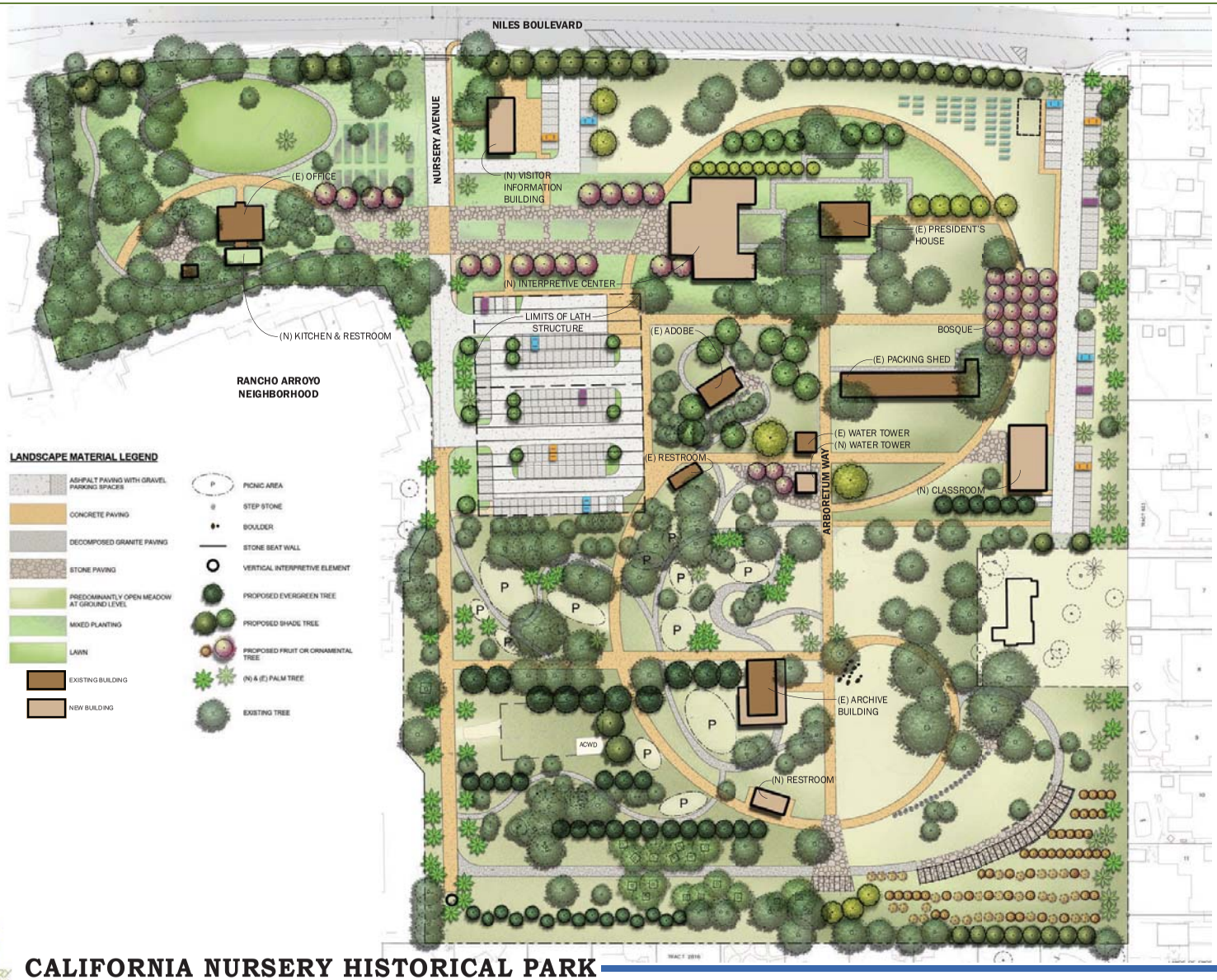
enhanced to improve accessibility. This path is anchored at one end by a node at the end of Arboretum Way, the site's primary pedestrian spine, and in the southwest corner by another node that terminates Nursery Avenue. The plan's intent is to trim the existing trees back so that this terminating element will be visible as visitors enter the park.

Park Entrances

Several improvements are planned at the park's main entrance that will make it evident that this site is an important historic park. One of the first things visitors will notice is the restored palm allee running down Nursery Avenue. New palm trees will be planted to fill in the gaps where palms have died. Palms from the California Nursery were shipped to the 1916 Pan Pacific Exposition and returned to the nursery after the fair. These palms are representative of the era. As part of the master plan the palm allee will be restored.

The historic wooden sign that forms a gateway over the park entrance will be fully recreated to its original form and the security gate will be rehabilitated or replaced with a goal of having it recede into the surrounding planting when not in use.

Main park entrance showing restored historic sign, refurbished date palm allee, the new park Information Center and opened view into the park.



CALIFORNIA NURSERY HISTORICAL PARK MASTER PLAN

SITE LAYOUT & MATERIALS

SEPTEMBER 29, 2017

DESIGN TEAM

PGAdesign inc. - Landscape Architect
Carey & Company - Historic Architect
BKF Engineers - Civil Engineer
Lamphier-Gregory - Environmental Consultants
Pivot Engineering - Structural Engineer
HortScience - Arborist
Land Economics Consultants - Financial Advisor
Leverton & Associates - Cost Estimator
Math Science Nucleus - Historic Advisor

