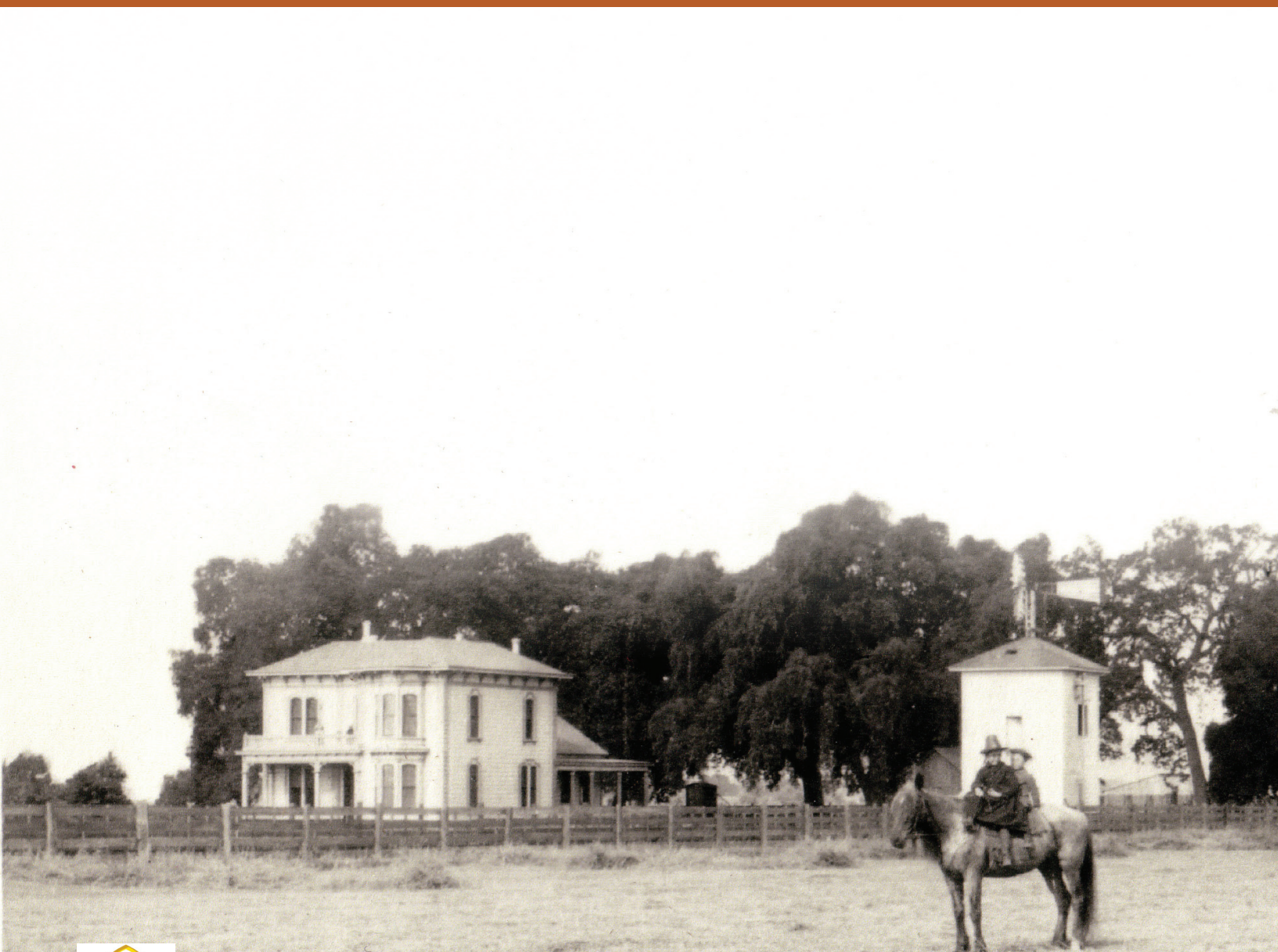


Cottle and Lester Historic Ranch Site Plan

March 10, 2022



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Cottle and Lester Historic Ranch Site Plan

Prepared for



SANTA CLARA
COUNTY PARKS

Prepared by



March 10, 2022

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Executive Summary

Located in the Santa Clara Valley, Martial Cottle Park (Park) is a unique urban park that celebrates Santa Clara Valley's rich agricultural past while showcasing modern organic farming and conservation techniques. The Park is a result of a generous gift from Mr. Walter Cottle Lester who donated a portion of the property to the County of Santa Clara Parks and Recreation Department and sold a portion to the California State Department of Parks and Recreation. This Site Plan (Plan) will guide the development of the Cottle and Lester Historic Ranch (Historic Ranch) at the Park in accordance with the Mission and Vision of the Department and the Donor's vision of the Park.

PURPOSE OF THE PROJECT

The Vision for the Historic Ranch is to bring relevance of Santa Clara Valley's rich agricultural history by meaningfully interpreting the historic resources for a modern audience through an experience featuring historical and agricultural programming and interpretation along with traditional urban park features. The Plan aims to:

- Provide planning recommendations for the interpretation and public use of the Historic Ranch at the Park;
- Comply with the donor's vision while being compatible with current park uses as a working farm, educational facility, and public historic agricultural park; and
- Preserve the cultural and environmental heritage of the Historic Ranch.

HISTORY

Martial Cottle's father, Edward Cottle, emigrated west from Missouri in 1854 and within a few years, purchased the land that would become Martial Cottle Park. The land remained in agricultural use with Cottle's descendants living on and farming the land for over 150 years. Witnessing the rapid urbanization that was occurring in Santa Clara Valley in the mid-Twentieth Century, members of the family wished to have the land developed into a public park that would celebrate and preserve the agricultural heritage of Santa Clara Valley.

EXISTING CONDITIONS

The Park is located within the Guadalupe River watershed. The Park and Historic Ranch have relatively flat topography. Vegetation in the Park prior to agricultural use was classified as a valley oak savanna, characterized by valley oaks and grasslands intermixed with shrubs and other oak and tree species. Native animal species observed in the Park include white-tailed kites, red-tailed hawks, burrowing owls and other ground nesting birds.

The main public entrance to Martial Cottle Park is located on Snell Avenue between Branham Lane and Chynoweth Avenue. Over three miles of trails provide recreational opportunities for walking, jogging, cycling, equestrian, and other non-motorized transportation uses. The majority of the Park's historic resources are located within the Historic Ranch area which

features 32 historically contributing buildings and structures. Some structures on site were added after the period of significance and are considered non-contributing.

OPPORTUNITIES AND CONSTRAINTS

The opportunities and constraints for the Plan were identified through the research conducted during site visits, field surveys, background research, and archival research. The key opportunities identified during the planning process include: preserving the site's buildings, structures, and unique features, and re-purposing the historic features to interpret the site's rich history. Key constraints identified include: providing accessible access for the public while preserving the historic character of the site, and preserving the tranquility of the site and the historic ranch experience while expanding public use. Additional constraints identified include generating funds for site improvements and historic renovations.

PROJECT PLANNING PROCESS

The planning process for this Plan involved a collaborative effort engaging stakeholders, the public, County Parks staff, and commissioner liaisons of the County of Santa Clara's Parks and Recreation Commission. A Project Team provided direction on the development of the Plan and oversight of the analysis and design.

Two architectural studies were prepared to assess the historic integrity of the site. The architectural studies identified the period of significance for the Historic Ranch as spanning from 1860 to 2014.

The development of an Interpretation Concept Plan for the Historic Ranch coincided with the site planning process to holistically integrate

interpretive themes into the design for the site. The Interpretation Concept Plan proposes visitor experiences such as self-guided opportunities, docent tours and demonstrations, and museum displays.

PUBLIC ENGAGEMENT

Engaging the public in the site planning was a critical component of the design process. Stakeholders, park volunteers, park partners, park users, neighbors, and members of the general public were invited and encouraged to share their knowledge of the site and thoughts and opinions on developing the site for public use. A list of key stakeholders representing a broad spectrum of open space users and park partners was identified by County Parks. The consultant team conducted a series of interviews with stakeholders in 2019. Stakeholder groups were also engaged by the consultants in the development of the Interpretation Concept Plan and the Site Plan Alternatives in Fall 2020.

The first public meeting was held in August 2019 at Martial Cottle Park. County Parks staff also participated as an exhibitor at the Park's October 2019 Fall Festival event staffing an informational table at which they provided an additional opportunity for the public to ask questions about the project and share ideas. A second public meeting was held virtually in July 2021. County Parks presented project updates to the County of Santa Clara's Parks and Recreation Commission at several key milestones during the planning process.

Following the stakeholder interviews, the public open house, and the opportunities and constraints analysis, the consultant team developed two separate themes of concept alternatives to compare and assess the design

components and features. The first alternative looked at adaptive reuse of the historic structures and proposed active use of the site, while the second alternative's approach proposed passive uses of the site. These alternatives were shared with County Parks, stakeholders, and the Parks and Recreation Commission to solicit feedback, and were further developed into the Draft Preferred Alternative which was presented to the Park and Recreation Commissions and the public in summer 2021.

PLAN RECOMMENDATIONS

The Cottle and Lester Historic Ranch Site Plan (Plan) is a direct outcome of extensive dialogue with the public and stakeholders. The Plan recommendations range in complexity from straight-forward improvements, such as repairing fencing, to grand visions, such as converting the Green Barn for special event use. The vision for the Plan is that it provides the opportunity for visitors to "flow through time." The planned uses for the Historic Ranch are organized into three general categories:

- Public park and recreation facilities
- Educational and interpretive opportunities
- Support for local agriculture

The Historic Ranch will provide day-use recreational opportunities for the public. Visitors will have the opportunity to learn about family farm life and the importance of agriculture in Santa Clara County and California, both in the past and the present, as well as experience demonstrations and lectures on topics that may include sustainability, agriculture, animal husbandry, gardening, or historic preservation.

The Plan proposes to re-purpose several of the existing historic buildings and features and will protect in place all remaining historic features

not identified for reuse. The Plan proposes undertaking only the repairs necessary to preserve structures and will restrict alterations to those that are required to provide safe public access.

Community gathering areas envisioned by the Plan include educational spaces and outdoor classroom areas, a lawn area for gathering, two reservable group picnic areas, and a large outdoor event area. Restrooms and accessible pathways will be added as part of the new facilities. A maintenance yard, a site host area, and a service bypass road are proposed to facilitate the maintenance and operation of the Historic Ranch. In addition to these proposed improvements, much of the 30.9 acres of Historic Ranch will continue to be used for agricultural purposes.

OPERATIONS

The Historic Ranch will be open to visitors year-round from 8:00 a.m. until sunset, unless otherwise noted, consistent with the current Park operating hours. County Parks estimates that current visitation is on average of 1,100 people per day (approximately 405,000 people per year), and that future attendance with the opening of the Historic Ranch would be 5-10% higher. Increased staffing needs are anticipated once public access is provided to the Historic Ranch and County Parks plans to expand the site host program to supplement the increase in staffing needs.

PHASING

Given the availability of resources, it may not be feasible to build a project of this scale at one time so a phased approach is suggested as a planning guideline. The implementation of proposed improvements is envisioned over an

approximately 15-year period between 2023 and 2038. The first phase would prepare the site for minimal public use and construct the fundamental infrastructure that will lay the groundwork for future improvements. Phase 2 will construct the bulk of the improvements, many of which are key for implementing the full vision of public access to the site by providing reservable amenities and interpretive programming. Construction of the reservable features will help generate interest in the project and funding.

CONSTRUCTION COST ESTIMATES

A budget has been prepared to serve as a basis for establishing a reasonable budget for the construction of improvements. The construction budget for implementing the improvements detailed in this document has been estimated to be approximately \$18,659,200 - \$22,553,200 million (2021).

POTENTIAL FUNDING OPPORTUNITIES

In order to fully implement the Historic Ranch, additional funding opportunities will need to be identified and secured. The Martial Cottle Foundation will be a key partner in this effort to secure funding. Walter Cottle Lester established the Martial Cottle Park Foundation to assist the County in developing, improving, and operating the Park. Goals of the foundation include repairing and restoring the historic structures and equipment and supporting park projects within the Park.

NEXT STEPS

Following the approval of the Plan, County Parks will evaluate structures and design public access to open the Historic Ranch. Implementation of the Plan will require substantial capital investment and therefore must be realized over time and in collaboration with partners and other funding sources.

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Acknowledgments

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Filipino American National Historical Society-Santa Clara Valley Chapter

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Chapter 1: Introduction and Project Overview



Image Credit: RRM Design Group

Image Credit: RRM Design Group



Chapter 1: Introduction and Project Overview

1.1 INTRODUCTION

Located in the Santa Clara Valley, Martial Cottle Park (Park) celebrates the agricultural past and highlights innovations in modern, organic, sustainable, and urban farming practices.

Throughout the Park's 287 acres, visitors can enjoy aspects of a traditional urban park, such as trails, green space and picnic areas, as well as learn about the Cottle family ranch and its contribution to the agricultural history of the region.

The Park is a result of a generous gift from Mr. Walter Cottle Lester who donated a portion of the property to the County of Santa Clara Parks

and Recreation Department and sold a portion to the California State Department of Parks and Recreation. At that time the donor, Mr. Lester, retained 30.9 acres for his Life Estate. After his passing in 2014, the property was transferred to the County.

The Park is located in a residential and commercial neighborhood in South San Jose, bounded by Branham Lane, Snell Avenue and Chynoweth Avenue. It is jointly owned by the California Department of Parks and Recreation and County of Santa Clara Parks and Recreation Department. The Cottle and Lester families farmed the property for over 150 years, from

1856 to 2014, and the land continues to be farmed to this day. Consistent with the Donor's Vision, the Park has been developed into a public historic agricultural park, educational facility and working farm that promotes and sustains farming traditions for the residents and visitors of Santa Clara County.

During the planning process, the name "Cottle and Lester Historic Ranch" (Historic Ranch) was chosen for the parcel that was Mr. Lester's Life Estate. The Cottle and Lester Historic Ranch Site Plan (Plan) develops a vision for the development and use of this historic property. Through engagement with stakeholders, the public, and County Parks staff, the Plan recommends site improvements for the planned use of the Historic Ranch for education and interpretation, to support local agriculture, and as a public park.

1.2 PURPOSE OF PROJECT

The Plan will guide the development of the Historic Ranch at the Park in accordance with the Mission and Vision of the Department and the Donor's vision of the Park. The Plan will provide recommendations for the future development of the Historic Ranch including reuse of the main residence and various outbuildings. The Plan's recommendations will consider additional visitor-serving amenities and revenue generating facilities, as appropriate, and will prioritize infrastructure improvements to support those uses. Development will enable the County Parks Department to make the Historic Ranch open for the public's use and enjoyment.

The Plan will relate to the larger context of Martial Cottle Park and the vision, goals and guidelines identified in the Martial Cottle Park State Park General Plan and County Park Master Plan. The Plan will incorporate interpretive

themes, ranch and family history, and elements of the agricultural history of the Santa Clara Valley from 1850 to the present. The Plan will include interpretive exhibits and other park amenities.

1.3 LOCATION AND REGIONAL CONTEXT

The Historic Ranch is located within the larger Martial Cottle Park. The Park is located at 5283 Snell Avenue and is bounded by Branham Lane to the north, Snell Avenue to the east, and Chynoweth Avenue to the south and residential neighborhoods to the west. The property is within the city limits of the City of San José. The Park is in Santa Clara Valley, a geologic trough that spans 90 miles between the Santa Cruz and



Fig. 1 Regional Map Shows the location of Martial Cottle Park within San Francisco Bay Area.



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Fig. 2 Vicinity map of Martial Cottle Park
Cottle & Lester Historic Ranch is located on the eastern side of the park, at the corner of Chynoweth Avenue and Snell Avenue.

Diablo mountain ranges at the southern end of the San Francisco Bay. Once known as the ‘Valley of the Heart’s Delight’, this land previously supported a thriving agricultural industry. Today, the park is surrounded by suburban land uses, with the conversion from farmland to residential uses occurring in the last forty years.

1.4 MARTIAL COTTLE PARK AND THE LIFE ESTATE

OVERVIEW OF MARTIAL COTTLE PARK
Martial Cottle Park is a unique urban park that

celebrates Santa Clara Valley’s rich agricultural past while showcasing modern organic farming and conservation techniques. Prior to its present day use as a park, the property belonged to the Cottle Lester family. Mr. Walter Cottle Lester donated a portion of the property to the County of Santa Clara and sold the remaining portion to the State of California. Today, the Park is jointly developed and operated by the County of Santa Clara Parks and Recreation Department (County Parks) and the State of California Department of Parks and Recreation (California State Parks). The Park encompasses 256 acres and offers

conventional park amenities, such as trails and picnic areas, as well as 180 acres that remain actively farmed.

