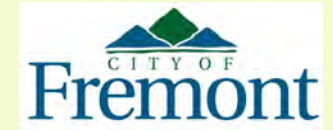


California Nursery Historical Park

Master Plan Implementation Project Update



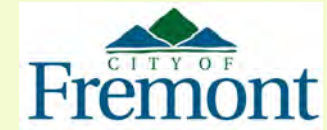
Washington Township Historical Society
September 27, 2021, 7:00 p.m.

Presented by

Rico Lardizabal, Associate Landscape Architect
Roger Ravenstad, Parks Planning and Design Manager

California Nursery Historical Park

Master Plan Implementation

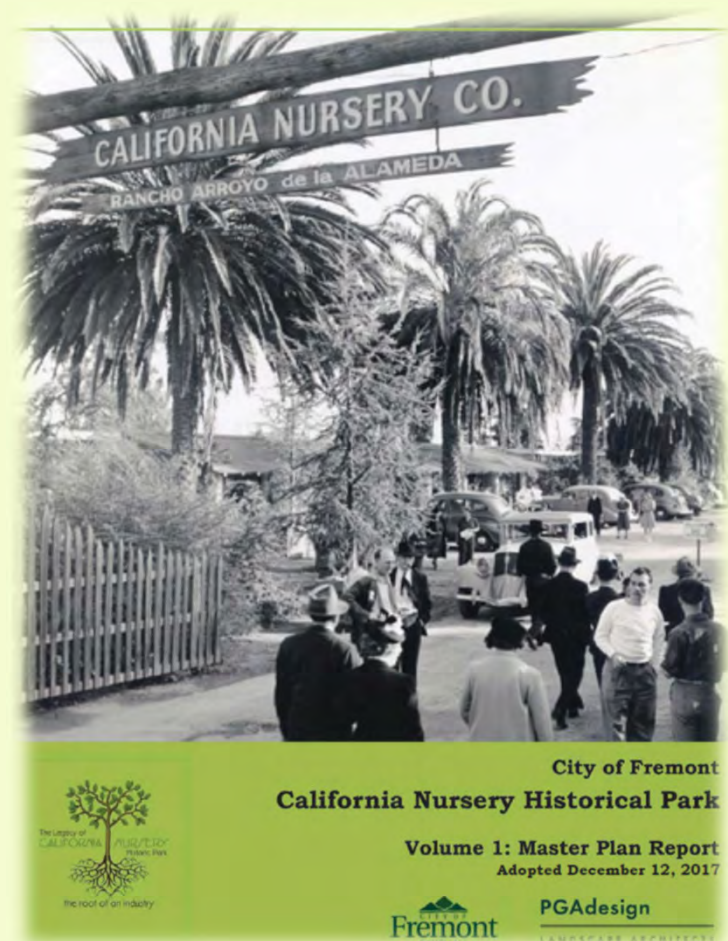


Introductions

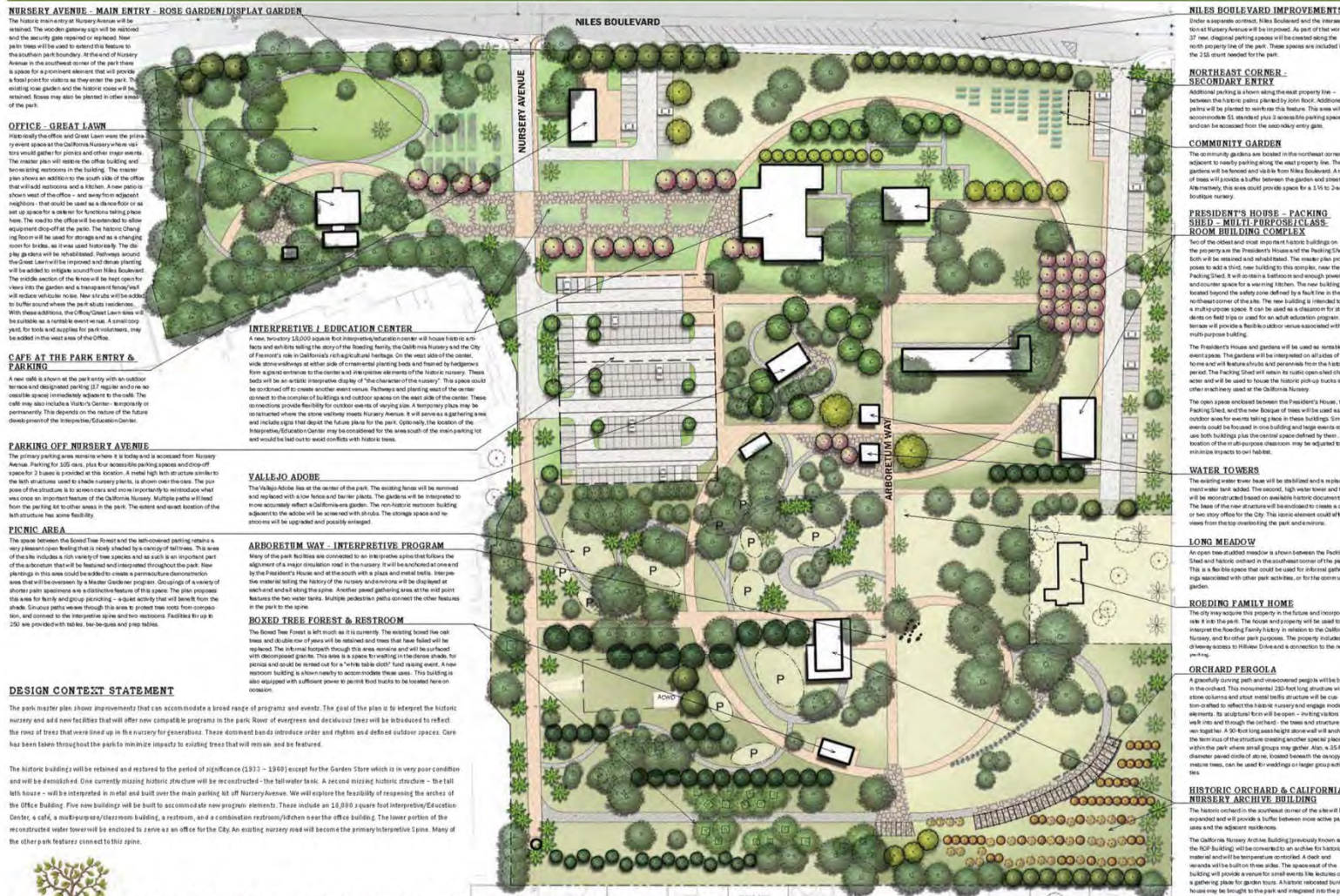
- Roger Ravenstad, Parks Planning and Design Manager
- Rico Lardizabal, Associate Landscape Architect

