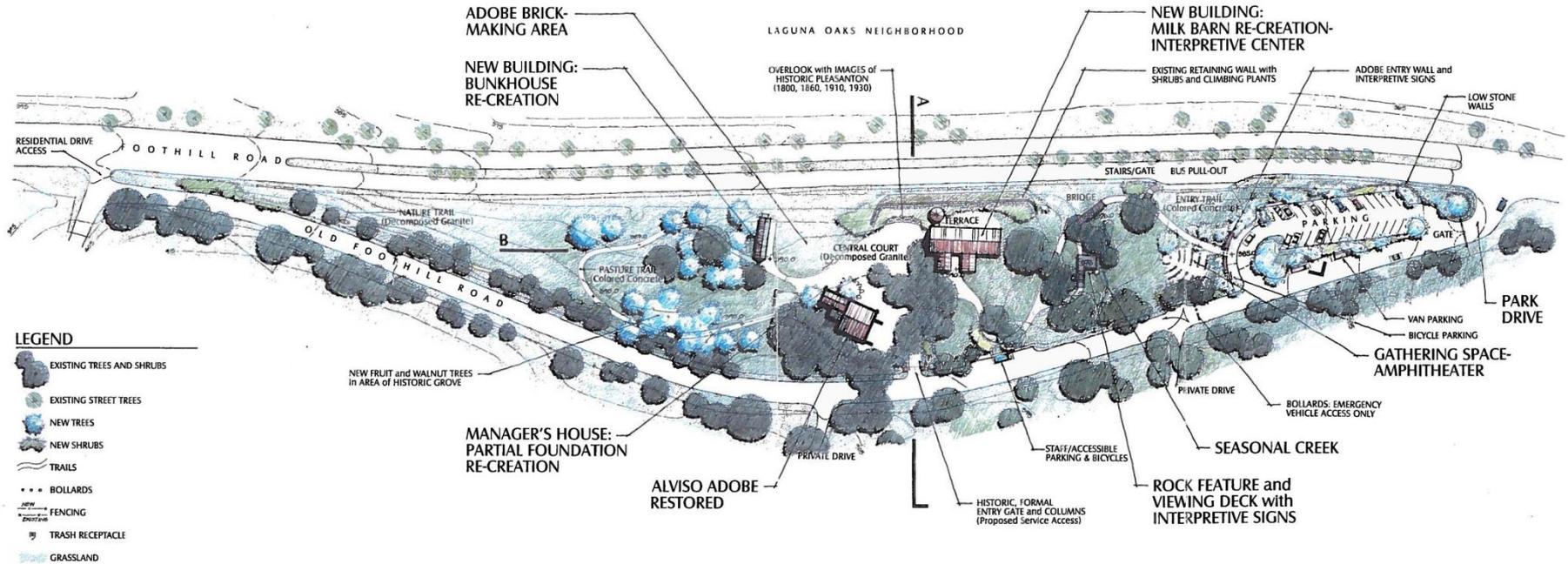


City of Pleasanton



Alviso Adobe Task Force
Environmental Scan
October 22, 2014

Alviso Adobe Community Park



ALVISO ADOBE COMMUNITY PARK

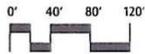
MASTER PLAN

31 MAY 2000

The City of Pleasanton, California

Pattillo & Garrett Associates, Landscape Architects
 Milford Wayne Donaldson Architect
 Greenwood and Associates, Archeologist
 Andrew Galvani, Native American Consultant
 Al Pasqual & Associates, Civil Engineers
 McCracken & Woodman, Inc, Mechanical Engineers
 Leverton & Associates LLC, Cost Estimating

**PAT TILLO
& GARRETT
ASSOCIATES**
 LANDSCAPE
 ARCHITECTS
 11111 W. 14th Street, Suite 100
 Pleasanton, CA 94566
 (925) 461-1111



Scale: 1"=40'-0"



North

Purpose of the Environmental Scan

- Provides critical data and a foundation for the creation of the following:
 - Strategies
 - A vision and mission statement
 - Short term and long term goals

Major Factors Related to the Grounds, the Facilities and the Programming at the Alviso Adobe Community Park

- History
- Budget/Staffing Costs/Equipment Costs
- Existing Programming and Limitations to Expanding Programming
- Customer Demographics
- Anticipated Changes to Customer Base
- Relevant Community Partners
- Neighborhood Factors and Previous Directives
- Regional Policy Issues

Alviso Adobe Community Park History

“In 1990 the Alviso Adobe Community Park was deeded to the City as part of the open space component by the developer of the adjacent Laguna Oaks housing development.”