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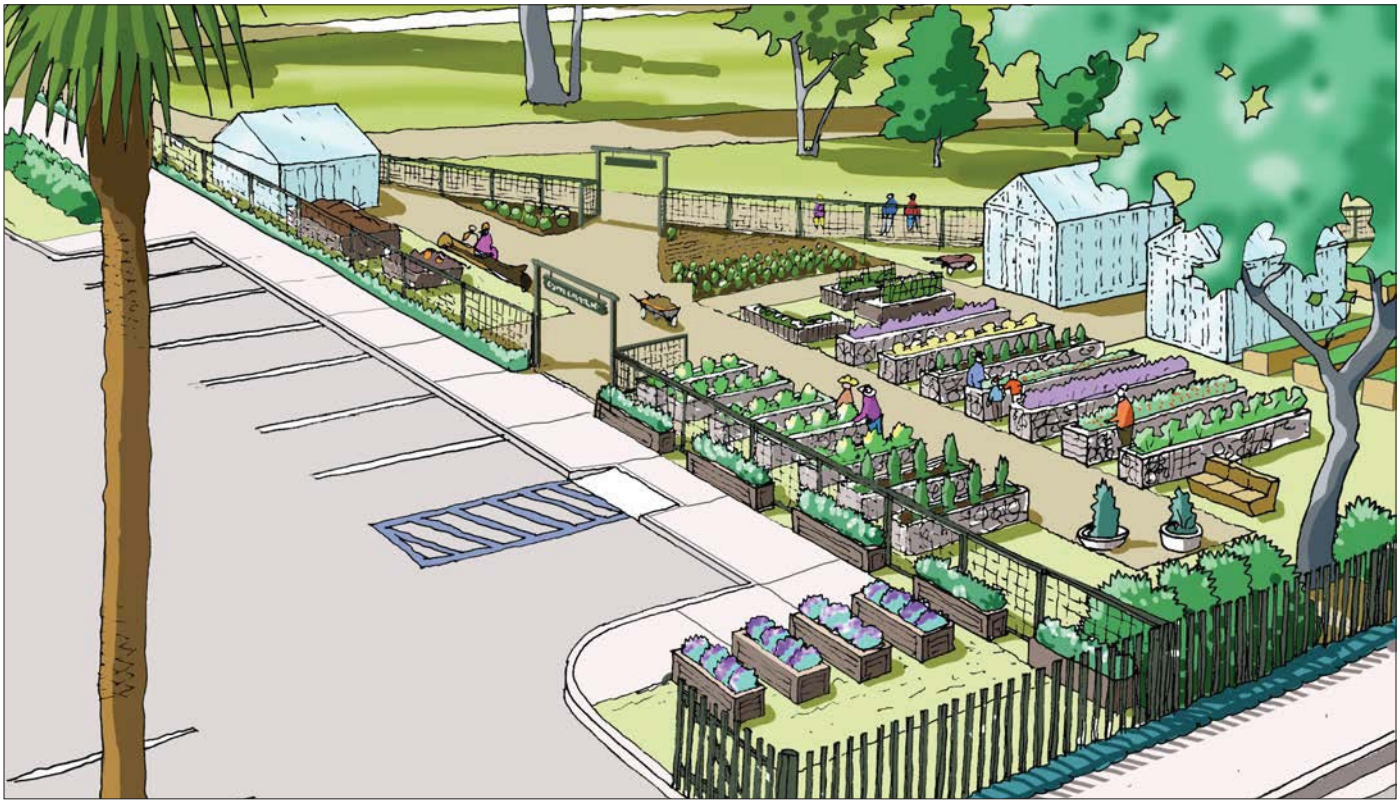
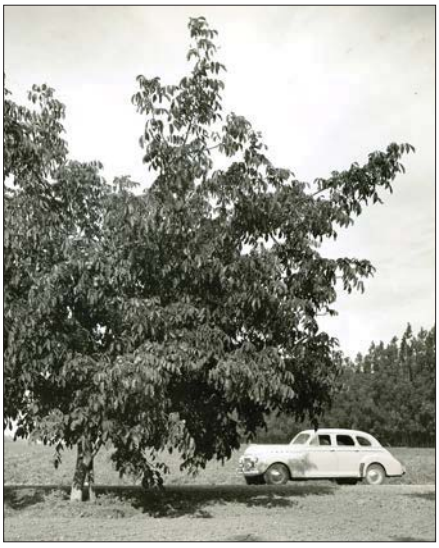


Secondary park entrance in the northeast corner provides access to the Community Garden and new parking along the east side of the park.

The former nursery retail store, just inside the park entrance, is very deteriorated and will be demolished. The existing retail building extends 120 feet into the park. When it is removed a view to the Vallejo Adobe and its surrounding historic garden will be revealed. A new Information Center to be constructed at this location will utilize the original smaller garden store footprint and will not block the view of the Vallejo Adobe. If feasible, some of the original wood columns will be incorporated into the new building. The new Information Center will be a source of regular activity throughout the day and week – much as the retail store was historically, so as visitors enter the park there will be a renewed sense of vibrancy.

Most visitors will proceed past the café to the main parking lot sited where the parking is currently located and where historically there were lath houses that were part of the on-site growing grounds. The master plan calls for reconstruction of the lath structure but with more durable material. Instead of wood it will be an interpretation of the original structure constructed in metal.

Visitors will also have a view of the new California Nursery Interpretive Center as they enter the park. These and other changes will immediately immerse visitors in the multi-layered history of the site.



Chevy by Walnut Tree, 1944-45

The secondary entrance on the east side of the park off Niles Boulevard will also be improved and will provide direct access to new parking, the community gardens and other features in this area.

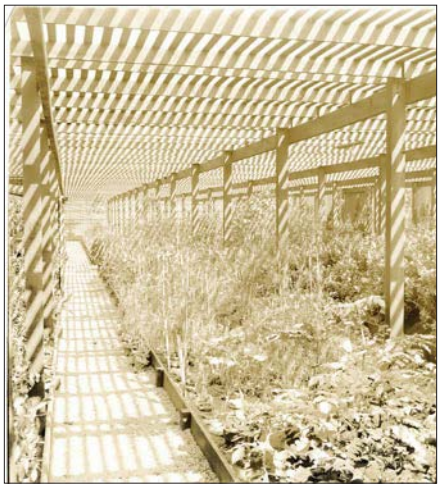
Vehicular Circulation and Parking

The primary driving lanes and circulation within the parking lots will be asphalt whereas the parking spaces will be gravel, providing a permeable surface. The parking remains generally where it is located today, though reconfigured. The master plan reflects the parking counts that were established by a traffic study done as part of the EIR process. The number of parking spaces provided is also consistent with current City of Fremont parking standards. There are 109 spaces in the primary parking lot off Nursery Avenue. New parking for 54 cars is provided between the existing palms at the east property line, plus 18 cars at the Information Center. In addition, though not part of this master plan, 37 new diagonal parking spaces will be provided on Niles Boulevard. In total there is parking for 218 cars including seven accessible spaces and drop-off space for two buses. There is potential for overflow parking on the grass area south of the packing shed, if this area is not used as a community garden.