Presentation Agenda

1. Master Plan process background, by Roger Ravenstad
2. Phase 1: Backbone Infrastructure Project
3. Future Projects
4. Interpretive Signage and Wayfinding Plan
5. Questions and Answers



California Nursery Historical Park Master Plan Implementation



NURSERY AVENUE - MAIN ENTRY - ROSE GARDEN/DISPLAY GARDEN

The historic main entry at Nursery Avenue will be retained. The modern gateway 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 southeast corner of the park there is a 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 house will be retained. Events may also be placed 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 events and other major events. The master plan will retain the office building and surrounding lawns 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 plaza is shown west of the office - and away from adjacent neighbors - that could be used as a dance floor or as an open space for a variety of functions taking place here. The existing office building is to be retained. The existing Great Lawn will be used for storage and as a charging room for bikes. As it is used historically. The charging area will be rehabilitated. Pathways around the Great Lawn will be improved and shade planting will be added to mitigate sun from Niles Boulevard. The north section of the lawn will be kept open for views into the garden and a transparent canopy will be added to provide shade. New trees will be added to the lawn and the park will be landscaped. With these additions, the Office/Great Lawn area will be suitable as a versatile event space. A temporary yard, for both and supplies for park volunteers, may be located in the west area of the Office.

CAFE AT THE PARK ENTRY & PARKING

A new cafe is shown at the park entry with an outdoor terrace and designated parking. The cafe will be constructed to be adjacent to the main parking lot and the cafe will be adjacent to the main parking lot. The cafe will be adjacent to the main parking lot. The cafe will be adjacent to the main parking lot.

PARKING OFF NURSERY AVENUE

The primary parking area remains where it is today and is accessed from Nursery Avenue. Parking for 225 cars, plus four accessible parking spaces and drop-off spaces for 25 bikes is provided at this location. A raised high curb structure parallels the lot structure and is shaded nursery plants, is shown on the east. The purpose of this structure is to provide a barrier to the main parking lot and to provide a barrier to the main parking lot.

PICNIC AREA

The space between the Boxed Tree Forest and the self-watered parking retains a very pleasant open feeling that is nicely shaded by a canopy of tall trees. This area of the park includes a rich variety of tree species and is such an important part of the arboretum that it will be retained and interpreted throughout the park. New plantings in this area could be made in a permeable demonstration area that is overseen by a Master Gardener program. Groupings of a variety of shorter palm specimens are an aesthetic feature of this space. The plan proposes the use of both and drop planting - a space activity that will benefit from the shade. Since paths were through this area to protect tree roots from compaction, and connect to the main parking area and restrooms. Pathways for up to 250 lbs provided with tables, be designed and provided.

DESIGN CONTEXT STATEMENT

The park master plan shows improvements that can accommodate a broad range of programs and events. The goal of the plan is to interpret the historic nursery and add new facilities that will offer new compatible programs in the park. Row of evergreen and deciduous trees will be introduced to reflect the row of trees that were lined up in the nursery for generations. These dominant bands introduce order and rhythm and define 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 - 1940) except for the Garden Store which is in poor condition and will be demolished. One currently missing historic structure will be reconstructed - the half-tower. A second missing historic structure - the left house - will be interpreted in metal and built near the main parking lot off Nursery Avenue. We will explore the feasibility of reconstructing the arches of the Office Building. Five new buildings will be built to accommodate new program elements: These include an 18,000 square foot interpretive/education center, a cafe, a multi-purpose/classroom building, a restroom, and a combination restroom/kitchen near the office building. The lower portion of the reconstructed water tower will 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.

INTERPRETIVE / EDUCATION CENTER

A new, ten-story 18,000 square foot interpretive/education center will house historic artifacts and artifacts telling the story of the founding families, 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 monumental planting beds and framed by hedges from a grand entrance to the center and interpretive elements of the historic nursery. These beds will be an interpretive display by "the character of the nursery." This space could be considered off to create another event space. Pathways and planting beds will 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 walkways meet 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/Garden Center may be reconsidered 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 is on the corner of the park. The existing house will be restored and replaced with a low fence and barrier plants. The gardens will be interpreted to more accurately reflect a California garden. The non-historic restroom building adjacent to the adobe will be removed with a study. The storage space and restrooms will be upgraded and possibly enlarged.

ARBORETUM WAY - INTERPRETIVE PROGRAM

Many of the park facilities are connected to the interpretive program 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 shade and metal table. Interpretive elements telling the history of the nursery and its dimensions will be displayed at each end and along the spine. Another paved gathering area at the mid point between the two water towers, featuring 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 tree forest and double row of palm will be retained and trees that have fallen will be replaced. The informal forest path through this area remains and will be surfaced with decomposed granite. This area is a place for walking on the shade, for picnics and could be used for a "white tablecloth" fund raising event. A new restroom building is shown nearby to provide modern restrooms. This building is also equipped with sufficient power to provide bike racks to be located here.

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 228 count needed for the park.

NORTH EAST CORNER - SECONDARY ENTRY

Additional parking is shown along the east property line - between the historic parking lot and the main road. Additional parking will be placed to work as a buffer between the garden and street. Alternately, this area could provide space for a 150 to 200m fountain nursery.

COMMUNITY GARDEN

The community garden is located in the southeast corner adjacent to newly parking along the east property line. The garden will be located and visible from Niles Boulevard. A row of trees will provide a buffer between the garden and street. Alternately, this area could provide space for a 150 to 200m fountain nursery.