OVERVIEW OF HISTORIC RANCH

At the time the property was donated in 2004, the donor reserved a portion of the land as a Life Estate for himself. The “Life Estate” refers to the 30.9 acre parcel of land that remained in the Donor’s ownership initially and is located in the southeast corner of the park at the corner of Chynoweth and Snell Avenues, see Figure 2, previous page. The Historic Ranch includes the Donor’s residence (the Cottle House), several outbuildings, and barns, and approximately 25 acres of actively-farmed land. Since the donor resided on the Life Estate, the parcel was not included in the original planning for the Martial Cottle Park Master Plan. In 2014, with the passing of Mr. Lester, the Life Estate reverted back to the County, allowing the County to initiate the effort of fulfilling the Donor’s Vision for future interpretive uses, educational programming, and public access of the Historic Ranch.

1.5 GOALS AND OBJECTIVES

The goals of the Plan are to:

- (1) provide planning recommendations for the interpretation and public use of the Historic Ranch at the Park,
- (2) comply with the donor’s vision while being compatible with current park uses as a working farm, educational facility, and public historic agricultural park; and
- (3) preserve the cultural and environmental heritage of the Historic Ranch.

To accomplish these goals the following objectives were identified:

- Plan for asset security and public safety;
- Engage the public in the planning process;
- Showcase the agricultural history of the Santa Clara Valley as exemplified by the Cottle-Lester family and the farmworkers who worked on the Historic Ranch;
- Retain the historic charm and integrity of the Historic Ranch while providing relevance for the public of today and future generations of visitors;
- Provide amenities that meet regional recreation needs and interests.



Fig. 3 Project Area

The map illustrates the area of improvements within the Historic Ranch. The total project area is 30.9 acres with improvements focused in key areas of the site. The yellow shaded color indicates the location of the proposed site improvements. The shaded brown color indicates the location of the proposed perimeter trail.

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Chapter 2: History and Existing Conditions



Image Credit: Santa Clara County Parks

Photo credit: Santa Clara County Parks



Chapter 2: History and Existing Conditions

2.1 HISTORY OF THE PARK

Martial Cottle's father, Edward Cottle, emigrated west with his family from Missouri in 1854. They traveled overland to California by covered wagon settling in the Santa Clara Valley. Within the first years of his arrival, Edward obtained land that he later divided between his two sons, Martial and Warren. Martial Cottle's land would one day become Martial Cottle Park.

Martial Cottle's parcel remained in agricultural use with his descendants living on and farming the land for over 150 years. The land produced a variety of crops such as grain, sugar beets, onions, carrots, and peppers, and supported cattle and dairy cows. In addition to the Cottles and Lesters, tenant farmers and farmworkers,

many of them immigrants, also lived on the Cottle Ranch and contributed to its success. Fragments of their stories can be gleaned from the personal correspondence and objects that were kept by the Cottle and Lester families through the years and now comprise the unique and important collection.

Witnessing the rapid urbanization that was occurring in Santa Clara Valley in the mid-Twentieth Century, Ethel Cottle and her son Walter Cottle Lester, two of the last living heirs of Martial Cottle, wished to have the land developed into a public park that would celebrate and preserve the agricultural heritage of Santa Clara Valley. In 2004, Walter Cottle Lester transferred ownership of his 290-acre Historic Ranch to the

State of California and Santa Clara County with deed language ensuring it be developed into a park that would educate the public about the agricultural past of the Santa Clara Valley and preserve the land for future generations. The first phase of Martial Cottle Park opened in May 2015.

2.2 PROJECT BACKGROUND AND PREVIOUS PARK PLANNING EFFORTS

The planning for Martial Cottle Park began following Walter Cottle Lester's donation in 2004 of 120 acres to the County of Santa Clara and the sale of 137 acres to the State of California. This initiated a planning effort for the future park that involved community members and local, state, and federal agency representatives. The planning process resulted in the Martial Cottle State Park General Plan and County Park Master Plan which was approved by the County of Santa Clara Board of Supervisors on February 8, 2011 and approved by the California State Park and Recreation Commission on March 2, 2011. In the ensuing years, construction documents for the new Park were developed and construction efforts broke ground in 2014 with the first phase of the Park opening to the public in 2015. The Martial Cottle



Photo taken near Stock Barn of woman feeding Jersey dairy cows on Historic Ranch circa 1909.

Park Master Plan identified the need for future planning of the Historic Ranch to provide public access.

2.3 THE VISION FOR THE HISTORIC RANCH

The Vision for the Historic Ranch is to bring relevance of Santa Clara Valley's rich agricultural history by meaningfully interpreting these resources for a modern audience. The Plan strives to strike a balance between physically protecting the historic assets while bringing to life the vibrancy of an active ranch and conveying that "day on the farm" feeling to visitors. The vision is to create a space that physically represents San Jose's Valley of the Heart's Delight and seamlessly integrates this uniquely historic property with the overall Park.

2.4 EXISTING CONDITIONS

PHYSICAL CONDITIONS

Located within Martial Cottle Park, the Historic Ranch has relatively flat topography. Cool wet winters and hot dry summers are typical of the local climate with average annual precipitation approximately 15 inches. Annual temperatures range 50°F from winter to summer seasons with



Photo of cattle on Historic Ranch circa 1906.



Working on the Ranch date unknown, possibly 1928.

winter temperatures typically reaching a low of 40°F and summer months reaching highs in the 90-100°F range.

The Park is located within the Guadalupe River watershed, which encompasses approximately 170 square miles and drains north into San Francisco Bay. The Park is located within the Santa Clara Valley aquifer. Soils in the Santa Clara Valley primarily consist of clay in the low-lying areas. These clay soils that make up the majority of the valley floor, including the Park, are derived from alluvial deposits from the surrounding and upstream geological formations.

Vegetation in the Park prior to agricultural use was classified as a valley oak savanna, characterized by valley oaks and grasslands intermixed with shrubs and other oak and tree species. No rare, threatened, endangered, or other special-status plant species are known to occur in the Park. For more information on agricultural crops grown on site, see section “Park Partners” later in this chapter.

Native animal species observed in the Park include white-tailed kites, red-tailed hawks, burrowing owls and other ground nesting birds. Peregrine falcons may forage here (though no

suitable nesting habitat occurs on site). There are active bluebird, kestrel, and barn owl boxes for nesting at the Park. Introduced animal species observed or expected on-site consist of the red fox, house sparrow, rock pigeon, ring-necked pheasant, and European starling. Bats, black phoebes, barn owls, mourning doves, swallows, and other birds could nest and/or roost in the existing buildings on or adjacent to the site, including those within the Historic Ranch. For more information on wildlife at the Park, refer to the *Martial Cottle Park State Park General Plan and County Park Master Plan*.

CULTURAL AND HISTORICAL CONDITIONS

The Park has a rich cultural, historical, and agricultural history, having been farmed continuously by the Cottle and Lester families for nearly 150 years. In September 2009, the Park



Photo of valley oak tree at Historic Ranch.



Photo of Historic Ranch taken in 1915
The Milk House is shown in center of photo, the Cottle House at right, and the Water Tower at left.

was inducted into the California Agricultural Heritage Club for continued agricultural production in the State of California. Martial Cottle Park is listed on the Santa Clara County Heritage Resource Inventory.

The majority of the historic resources are located in the Historic Ranch area. The Cottle and Lester Historic Ranch is one of the few intact historic farmsteads remaining in Santa Clara Valley. The buildings, structures, and other landscape features have undergone minimal intervention since Walter Lester Cottle passed away, and the Historic Ranch as a whole retains a high level of historic integrity. An extensive description of the existing structures, buildings, and features is provided in the *Historic Resource Evaluation, Cottle Historic Ranch Life Estate & Chynoweth Pumphouse, Martial Cottle Park, San Jose, California* prepared by Architectural Resources Group, 2020.

HISTORIC STRUCTURES

The Historic Ranch has 32 historically contributing buildings and structures on site. Figure 20, "Existing Conditions of the Historic

Ranch," in the Appendix maps the existing historic structures on site. The Cottle House, the residence of the Cottle and Lester families, is located at the southeastern corner of the Historic Ranch. Several supporting structures are located in the vicinity of the residence, including the Milk House, the Oil House adjacent to the small Family Orchard, and the North and South Garage, Buggy Shed, and the Quonset Hut. The main contributing utility structures, the water tower and two pumphouses, are located across the drive from the Cottle House on the eastern side of the Historic Ranch.

The Japanese House is located just west of the pump houses. The Japanese House has served many purposes throughout the period of significance. Initially used as a residence for the tenant farmer family, it was then extensively altered inside two times; first, so it could be used to store grain, and then for use as a wood shop and office.

There are three large barns within the Historic Ranch. The Green Barn is located on the southern side of the Historic Ranch, adjacent



Photo of Historic Ranch taken 1924
Uncle Martial Jr watches from the barn while Robert Free rides a milk cow on the Historic Ranch

to the Family Orchard and a chain-link fenced storage area. The Stock Barn is centrally located among the structures, in a wood fenced area, along with the Scale House, the Loading Chute along the southwest corner of the Stock Barn fence, and troughs. The Pole Barn stands northwest of the Stock Barn.

The Historic Ranch also features three tractor sheds on site: one is north of the Green Barn adjacent to the horizontal axis circulation, and two are located along the northern perimeter. A hazardous materials shed is located just northwest of the tractor shed by the horizontal axis circulation. The Greenhouse and Granary building, which both house existing farm equipment, are located just east of the Green Barn, and the Battery House west of the Stock Barn near the Pole Barn.

Some structures on site were added after the period of significance and are considered non-contributing. These include contemporary sheds located near the Quonset Hut, two recreational vehicles, storage containers, a doghouse, and a rabbit hutch.

ACCESS AND CIRCULATION

The main public entrance to Martial Cottle Park is located on Snell Avenue between Branham Lane and Chynoweth Avenue. A park road provides vehicular access from the Park entrance to the Visitor Center, parking lots, passive recreation areas, staff building, and partner areas. The road runs in an east-west orientation from the Snell entrance to a north-south orientation connecting to Chynoweth Avenue east of the lawns and picnic areas. An unpaved service road connects from a park road roundabout to the western existing fence of the Historic Ranch. On the eastern side of the Historic Ranch, the historic driveway

connects Snell Avenue to the Cottle House.

Over three miles of trails provide recreational opportunities for walking, jogging, cycling, equestrian, and other non-motorized transportation uses. The Perimeter Trail provides over two miles of trails and access from the neighborhood to the Park. The Cattle Run Trail passes along the west side of the Historic Ranch, connecting the Valley Oak Crossing trail at the park road roundabout to the pathways around the lawn area and Discovery Farm. Both of these trails currently terminate at the Historic Ranch property and are planned to be extended into the historic site.

A security fence controls access to the Historic Ranch. The historic roads within the Ranch area provide circulation within the security fence between the historic buildings and structures. The roads form a central loop around the Stock Barn with one east west axis connecting the unpaved service road to the historic driveway. Existing narrow concrete paths provide circulation within the Cottle House vicinity.

EXISTING PARK FACILITIES AND USE AREAS

Martial Cottle Park provides a unique park



Photo of Farm Stand near Snell Ave.

experience featuring historical and agricultural programming and interpretation as well as providing traditional urban park features. Park features include three miles of paved trails, five group picnic areas available for reservation, additional first-come first-serve picnic areas, an expansive lawn area with amphitheater, interpretive exhibits, Uncle Monte's Discovery Farm, and the Walter Cottle Lester Visitor Center. A significant portion of the Park is actively farmed while additional parcels provide agricultural education and community involvement opportunities for the public.

PARK PARTNERS

Several organizations serve as partners to the Park. These partners have organizational missions that align with the agricultural vision for the park, provide additional programming for the public, and/or support projects at the Park. Park Partners include: Jacobs Farm del Cabo; University of California Cooperative Extension (UCCE) Master Gardener, California 4-H Youth Development, Small Farm, and Composting Education Programs; Our City Forest, and City of San Jose.

Jacobs Farm partners with County Parks to provide long term organic agricultural production farming over 180 acres within the Park, 25 acres of which include the actively farmed land within the Historic Ranch. This helps to fulfill the Donor's vision that some of the Park land remain in active cultivation. Produce grown on site is sold locally in the Bay Area and across the nation. Some of the crops grown at the Park include tomatoes, melons, cherries, apricots, squash, corn, pumpkins, culinary herbs, blackberries, and fresh cut flowers.

The Park's other on-site partners, UCCE,

Our City Forest, and City of San Jose provide educational programming and offer opportunities for involvement to the community focusing on agriculture and the environment. UCCE and Our City Forest provide tours, classes, workshops, and volunteer opportunities for the public. The City of San Jose operates a community garden at the Park with plots available for public use.

Two additional partners support the vision of the Park despite not being located on-site. The Martial Cottle Park Foundation, which was established by Walter Cottle Lester, assists the County in developing, improving, and operating the Park primarily through charitable contributions. Goals of the Foundation include repairing and restoring the historic structures and equipment and supporting park projects within the park. The Friends of Martial Cottle Park inspires the community to care for, learn about, and enjoy the park and the agricultural heritage of Santa Clara Valley by promoting programs and projects that support and preserve the park.

2.5 OPPORTUNITIES AND CONSTRAINTS

The opportunities and constraints for the Plan were identified through the research conducted during site visits, field surveys, background research, and archival research. Opportunities and constraints were also identified through meetings with County Parks staff, stakeholder interviews, input from the architectural consultant, and the public.

The key opportunities identified include:

- Preserving the site's buildings, structures, and unique features to interpret the site's

rich history for the public's education and enjoyment.

- Maintaining the close proximity between the Cottle and Lester Historic Ranch and the Park Visitor Center, the Discovery Farm, and Ethel Lester picnic structure to provide a strong visual connection and improve the physical connection between amenities.
- Connectivity between the Historic Ranch and adjacent Park features can be improved

by the adjustment of the security fence alignment and/or the placement of gates.

- Preserving the distant views of the Santa Cruz and Diablo Mountains to protect the site's scenic resources.
- Identifying partnerships with Park Partners to share educational programming duties at the Historic Ranch and extend programming opportunities for the public.
- Repurposing the historic buildings and