Beyond the parking lots the road surface changes to concrete and access will be limited by bollards to prevent the public from using these roads. City and Alameda County Water Department (ACWD) maintenance will have access to all areas of the park on these roads. Emergency vehicle access to the Roeding family home is shown as an extension off the new driveway at the east property line.

Pedestrian Circulation

There is a hierarchy of pedestrian circulation, indicated by varying path widths. Depending on the anticipated use, the surfacing materials range from stone to concrete, stabilized decomposed granite, or non-stabilized decomposed granite footpaths. Some of the pedestrian paths follow historic rectilinear alignments and others introduce curvilinear routes that connect features in the park. The master plan introduces a distinct circular path that encloses the Interpretive Center, the President's House, the Vallejo Adobe and the Packing Shed. This clearly defines the historic core of the park. A second circular path captures the southern portion of the park and links it to the historic core. Arboretum Way runs north to south in the middle of the park along a prominent historic nursery road alignment. This interpretive spine starts at the President's House and extends to a terminating node near the south property line. Interpretive material telling the history of the nursery and environs will be displayed and/or integrated at each end and all along the spine.



Ogata High Lath House, 1922

Lath Structures

In nursery production, shade structures and the control of light to young plants is a key device that modifies the local climate in order to promote growth. Located predominantly east of Nursery Avenue, lath structures were used extensively at California Nursery and were an indispensable feature of the nursery. Rectangular in shape, they were positioned over blocks of growing grounds often in easy proximity to buildings. Lath houses came in several heights; high laths for larger plants, low lath houses about nine to ten feet high for lower growing plants. The important history of lath structures at the California Nursery is interpreted in the master plan. They could be utilized to shade picnic areas, over the parking lot, or in blocks in relation to nursery production buildings.

Economic Drivers

As some operating and maintenance costs will be unavoidable, it is desirable to have the ability to generate offsetting revenue where possible. “Outdoor rooms” defined by the generous arboretum-like setting of the park, augmented by refurbished or new indoor spaces, can accommodate recreational activities, educational classes, and small community or cultural events.

Interpretive Program

The interpretive program will be an important component of California Nursery Historical Park. The intent is to integrate interpretive materials in all of the features at the site. Original historic artifacts will be displayed in either the historic buildings or the new Interpretive Center. The goal is to create an authentic experience that will convey a sense of what the nursery was like during its prime and why it is important. To the greatest extent feasible, historic features will be preserved, restored or rehabilitated according to the Secretary of Interior Standards for cultural landscapes. The plan calls for reconstruction of two historic structures—the high water tower and a high lath structure. These will be reconstructed based on historic photographs, with the goal of emulating the originals as closely as possible. Interpretive signs will explain that they are new structures.

The core of the interpretive outdoor displays will occur along Arboretum Way. Patio spaces are paved with enhanced paving materials. There are patios at the water towers and at the terminus of the path at the south property line. This location is at one end of the Boxed Tree Forest and will help to draw visitors into the park to discover this unique feature of the park. The terminus of Arboretum Way will function as a link between the Boxed Tree Forest and the new pergola in the southeast corner of the park.

Low water tank, 1935

President's House, 1920's

The interpretive program may include signage depicting and describing each of the features: the buildings, orchard, water tank, rose garden/display garden and heritage trees. As appropriate historic tools and equipment may be placed near paths as part of the interpretive program. Significant dates and details may be embossed in the pavement. The goal for these interpretive components is to be discrete and subtle, yet engaging. Visitors should not be distracted by too much signage.

Currently, the city envisions this site as the place to interpretive the California Nursery as well as the Vallejo Adobe. It is possible that other unknown artifacts may be found that could enhance the story of the nursery. Items would be assessed based on their connection to the history of the nursery and property either directly or indirectly.

Existing Buildings and Structures

All of the historic buildings and structures will be retained except the garden store[1]. These will be rehabilitated and adapted for new uses described in the

1 The assessment by Carey & Company suggests that the condition of the store is such that the cost of rehabilitating it would like exceed the cost of building a new building; demolition

Looking into the historic core of the park - Presidents's House (right), Packing Shed (left). The high water tower/park office in the distance.-

California Nursery Bunk House, 1895

following section. The historic buildings/structures that will be retained include the Office Building (c.1907), the Changing Room (c.1907), the President's House (1907), the Packing Shed (1910), the Vallejo Adobe (c.1842), a restroom (c.1970), a small windmill (1930s) and what is referred to as the California Nursery Archive Building. ACWD has a small building within the fenced area that encloses their facilities that is not part of the park master plan.

The historic buildings on the property – the Vallejo Adobe, President's House, Office Building and Packing Shed – make up the historic core of this site. Historically, this was the center of the nursery operation – the place where orders were placed, materials were prepared for shipping and where the president of the nursery and his family lived. The master plan will maintain and restore the vibrancy of this part of the site. The President's House will become a venue for community and cultural events. It will be rehabilitated to Secretary of Interior Standards and available for rental. The Packing Shed will house some of the larger artifacts in the Roeding collection – such as tractors, pick-up trucks and other equipment used in the nursery operation.

and replacement is recommended. This structure has be remodeled numerous times over the years and no longer looks like the original structure. See Volume 3, Section D.

View of the historic core seen from Interpretive Center. President's House (left), new bosque of trees in the background, and Packing Shed

Vallejo Adobe, 1930's - 40's

Changes associated with the Vallejo Adobe are intended to better integrate this important feature with the rest of the historic park. The existing six foot fence will be replaced with a lower fence and a dense planting that includes barrier plants such as cactus, agave and other species that were known to be available when the Vallejo family occupied the site. Rather than being confined by a rigid rectangular fence the new planting will blur the edges and blend in with other plantings in this area.

The open space between the President's House and the Packing Shed provides a staging area for events that will occur within. It will accommodate overflow from the individual venues. When both of the historic buildings are being used, the central open space will offer a venue to link them together and provide a respite to park users.