PRESIDENT'S HOUSE - PACKING SHED - MULTI-PURPOSE CLASS ROOM 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 is a multi-story building and would provide an outdoor space for a variety of uses. The new building is located beyond the safety zone defined by a fence on 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 the nursery's field trips or used for an adult education program. A terrace will provide a multi-use outdoor space associated with the multi-purpose building.

The President's House and garden will be used as a versatile event space. The garden will be interpreted on all sides of the house and will be open to the public. The Packing Shed will retain its rustic open-air 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 range 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 palm habitat.

WATER TOWERS

The existing water tower base will be stabilized and a new base will be constructed. The existing high water tower and 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 for the City. This space element could view from the top overlooking the park and nursery.

LONG MEADOW

An open tree-studded meadow is shown between the Packing Shed and historic outcrops 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 open nursery garden.

ROEDING FAMILY HOME

The only long narrow property in the lot and inoperative is the Roeding Home. 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 a heavy access to Hillview Drive and a connection to the new entrance.

ORCHARD PERGOLA

A gracefully curving path and reconstructed pergola will be built in the orchard. This reconstructed 130-foot long structure with stone columns and steel mesh walls structure will be custom-crafted to reflect the historic nursery and engage modern aesthetics. An arched iron will be open - making visitors to walk into and through the orchard. The trees and structure work together. A 30-foot long steel arch structure will anchor the base of the structure creating another special place within the park where small groups may gather. Also, a 25-foot diameter paved circle of stone, located between the driveway of the main house, can be used for weddings or larger group gatherings.

HISTORIC ORCHARD - CALIFORNIA NURSERY ARCHIVE BUILDING

The historic orchard in the northeast corner of the site will be expanded and will provide a buffer between active park areas and the adjacent neighbors. The California Nursery Archive Building (previously known as the 100' building) will be converted to an archive for historic material and will be temperature controlled. A deck and grounds will be added to the building. The expansion of the building will provide a venue for small events like lectures or a gathering place for garden tours. A historic restored four-house may be brought to the park and integrated into the plan.



CALIFORNIA NURSERY HISTORICAL PARK MASTER PLAN

MARCH 7, 2017

DESIGN TEAM
 W&A Group, Landscape Architect
 C&S Company, Historic Architect
 R&F Engineers, Civil Engineer

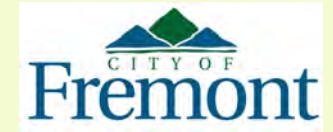
Consulting Engineers
 C&S Company, Environmental Geotechnical
 P&K Engineering, Structural Engineer
 R&F Engineers, Architect

Land Development Consultants
 L&S Associates, Civil Engineer
 W&A Group, Historic Architect



California Nursery Historical Park

Master Plan Implementation



Completed Projects – Fault Trace Investigations



California Nursery Historical Park

Master Plan Implementation



President's House Stabilization



California Nursery Historical Park

Master Plan Implementation



Retail Building Demolition



California Nursery Historical Park

Master Plan Implementation



Construction Project Timeline / Milestones

- Master Plan Adopted on December 12, 2017.
- Phase 1: Backbone Infrastructure Project
 - Implementation Planning started immediately after Master Plan approval.
 - Design and Bid/Construction document preparation 2018 to 2020.
 - Project bid on September 15, 2020.
 - Start of Construction November 2020.
 - Current anticipated Phase 1 project completion date is January 2022.