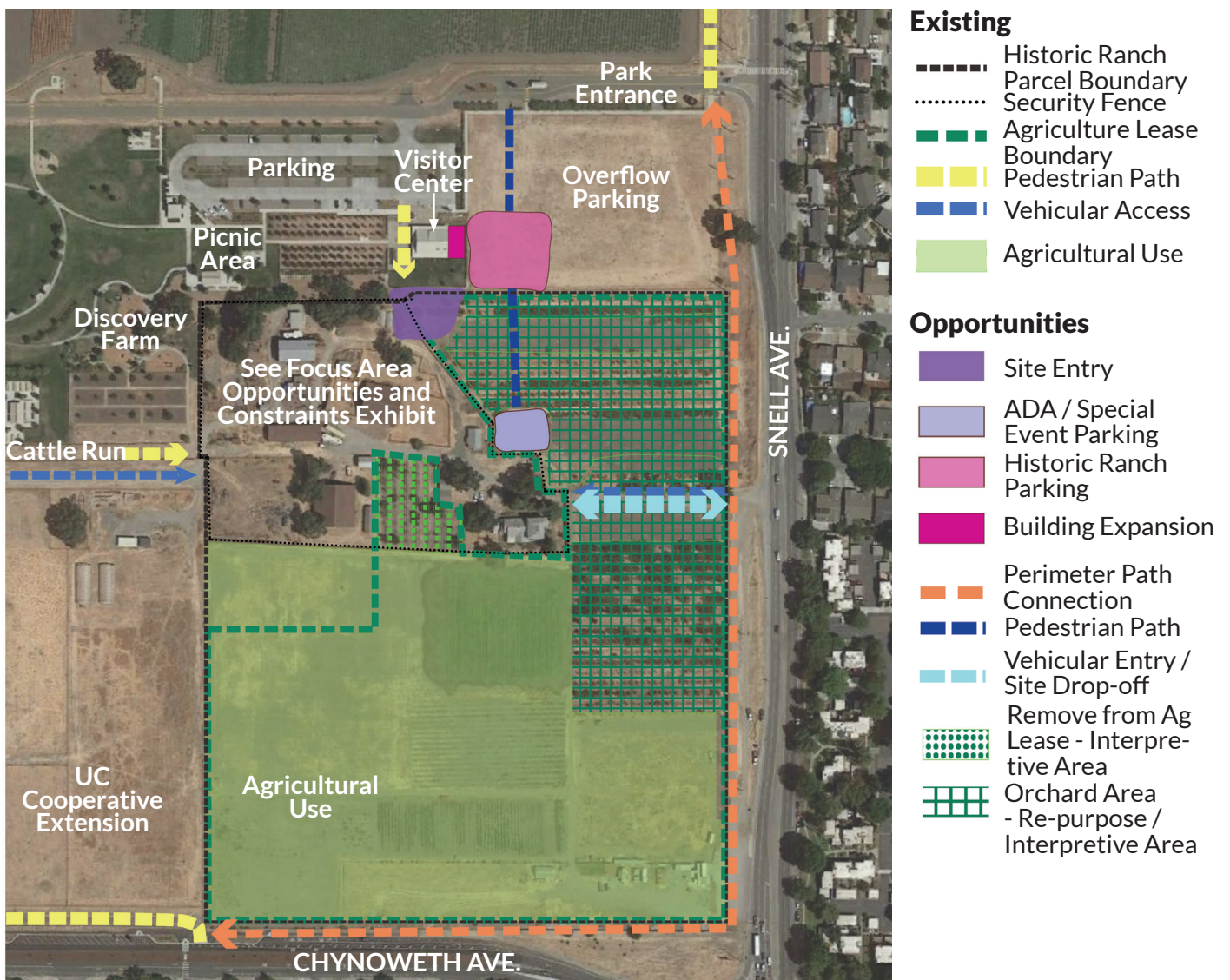


Fig. 4 Opportunities and Constraints Exhibit for Historic Ranch

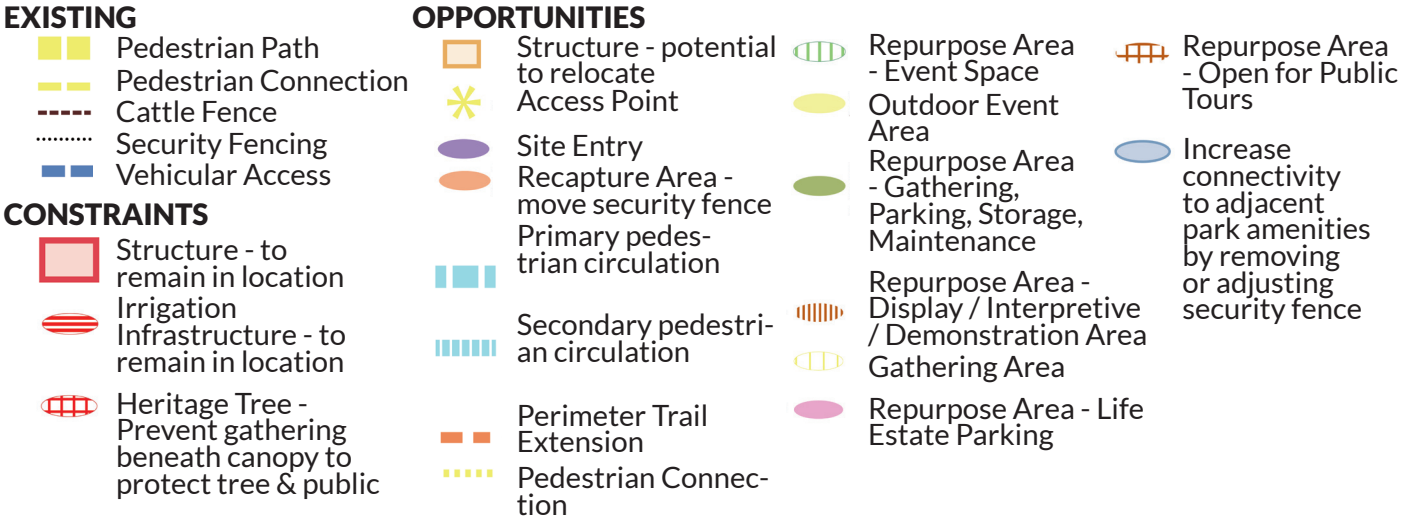
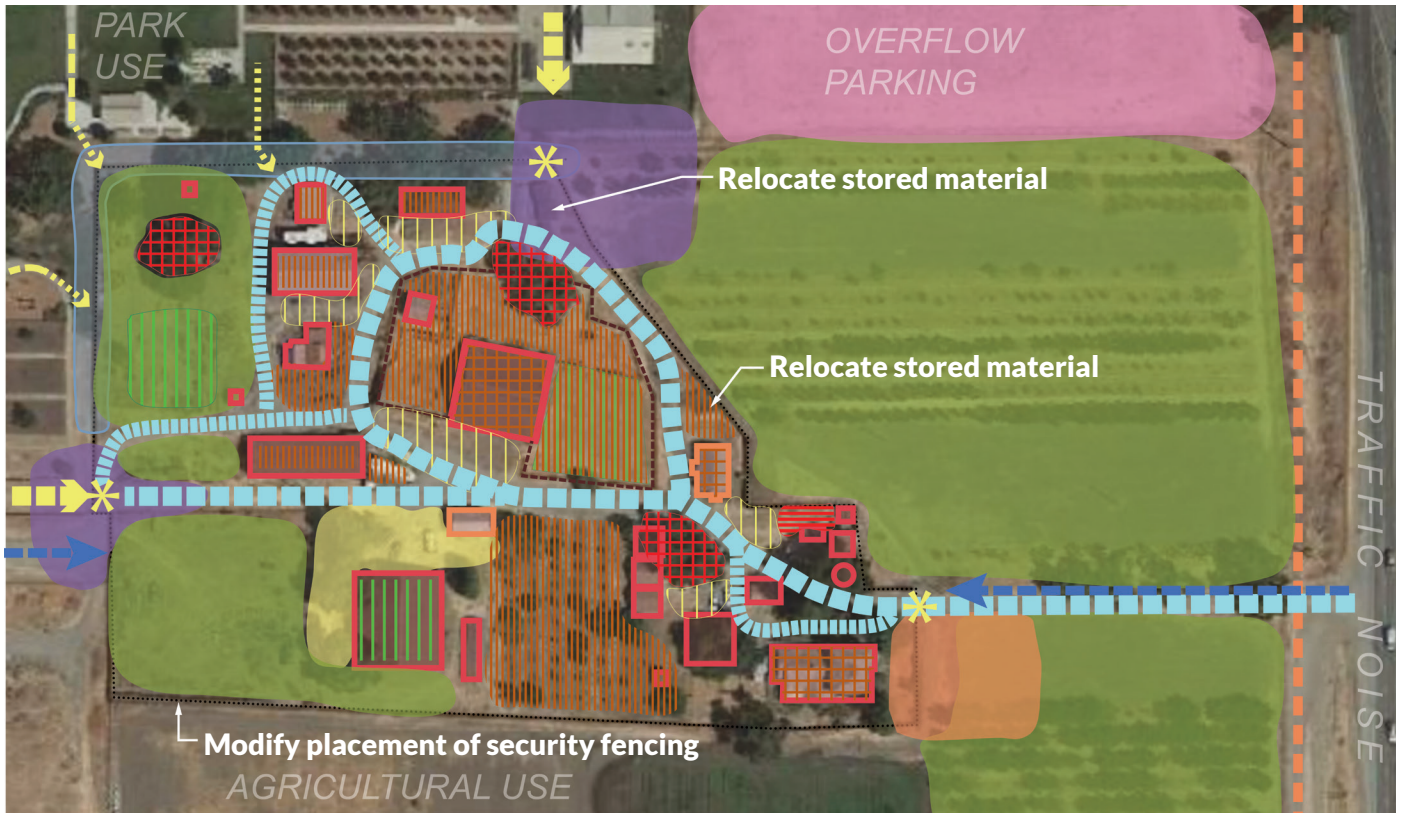


Fig. 5 Opportunities and Constraints at Focus Area within Historic Ranch

structures to provide public access, display objects from the Cottle collection, or for public use.

- Repurposing the areas currently used to store materials within the site to display materials from the Cottle collections or to be reclaimed for public use or gathering.
- Repurposing the surrounding areas of the Park immediately adjacent to the Cottle and Lester Historic Ranch such as the existing orchards, the existing overflow parking, or the existing fallow farm fields south of the site, for public or operational use.
- Repositioning the security fence alignment by setting it back from buildings to reclaim areas of the Historic Ranch for public gathering or operational use and open views from Snell Ave. to the Cottle House or other site structures.
- Providing a vehicular entrance and accessible parking on the west side of the Historic Ranch through use of the existing service road.
- Using the terminus of the existing Cattle Run Trail on the west side of the Cottle and Lester Historic Ranch and the existing historic driveway on the east side to continue the Cattle Run Trail through the site to connect to the Perimeter Trail.
- Preserving the layout of the existing Historic Ranch roads to repurpose it for accessible pedestrian circulation.
- Repurposing the abundance of existing materials stockpiled onsite or integrating it into other site amenities or interpretive features.

Key constraints identified include:

- Preserving the character and fabric of the site's historic buildings, structures, and landscape while providing accessible access for the public. Specifically, providing accessible ingresses and egresses into the Cottle House, Japanese House, or the barns.
- Providing accessible public access to the second floor of the Cottle House.
- Preserving the historic ranch experience and the tranquility of the site while expanding public use and allowing for public gatherings.
- Generating funds for site improvements and historic renovations.
- Maintaining the historic viewshed from the neighborhood into the site while providing site security and introducing structures to support the public's use.
- Protecting the historic assets from theft or vandalism while maintaining public access to the site.
- Providing for operational and maintenance access while providing for pedestrian safety.
- Connecting to sewer or other utilities while preventing disturbance of historic structures or landscape.
- Establishing a setback to prevent public use or gathering under the canopy of the trees to protect both the public from hazard and the trees from soil compaction.
- Protecting in place the existing and functional Park pump house and other utility infrastructure.

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Chapter 3: Cottle and Lester Historic Ranch Planning Process



Image Credit: Santa Clara County Parks

Photo credit: Santa Clara County Parks



Chapter 3: Cottle and Lester Historic Ranch Planning Process

The planning process involved a collaborative effort to develop a vision for the public use of the Cottle and Lester Historic Ranch through engagement with stakeholders, the public, County Parks staff, and commissioner liaisons of the County of Santa Clara's Parks and Recreation Commission. The Plan reveals the needs and desires of the public, stakeholders, and staff and considers the current and future use of the historic site. This section describes the planning process from the initial stages, through the public engagement process, to the development of the conceptual design.

3.1 PROJECT TEAM

A Project Team was formed to assist in the planning process and provide direction on the development of the Plan for the Cottle and Lester Historic Ranch. The Project Team consisted of County Parks staff from Planning, Construction Services, Real Estate, Interpretation, Administrative Services, Natural Resources Management, Operations, Maintenance, Martial Cottle Park staff, Parks and Recreation Commissioner Liaisons, and the consultant team. Staff from State Parks were also part of the Project Team. In addition to the Project

Team members, other County Parks Staff were included in meetings or were directly requested to contribute ideas, information, insight, or feedback during the planning process.

The Project Team members participated in the planning process from August 2018 through December 2021, and provided oversight of the analysis and input at each step of the planning process. Project team meetings were held onsite at the Park and virtually.

3.2 CONSULTANT TEAM

In 2018 County Parks entered into a contract with RRM Design Group (RRM) to provide planning and design services for the development of the

Cottle and Lester Historic Ranch Site Plan. The consultant team included RRM, Architectural Resources Group, The Sibbett Group, and FirstCarbon Solutions.

The planning process began with the consultant team becoming familiar with the site, the Park, and the community through site visits, field surveys, background research, archival research, and meetings with County Parks staff, stakeholders, and the public. Initial steps included preparing architectural resource studies and an interpretation plan.

Project Planning Process

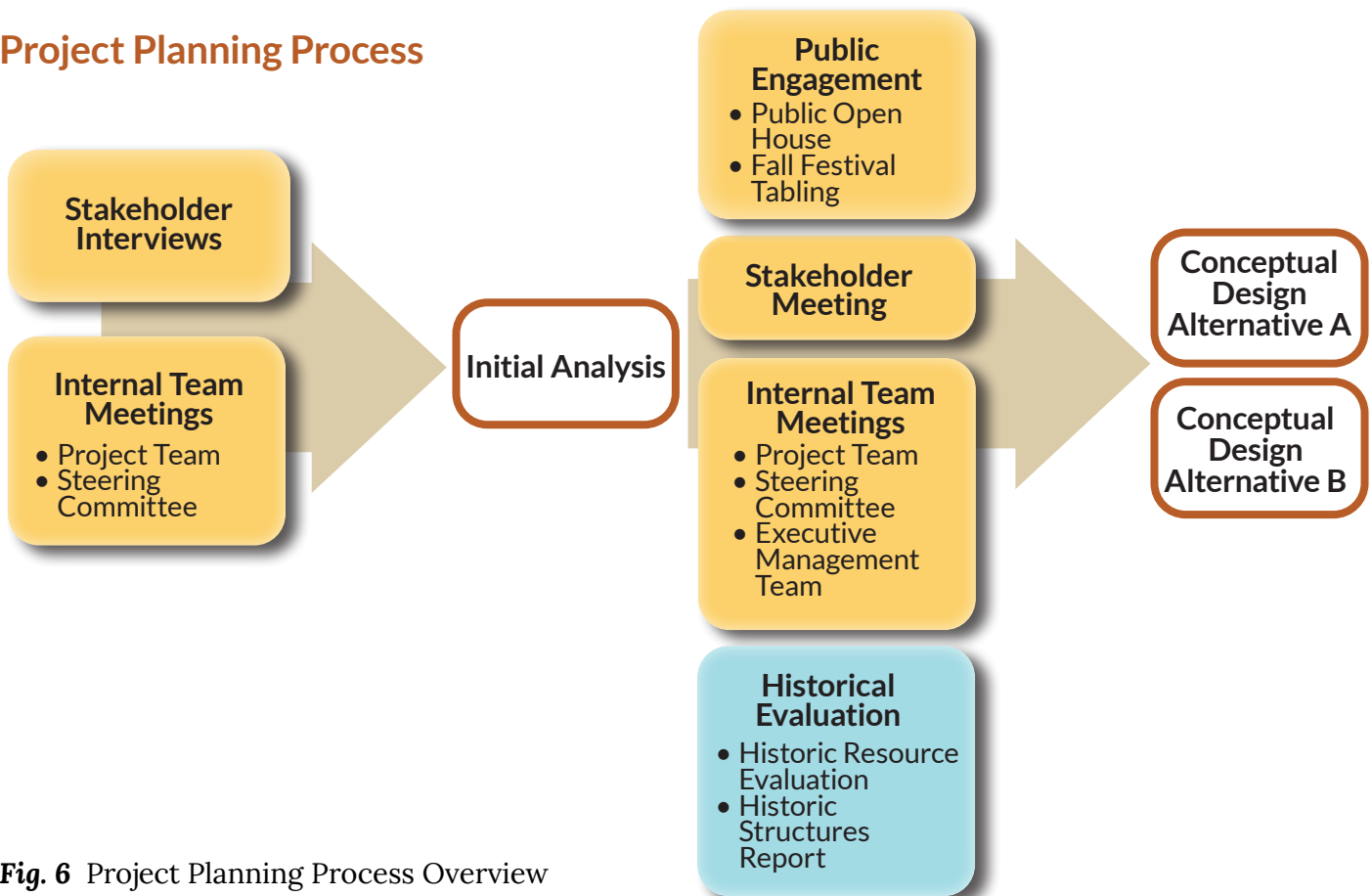


Fig. 6 Project Planning Process Overview

3.3 SUPPORTING STUDIES

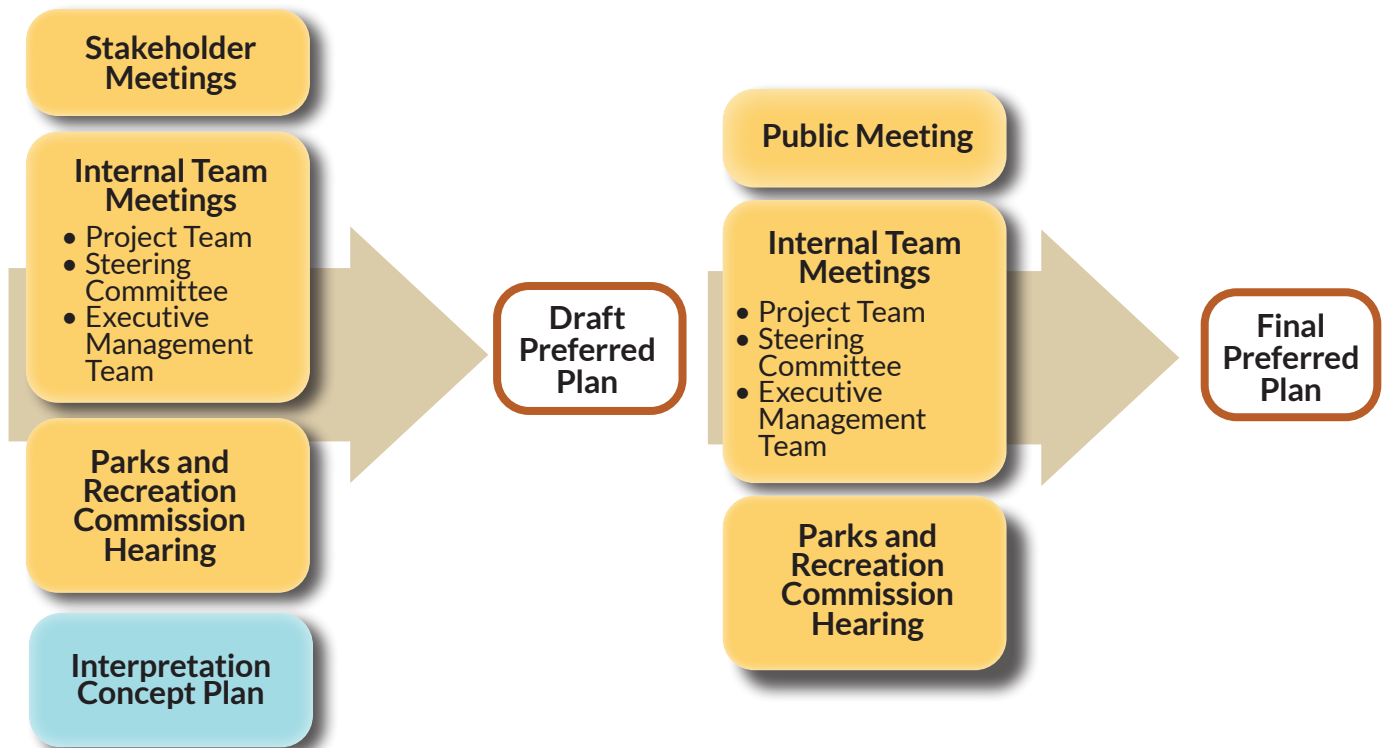
As part of the planning process, various supporting documents were prepared. These documents provided necessary background information to guide the recommendations for the Plan.