It should be noted that no buildings are proposed in the northeast corner of the property because a fault line runs through the park in this area which precludes habitable buildings or structures being located here[2].

2 Before advancing plans for the new classroom or rehabilitation of the president's house or packing shed a geotechnical study should be completed to confirm the exact location of the fault line.

View from Nursery Avenue looking across the planting beds and entry walk toward the new Interpretive Center.

Nursery artifact for the interpretive program, 2014

The historic core will be linked with the other parts of the park by Arboretum Way – the spine of the interpretive features that connects the President's House to a major new feature in the southeast corner of the property – an outdoor multi-purpose venue. From the terminus of the interpretive spine a curving pergola nearly 300 feet in length will be integrated with the existing and expanded fruit tree orchard. Informal seating will be provided on well-crafted stone walls and strategically placed boulders to encourage use by individuals or small groups. The pergola is oriented towards the park center and the orchard will provide a buffer for adjacent residents. A separate small area will serve as a focal point and platform for speakers or small, intimate gatherings.

All of these buildings could be rented out to local community groups or businesses, or for family functions like reunions, anniversary and birthday parties. The Community Services Department will establish a rental fee structure, and the revenue generated will help to support the park operations. All of the buildings will need to be renovated to accommodate the proposed uses. Each will be brought up to code, with finishes and furnishings upgraded as funding allows.

The existing Boxed Tree Forest will remain much the same. A new restroom nearby and an improved path will enhance this area as an event venue.

Main office seen from Niles Boulevard, 1938-39

One important historic structure—the timbers that once supported a water tank—is located at the center of the site, near the Vallejo Adobe and adjacent to Arboretum Way, the primary interpretive spine. Historically, water was pumped from an underground well, stored in the tank, and used to irrigate the nursery plants. A second, taller tank structure was located a few feet south of the extant structure. Reconstructing the high water tank is proposed. The space beneath the tank could be configured as office or storage space.

The California Nursery Archive Building will house archives. A porch will be added to three sides of this otherwise utilitarian building to improve its appearance and to make it more usable. A new restroom building is shown south of the California Nursery Archive Building. This structure will include sufficient power to support ancillary functions.

New Buildings

The architectural style of each new building will be differentiated from the historic buildings and will be compatible in massing, size, scale and architectural features to project the historic integrity of the property. The new buildings should not be so different that they become the primary focus. The difference in style may be subtle, but it must be clear so that park visitors are able to identify the "real" historic buildings.

Interpretive Center: A state-of-the-art Interpretive Center at the park entrance will house the California Nursery artifacts. Depending on need, the Interpretive Center could be built as a one- or two-story building. Exhibits will showcase material from the Roeding family as well as materials from others who played key roles in the evolution of the nursery, such as John Rock, William Landers, Luther Burbank, Shigeharu `Shig' Nakamura, and Mr. Ogata. The Interpretive Center will house small artifacts—like machinery, tools and ledger books—and be filled with engaging, interpretive material and displays. The plan illustrates a prominent entrance to the Interpretive Center that will feature interpretive planting beds and a formal layout. This space is envisioned as an outdoor room and entry court.

As an interim treatment, one rectangular planting bed of the future entrance element closest to Nursery Avenue will be paved and used as a gathering area near the park entrance. This will provide space for park visitors to meet and gather before exploring the rest of the park.

Visitor Information Center: Immediately after the entry gate and to the left, a new Visitor Information Center building is proposed. This building will be architecturally similar to the former Nursery Retail Building that used to be at this location and will serve a similar purpose as to greet people as they enter the site, gather information about The California Nursery, perhaps grab a snack, and begin their tour of the park. This will most likely be a City-built-and-

managed building and serve as the administrative center for operating the site. Just past this building will be the entry plaza for the Interpretive Center, which may also serve as an outdoor information place of its own with interpretive panels describing the key features of the California Nursery Historical Park.

Information such as maps about the park will be available in the Visitor Information Center. As the first stopping spot for visitors within the park, it will likely become a meeting place and a location to post community news.

Classroom: A new classroom building is included at the east end of a primary circulation path at the middle of the park. The room opens onto a large patio that affords the possibility of indoor-outdoor activities. The classroom building has a strong relationship with Arboretum Way, where educational material and community announcements will be displayed.

A classroom building with restrooms will introduce a new venue for myriad park and educational activities managed by the City. It will be used by students of all ages. Alternatively, the classroom could be included in the Interpretive Center.

Restrooms: A new restroom building is planned in the middle of the park near the south property line. This restroom will accommodate park users

A new 210-foot long curving pergola in the southeast corner of the park with stone seatwalls and a stone patio will provide a new venue for quiet programs.

and facilitate special gatherings in the Boxed Tree Forest, at the new pergola structure in the southeast corner, and the picnic area. A power source will be provided here as well.

NEW BUILDING USE	SIZE RANGE
Interpretive Center	9000sf (Single Story) to 18,000sf (Two Story)
Visitor Information Building	1000sf to 1800sf
Classroom	2400sf to 2800sf
Restroom near Box Tree Forest	760 sf
Total Square Footage of New Buildings	**13,160sf to 23,360sf**

Office Area Enhancements

The oval-shaped Great Lawn will expand the usable area surrounding the Office Building. A new concrete path will be ADA-compliant. The access road from Nursery Avenue will be asphalt. The staging area west of the office has stone paving and is intended to be used as a photo setting for outdoor weddings and other celebratory events.

Other enhancements could include the addition of a combination commercial kitchen and two new restrooms that will be built behind the Office Building. The Changing Room could be used for equipment storage or for exhibit space. A new solid fence along Niles Boulevard will buffer some of the street noise. The center section of the fence will incorporate a transparent material so that drivers will have a view into the gardens.

Community Garden

The master plan shows a community garden in the northeast corner of the park, where it will be visible to drivers traveling on Niles Boulevard. This space could instead accommodate a one-and-a-half- to two-acre boutique retail nursery. Gardeners or nursery visitors will access the park at the east entry and park in the new parking area at this location. The community garden or nursery will all be fenced, with a locking gate. Delivery of supplies will be via the east entry.