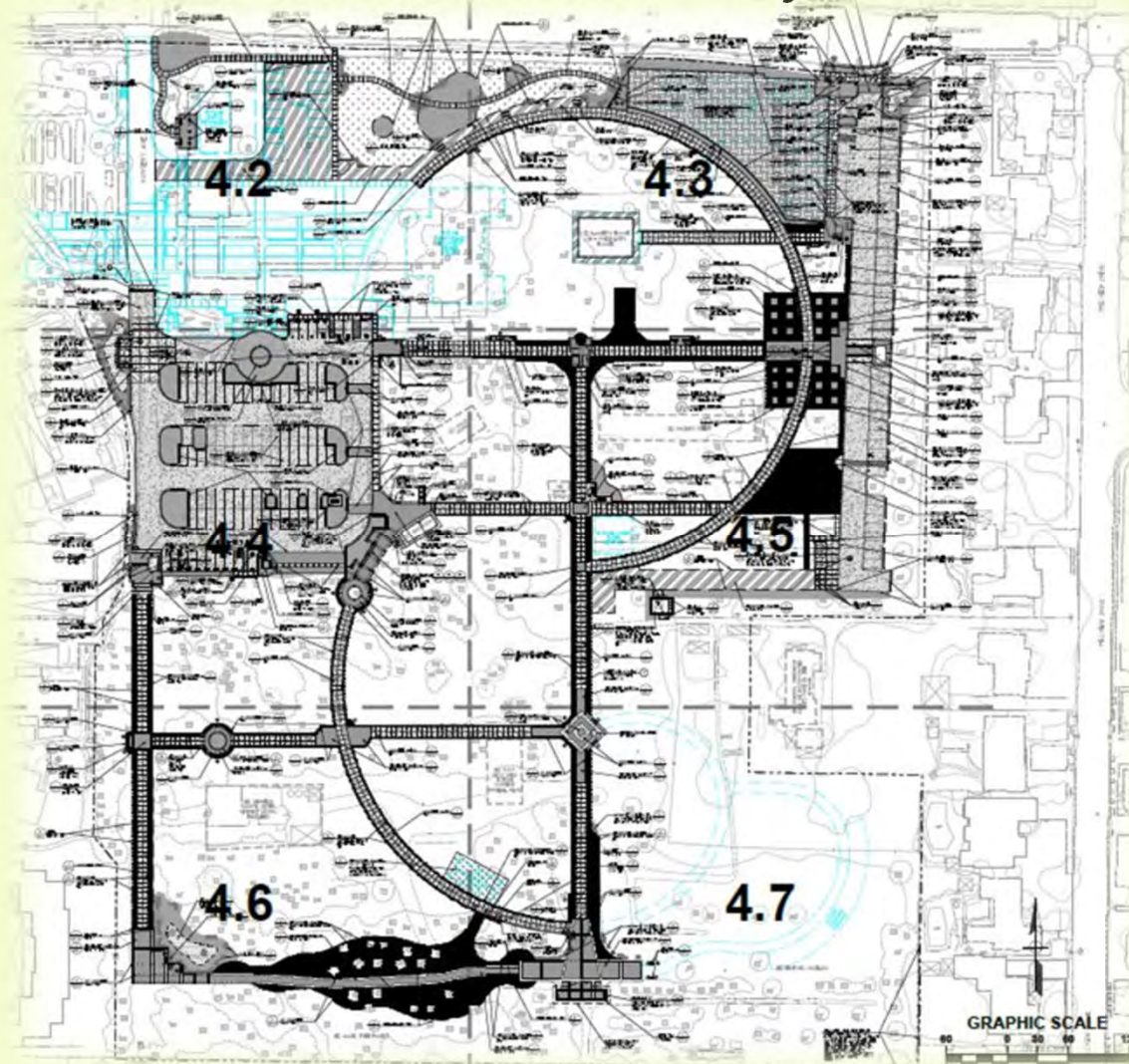


California Nursery Historical Park

Master Plan Implementation



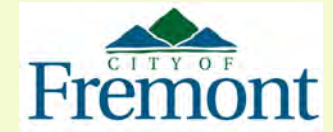
Current Construction Project



- Existing tree preservation, transplant, pruning.
- Removal of diseased and dying trees
- Site demolition and grading
- Utility Infrastructure
 - Storm, Sewer, Fire, Potable, Power, Data
 - Permeable surfacing to promote infiltration
 - Bio-treatment Planters
- Site improvements
 - Pathways (interpretive spine, ADA, emergency vehicle, maintenance)
 - Plaza areas
 - Parking areas (main & secondary entry/parking)
 - Plaza at Box Tree Forest and Orchard areas
 - LEAF relocation
 - Meadow / native planting walk
- Irrigation and Planting
- Park furnishings (benches, picnic tables, trash and recycling, drinking fountains, security lighting, bike parking)