Pg. 1 – Alviso Adobe Community Park Master Plan Report

Alviso Adobe Community Park

History – Program Analysis

- Plan for use during daylight hours
- Plan for maximum of 100-150 people at one time
- Provide an overlook with images of Pleasanton during different periods
- Include an area for adobe brick making
- Provide vehicular access to each building for deliveries
- Locate all parking at the South East end of site
- Include gathering area; sized to accommodate 40-50 people
- Enclose the park with a rail fence
- Provide kitchen facilities in the interpretive building
- Provide low level security lighting
- Plant native plants & fruits and/or nut trees (walnuts specifically)
- Camouflage the existing block retaining wall if possible

Alviso Adobe Community Park

History – Interpretive Goals

- Visitors will have an increased understanding of Alviso Adobe Park and the historic periods associated with its use & occupation, up to and including the conservation of the 7-acre park for public use
- Visitors will be able to better understand the relationship among humans, the environment and natural resources
- Visitors will learn about rural life on the land in this area using the restored Alviso Adobe as a focal point
- Visitors will have a greater appreciation of the Meadowlark Dairy operation after visiting the reconstructed Milking Barn, Bunk House and associated features

Alviso Adobe Community Park

History – Interpretive Goals (cont.)

- Visitors will have exposure to historic preservation issues, challenges, and techniques through the restoration of the Alviso Adobe, the reconstruction of some of the dairy buildings and on going research and preservation work
- As part of the City of Pleasanton's park lands, a volunteer and docent program will enhance visitor programs and will be linked in with other nearby park programs
- The park is a time capsule for California. Students will receive learning opportunities consistent with identified state standards and essential district-adopted required coursework

Budget

| | Expenses Budgeted | Expenses Actual | | Revenue Budget | Revenue Actual |
|-----------|---|------------------------|--|-----------------------|-----------------------|
| 2008/2009 | \$326,379 *2 Separate budgets existed, one for the facility and one for the program | \$266,767 | | \$33,520 | \$44,202 |
| 2013/2014 | \$248,639.27 *1 FT staff and several ongoing and seasonal PT staff included in budget | \$261,312 | | \$85,100 | \$106,503 |

Cost of Community Services Staffing

| | Full Time Staff Budget | Full Time Staff Actual | | Part Time Staff Budget | Part Time Staff Actual |
|-----------|------------------------|------------------------|--|------------------------|------------------------|
| 2011/2012 | \$55,556 | \$55,529 | | \$42,049 | \$44,742 |
| | | | | | |
| 2012/2013 | \$77,595 | \$82,688 | | \$35,008 | \$36,376 |
| | | | | | |
| 2013/2014 | \$83,744 | \$60,309 | | \$72,567 | \$70,678 |
| | | | | | |
| 2014/2015 | \$61,566 | \$3,298 | | \$94,108 | \$12,947 |