HISTORIC STRUCTURE REPORT AND HISTORIC RESOURCE EVALUATION

Architectural Resources Group (ARG) prepared the Historic Structure Report (HSR) document for the Cottle House. The intent of the HSR is to serve as a guide for the ongoing maintenance, preservation, and future interpretation and stewardship of the historic Cottle residence.

To complement the HSR's focus on the Cottle House, a Historic Resource Evaluation (HRE) was completed by ARG to assess the cultural landscape of the ranch. The HRE considered all the existing features such as structures, fencing, trees and vegetation, and circulation, and assessed these items as a comprehensive whole.

The architectural studies identified the period of significance for the Historic Ranch as spanning from 1860 to 2014. The HRE asserted the property "is a rare example of an intact farmstead dating back to the mid-nineteenth century and still in cultivation" (Architectural Resources Group) and provides additional information on the construction, development



and use of the Cottle and Lester Historic Ranch and Chynoweth Pumpouse by the Cottle-Lester family, Japanese tenant farmers, and Filipino and Mexican farmworkers.

INTERPRETATION CONCEPT PLAN

The development of an Interpretation Concept Plan for the Historic Ranch coincided with the site planning process to holistically integrate interpretive themes into the design for the site. Expanding upon previous interpretive planning efforts developed for the Park, it focuses on interpretation of the Historic Ranch and sets a vision “to care for and interpret” the historical archives and object collections. The Interpretation Concept Plan provides recommendations which will “transport visitors back in time for an immersive experience that celebrates the agricultural history of the Santa Clara Valley, highlighting the Cottle-Lester family experience as a portal to the past”, and invite



Photo of project team walking the Cattle Run Trail.

visitors to “flow through time with the Cottle-Lester Family.”

The Interpretation Concept Plan proposes visitor experiences such as self-guided opportunities, docent tours and demonstrations, and museum displays. Exhibits will include informational graphics, sculptural features, interactive elements (such as farm equipment replicas or embedded audio or motion activated sounds), and audio and digital tours. The Interpretation Concept Plan identifies eighteen Interpretive Destinations for wayside exhibits within the Historic Ranch. The location and a description of each Interpretive Destination is included in the Interpretation Concept Plan document.

3.4 PUBLIC ENGAGEMENT

Engaging the public in the site planning process was a critical component of the design process. Stakeholders, park volunteers, park partners, park users, neighbors, and members of the general public were invited and encouraged to share their knowledge of the site and thoughts and opinions on developing the site for public use. This input was the foundation on which the design alternatives for consideration were developed. A variety of methods were used to capture public input, including several stakeholder interviews and meetings, a public open house hosted at the Park, and a virtual meeting hosted online¹.

¹ Part of the planning process coincided with the COVID-19 pandemic which prevented in-person public meetings or workshops.

3.5 STAKEHOLDER AND PARK PARTNER INVOLVEMENT

A list of key stakeholders representing a broad spectrum of open space users and park partners was identified by County Parks and were engaged in the project. These consisted of liaisons from the Parks and Recreation Commission, stakeholders and community groups who were involved with the Master Plan process and continue to be involved with the Park. Other stakeholders include representatives from the Martial Cottle Park Foundation, the Friends of Martial Cottle Park, Jacobs Farm, University of California Cooperative Extension's Master Gardeners, California 4-H Youth Development, Composting Education, and Small Farms Programs, Our City Forest, Filipino American National Historical Society Santa Clara Valley Chapter, and Japanese American Museum of San Jose.

The consultant team conducted a series of interviews with stakeholders in 2019. The primary goal of these meetings was to gain a deeper understanding of the concerns, perspectives, and needs of these various groups and to hear their ideas for the public use of the Historic Ranch.

Stakeholder groups were also engaged by the consultants in the development of the Interpretation Concept Plan and the Site Plan Alternatives in Fall 2020. These meetings were held virtually utilizing Zoom's video conferencing tool to present project information and site alternatives to the stakeholders. Stakeholders

provided feedback on the draft interpretation concept plan and the two site plan alternatives.

PUBLIC MEETINGS

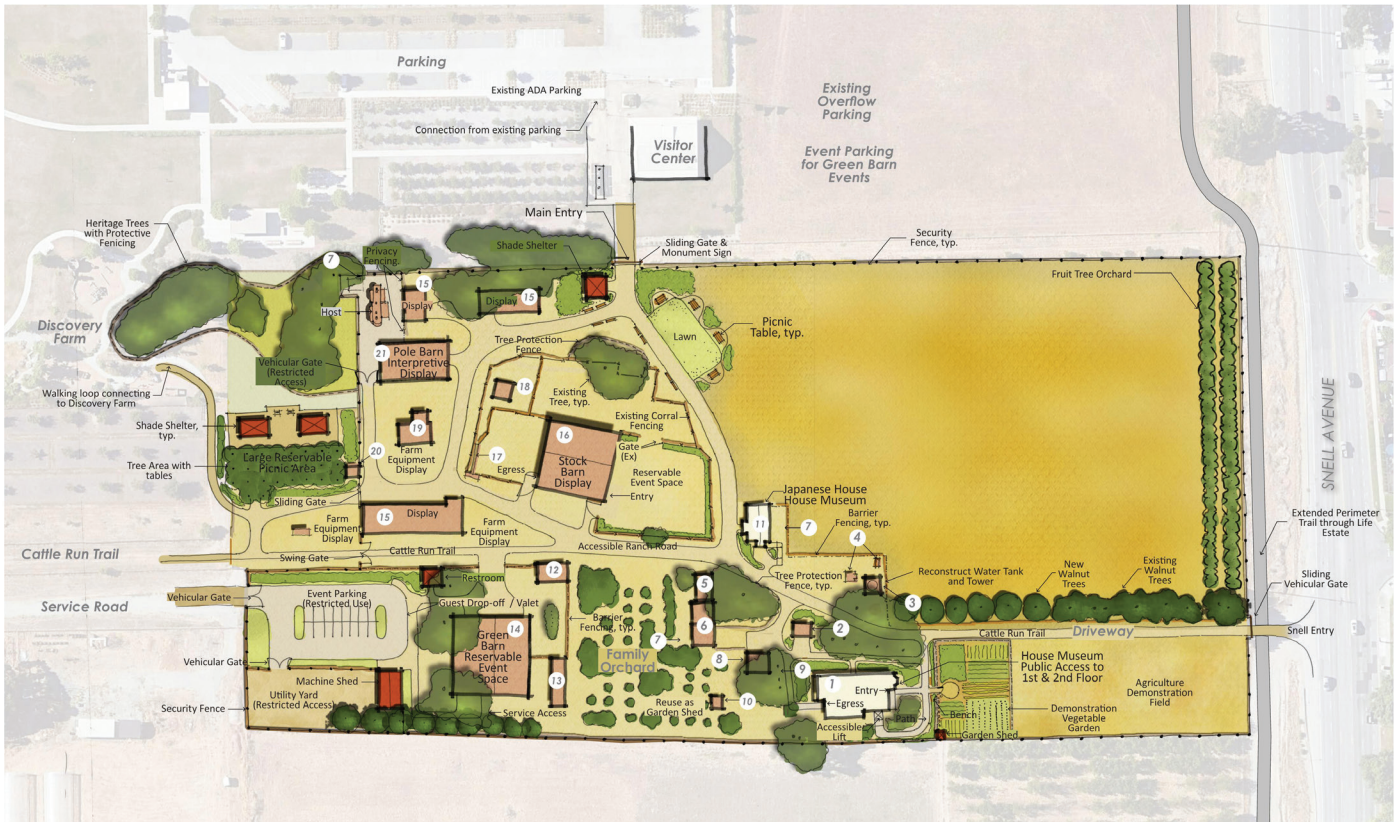
The first public meeting was held in August 2019 at Martial Cottle Park. The meeting was scheduled to coincide with "In the Park After Dark Movie Night," a free public event hosted by County Parks, to help spread awareness of the project and reach a broader audience of community participation.

County Parks staff also participated as an exhibitor at the Park's October 2019 Fall Festival event staffing an informational table at which they provided an additional opportunity for the public to ask questions about the project and share ideas.

A second public meeting was held in July 2021. The event was facilitated utilizing Zoom's video conferencing platform. The Site Plan Alternatives and the Draft Preferred Alternative were presented to the public.

PARKS AND RECREATION COMMISSION

County Parks presented project updates to the County of Santa Clara's Parks and Recreation Commission at several key milestones during the planning process. The initial project update was presented in June 2019. County Parks staff returned to the Commission in December 2020 with a project update and to present two conceptual plan alternatives. In June 2021, County Parks staff presented an update to the Commission on the Draft Preferred Alternative.



- | | | | | |
|-----------------|---------------------------|--------------------|--------------------------|------------------------------|
| 1. Cottle House | 6. North and South Garage | 10. Oil House | 15. Tractor Sheds | 19. Battery House |
| 2. Milk House | 7. Outhouses | 11. Japanese House | 16. Stock Barn | 20. Hazardous Materials Shed |
| 3. Water Tower | 8. Quonset Hut | 12. Granary | 17. Cattle Loading Chute | 21. Pole Barn |
| 4. Pumphouses | 9. Wood Shed | 13. Greenhouse | 18. Scale House | |
| 5. Buggy Shed | | 14. Green Barn | | |

Fig. 7 Conceptual Design Alternative A

The Cottle and Lester Historic Ranch Site Plan was presented to the Parks and Recreation Commission in December 2021.

3.6 DESIGN PROCESS

Following the stakeholder interviews, the public open house, and the opportunities and constraints analysis, the consultant team developed the first set of concept alternatives. These alternatives were developed to compare and assess ideas by providing contrasts for two visions for the site. The two alternatives

were shared with County Parks, stakeholders, and the Parks and Recreation Commission to solicit feedback. The feedback received on the alternatives was incorporated into the Draft Preferred Alternative. This alternative was presented at a second public meeting and to the Parks and Recreation Commission. Comments received on the Draft Preferred Alternative were incorporated into what became the Site Plan graphic for the Cottle and Lester Historic Ranch.

CONCEPTUAL DESIGN ALTERNATIVES

Two separate themes for the conceptual design



- | | | | | |
|-----------------|---------------------------|--------------------|--------------------------|------------------------------|
| 1. Cottle House | 6. North and South Garage | 10. Oil House | 15. Tractor Sheds | 19. Battery House |
| 2. Milk House | 7. Outhouses | 11. Japanese House | 16. Stock Barn | 20. Hazardous Materials Shed |
| 3. Water Tower | 8. Quonset Hut | 12. Granary | 17. Cattle Loading Chute | 21. Pole Barn |
| 4. Pumphouses | 9. Wood Shed | 13. Greenhouse | 18. Scale House | |
| 5. Buggy Shed | | 14. Green Barn | | |

Fig. 8 Conceptual Design Alternative B

of the site emerged and were used to compare and assess the design components and features. The first alternative looked at adaptive reuse of the historic structures and proposed active use of the site. It featured uses such as repurposing the Cottle House and Japanese House as museums and the Green Barn as an event space. It also proposed new structures to facilitate the site programming and expanded the footprint of the Historic Ranch area to Snell Avenue on the east side.

The second alternative took a more conservative

approach, preserving a smaller footprint of the historic area, limiting the repurposing of the historic buildings, and proposing a more passive use of the site.

The two alternatives also had several design elements in common. These included:

- An identical circulation network, points of entry and access, and ADA parking opportunities.
- Recommended reuse of historic buildings and areas to display farm equipment.
- Perimeter security fencing (though the

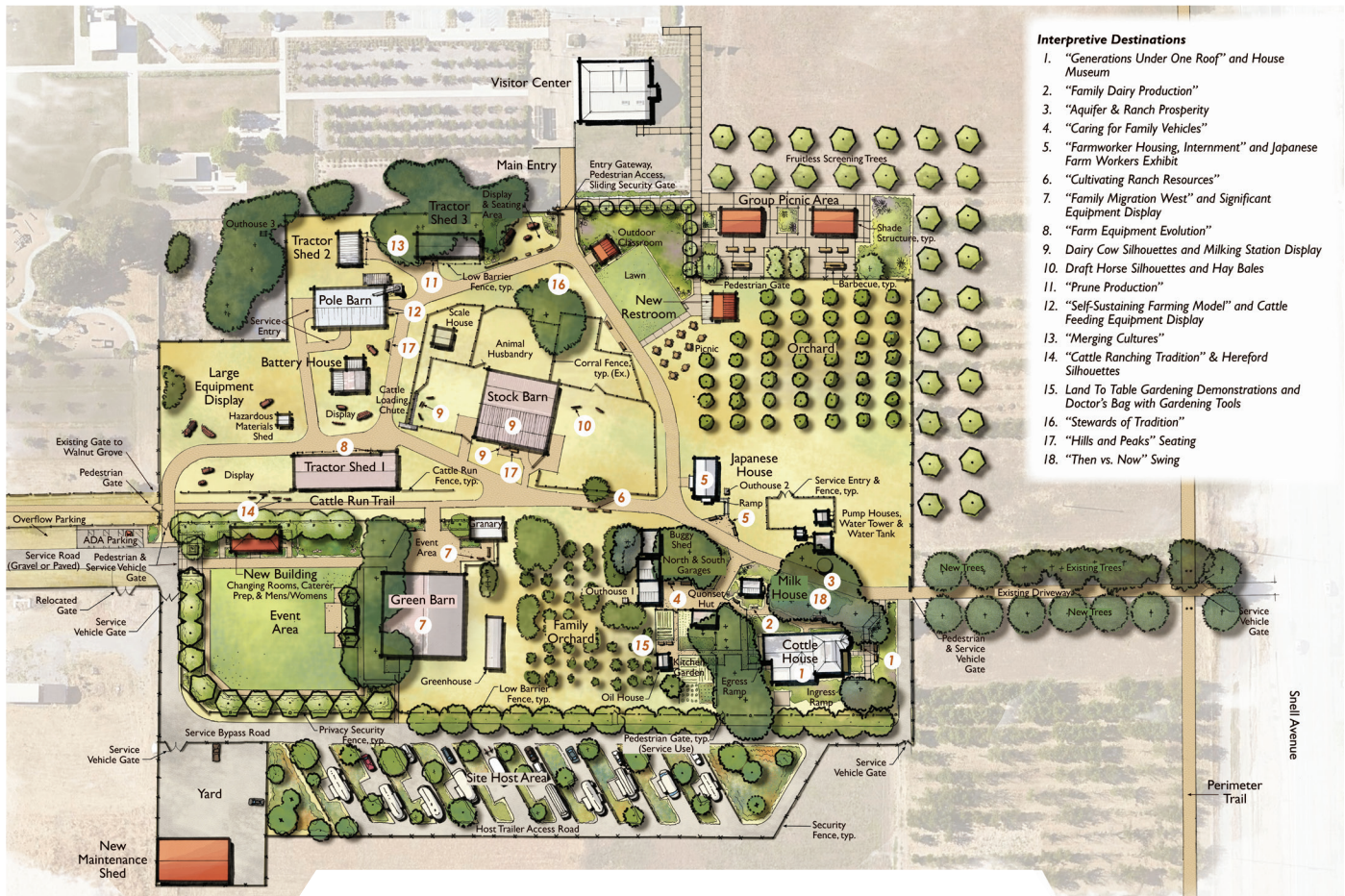


Fig. 9 Draft Preferred Plan

footprint of the placement of fencing differed between the alternatives).