California Nursery Historical Park

Master Plan Implementation



Existing Trees and Gardens



California Nursery Historical Park

Master Plan Implementation



Existing Trees



California Nursery Historical Park

Master Plan Implementation



Existing Trees



California Nursery Historical Park

Master Plan Implementation



Parking Lot & Reconfiguration



California Nursery Historical Park

Master Plan Implementation

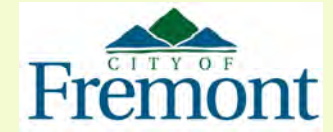


Site Grading & Trenching



California Nursery Historical Park

Master Plan Implementation



Utility Infrastructure



- Storm Drain
- Sewer
- Fire
- Potable
- Power
- Data

California Nursery Historical Park

Master Plan Implementation



Challenges with existing roots



California Nursery Historical Park Master Plan Implementation



Storm Drain Infiltration / Bio-Treatment Planters

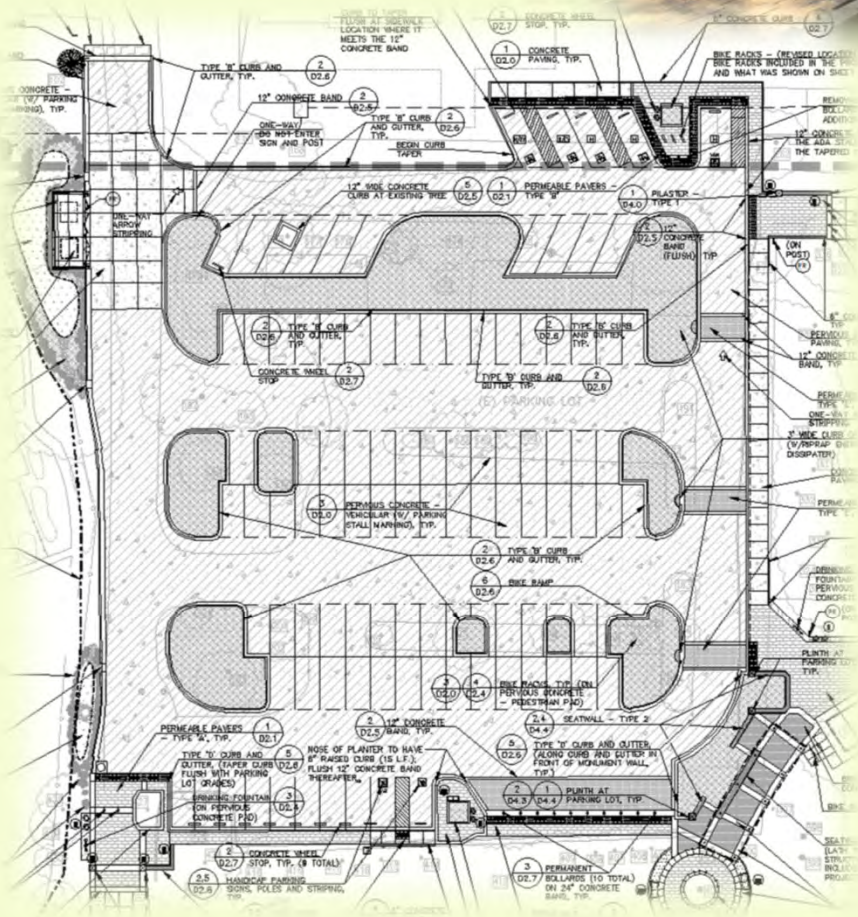


California Nursery Historical Park

Master Plan Implementation

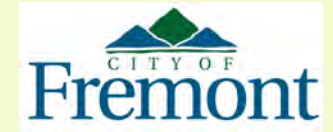


Main Parking Lot



California Nursery Historical Park

Master Plan Implementation



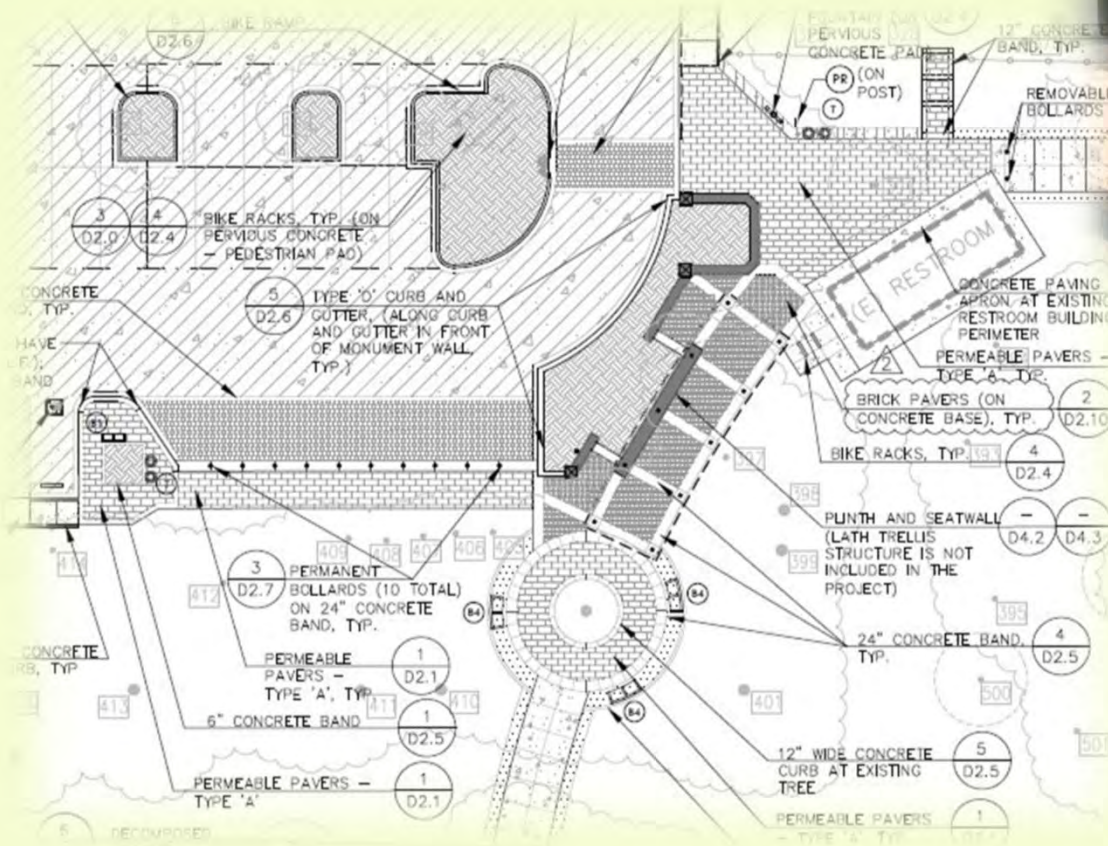
Main Parking Lot