Niles sales gardens, 1939

The park design south of the circular path beyond the packing shed is flexible. Depending on community demand there is potential to accommodate a community garden in this location if a nursery occupies the street frontage.

Community gardeners could adopt the historic orchard in the southwest corner. This design introduces a bosque of medium to large-scaled trees with an architectural character that terminates the primary east-west path through the middle of the historic core. The trees may be citrus or another species grown by the Roedings at California Nursery.

Japanese Garden, 2014

Outdoor Education Area

An outdoor education area will be built in the southeast corner of the site. A gracefully-curving pergola defines this area. Low stone walls and a stone patio provide informal seating and stage for presenters. Breaks in the wall will invite park visitors to wander into the historic orchard. This location abuts neighbors on two sides, which means the type of programs that could take place here would need to be relatively quiet. Suitable programs would include lectures, demonstrations, educational talks or unamplified music, such as violinists, guitars, or a quartet.

Long Meadow

There is an open, tree-studded meadow between the Packing Shed and historic orchard. It is one of the few areas in the park that will be open and sunny. It is intended to remain as an unprogrammed, flexible space that can accommodate a variety of uses. This space can be enlarged by spilling over Arboretum Way into the picnic area. It can also expand north towards the Packing Shed. This open area will be planted with non-irrigated grasses that will be periodically mown to provide a tidy appearance and to minimize any fire potential.

Active and Quiet Areas

The more active elements of the plan are generally clustered towards the center of the site and away from surrounding residential properties. With the exception of the office all of the historic and new buildings tend to be located in the middle of the property, and the perimeter is generally treed.

Gardens

While the vast majority of the park will consist of open meadow and tree canopies, the plan also features limited new or refurbished gardens. The rose garden/display garden near the park entry will remain. The cottage gardens surrounding the Presidents House will be rehabilitated. The intent is to create a finely detailed period garden at the President's House that will provide an appealing venue for weddings and other special events.

Tulip Festival, 1940

The gardens surrounding the Vallejo Adobe will be rehabilitated in a similar manner. The goal is to select period-appropriate plants and garden features that accurately depict and interpret what these gardens were like during the time when vaqueros worked on the Vallejo ranch.

During the community process speakers supported the idea of bringing back some sort of tulip show. The master plan does not preclude planting bulbs or selling them as a fund raising activity to support the park, but the plan does

not anticipate replicating the large tulip festival that attracted as many as 100,000 people in a three to four week period.

Picnic Area

Other features in the master plan include the picnic area between the Alameda County Water District (ACWD) yard and the parking lot off Nursery Avenue and the Great Lawn north of the office. The picnic area could include picnic tables, barbeques, and prep tables. The picnic facilities are near the new restroom at the center of the park, close to the south property line. Drop-in picnic tables will be scattered throughout the park and will be available as a non-rentable use.

Signage

A comprehensive signage program will be needed throughout the park to provide directions, explain park rules, state the hours the park is open and, most importantly, to identify and describe the historic buildings, features and plants found in the park. This site includes a tremendously rich collection of trees, many of which are unique and exceptional examples of their type.

Sustainable Design Features

During both design workshops members of the public offered many comments in support of integrating sustainable design features into the new park plan. They see the park as an opportunity to demonstrate sustainable design practices. Retention and reuse of the existing historic buildings is a very significant sustainable move. Minimizing the amount of new paving and treating stormwater on site are other elements of sustainability. Planting drought tolerant species, including plants native to California, and irrigating

Boxed tree forest, 2014

Entry Road, Nursery Avenue, 2014

them with water efficient systems are other strategies. The intent of this plan is that materials and installation details for every aspect of the park design will incorporate sustainable design practices. The education programs at the park, signage and other interpretive displays will illustrate these practices and help all park visitors understand the sustainable design concepts.

Another aspect of sustainable design is the materials used to build the new park features. For long-term durability the intent is to use stone, metal, concrete and other high-quality materials that will require a minimum of maintenance and will last for many decades.

Site Utilities

Conceptual civil plans showing existing and proposed utilities for the site are included in Volume 3, Section G and the construction cost estimate in Volume 3, Section F. All new buildings will be provided with electrical power. Water, sewer, and storm drains will be provided as needed. BKF Civil Engineers also provided a narrative describing the existing conditions.

Fire Access

The master plan incorporates provisions for fire access in accordance with the City of Fremont Fire Marshal requirements. Vehicular circulation to and through the parking areas are sufficiently wide to accommodate fire trucks. For the portions of the park not serviced by roads, where required, pathways in these areas will be designed to accommodate fire access. Hydrants will be spaced 500 feet maximum. All major buildings will incorporate sprinklers. See Volume 3, Section G - Site Utilities for all public safety requirements.

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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 screen 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, barbe-ques and prep tables.

INTERPRETIVE CENTER

A new, single story 9,000 square foot, or two-story 18,000 square foot interpretive/education center will house historic artifacts and exhibits telling the story of the Roeding family, the California Nursery and the City of Fremont's role in California's rich agricultural heritage. On the west side of the center, wide stone walkways at either side of ornamental planting beds and framed by hedgerows form a grand entrance to the center and interpretive elements of the historic nursery. These beds will be an artistic interpretive display of "the character of the nursery". This space could be cordoned off to create another event venue. Pathways and planting east of the center connect to the complex of buildings and outdoor spaces on the east side of the center. These connections provide flexibility for outdoor events of varying size. A temporary plaza may be constructed where the stone walkway meets Nursery Avenue. It will serve as a gathering area and include signs that depict the future plans for the park. Optionally, the location of the Interpretive/Education Center may be considered for the area south of the main parking lot and would be laid out to avoid conflicts with historic trees.

VALLEJO ADOBE

The Vallejo Adobe lies at the center of the park. The existing fence will be removed and replaced with a low fence and barrier plants. The gardens will be interpreted to more accurately reflect a California-era garden. The non-historic restroom building adjacent to the adobe will be screened with shrubs. The storage space and restrooms will be upgraded and possibly enlarged.