Cost of Operation Services Staffing

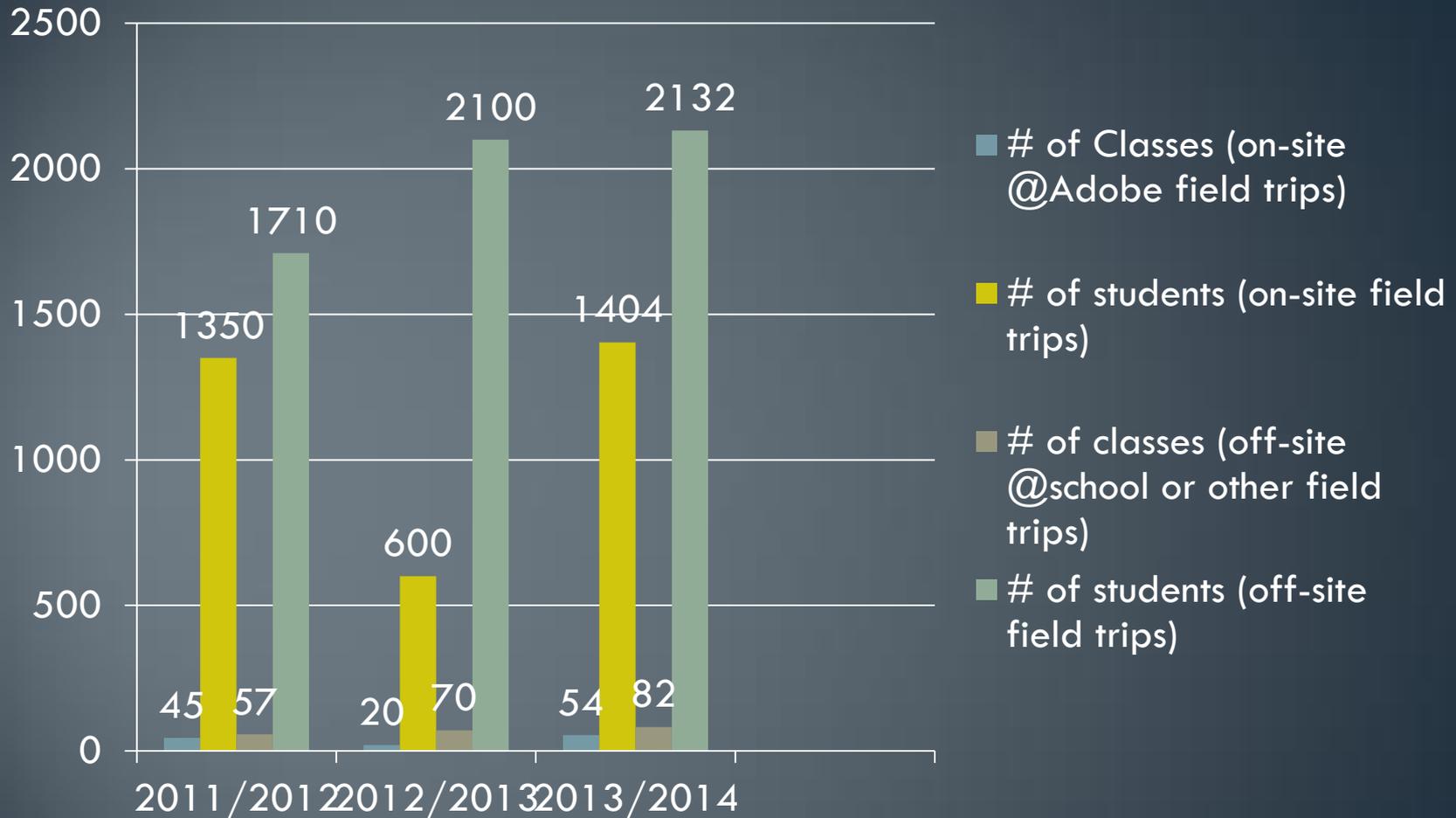
| | Actual Staff Expense 2013/2014 | Approx. FT & PT Staff Hours |
|------------------|-----------------------------------|-----------------------------|
| Support Services | \$104,867 | 1,654 |
| Parks | \$170,976 | 1,830 |

- Work Includes:
 - Painting
 - Cleaning
 - Park Support
 - Repair/Maintenance
 - New Projects Etc.