- Locations for public gathering and picnicking.
- Retaining the Family Orchard and proposing a Kitchen Garden.
- Protection of the heritage oak trees and historic vegetation

These alternatives were shared with County Parks, stakeholders, and the Parks and Recreation Commission to solicit feedback which was then incorporated and refined into a Draft Preferred Alternative. Though the Draft Preferred Alternative more closely aligns with the concept recommendations from Alternative A, which took an adaptive reuse approach to the site,

the consensus from the feedback was to retain ideas that had been suggested from both plans. None of the features shown in the Alternatives were eliminated in the refinement, rather it was a melding of the two designs into a single, new design, the Draft Preferred Alternative.

DRAFT PREFERRED ALTERNATIVE

The key site design components as shown in the two alternative plans that were carried forward into the Draft Preferred Alternative include:

- Public access to the site by providing picnicking, special event space, and accessible circulation and parking.
- Reuse of the historic structures.

- Providing areas for the display of farm equipment and objects from the collections.
- Interpretive programming which will include docent led tours, exhibits, and interpretation of the orchards and gardens.
- Fencing and security.

Several additional refinements were made in the Draft Preferred Alternative. These refinements include:

- An expanded event area which includes a lawn and a new building with a restroom, event changing room, and event prep area.
- Retention of the North Orchard and the addition of a picnic area and a restroom building being located adjacent to the orchard.
- A reservable group picnic area added near the Visitor Center outside the Historic Ranch security fence.
- The site host and maintenance yard were moved to the south side of the Historic Ranch repurposing some of the fallow fields of the agricultural area.
- Both the site host and maintenance yard areas increased in size.
- A bypass service road provided to limit service vehicles within the Historic Ranch around the historic structures and to limit possible service vehicle conflicts with visitors.
- The kitchen garden relocated near the Cottle House between the house and Family Orchard to align with its historic location.

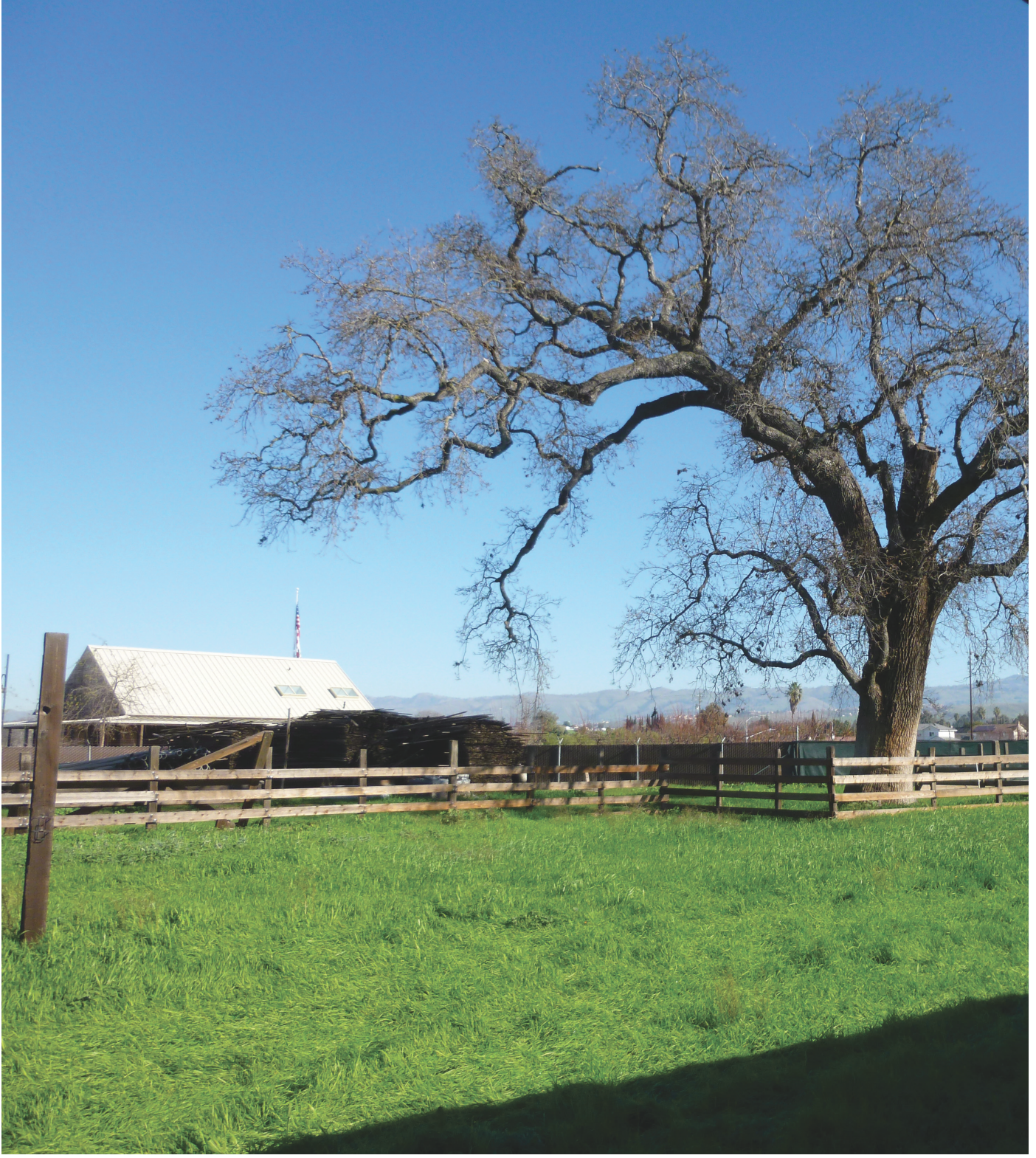
The overall footprint of the Historic Ranch has been expanded from the area shown in the two Alternatives, with an expanded placement of the fence on the east and south sides to provide more area to accommodate changes in the plan.

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Chapter 4: Plan Recommendations



Image Credit: RRM Design Group



Chapter 4: Plan Recommendations

The Cottle and Lester Historic Ranch Site Plan (Plan) is a direct outcome of extensive dialogue with the public and stakeholders. The Plan states the vision for the Historic Ranch, the planned uses (public park access, education, and interpretation, and continued agricultural use of the parcel), and describes the proposed site features and amenities.

The vision for the Plan is that it provides the opportunity for visitors to “flow through time.” The intent is to represent not a single point of the Historic Ranch’s history but rather the many points of time during the period of significance while also remaining responsive to the interests and needs of a modern public through events and programming.

4.1 THREE USES OF THE HISTORIC RANCH

The planned uses for the Historic Ranch are organized into three general categories:

- Public park and recreation facilities
- Educational and interpretive opportunities
- Support for local agriculture

PUBLIC PARK USE

As a public park, the Historic Ranch will provide day-use recreational opportunities for the public and provide opportunities for family gatherings and special event rentals.

EDUCATIONAL AND INTERPRETIVE USE

The Historic Ranch will also provide a rich

variety of opportunities for visitors to learn about family farm life and the importance of agriculture in Santa Clara County and California, both in the past and the present, as well as experience demonstrations and lectures on topics that may include sustainability, agriculture, animal husbandry, gardening, or historic preservation.

AGRICULTURAL USE

In alignment with the mission for the Park, much of the Historic Ranch will continue to be used for agricultural purposes. Within the Historic Ranch, the orchards and Kitchen Garden will be cultivated serving the public with interpretive opportunities. In addition, the fields south of the Historic Ranch and the South Orchard

will continue to be cultivated for commercial agricultural purposes.

4.2 STRUCTURES, FEATURES, AND AMENITIES

The following section describes the proposed structures, features, and amenities for the Historic Ranch. It includes recommendations to repurpose some of the existing structures and features, while leaving others to remain protected in place. The description begins with the primary entry, and then proceeds to describe the features encountered following the loop in a general clockwise direction around the Historic Ranch.

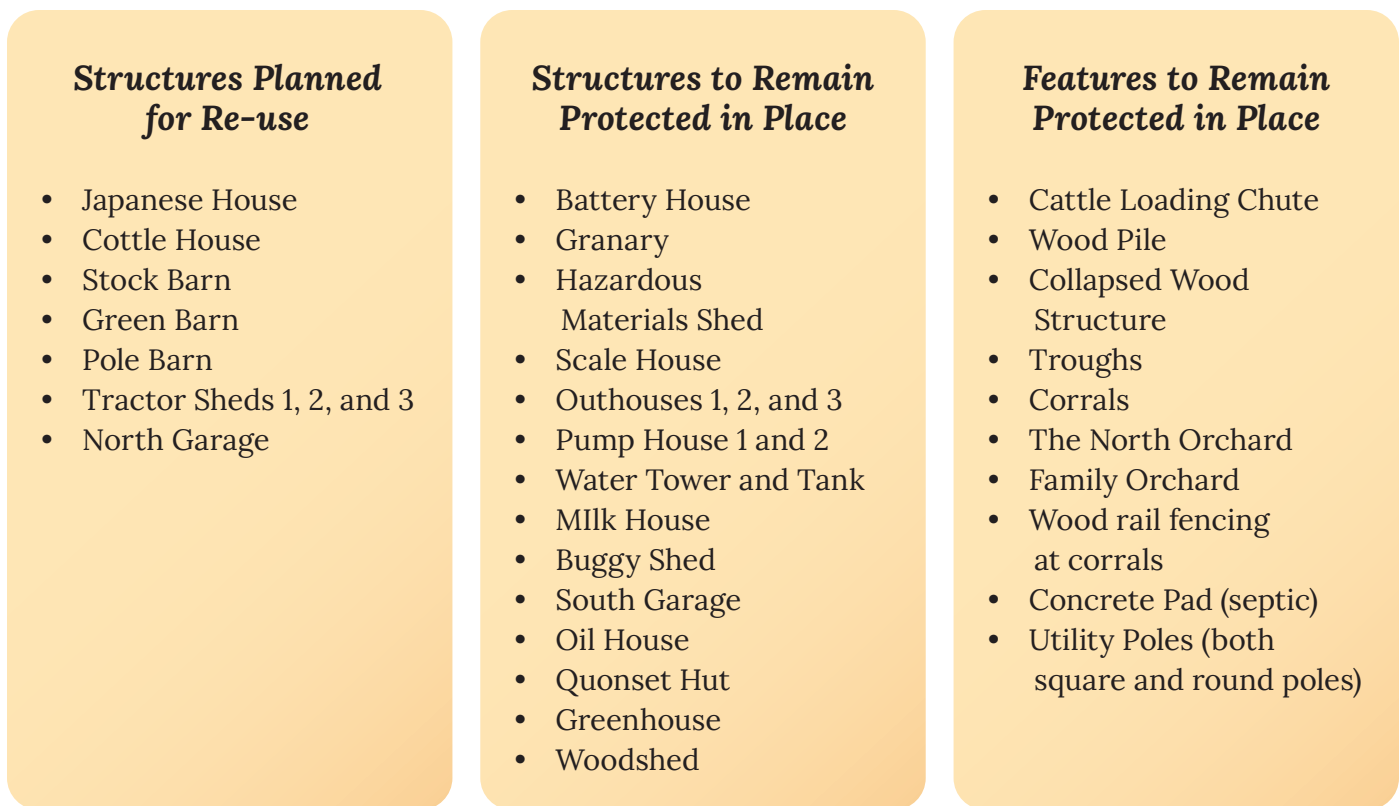


Fig. 10 Proposed Uses of Existing structures

The names of structures and features in this Plan reflect common terms used by the family. Names listed above will be used for implementation of the Plan and interpretation of the Historic Ranch.

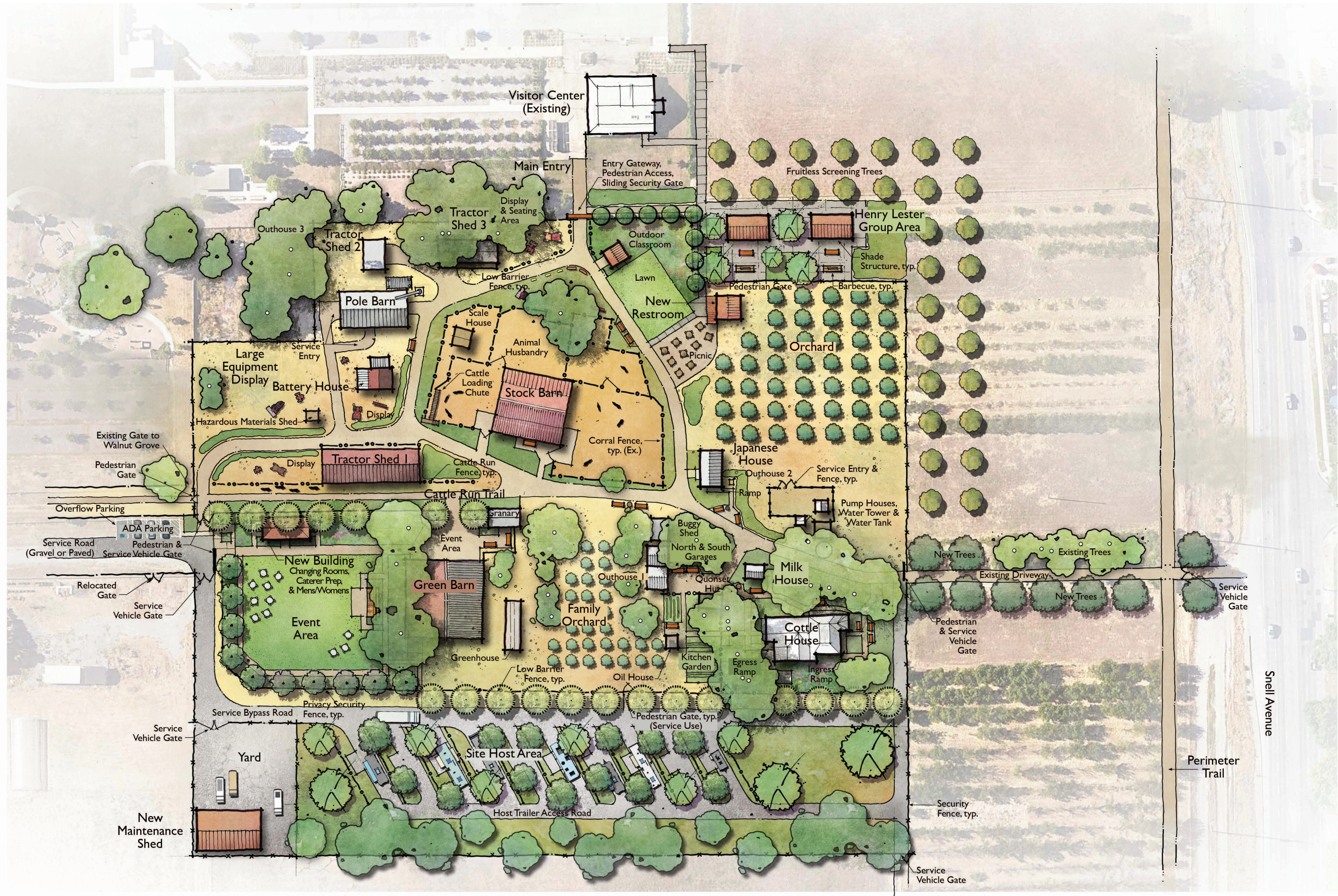
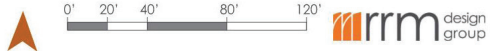


Fig. 11 Illustration of the Historic Ranch Site Plan



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Fig. 12 Entry Farm Equipment Display Area

USE OF THE EXISTING HISTORIC STRUCTURES AND FEATURES

The goal of the Plan is to preserve the integrity of the historic structures to the greatest extent possible while also meeting the goal of providing the public access to the site for educational and recreational uses. The Plan intends to preserve in place the historic structures and features while undertaking only the repairs necessary to preserve structures and will restrict alterations to those that are required to provide safe public access. The Plan identifies some structures planned for re-use, and several structures and features to remain protected in place. Assessments for structures may need to be prepared to identify needed repairs and facilitate the planning for and funding of the Plan implementation.