ARBORETUM WAY - INTERPRETIVE PROGRAM

Many of the park facilities are connected to an interpretive spine that follows the alignment of a major circulation road in the nursery. It will be anchored at one end by the President's House and at the south with a plaza and metal trellis. Interpretive material telling the history of the nursery and environs will be displayed at each end and all along the spine. Another paved gathering area at the mid point features the two water tanks. Multiple pedestrian paths connect the other features in the park to the spine.

BOXED TREE FOREST & RESTROOM

The Boxed Tree Forest is left much as it is currently. The existing boxed live oak trees and double row of yews will be retained and trees that have failed will be replaced. The informal footpath through this area remains and will be surfaced with decomposed granite. This area is a space for walking in the dense shade, for picnics and could be rented out for a "white table cloth" fund raising gathering. A new restroom building is shown nearby to accommodate these uses. This building is also equipped with sufficient power to permit food trucks to be located here on occasion.

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.

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 ½ 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 bunkhouse may be brought to the park and integrated into the plan.

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CALIFORNIA NURSERY HISTORICAL PARK MASTER PLAN

SEPTEMBER 29, 2017

DESIGN TEAM

PGAdesign inc. - Landscape Architect
Carey & Company - Historic Architect
BKF Engineers - Civil Engineer
Lamphier-Gregory - Environmental Consultants
Pivot Engineering - Structural Engineer
HortScience - Arborist
Land Economics Consultants - Financial Advisor
Leverton & Associates - Cost Estimator
Math Science Nucleus - Historic Advisor

CITY OF Fremont

PGAdesign
LANDSCAPE ARCHITECTS

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Existing Trees Inventory & Assessment

As part of this planning effort, HortScience, the planning team's arborist, was asked to complete a comprehensive inventory of the existing trees (see Volume 3, Section B). They identified 823 individual trees representing 130 species or varieties. These include deciduous, evergreen, and coniferous trees as well as several species of palms and fruiting trees. There are 106 coast live oaks in the park, 63 Canary Island date palms, 43 apricots, 43 yews, 41 windmill palms, 38 glossy Privet, 35 Kohuhu, 33 Deodar cedars, 31 olives, and many other species. In addition to tallying the frequency of occurrence, HortScience rated the condition of each tree. 31 trees died during the drought and will be removed. Another 237 trees are in poor condition. A Tree Assessment provides the size (in trunk diameter) of each tree, ranks suitability for preservation, and notes additional comments about each tree's size, form, condition or unique characteristics.

HortScience has also prepared a Tree Inventory Report for the park site and the Roeding Family home property. They also prepared an Urban Forestry Master Plan (UFMP) that was developed in conjunction with the park master plan. The UFMP and all other tree related documents will be bound together in a separate volume and are part of this master plan.

Educational Programming

Joyce Blueford with Math Science Nucleus (MSN), a member of the planning team, researched a range of program opportunities for utilizing the site for educational purposes. MSN met with local and Bay Area teachers and administrators at the elementary, high school and college levels. The site is well suited for science classes and teaching California history, and for teacher-training programs. MSN has hosted classes, summer camps, community service projects, and special events to determine interest and value as well as the potential for revenue generation.

MSN visited other sites—including the San Jose History Park, Luther Burbank Home and Gardens, Luther Burbank Experimental Farm, Mission San Jose and Olivas Adobe Historical Park—to assess how they operate programs and generate revenue to be self-sustaining. These are the types of educational programs envisioned for California Nursery Historical Park. See Volume 3, Section C – Educational Programming at California Historical Park.

Peter Hischier inspecting pears, 1920's

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Building Existing Conditions Report

As part of this study, historic architect Nancy Goldenberg of Carey & Company Architects has completed a preliminary assessment of each of the buildings and structures in the park. Evaluation of the structural integrity was provided by Pivot Engineering. Their Building Existing Conditions report is included as Volume 3, Section D. This report includes summary building histories, building descriptions, condition observations, and preliminary recommendations for repair and adaptive uses.

The primary historic buildings include the Garden Store, Office Building, President's House, Packing Shed and the Vallejo Adobe. Secondary buildings and structures include the Changing Room, the Tank House support structure and the Windmill. There are also two non-historic buildings, a public restroom and the California Nursery Archive Building.

With the exception of the Garden Store, all buildings will be retained, rehabilitated and re-purposed for new uses as described in this report. The condition of the Garden Store is so compromised that retaining it would entail reconstructing most or all of the building, which is not being recommended.

Sales Depot, 1925

Construction Cost Estimates

A detailed estimate of construction cost is included in Volume 3, Section F. The estimate is organized by sub-areas. An allowance is included to cover architectural and engineering fees, permit fees, and City administration costs. Also included are general contractor overhead and profit, bonds and insurance, general conditions and a 20% contingency. The total estimated cost of approximately $38 million is based on 2017 costs and does not include escalation. See Volume 3, Section F for the complete construction cost estimate.

Park Operations and Financial Plan

The level to which the California Nursery Historical Park Master Plan is carried out will be dependent on funding – including both developmental funding and operational funding. By examining similar parks of its type and scope, it is unlikely this historic park at full build out will generate enough revenue to be self-sustaining and will require subsidy from the General Fund or other partner funding sources. Any non-profit or community partner at this location will need to contribute to the ongoing operations and maintenance of the facility.

Some members of the community have expressed their desire for the park to maintain its historical and passive integrity. Others are seeking a park that shares this robust history with vibrant activities of a twenty-acre park. City staff has been charged with developing a master plan for a regional park that

Loading Trees, 1964

Loading Trees, 1940's

Packing 5-gallon plants

looks at all of the possible opportunities while still maintaining the historical significance and peaceful charm. The Master Plan document is a critical component of any future competitive grant applications.

The City of Fremont understands the importance of financial sustainability as a guiding principle for park development, construction, operations and maintenance. Whether it is materials and landscaping chosen for lifespan and durability or the ability to generate offsetting revenue, the City will consider all options when proposing development and operation plans. The Master Plan process for the California Nursery Historical Park (CNHP) attempts to balance a solid financial and operational plan that respects and highlights the parks historical significance.