Community Services Equipment Budget

- Equipment budget has increased about \$4,000 in the last 5 years
- Equipment expenses include:
 - Purchase of Fiona
 - Telescope
 - Computer
 - Canopy/Tarps
 - Lumber
 - Various items for programs
 - Recently: 5 Picnic Tables for the park

Existing Programs (School Field Trips)



Total Students Served:

2011/2012 : 3,060

2012/2013: 2,640

2013/2014: 3,536

Existing Programs (Camps)

- Camps include: Spring Striders (held during spring break); Winter Ramblers (held one week during winter break); and Ridge Runners (held during summer)
- Total for ALL Camps:
 - 2011/2012: **286 Campers**
 - 2012/2013: **373 Campers**
 - 2013/2014: **540 Campers**
- *Note: 2013 – added a leadership camp week (12-16 yr olds) & one (1) week of Wittle Ridge Runners (4-6 yr olds)*
- *Note: 2014 – Wittle Ridge Runners was expanded from 1 week to 4 weeks*

Existing Programs (Public Registration Programs)

- Typically offered on Saturdays – this list reflects programs that require pre-registration (several programs are drop-in and not reflected in these numbers)
- Ancient World: Adobe Brick Making, Delightful Dolls
- Farm Life: Butter Making, Pickling
- Hikes: All level exertion hikes
- Nature's Wonder Club: Monarch Madness, Spiders
- Special Events: Lady Bug Release, Spring Celebration

- 2011/2012: **661 registered participants**
- 2012/2013: **645 registered participants**
- 2013/2014: **711 registered participants**

Existing Programs (Docent Program)

- Docents are key to our success!
- Docents not only assist in programming, but often lead programs without the aid of staff. They are often needed for program preparation
- Monthly average of docents: **17 docents**
- Monthly average of docent hours: **92 hours**
 - *This is equivalent to one (1) – 20 hour a week Part-Time employee*

Walk-in Visitor Totals

- Staff has only been able to keep consistent drop-in visitor totals since March 2014

| Month | Total | Daily Average | Sunday Average |
|-----------|-------|---------------|----------------|
| March | 625 | 20 | 55 |
| April | 655 | 34 | 38 |
| May | 840 | 27 | 35 |
| June | 280 | 9 | 21 |
| July | 227 | 8 | 16 |
| August | 241 | 10 | 13 |
| September | 174 | 8 | 27 |

*Note: Peak in attendance due to school pictures, seasonal changes to park etc.
Record keeping challenges for staff as well as summer vacations and seasonal changes to park*

Limitations to Expanding Programming

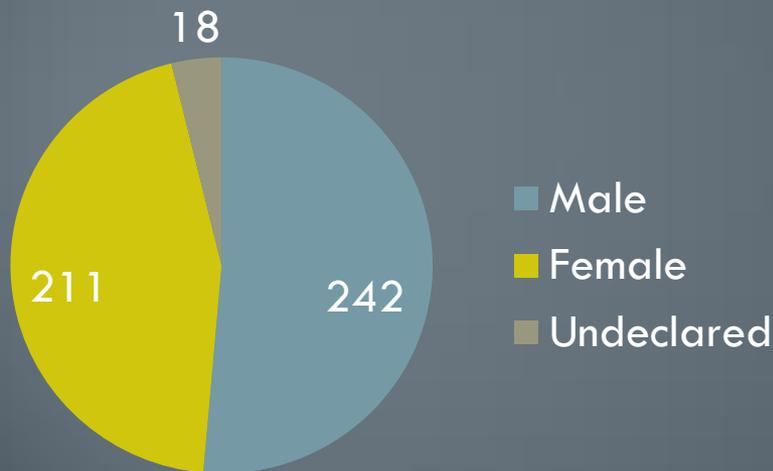
- The top 4 limitations to expanding programming are:
 1. Staffing
 - a. Based on available staff to offer school programs in 2012/2013 all of the school program time slots were booked. Staff would like to increase the number offered due to popularity of the program but would need additional staff to be able to accommodate
 2. Calendar
 - a. Currently every week of available summer vacation is booked for a summer camp program and almost all weeks are sold out with campers

Limitations to Expanding Programming (cont.)