PRIMARY ENTRY AND GATHERING AREAS

The primary entry to the Historic Ranch is located on the north side of the parcel connecting directly to the existing Visitor Center. The layout of the entry is aligned so that a visitor arriving from the parking lot has a direct view through a rustic entry gateway to the large heritage valley oak growing in the north corral of the Stock Barn. This entry will be controlled via a pedestrian gate.

Immediately inside the entry of the Historic Ranch, visitors will find a farm display and seating area. This area will be used for visitors to gather prior to starting their journey through the site, or to reconvene at the end of their visit to the Historic Ranch.



Photo of Existing farm equipment

Directly across the seating area in the shade of the heritage valley oak the “Stewards of Tradition” Interpretive Destination will orient guests to the Historic Ranch.

OUTDOOR CLASSROOM AND LAWN

An outdoor classroom with overhead shade structure and bench seating will provide a venue for educational and interpretive programming such as demonstrations or topic discussions. A lawn is immediately adjacent to the outdoor classroom and is intended for day-use by the public or for programmed events by County Parks staff or Park Partners. This feature will also serve school groups.

ORCHARD AND PICNIC AREA

The North Orchard will retain the existing fruiting trees. Special programming could include U-Pick events to be organized by the Park Partners. Adjacent to the North Orchard is a small picnic area with tables for the public’s day use. The picnic area will provide ADA accessible surfacing and ADA compliant tables.

The Plan proposes a new restroom building to serve the west end of the Historic Ranch, including a drinking fountain or water station.

Careful consideration was given to the placement of the restroom to minimize its visual impact on two historic views, one looking into the Historic Ranch from Snell Avenue, and the other from the primary entry through to the Japanese House and Cottle House.

JAPANESE HOUSE

The Japanese House will be open to the public and repurposed as a museum featuring exhibits relating to the tenant farmers and farmworkers. Objects from the archives and collections, such as correspondence or gifts exchanged between the families may be displayed. A ramp is proposed to the exterior door on the south façade to provide an ADA accessible entrance. Outside the Japanese House will be an interpretive exhibit focusing on “Farmworker Housing, Internment.”

PUMP HOUSES AND WATER TOWER

An Interpretive Destination exterior exhibit will highlight for visitors the significance of the Pump Houses, Water Tower and Water Tank. The topic for the exhibit is: “The Aquifer & Ranch Prosperity.” Visitors will be able to view the two historic Pump Houses, Water Tower, and the Water Tank from the signage area. Given that the



Photo of the Japanese House

Image credit: The Sibbett Group

Pump House remains in operation today, and for safety measures, a wood rail fence will enclose the area immediately adjacent to the Pump Houses. The fenced area will be accessible to County Parks staff and authorized users.

COTTLE HOUSE AND VICINITY

Having sheltered generations of the Cottle family at the Cottle Ranch, the House presents a key opportunity to glimpse life on the Ranch as the Cottles and Lesters experienced it. The vision in the Plan proposes opening the Cottle House as a museum to offer the public guided tours of the residence and to showcase objects from the archives and collection. The Historic Structure Report for the Cottle House, prepared by ARG as part of this planning effort, details the upgrades and treatments that are necessary as well as those that may also be desirable.

Per the Historic Structure Report, “The Cottle House is governed by the California Building Code (CBC) and, as a qualified historic building, will be permitted to use the California Historic Building Code (CHBC). All work on a historic resource should be in compliance with the Standards which provide general guidelines for



Photo of the Water Tower



Photo of Cottle House Porch
Accessible paths will provide access to the Cottle House.

appropriate treatments.”

Accessible pedestrian pathways will be provided to the House. Ingress will be through the original front door. Egress is planned via the southern exterior door on the west end of the house. Exterior ramps will provide access to these two doors. Other exterior doors will not be publicly accessible.

On the east side of the house, facing the entry, a seating area with two benches is proposed. The Interpretive Destination exterior exhibit “Many Generations Under One Roof” will be installed near the path to the front door.

North of the residence, the Interpretive Destination “Then vs. Now Swing” is proposed. Inspired by the photo in the archive of Edith Ethel Lester sitting on a dual swing in front of the north façade of the Cottle House, the vision is to install a swing near to the location depicted in the photo for visitors’ use. This swing would provide visitors an opportunity to take in views of the north façade of the house. The accessible path that passes along the house will connect visitors to the swing.



Fig. 13 Interpretive Destinations
(See list on next page for key items.)

KITCHEN GARDEN

Visitors will encounter a path leading to the Kitchen Garden west of the house. The Kitchen Garden will be a reestablishment of the garden the Cottle and Lester families were known to have cultivated for their personal use in this vicinity. A barrier will enclose the garden on the north and east sides. The historic North Garage structure may be repurposed as a garden shed. Interpretive Destinations will include “Land to Table Gardening Demonstrations” Benches located inside the garden fence provide seating during public demonstrations.

MILK HOUSE

Used by the family to store milk as it was processed into butter for sale, the Milk House was later repurposed as a laundry. The structure will not be open for public access, but the Interpretive Destination “Family Dairy Production” exterior exhibit will be installed on the south side of the building

BUGGY SHED AND THE SOUTH GARAGE

These two structures were used to house the family’s vehicles. Located just northwest of the Cottle House, these structures will not be open for public access. The Interpretive Destination

Interpretive Destinations

1. "Generations Under One Roof" and House Museum
2. "Family Dairy Production"
3. "Aquifer & Ranch Prosperity"
4. "Caring for Family Vehicles"
5. "Farmworker Housing, Internment" and Japanese Farm Workers Exhibit
6. "Cultivating Ranch Resources"
7. "Family Migration West" and Significant Equipment Display
8. "Farm Equipment Evolution"
9. Dairy Cow Silhouettes and Milking Station Display
10. Draft Horse Silhouettes and Hay Bales
11. "Prune Production"
12. "Self-Sustaining Farming Model" and Cattle Feeding Equipment Display
13. "Merging Cultures"
14. "Cattle Ranching Tradition" & Hereford Silhouettes
15. Land To Table Gardening Demonstrations and Bag with Gardening Tools
16. "Stewards of Tradition"
17. "Hills and Peaks" Seating
18. "Then vs. Now" Swing
19. "Draft Horsepower"

Fig. 14 List of Interpretive Destinations on Historic Ranch



Photo of Edith Lester (approx. 4 years old) taken in 1919 sitting on dual swing in side yard of Cottle home.

"Caring for Family Vehicles" exhibit will be installed in the yard adjacent to the structures.

NORTH GARAGE

The existing historic north garage is near to the proposed Kitchen Garden. The Plan proposes repurposing this structure as a garden shed. No code or accessible upgrades are anticipated being needed as this would be a continuation of the current use of the structure.

FAMILY ORCHARD

Traveling beyond the vicinity of the Cottle House, visitors will encounter the Family Orchard Interpretive Destination. The Family Orchard dates to the early twentieth century when the family cultivated a variety of fruit and nut trees for their personal use. The vision for the Family Orchard protects in place the location and current extent of the orchard footprint. The exterior exhibit, "Cultivating Ranch Resources," is

proposed near the Family Orchard and adjacent to the accessible loop path.

Fifty-five trees currently grow in the orchard. Twenty-four of these trees were planted during the period of significance and the remaining thirty-one were planted by the Land Steward volunteers of Martial Cottle Park who have been actively working to rehabilitate the orchard.

STOCK BARN AND CORRAL AREA

One of the first buildings constructed on the Historic Ranch, the Stock Barn will be open to the public to showcase its interior and repurposed for display. Visitors will be able to access the barn to view the existing stanchions, and a milking station display. A portion of the barn will also be used for storage.

The Plan proposes a sitting area with an exterior exhibit on the south side of the Stock Barn. The exhibit topic title is “Draft Horsepower.” The seating in this location is the Interpretive Destination “Hills & Peaks” and positioned to highlight the view to the Santa Cruz Mountains. A second “Hills & Peaks” bench is proposed west



Photo of Stock Barn



Photo of Outhouse Building

This is one of three outhouses located within the Historic Ranch. Photo was taken near South Garage.

of the Stock Barn Corrals for visitors to pause and enjoy views of Mt. Hamilton to the east.

The public will be able to view the various existing historic structures and features in the vicinity of the Stock Barn such as the Cattle Loading Chute, Scale House, Wood Pile, Collapsed Wood Structure, Troughs, and Corrals as they travel the main accessible route (the ranch road) that encircles the Stock Barn.

The central northern area of the existing corral enclosure will be used to exhibit farm animals through a potential partnership with UCCE’s 4-H Program during special Park events.

THE GREEN BARN

The ultimate vision for the Green Barn proposes reusing the building as an indoor wedding or special event venue rental. Converting the Green Barn for this use will meet two specific needs that were expressed during the planning process: the need to accommodate an increasing number of requests for reservable, indoor event venues at



Fig. 15 Illustration of Proposed Event Lawn Area

County Parks facilities, and the need to generate revenue to supplement the operation and maintenance of the Cottle and Lester Historic Ranch.

The event capacity for the Green Barn will be formalized during the design and permitting phases of development but it is assumed the barn may hold a maximum event capacity ranging between 300-350 guests.

It is envisioned the Green Barn indoor event venue will include an area of the barn to showcase farm equipment. The security of these pieces can be provided through railings or partitions designed to keep the public at a safe distance while not obstructing views of the equipment.

Conversion of the Green Barn to a reservable event venue will require repair and maintenance of the building, as well as code and accessibility upgrades. Since the building is at grade, the Plan proposes a direct accessible route to the structure without the need for a ramp. A service entrance for caterers, or other service personnel affiliated with a rental reservation, is proposed via the southwest barn door.

Two outdoor event areas are proposed in the existing yards adjacent to the Green Barn. A smaller outdoor venue is proposed for the yard between the Granary and the Green Barn. This area will be level with accessible surfacing. The exterior exhibit “Family Migration West,” will be installed adjacent to the barn. Several benches are provided and oriented to take in views of the valley oaks and redwoods growing nearby.

A larger outdoor event venue is proposed in the area west of the Green Barn. This area will provide outdoor event space for wedding ceremonies, large private parties, or for live performances (non-amplified). This location takes advantage of the stunning southerly views to the Santa Cruz Mountains which will serve as a backdrop for events. Privacy fencing and planting will be strategically installed to screen near distance views of the farm area or neighborhood.

A lawn provides a flexible event space that could be used to accommodate chairs, tables, or tent rentals. An accessible path encompasses the lawn. On the east end of the lawn is a stage with an arbor oriented towards the Green Barn and framed by the existing valley oaks. A small flat pad in front of the stage provides an accessible surface upon which to place chairs for guests who may need special accommodation.

The Plan proposes a new building intended to serve the reservable event venue. The building



Photo of Green Barn

will include a restroom, changing rooms, and a catering/event preparation area which will have water, electricity, and a food preparation surface. The event preparation space could be expanded to include refrigeration and cooking equipment if a need is determined. Public access to the restroom will coincide with the hours the Historic Ranch is open to the public. The building will also feature a drinking fountain or water station.

Public access to the indoor and outdoor event venues is provided in two locations. A pedestrian path connects the Green Barn directly to the Cattle Run Trail and Ranch loop. Pedestrian and vehicular access is also provided via the existing service road on the west side of the large event area. A small plaza provides a sense of entry to event guests arriving on the west side.

Martial Cottle Park is a public facility and the intent for the outdoor event venues is to allow for some separation from the other publicly accessible areas of the Ranch without restricting access with gates or by other physical barriers. Low barrier fencing and planting buffer the event areas. Privacy fencing will screen views from



Aerial Photo of Historic Ranch

The Cattle Run Trail and existing service road access to the proposed event space are shown on bottom left of photo.



Photo of Tractor Shed 3

The tractor sheds can repurposed to display historic farm equipment from the collection and will provide overhead protection from the elements.

the event areas to the operational uses located south of the venue. The public will have access to the lawn, surrounding event areas, and up to the Green Barn during hours the Historic Ranch is open; however, public access will be limited when an area is reserved.

A phased approach to the development of the event venues is anticipated. The cost to convert the Green Barn to an indoor event venue may be prohibitive initially and will likely need to occur in the future depending on funding availability. The outdoor event venues could be constructed in the initial phases of development available for reservation prior to the conversion of the Green Barn. Reservation fees generated from the two outdoor event venues could be used to help fund the future development of the Green Barn indoor event venue.

POLE BARN

The Pole Barn will have a dual use: display and operations. On the east end of the building, County Parks staff or docent led demonstrations

viewable by the public through the barn doors and cattle feeding equipment from the collection will be on display. The west end of the Barn will be used as a workspace by volunteers and County Parks staff for the restoration of equipment and items from the collections. Since the building is at grade, the Plan proposes a direct accessible route to the structure without the need for a ramp. An exterior exhibit will feature the Interpretive Destination: “Self-Sustaining Farming Model.”

TRACTOR SHEDS

The three tractor sheds at the Ranch will be used to display farm equipment and large objects from the collections. Equipment that needs overhead protection from the elements should be prioritized for these locations. No public access will be provided. A low barrier fence or cordon will restrict access to the display area. No code or accessible upgrades are anticipated being needed as this would be a continuation of the current use of the structures. Interpretive



Photo of Picnic Shelter at Martial Cottle Park Large reservable picnic shelters are to be similar in style with existing picnic shelter on site.

Destinations exterior exhibits are planned for each shed. The exhibit at Tractor Shed 1 will be titled “Farm Equipment Evolution”, Tractor Shed 2 will be “Merging Cultures”, and Tractor Shed 3 will be titled “Prune Production.”

In addition, an Interpretive Destination is planned for the Cattle Run Trail near the southwest corner of Tractor Shed 1. The exterior exhibit will have the topic title of “Cattle Ranching Tradition” and sculptural features of Hereford cow silhouettes will also be installed.

BATTERY HOUSE AND LARGE FARM EQUIPMENT DISPLAY AREA

The area near to the Battery House and west of the Battery House and Tractor Shed 1 is envisioned as a large farm equipment display area. Farm equipment that does not need overhead protection will be suitable for these locations. The Battery House shall remain in place though not open to public access.

RESERVABLE GROUP PICNIC

Martial Cottle Park is a popular destination for picnics and parties. Reservable sites that accommodate large parties with shade structures remain highly popular facilities throughout the County Parks system. In an effort to help meet

the demand, a group picnic area is being included in the Historic Ranch improvements but will be located outside the proposed Historic Ranch security fence.

The Plan proposes the group picnic area as two separate reservable sites, each designed to accommodate up to fifty persons per reservation. The design for the two sites allows each site to be reserved separately and allow for privacy between separate parties while also being in close enough proximity to be booked under one reservation for larger gatherings. The group picnic area features a shade structure, a group barbecue, and tables. The group picnic area is to be ADA accessible. Rows of trees (non-fruit bearing fruit trees) will screen the group area from views of the overflow parking lot on the north and east sides of the picnic area.

The group picnic area will be accessible from the Visitor Center. A pedestrian gate will provide direct access to the Historic Ranch.

SITE HOST AREA

Site hosts will be critical to ongoing operation, maintenance, interpretation, and security of the Historic Ranch, as well as supporting activities to preserve the Donor’s Vision for the Park.

Naming the Group Area

Group areas at Martial Cottle Park are named for the various Cottle and Lester family members. Conforming with this precedence, the Plan includes this reservable group picnic area named as the “Henry Lester” Group Area.

Henry Lester was a significant member of the family and had an influence on the Ranch. Henry Lester was Walter Cottle Lester’s father and was a very prominent orchardist in the Santa Clara Valley who grew pears and prunes. His orchards included a pear orchard that could be directly seen across from the Cottle Ranch. The Plan retains a small orchard in the vicinity of this picnic area to honor Henry Lester’s legacy and as a reminder of that view of orchards all around the ranch.