California Nursery Historical Park Master Plan Implementation



Seat Walls by "Adobe" Restroom



California Nursery Historical Park

Master Plan Implementation

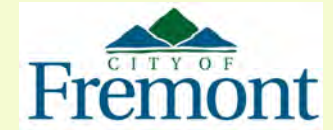


Seat Walls by “Adobe” Restroom



California Nursery Historical Park

Master Plan Implementation

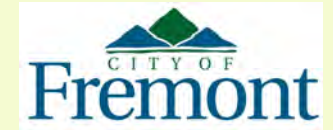


Plazas / Gathering Areas – Boxed Tree Forest

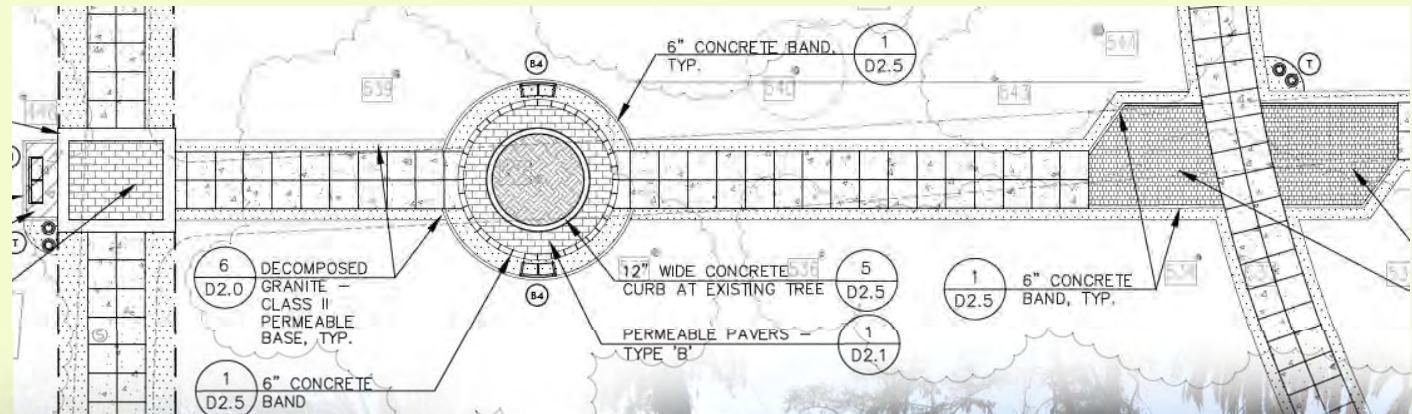


California Nursery Historical Park

Master Plan Implementation



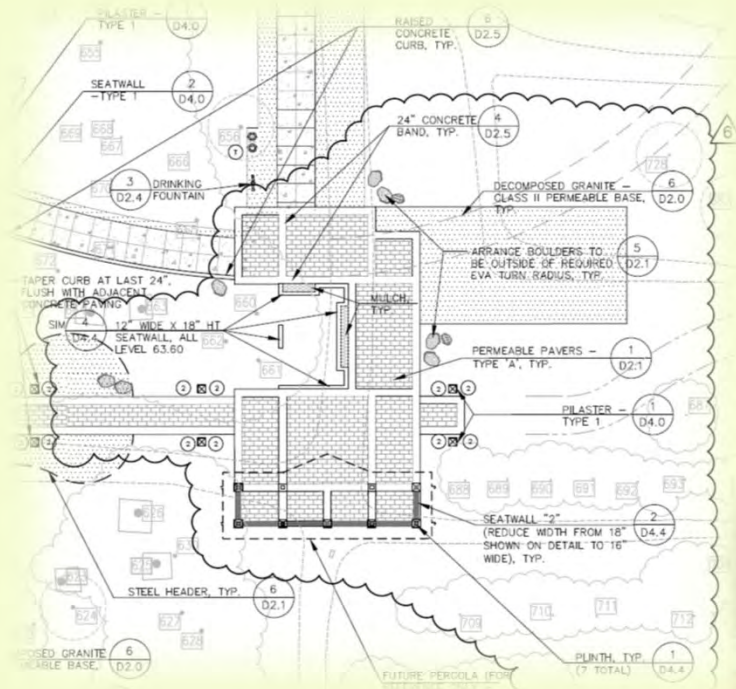
Plazas / Gathering Areas



California Nursery Historical Park Master Plan Implementation



Plaza at Orchard and Boxed Tree Forest



California Nursery Historical Park

Master Plan Implementation



Plaza at Orchard and Boxed Tree Forest

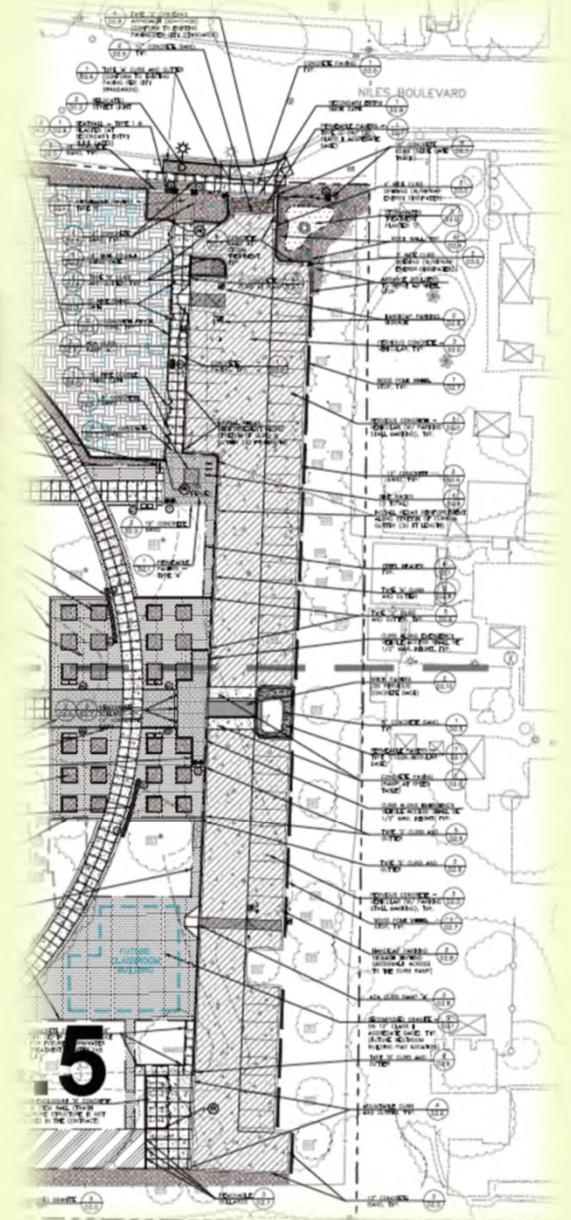


California Nursery Historical Park

Master Plan Implementation



Secondary Entrance / Parking Lot

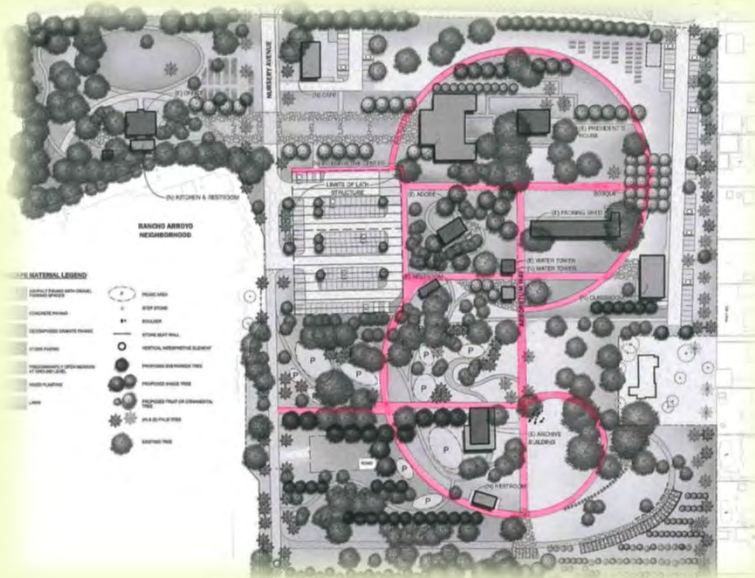


California Nursery Historical Park

Master Plan Implementation

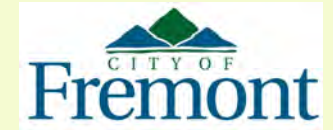


Walkway Spine

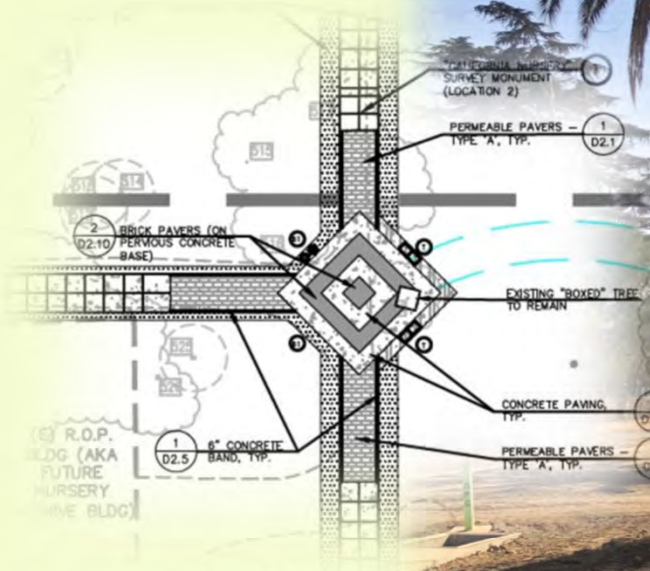


California Nursery Historical Park

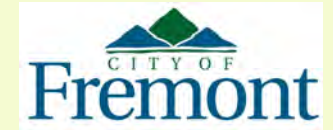