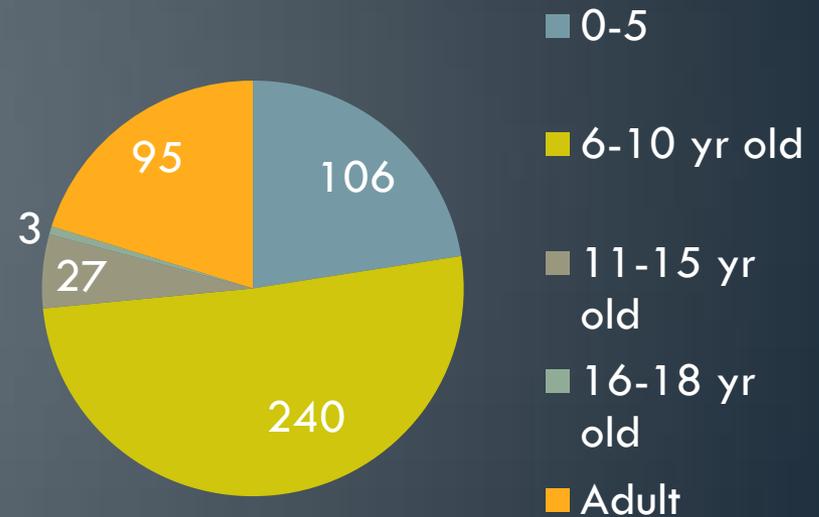
- The top 4 limitations to expanding programming are:
 3. Budget
 - a. Budget would need to be increased to increase staffing and programming needs
 4. Facility
 - a. Parking, storage, office space, among other issues would all need to be addressed in order to accommodate additional staff and programming

Customer Profiles

2008-2009 - Gender



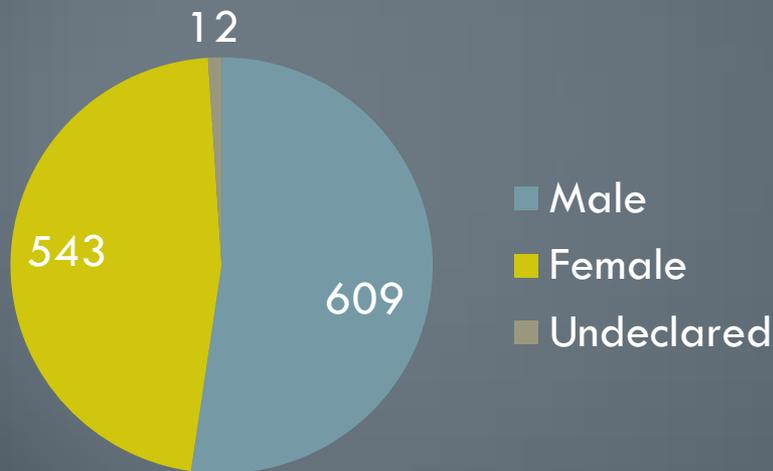
2008-2009 - Ages



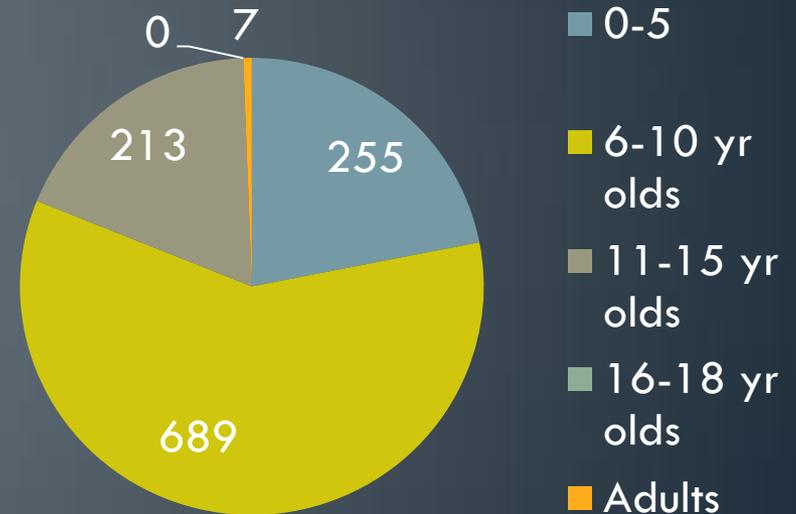
| | |
|--|-----|
| Total Registered Participants : | 471 |
| Total Register-Based Programs offered: | 49 |

Customer Profiles

2013-2014 - Gender



2012-2014 - Ages



Total Registered Participants :
Total Register-Based Programs:

1,164
67

Future Demographic Changes

- According to the Park and Recreation Master Plan (pg. 1-6 Summary of Demographic Context,)
 - ***“Household sizes should remain stable and the percentage of children under 18 years of age could decline somewhat.”***
 - Since the bulk of Alviso Adobe programming has centered around the 0-15 year old brackets, staff will have to shift programming slightly to meet demographic changes. Staff has already started to increase adult programming offerings based on demand.