Pedestrian & Vehicular Circulation

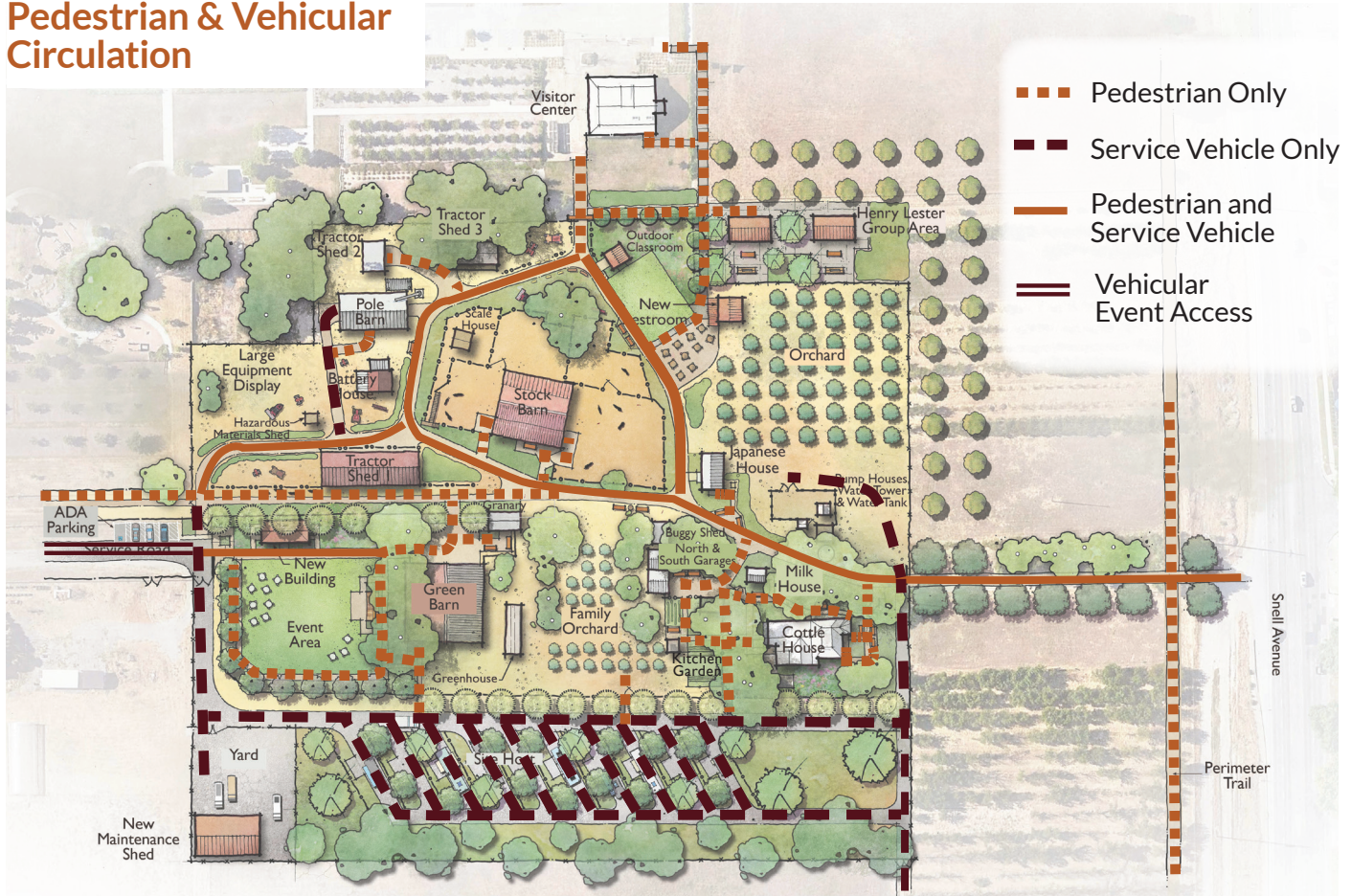


Fig. 16 Pedestrian & Vehicular Circulation Exhibit

The Plan proposes one consolidated location to accommodate up to ten (10) site hosts south of the Green Barn, Family Orchard, and Cattle House.

The proposed location was selected for its proximity to key historic structures while also remaining out of the direct view of the public. This area will be within the proposed security fence to provide direct access and oversight of the many historic resources. Landscaping will screen the Site Host Area from Historic Ranch.

The Site Host Area will be accessible by the service bypass road. Hosts would use the bypass

road for their daily vehicle use eliminating the need for site hosts to drive through the Historic Ranch. The host trailer access road will only be used occasionally to relocate or move trailers.

Each host site is envisioned to have its own exterior space for personal use. A low barrier fence separates each site. Electricity, water, and sewer utility hookups will be provided.

MAINTENANCE YARD

The Plan proposes a maintenance yard to be located just beyond the southwest corner of the existing chain link perimeter fence. The yard will provide on-site storage of farm equipment and

objects from the collection, space for County Parks staff and volunteers to maintain and repair equipment, and staff and volunteer parking. An enclosed maintenance shed will be provided for staff and volunteers to work on Historic Ranch projects. The maintenance yard will be closed to the public and accessible via the bypass service road. The security fence with a vehicular gate will enclose the area.

NONCONTRIBUTING FEATURES TO BE REMOVED

Several noncontributing structures that were installed on the site after the period of significance have been identified. These include: a shed, site host trailers, doghouse, rabbit hutch and storage containers. Other noncontributing features to be removed include existing internal and perimeter chain link fence and gates. The Plan proposes removing these structures and features from the Historic Ranch.

4.3 SITE ACCESS AND CIRCULATION

HISTORIC RANCH ROADS

The existing ranch roads will provide the backbone for the proposed circulation network within the Historic Ranch. The Plan proposes reusing segments of this existing alignment with a few modifications. The driveway, the central loop around the Stock Barn, and the east-west axis will be preserved and improved for pedestrian and service vehicle use (service vehicle use will be restricted during the hours the Historic Ranch is open to the public.) The gravel driveway that stems from the east-west road will be repurposed to provide pedestrian access to the yard between the Quonset Hut, Milk House, and North and South Garages, and improved to provide an accessible surface. The segment of existing single lane gravel road that

passes west of the Battery House and Pole Barn will be repurposed for service vehicle use only and the segment that loops behind Tractor Shed 2 will be decommissioned.

TRAILS

Improvements to the Historic Ranch will include constructing the final segment of the popular Perimeter Trail completing the vision for the trail as planned by the 2011 Martial Cottle Park Master Plan. The alignment of this proposed segment of the Perimeter Trail will connect the eastern leg of the existing Trail where it terminates at the Park's Main Entrance driveway and continue the trail to the southernmost boundary of the Historic Ranch. At this point, the trail alignment will turn west connecting to the terminus of the existing southern segment of the Perimeter Trail. The improvement will include the installation of the trail and buffer as designed during the development of the Park. Trail material shall match the existing asphalt surfacing and comply with accessibility requirements.

The Plan proposes extending the existing Cattle



Photo of the existing Cattle Run Trail
The Site Plan proposes connecting through the Historic Ranch.

Run Trail into the Historic Ranch via its historic alignment that passes south of Tractor Shed 1, connecting to the Historic Ranch loop. The Cattle Run Trail will provide an east-west connection from the interior of the Park through the Historic Ranch, connecting to the proposed Perimeter Trail. The surface material of the trail is to match the existing Cattle Run Trail and comply with accessibility requirements.

PEDESTRIAN CIRCULATION

Several pedestrian pathways connect the features of the Historic Ranch to other destinations within the greater Park. The Visitor Center and existing parking lot connect directly to the Main Entry and the proposed Group Picnic Area with an accessible path. An additional path connects the Group Picnic Area directly into the Historic Ranch via a pedestrian gate. The existing Cattle Run Trail is extended east into the Historic Ranch connecting to the proposed Perimeter Trail via the historic driveway. The Plan proposes improvements in alignment, material, and path width to provide an accessible network connecting the Cottle House with the adjacent historic features. An accessible path loops around the event lawn connecting to the Green Barn and the Cattle Run Trail. Pedestrian gates with accessible paths connect the Site Host Area to the south side of the Historic Ranch.

VEHICULAR CIRCULATION

Several improvements are planned for the development of the Historic Ranch to provide vehicular access for park visitors, service and staff, emergency personnel, and site hosts.

Although Park visitors arriving by vehicle will be permitted to use any of the existing parking lots within the Park, the existing Visitor Center parking lot is planned as the primary lot

serving the Historic Ranch. This parking lot will utilize the existing ADA stalls, bus parking, and vehicular drop-off area to serve the Historic Ranch and proposed Group Picnic Sites.

The existing service road will be repurposed to provide access for reserved or special events planned for the Green Barn or outdoor event area. County Parks staff, emergency vehicles, event guests, and event service vendors will be allowed access to the event plaza located at the west side of the Event Area via the existing service road.

Additional parking improvements are proposed on the west side of the Historic Ranch to serve the Event Venues. These improvements will utilize the existing service road to provide several ADA parking stalls and an accessible route of travel connecting visitors to the Event Area.

Additionally, event overflow parking is planned for the northern segment of the service road. Material for the service road will be determined during the design phase and may be gravel or paved. Overflow parking area is to match the existing overflow lot and will be hard-packed earth. The ADA parking and accessible route will be a paved surface.

SERVICE BYPASS ROAD

The Plan proposes adding a bypass service road along the west and south boundaries of the current Life Estate security fence and connecting to the main driveway. This road will provide service and emergency access to both east and west sides of the Historic Ranch while allowing vehicular traffic to pass outside public access areas. The bypass road will also serve the maintenance yard and Site Host Area. The

intent is to reduce potential conflict between pedestrians and vehicles. Site hosts, County Parks staff and volunteers, and emergency vehicles will be able to circulate during hours the Historic Ranch is open to the public. A connection at the bypass service road allows for access to the agricultural fields south of the Historic Ranch. A fence and a row of trees along the bypass service road will separate and screen the road from the Green Barn, Family Orchard, and Cottle House. The fence shall be constructed to match the wood barrier fencing found elsewhere in the Historic Ranch.

FENCING AND GATES

Security fencing is proposed for the perimeter of the Historic Ranch. The new security fence will follow the existing chain link fence alignment with several modifications. The current 6-acre fenced area of the Life Estate will be expanded to enclose approximately 9.5-acres. The new fence will follow a similar alignment along the northern boundary of the Historic Ranch. At the northwest corner of the site, an approximately 1/3-acre grove of trees currently enclosed by the existing chain link perimeter fence will not be included within the proposed fencing.

The new fence will follow the existing alignment along the western boundary up to the Cattle Run Trail, where the south segment of fence will be relocated approximately 20-feet to the west to provide space for the bypass security road. This will require relocation of the vehicular gate at the adjacent Park Partner's parcel.

Along the southern boundary, the security fence will enclose the maintenance yard, Site Host Area, and the bypass service road. Additional security fencing will be added to fully enclose the maintenance yard.

The eastern boundary will be set back approximately 60-feet east of the Cottle House to open views to the front of the house. The fence will continue in a northerly direction turning west between the Orchard and Group Picnic Area, which will remain outside the security fence. The Outdoor Classroom and Lawn Area will be inside the security fence.

The Plan proposes a security fence that will provide security while maintaining transparency and preserving the views into and out of the Historic Ranch. Security screening may be added in key areas such as the maintenance yard or Site Host Area.

EXTERIOR GATES

Three pedestrian gates will provide access to the Historic Ranch: a large, sliding gate at the Visitor Center entry to create a welcoming effect, a pedestrian gate connecting the Group Picnic Area to the restroom and lawn area, and a pedestrian gate at the Cattle Run Trail.

VEHICLE-ONLY GATES

Three vehicle-only gates provide access to the Historic Ranch. Two are located at the existing service road. An additional gate is provided on the southeast corner of the Historic Ranch to provide access to the agricultural fields. All three of these gates are for service vehicle use only.

PEDESTRIAN & VEHICULAR GATES

Combined pedestrian/vehicular gates will be installed in two locations: on the east side of the Historic Ranch at the driveway, and on the west side of the event area. Both are proposed as sliding gates. The event gate could be used (with authorization) by event vendors, whereas the driveway gate will be used by service vehicles only.

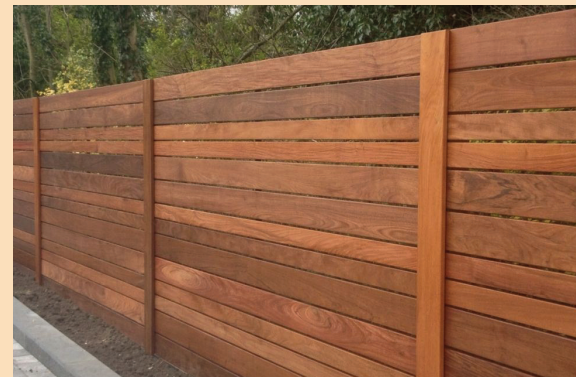
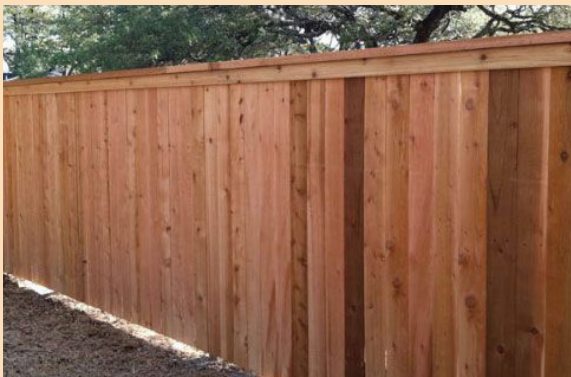
Fence & Gate Inspiration Imagery



Inspiration imagery showing security fence and sliding gate possibilities. A security fence will be constructed around the perimeter of the Historic Ranch.



Inspiration imagery showing low barrier fence options that can be used to delineate areas. Photo (lt) of historic wood rail fence, photo (rt) shows historic grape stake fencing.



Inspiration imagery showing privacy fencing possibilities. The purpose of this fence type is to screen Site Host Area from the Event Lawn Area, while adding aesthetic value to the space.

Security Fencing & Gates

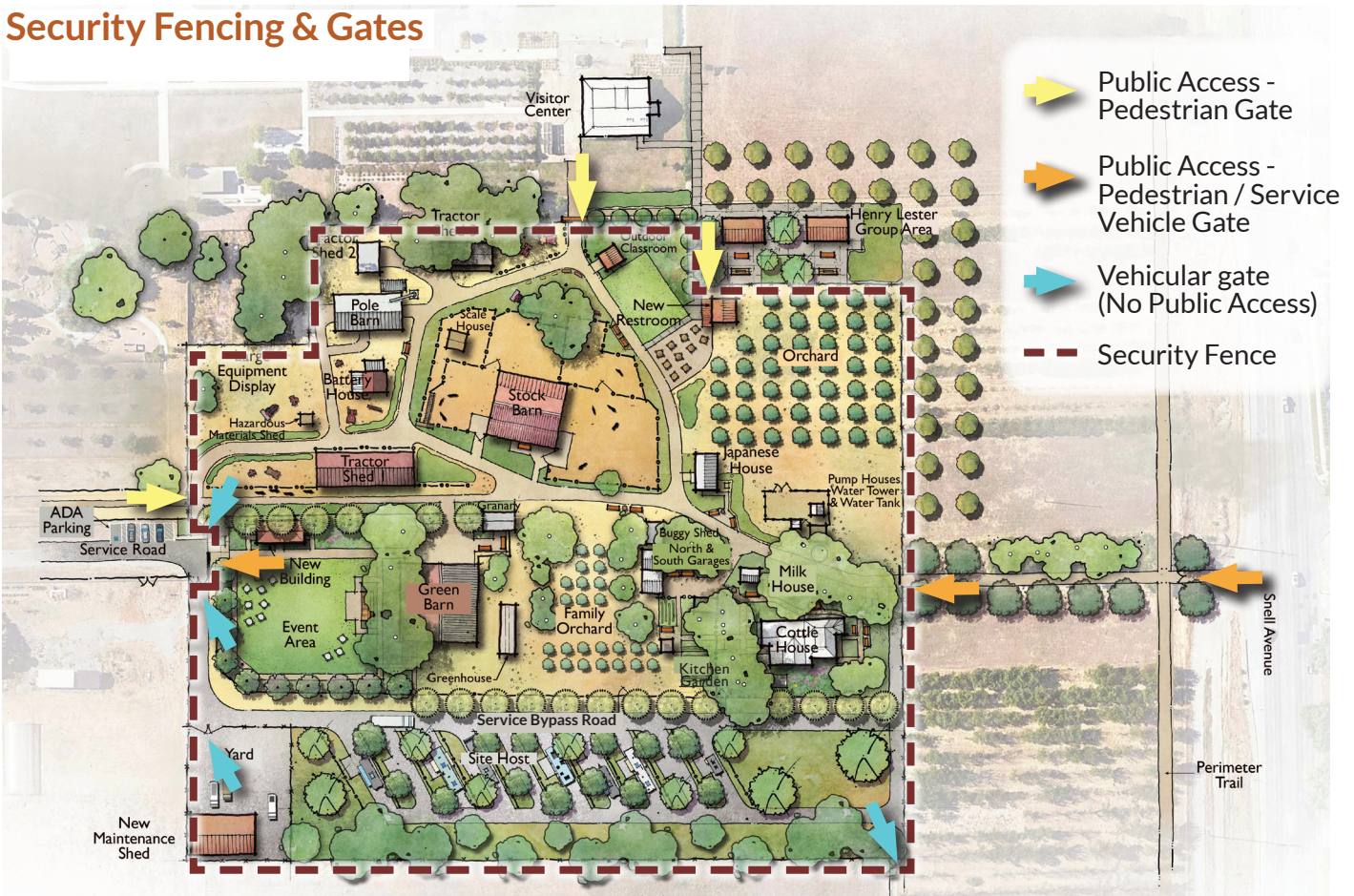


Fig. 17 Security Fencing & Gates Exhibit

INTERIOR GATES

Several interior gates will control access within the Historic Ranch. One is a vehicle gate at the maintenance yard. Additional pedestrian gates provide access for site hosts, County Parks staff and volunteers between the service road and the Green Barn, Family Orchard, and the Kitchen Garden and Cattle House area.