Master Plan Implementation



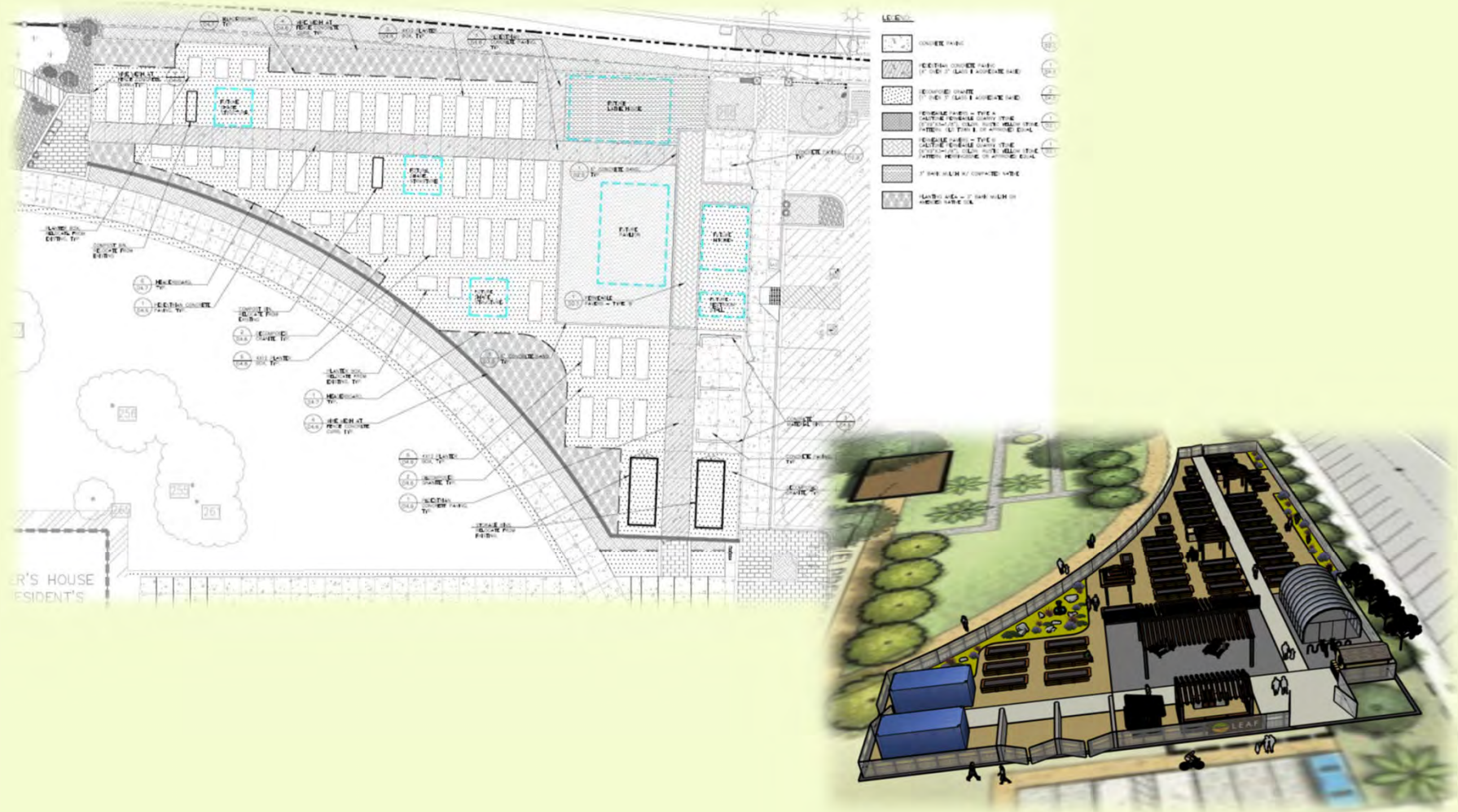
Walkway Spine



California Nursery Historical Park Master Plan Implementation

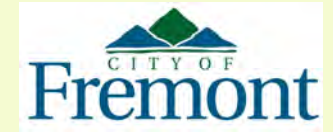


Site Improvements – LEAF Relocation



California Nursery Historical Park

Master Plan Implementation

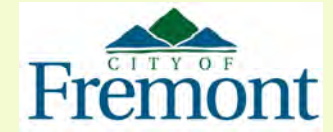


LEAF Relocation



California Nursery Historical Park

Master Plan Implementation



LEAF Relocation



California Nursery Historical Park

Master Plan Implementation

FUTURE PROJECTS (next 5 years)

- “Adobe” Restroom Renovations
- Irrigation Well
- Orchard Area Expansion (Alameda County Sheriff’s Office/Dig Deep partnership)
- Entry Plaza / Potential Rose Garden Expansion
- Picnic Areas
- Outdoor Classroom



California Nursery Historical Park

Master Plan Implementation

ORCHARD EXPANSION (Alameda County Sheriff's Office/Dig Deep Farms)



is to fit into the park. The house and property will be used to interpret the flooding 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 monumental 230-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 space for garden tours. A historic information board