Community Partners – Museum on Main



- July 2007 -
 - City Council approved \$138,805 contract for Amador-Livermore Valley Historical Society to provide expertise, and administrative assistance in the development of an annual interpretive plan, school visitation program and teachers guides, docent coordination etc.
 - Contract was for one (1) year with the option for three (3) – 1 year extensions

Scope of Work:

1. Program planning and design
2. Educational program coordination service – coordinate school visits
3. Admin services – volunteer coordination, publicity assistance, budget development, archival services

Community Partners – Museum on Main

- June 2014
 - \$129,343 contract for the following:
 - \$109,800 for ALVHS's continued preservation and commemoration of the history of Pleasanton and the Livermore Valley
 - \$19,543 for Interpretive Planning, Educational Programs, Collections Management, Docent Program and other items as needed

Community Partners – East Bay Regional Park District



- Currently two (2) forms of partnership with EBRPD
 1. Permit Process
 - a. Adobe staff will apply and pay for an annual permit to access EBRPD parks for the Ridge Runner program.
 - b. This permit allows participants access to Shadow Cliffs, Del Valle and Pleasanton Ridge during programming
 2. Program Assistance
 - a. Throughout the year Adobe staff will contact EBRPD staff to assist with a program/event. EBRPD has also been an excellent partner for the City of Pleasanton

Neighborhood Factors and Previous Directives

- Alviso Adobe Community Park Directives and Neighborhood Feedback
 - Delete Silo from project
 - Delete proposed amplification system at the gathering area
 - Delete the proposed bus pull out on Foothill
 - Questioned appropriateness of the gift shop
 - Greater emphasis on the adobe period and less on the dairy
 - Do not provide a crosswalk on Foothill
 - Provide additional planting on Foothill to buffer the homeowners whose property abuts Foothill

Neighborhood Factors and Previous Directives - Austin Property



- Austin Property is 22 acres predominantly south and west of the Alviso Adobe
- Zoned for Agriculture and maintained as open space
- April 24, 2006 - Trails Ad Hoc Committee
 - Discussed Austin Property, the trail segment and staging area proposed on the property in the Community Trails Master Plan
 - Mr. Austin asked if trail/staging area was necessary with Alviso Adobe coming online
 - Trails Ad Hoc Committee voted 7-0 (2 absent members) to eliminate proposed staging area in the vicinity of the Austin Property with the understanding that both the planned north-south and western trail segments be maintained and that the Alviso Adobe parking lot provide accommodations for watering horses

East Bay Regional Park District

Pleasanton Ridge Access (Regional Policies)

- Pleasanton Ridge Access (Current)
 - Augustin Bernal
 - Gated Community
 - Must be Pleasanton Resident OR
 - Receive Pass from Community Services Office
- Foothill Staging Area