When the Master Plan began, the City of Fremont asked Land Economics Consultants, LLC to return with a fully cost-recovering model. Volume 3, Appendix D, titled the "Financial Report," is the completed report. This report highlights some of the financial and operational models that currently exist at other similar parks and provides suggestions for CNHP. As the consultant states in this report, "whether the park ultimately becomes 'self-sustaining' from a general fund 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 operation and maintenance tasks, and who will share in the revenue streams created. It is unlikely the site will generate enough revenue to become self-sustaining, and will require a subsidy from the General Fund or other sources if built with all (proposed) amenities".

This park will take multiple years to develop, and the opportunity to leverage non-profit and other community partners (including possible private for-profit businesses) will be critical to the park as it contemplates any expansion efforts. The Council in place will review for approval in detail the financial impact of any new facilities proposed. As improvements move forward and the park is developed, the City's operating costs will expand with it. The report estimates carrying costs for landscape and building maintenance (with existing buildings only) will be at least $250,000 annually; this does not include costs for inflation, maintenance on any new buildings/structures, capital replacement costs, or operational staffing such as Rangers or Naturalists. In order to offset part or all of these annual expenses, a variety of revenue-generating opportunities will need to be explored. Potential revenue sources identified in this report fall into three (3) main categories:

1. Rental Revenue – This includes revenue from hourly paid-uses such as picnic area, park space, and building rentals, and lease rent from possible tenants such as a boutique nursery.

2. Educational / Interpretive Revenue – This includes school field trips, hoot owl tours, nature classes, museum admissions, and other such programs. Current educational programming is being provided by the non-profit, Math Science Nucleus (MSN).

3. Concession Revenue – This includes food and beverage, catering, and retail which could occur on carts or within the Visitor Information or Interpretive Centers.

Once the Master Plan is approved, staff can begin to seek key partnerships in developing programs and services on the twenty-acre site. All grant opportunities require an adopted Master Plan in order to be competitive.

George C. Roeding Sr. overseeing plum seed washing

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Next Steps & Park Phasing

After this park master plan is approved and funding is identified, construction of the new park will proceed. The first phase will be defined to correlate with the amount of funding available. Generally, the objective is to start with projects that will have big impacts with minimal cost and that will provide the park with a revenue stream to support future phases. The phasing plan also reflects a logical sequence of construction, i.e. the utility infrastructure will be installed during early phases so that subsequent work will not require demolition and reconstruction.

The 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 and partner with other community-based initiatives as they emerge. Keeping with the goal of holding costs down and yet finding ways to generate revenue, many smaller steps and individual development projects can be clustered into four conceptual phases of development as described below. As community priorities and resources change, any of these steps or phases could be reordered.

The City of Fremont has begun to budget money for some initial capital improvements, for example to restore the wooden entrance sign and enhance the gateway experience in general. Existing partners have begun to donate funding for specific improvements to historic assets within the park. While a creative vision may very well attract capital funding for exciting new projects

Ogata high lath house, 1930's

soon, most likely it will take many years before the full Master Plan buildout of the park is realized. During initial years, it will still be to the City's advantage to provide for activities and land uses within the park, not only for fund raising by generating revenues on an ongoing basis during start-up years, but also for "friend raising" and building a community of constituencies for uses and development of the park.

Future Design Approval of Implementation Projects in this Master Plan

Implementation of projects in this Master Plan are anticipated to span over many years and will involve various public-private partnerships, outside funding sources, and other opportunities for realizing the Master Plan. The Recreation Commission shall be charged with reviewing the site design for all projects consistent with the proposed Master Plan that involve new or expanded uses on the site, and shall be required to find that the project is consistent with the City Council adopted California Historical Park Master Plan. Projects not consistent with the Master Plan and all new building construction shall be reviewed by the Recreation Commission and forwarded on to the City Council for final approval, which is consistent with the Commission's traditional role as described in the Fremont Municipal Code.

Historical Architectural Review Board (HARB): Separate from the Recreation Commission design review of projects, the Historical Architecture Review Board (HARB) will continue to perform review and approval as required by the Fremont Municipal Code of new and existing building projects at the California Nursery Historical Park, for compliance with the Secretary of Interior Standards for Treatment of Historic Structures and other findings as required. As with the Recreation Commission, new buildings shall be forwarded on to the City Council for final approval.

No design approval is required for minor projects that address maintenance and repair, or minor work that does not expand uses or programs on the site. Types of projects that would not require design approval might include, but not be limited to, utility infrastructure, building repairs, stand-alone restroom, pedestrian paving, irrigation, planting, fencing, or any other improvement not tied to the creation of new or significant expansion of programmed uses on the site.

Boxed Oaks, 2014

Phase 1: Focus on Landscape Improvements

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 park activities. Specific steps are numbered below for ease of discussion, but the order could be changed, and multiple steps could be undertaken at once as resources are identified.

1. Site and Nursery Avenue Infrastructure: The first priority for the park is to start implementing the urban forestry plan to insure the long-term health of the trees. Installation of new underground utilities and permanent surface treatments along Nursery Avenue are also priorities, so that as additional areas of the park are developed the initial investments will not have to be dug up or disturbed. The historic wooden sign that forms a gateway over the park entrance would be restored to its original condition at the same time and the security gate rehabilitated or replaced. Just inside the main entry a temporary entry plaza will be built to illustrate and explain all that is proposed for the park. If feasible some of the wood columns from the historic retail business will be incorporated into the plaza design.

2. Boxed Tree Forest: A logical second step would be to continue with installation of pathways, some plantings, and extension of such utilities as potable water and electrical power to one of the "outdoor rooms," the Boxed Tree Forest, quickly making it more marketable for weddings and other events. Although development of new structures and the restoration of existing buildings should be deferred for the most part in Phase 1 to keep costs down, the new public restroom structure proposed for the area near the Boxed Tree Forest would be a good early addition in terms of high-priority, new buildings.

3. Vallejo Adobe: A third step, which would also maintain and enhance the ability to produce revenue, would be to make the improvements in and around the Vallejo Adobe and restroom. Perhaps the main parking lot in front of the Vallejo Adobe could be improved with the Vallejo Adobe program, if it was not included in the Nursery Avenue capital improvement step.

4. Great Lawn Area: A possible fourth step could focus on the Great Lawn and landscaped areas around the Office adjacent to the front gate of the park. Not only would the improvements reinforce the new attractiveness of the park being advertised by the restored entrance sign, it would also focus attention on the rose garden/display garden and would maintain and enhance the potential for event revenue, along similar lines as the improvements around the Vallejo Adobe.