California Nursery Historical Park

Master Plan Implementation

FUTURE "PALMS" PICNIC AREA



California Nursery Historical Park

Master Plan Implementation

FUTURE CLASSROOM / MULTI-USE BUILDING LOCATION



California Nursery Historical Park

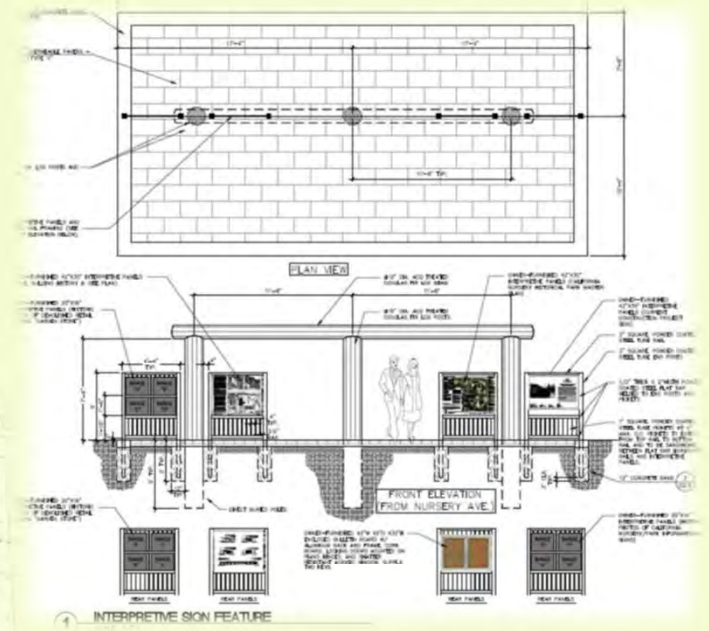
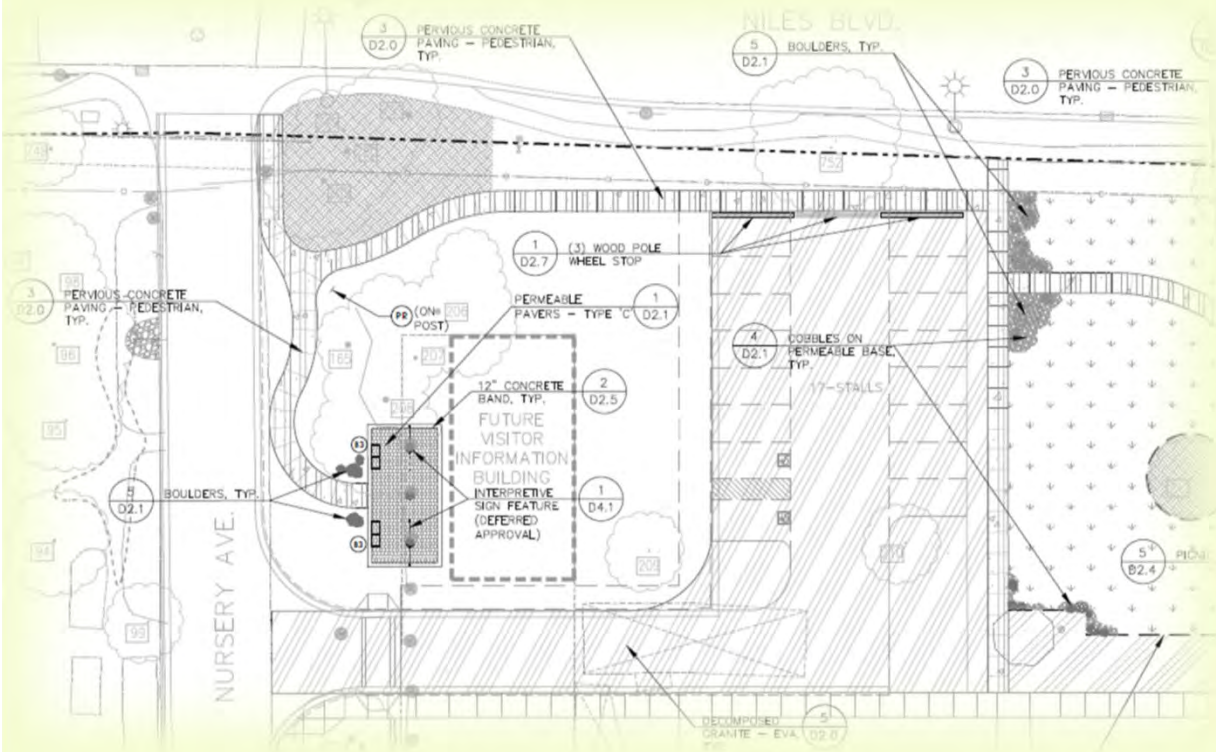
Master Plan Implementation

FUTURE VISITOR'S CENTER & PARKING



California Nursery Historical Park Master Plan Implementation

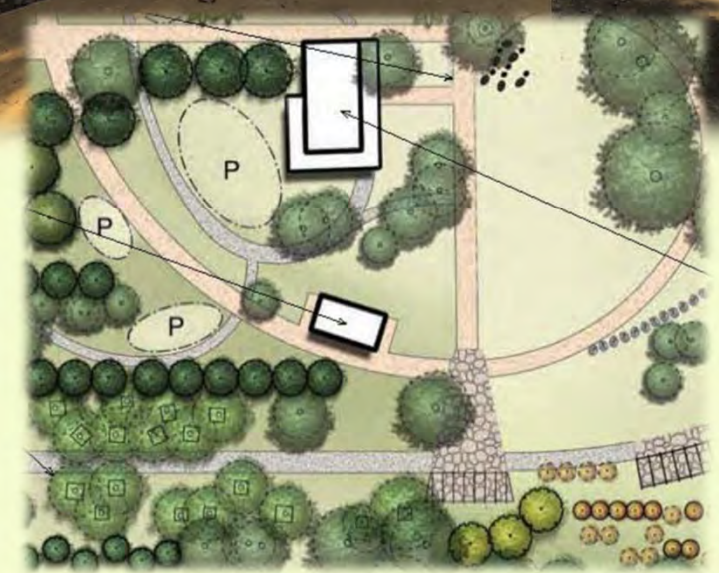
TEMPORARY INTERPRETIVE SIGN FEATURE AT FUTURE VISITOR'S CENTER AREA



California Nursery Historical Park

Master Plan Implementation

FUTURE RESTROOM BUILDING AT BOXED TREE FOREST & ORCHARD AREA



California Nursery Historical Park

Master Plan Implementation

INTERPRETIVE SIGNAGE AND WAYFINDING PLAN

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
1898	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
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 subdivisions 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)

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 YEW TREES
- 21 ACWD WELL
- 22 RESTROOMS
- 23 VALLEJO ADOBE / MEETING PLACE
- ★ COME 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

PGA design

California Nursery Historical Park

Master Plan Implementation

QUESTIONS & ANSWERS



Rico Lardizabal, Associate Landscape Architect
City of Fremont, Community Services Department
Landscape Architecture Division

Email: rlardizabal@fremont.gov