East Bay Regional Park District

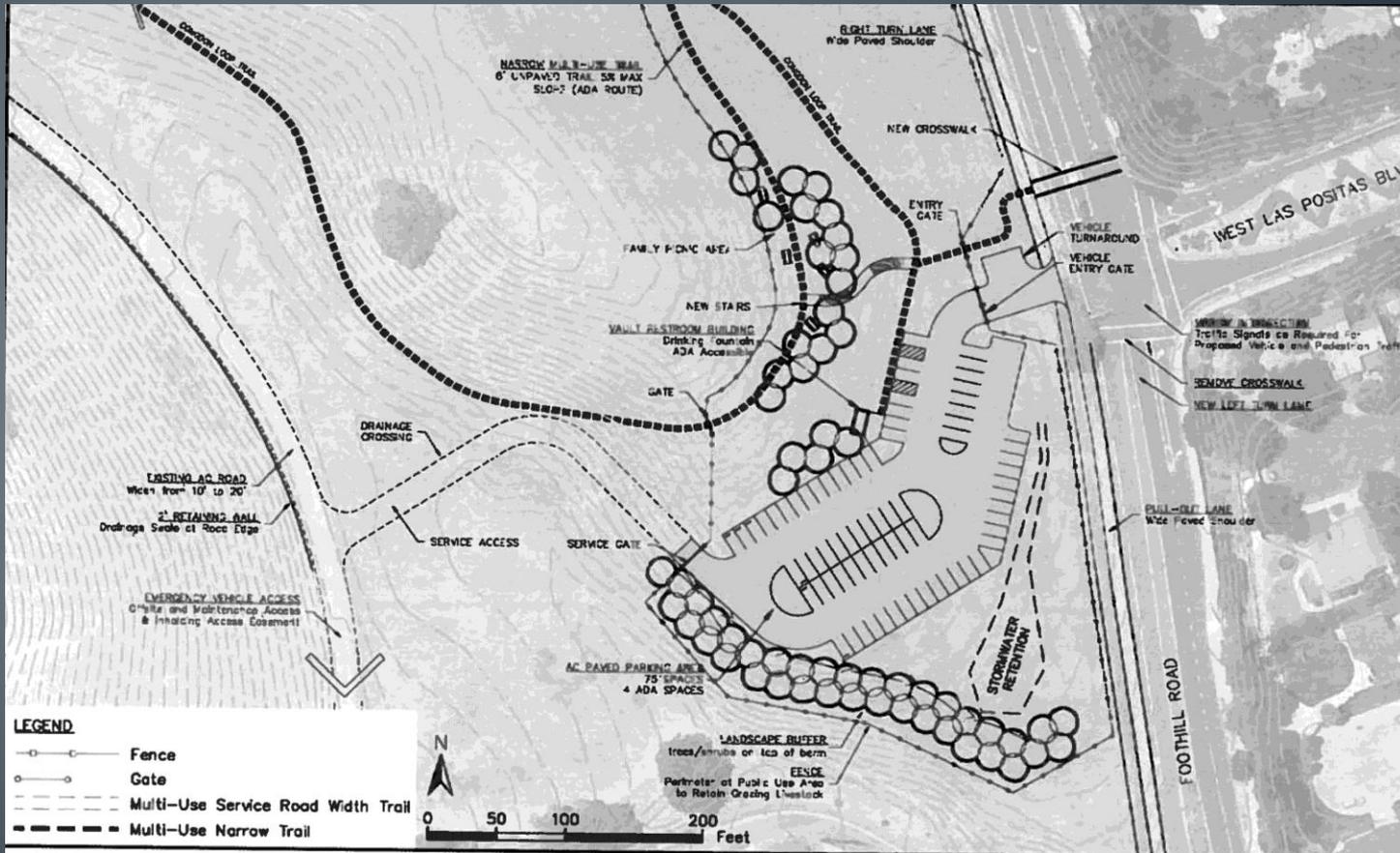
Pleasanton Ridge Access (Regional Policies)

- Pleasanton Ridge Access (Proposed)

Garms Staging Area

- West Las Positas Boulevard
- Approximately 4 acres
 - Proposed to include:
 - Ingress and egress from Foothill Rd w/modified signal
 - Walk-in access from northern boundary of the staging area
 - Gated entry at W. Las Positas
 - Parking for approx. 75 parking spaces including 4 ADA spaces
 - Family picnic site w/double vault toilets
 - Nature loop trail (ADA complaint)
 - Access from the Tehan Falls Trail

East Bay Regional Park District Pleasanton Ridge Access (Regional Policies)



East Bay Regional Park District Pleasanton Ridge Access (Regional Policies)

- Pleasanton Ridge Access
(Proposed)

Castleridge

- West of Alviso Adobe Property
- Approximately 231 acres