American Association of Nurseries barbeque, 1939

5. Picnic Area: In keeping with the landscape enhancement theme of Phase 1, the picnic area between the Vallejo Adobe and the Boxed Tree Forest could be incorporated in one or more of the investment steps above, or conducted as a fifth step.

6. Community Gardens/Boutique Retail Nursery: Another possible land use (or two) that could fit within the Phase 1 focus on landscape without major buildings, could be inclusion of suitable space for a Community Garden. An alternative could be a boutique retail nursery, which would be in keeping with the historical use of the California Nursery site and which could generate some land lease revenue to help offset ongoing operations and maintenance costs of the larger park. Depending upon creative use of spaces within the southeastern quadrant of the park, it might even be possible to include both of these activity-generating uses in the near term.

Phase 2: Development of Institutions and First Buildings

The Phase 1 described above emphasizes incremental investments made primarily to stabilize and improve the landscape and attractiveness of settings within the park. In Phase 2, the activities in the park are envisioned to grow, especially those driven by non-profit partner organizations. Those entities will need to build their own institutions and capacities to the point at which they will be able to take responsibility for development of major new buildings, such as an Interpretive Center, in Phase 3.

During Phase 2, however, some investment in permanent structures will help expand the educational programs, with priorities driven by the growing non-profit institutions, and create more revenue opportunities as well. If a partner organization is able to procure funding for developing one of the buildings discussed in the steps below, it could be moved up in schedule to occur concurrent with the Phase 1 landscape and infrastructure improvements.

1. Packing Shed and Archive Building: In terms of rehabilitating some of the existing structures on the site, it may be most cost-effective to stabilize and improve the Packing Shed, perhaps followed by the Archive (formerly ROP) Building, if not to the extent allowing for full public access, at least to the point at which these become completely usable for housing and curating historical artifacts.

President's House, 1932

2. Classroom Building: In terms of new construction, the highest priority new building in Phase 2 is the Classroom Building. Such a structure would be useful for daytime educational programs oriented to school age youth, and at the same time could house other activities in the evenings, some of which could be revenue-producing. With proper design, the multi-use facility could also enhance the park's attractiveness for weddings, providing an indoor space for receptions associated with outdoor wedding

Main Office, 2014

ceremonies in the park, thus meeting the community need for more facilities and generating more revenue for the City. The City could also benefit directly by the presence of such a structure, creating another venue for recreation programs.

3. Second Entrance Infrastructure and Parking: If the classroom were moved up for inclusion in the Phase 1 program, it could be accessed initially by footpaths from the main parking lot in front of the Vallejo Adobe. At some point, however, the above and below ground infrastructure leading to the classroom site from Niles Boulevard, including the associated new parking, should also be installed.

4. Office Building Upgrades: As a second investment in permanent structures, the upgrading of the Office, expanding its kitchen and restroom facilities, would enhance the attractiveness of the entire Great Lawn area. It is already able to function in this way today, but coupled with Phase 1 landscape improvements and the expansion of the building, the usability of this entire corner of the park will be greatly enhanced.

Phase 3: Partner Institutions Developing Major Buildings

At this point it is still uncertain what non-profit partner institutions will emerge as sufficiently viable to take on the responsibilities for building and operating new buildings and facilities. Candidate focuses for such institutions include science and environmental education, history, and agriculture, but other partners as yet unidentified could also emerge in coming years.

1. Interpretive Center: The types, sizes, and designs of buildings or other permanent structures to be developed in the park will be driven by the needs of these partner organizations. The master plan includes a new Interpretive Center building that may very well emerge as an important addition to the park in Phase 3, and may be able to attract all the necessary funding and sponsorship entirely from sources other than the City. A large new Interpretive Center run by a capable institution would greatly benefit the public at large. Depending upon a ground lease or other partnership agreements, such an educational institution may or may not also generate an on-going revenue stream for the City.

2. President's House: It is possible that the President's House could emerge as a priority for adaptive re-use, and could serve as an interim Interpretive facility while an entirely new building is being built for this purpose. It could also enhance the attractiveness of that quadrant of the park for weddings and other gatherings, thus generating additional revenue for whatever entity takes on its refurbishment. If a benefactor is found and the priority is elevated sufficiently, the President's House restoration could take place

Niles Prune Orchard, 1939

in Phase 2 along with the nearby Classroom Building, or even as part of Phase 1 creating a jewel set in the enhanced landscape.

3. Visitor Information Building: The Visitor Information Center is the first place a visitor is likely to stop on arrival at the park. This building would be a city-managed building.

Phase 4: Additional Historical Features

There are a number of other features in the master plan that do not obviously expand the usability of park facilities, but that do restore historic components and enhance the park users' appreciation of the past. Possible future steps could include:

1. Orchard: Restoration and enhancement of the historic orchard. It is also possible that this project could be included in the environmental education program, elevating its priority into an earlier Phase.

2. Water Towers: Rehabilitate existing water tower and rebuild adjacent former high water tower, including the possibility of a new staff office or storage facility in the base. This project may be implemented earlier if it could be incorporated as part of the site's irrigation system.

3. Bunk House: There is a possibility that a historic bunkhouse from the Shinn House Park may may be moved to and incorporated into the California Nursery Historic Park.

Roeding Family Home Property

The current park boundary excludes the private residence owned by the Roeding family. It is a 26,135 square foot parcel on the east boundary of the park that is set back over 500 feet from Niles Boulevard. The parcel is accessed from Hillview Drive. The park master plan includes gated vehicular access directly from the park into the private property.

Should this parcel become available the City may choose to acquire it from the Roeding family. If that were to occur the family home would be rehabilitated and used to showcase the personal family history of multiple generations of the Roeding family. The surrounding garden would be restored or rehabilitated based on historic photographs and records. The parcel would be fully integrated into the park and would retain its historic integrity. As with the other buildings on the site the work would conform to the *The Secretary of Interior Standards for The Treatment of Historic Properties With Guidelines for The Treatment of Cultural Landscapes.*

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