TREES AND LANDSCAPING

The Plan proposes to preserve the existing trees within current Historic Ranch security fence. Specifically, this includes the valley oaks, redwoods, fruit trees of the Family Orchard, deodar cedar, and the elderberry tree. In addition, the walnut trees that line the north side of the driveway will also be protected.

The footprint of the existing North Orchard will be reduced, as discussed in the previous section. Orchard trees currently growing between the historic structures and Snell Avenue and will be outside the proposed security fence, shall remain in place until they die out. Fruit trees in these locations will not be replanted when they die.

Permanent tree protection fencing will be installed around the oldest valley oaks, to protect both the tree and the public. This includes the valley oak growing in the north corral of the Stock Barn and the valley oak growing adjacent the Buggy Shed. Proposed pathways have been realigned outside the canopy dripline of these trees. Any additional trees in need of tree protection fencing shall be identified during

Design Development. Tree protection fencing style shall match that which is used elsewhere in the Park.

The Plan proposes to retain the contributing vegetation as outlined in the document, *Historic Resource Evaluation, Cottle Ranch Life Estate & Chynoweth Pumphouse*. This includes the existing Lady Banks Rose growing near the Milk House. The *Historic Resource Evaluation* shall be a resource while developing the plant palette during Design Development. Plant selections that do not have historical relevance to this site, shall be drought tolerant and appropriate for the region or provide agricultural benefit.

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Chapter 5: Implementation Plan



Image Credit: RRM Design Group

Image Credit: RRM Design Group



Chapter 5: Implementation Plan

The Plan recommendations range in complexity from straight-forward improvements, such as repairing fencing, to grand visions, such as converting the Green Barn for special event use. Implementation of the Plan will include a combination work force with County Parks staff and volunteers working on some of the improvements, particularly in the first phases as the site is readied, and construction contractors building other improvements, particularly in the later phases.

The following chapter discusses the implementation of this Plan from operations,

staffing, a budget for construction costs, and phasing.

5.1 OPERATIONS

The Historic Ranch will be open to visitors year-round from 8:00 a.m. until sunset, unless otherwise noted, consistent with the current Park operating hours. The Historic Ranch will, at a minimum, be open for visitors to take self-guided tours of the site. Features available to the public during open hours include the interpretive displays, equipment displays, and Kitchen Garden. County Parks will offer additional programs and activities when County Parks

staff/volunteers are available, including access to and tours of the buildings, interpretive programs and demonstrations, school group programs, and events.

VISITATION, EVENTS, AND PROGRAMMING
County Parks estimates that current visitation is on average of 1,100 people per day (approximately 405,000 people per year), and that future attendance with the opening of the Historic Ranch would be 5-10% higher. The opening of the Historic Ranch is expected to draw visitors from a broader area, in addition to the regular Park visitors primarily coming from nearby.

The Park hosts County Parks sponsored special events on a regular basis. Since 2015, the Park has hosted the Fall Festival, usually held the first Saturday in October, and the Spring Celebration which was usually held in April or May. The Fall Festival attracts an estimated 6,000 people in attendance, and the spring event attendance was estimated at 4,000. Both events feature the Park Partners and offer demonstrations, tours, vendors, exhibitors, vintage farm equipment,



View over the Park entry

farm animals, kids' activities and crafts, food, and music. Although COVID-19 significantly affected the number and frequency of these events, Parks will continue hosting events and areas within the Historic Ranch will be incorporated into the planning and programming for future events.

The Park also offers several interpretive and special programs. The programs are facilitated by County Parks staff, primarily park rangers, park interpreters, park program coordinators, and docents. Offerings include school programs, interpretive programs, outdoor recreation programs, and a variety of other programs open to the public. A total of 125 programs were offered in 2019, attracting 2,170 attendees. The Historic Ranch will host existing programming that fits with the historic context, and new programs will be developed specifically for the unique offerings of the site.

The Park also hosts several permitted special events each year which include walk/run events or special festivals.

The Park is also a very popular location for weddings. Wedding event attendance can average between 250- 500 guests. The vision for the site anticipates future permitted special events, and weddings will also be hosted at the Historic Ranch, once event areas and the historic buildings are open to the public in phases 2 and 3, see Phasing discussion.

The Park Partners additionally host events and programs at their parcels, and it is anticipated that these will be expanded over time, both in number and size. The Park Partners regularly

offer open houses, usually scheduled to coincide so the public can explore each of their parcels concurrently. The Park Partners offer educational programs, tours, demonstrations, classes, workshops, and fundraising events. One partner offers community garden plots that are rented to members of the public on an annual basis. The Park Partners will likely support programs and events held at the Historic Ranch in the future.

5.2 STAFFING

Current County Parks staffing includes 12 full-time personnel, including 4 maintenance workers, 3 park rangers, 1 interpreter, 1 program manager, 1 program coordinator and 1 park service attendant. Multiple extra help staff, particularly extra help maintenance workers, interpreters, and park service attendants, support the needs of the Park especially during the busy season. Volunteers play an important part at the Park, assisting with interpretive programs, maintenance tasks, and Park projects, and staffing the Visitor Center.

Increased staffing needs are anticipated once



County Parks staff in front of North Garage.

public access is provided to the Historic Ranch. The opening of the Historic Ranch will require additional park maintenance, interpretation, and patrols. This may require additional staffing in the future as implementation occurs. County Parks will evaluate staffing as implementation occurs to maintain the expected level of service.

County Parks plans to expand the site host program to supplement the increase in staffing needs. Site hosts work under a specific service agreement and follow specific job specifications. Hosts receive a full-utility campsite in exchange for volunteer service. Hosts are recruited to be visible representatives of County Parks at campgrounds, day-use areas, and other County Parks sites that may require additional human presence and supervision. They are volunteers who temporarily reside on site, performing volunteer service that enhances the safe, educational, and enjoyable experience of park visitors. Duties of the Martial Cottle Park site hosts include providing information and assistance to park visitors, performing basic maintenance tasks, ensuring the safety and security of the Historic Ranch, assisting with park programs, special events, and visitor center staffing, and supporting activities to preserve the Donor's Vision for the Park. County Parks staff oversee the site host volunteers at the Park. County Parks anticipates having 10 site hosts at the Park.

5.3 PHASING

Given the availability of resources, it may not be feasible to build a project of this scale at one time, therefore, a phased approach is outlined

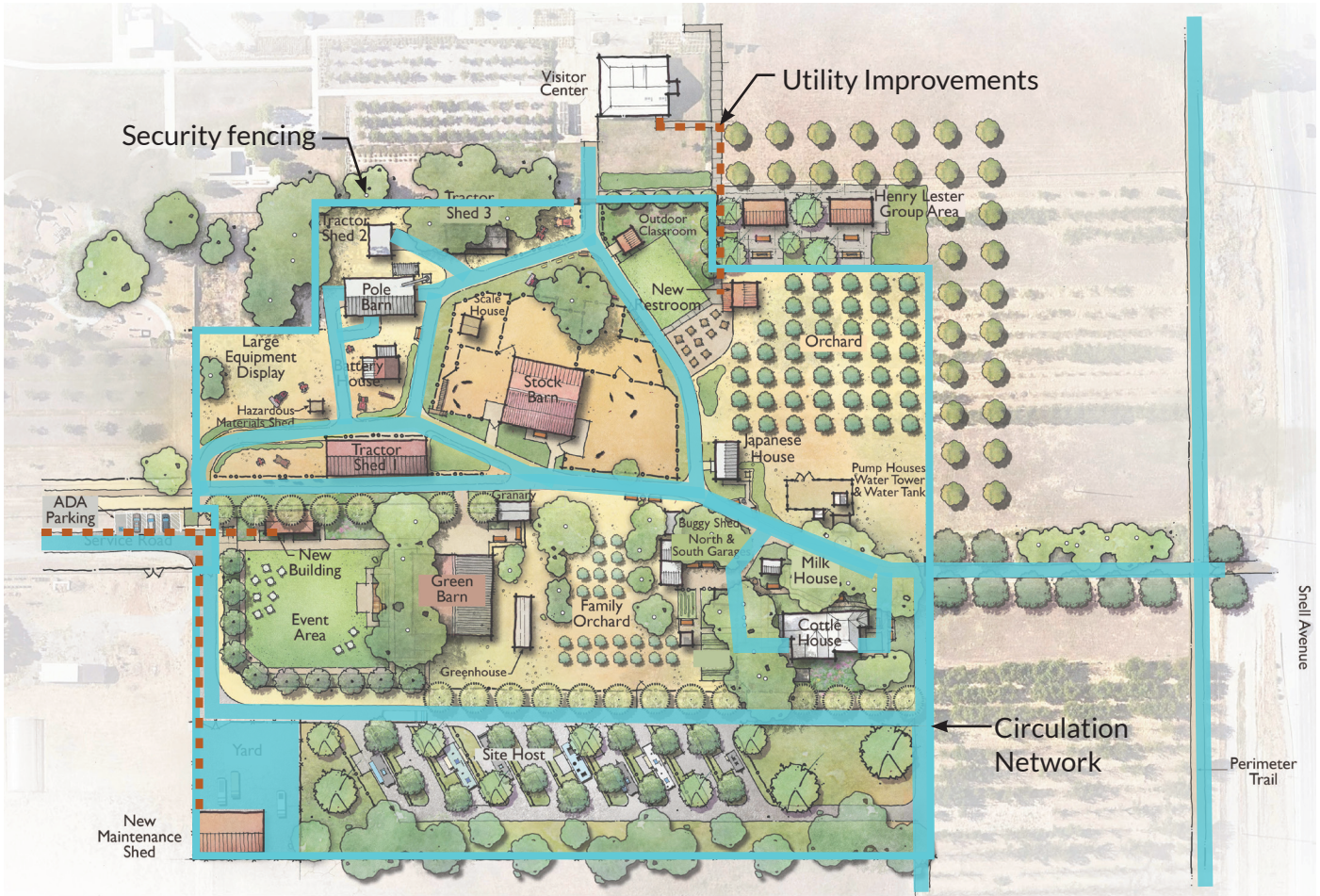


Fig. 18 Preliminary Implementation Plan

The preliminary phase will include security fencing and circulation network (location indicated by the turquoise shading in the above exhibit), and utility improvements (indicated by the orange dashed line).

in this document as a guideline to help inform the planning process. Phasing provides a general direction for prioritizing and offers a strategic approach to implementation of the Historic Ranch that is responsive to the availability of funding and other resources, partnership opportunities, and program needs.

Consideration has been given to construction sequencing to ensure a logical progression of improvements. This strategy also prioritizes identifying an implementation path that would initially provide the public some access to the site

while the future phasing is being implemented. The phased approach to implementation is described below, but may be revised dependent on project priorities, future opportunities, and available funding.

Implementation of proposed improvements is envisioned over an approximately 15-year period between 2023 and 2038. Construction could take place in as few or as many phases as funding and staffing would allow, however, in an effort to better guide the discussion and planning process, this Plan suggests a two phase approach,

assuming 1-5-years of construction for Phase 1, and 5-10 years for Phase 2. Design services (consultant or in-house) would be engaged at and/or prior to the start of each phase or combination of phases as appropriate.

The two phases in this suggested guideline are organized by grouping together the most essential improvements necessary to secure the site and provide minimal public access in the first phase, the bulk of the improvements would occur in the second phase, with some of those improvements needing a greater amount of time to secure funding and other resources.

PHASE 1

The intent of Phase 1 is two-fold: prepare the site for public use and construct the fundamental infrastructure that will lay the groundwork for future improvements. The first steps, preparing the site, will entail such activities as removing collections containers and securing buildings. These are tasks that could be completed by County Parks staff and/or park volunteers.

Other improvements that would be reasonable to construct in a first phase include building underground improvements such as sewer, water, and electrical that, if constructed in a later stage, may result in rebuilding or reworking certain improvements built earlier, such as concrete flatwork.

This Plan envisions the first phase will include improvements such as construction of the service road and accessible resurfacing of the circulation network. This will allow for public access to the Historic Ranch and opportunity to participate in basic programming such as docent led tours of the Historic Ranch grounds. This could be an affordable and direct path to

providing the public access as early as possible which would not be dependent on making the more costly improvements associated with preparing museum amenities, as an example.

Lastly, securing the historic assets will be an important early step and the demolition and replacement of the security fencing is suggested to be included in Phase 1.

Following is a list of the suggested Phase 1 improvements. It is reasonable to assume some of the Phase 1 work could be completed by County Parks staff and/or volunteers. With this in mind, this Plan divides the Phase 1 list into two categories: work that could be provided by County Parks staff or volunteers, and work that it is more likely to be provided by a construction contractor.

- A. Phase 1—County Parks Staff/ Volunteers
- *Secure and/or store equipment to allow safe public access to the Historic Ranch while protecting the historic resources.*
 - *Secure buildings to prevent public entrance.*
 - *Repair existing historic fencing.*
 - *Relocate items to large equipment display areas.*
 - *Remove non-contributing structures (shed, rabbit hutch, doghouse).*
 - *Prepare North Garage for use as garden shed.*
 - *Relocate existing site hosts to new site host area (following item B1 through B3 below)*
 - *Relocate existing collections containers to new maintenance yard (following item B3 and B4 below).*

B. Phase 1—Construction Contractor

- Construct underground utilities for future restrooms, maintenance shed, and site host facilities.
- Demolition of existing security fencing (chain link).
- Installation of perimeter security fencing and gates.
- Construct service bypass road and maintenance yard (without shed).
- Construct service road ADA parking.
- Install interior fencing such as new low barrier fencing, grape stake fencing along Cattle Run Trail, and pump house fencing.
- Construct primary circulation network (make accessible the Historic Ranch roads).
- Construct final segment of perimeter trail.
- Construct entry pathway with entry arch from Visitor Center to Historic Ranch.
- Construct main entry display and seating area.
- Construct fencing for Tractor Shed 1 and 3, Pole Barn, and Green Barn.

PHASE 2

The plan for Phase 2 construction is outlined to be the most extensive improvement phase of the two phases. This phase is planned to construct amenities that are key for implementing the vision of public access to the site by providing reservable amenities and full programming of the site. Construction of the reservable features will help generate interest in the project and funding. These improvements would likely be constructed by a contractor.

- Construct the group picnic sites, including installing the group barbecue and shade

shelters.

- Construct the orchard picnic area and restroom.
- Construct the outdoor classroom, picnic area, and lawn area.
- Construct the Maintenance Shed.
- Construct the site host area and host trailer access road.
- Construct accessible paths, exterior exhibits in Cottle House Area
- Restore and prepare first floor of Cottle House for public access
- Construct the Kitchen Garden.
- Improve second floor of Cottle House for public access
- Construct lift as means of public access to second floor of Cottle House
- Restore and prepare other historic buildings for public access:
 - Japanese House
 - Stock Barn
 - Pole Barn
 - Tractor Sheds 1-3
- Construct the outdoor event area, event entry plaza, lawn, new building, and stage.
- Improve and prepare Green Barn for use as an event space.
- Install interpretive signage and exhibits.

5.4 CONSTRUCTION COSTS

CONSTRUCTION COST ESTIMATES

A construction budget has been prepared to assist in the planning and implementation of the improvements proposed in this Plan for the Cottle and Lester Historic Ranch. The construction budget for implementing the improvements detailed in this document has

Phase 1		
Site Improvements		
Site Mobilization (for all of Phase 2)		
Demolition, Clear and Grub, Earthwork, Site Preparation		
Utilities: Site Water, Site Sewer, Electrical Stub-outs for Future Connection		
Service Bypass Road, Vehicular Gates, Relocate Existing Gate		
Maintenance Yard Surfacing		
Resurfaced Accessible Ranch Roads, ADA Parking (at Service Road)		
Cattle Run and Perimeter Trail: Surfacing, Striping, Bollards		
Security Fencing, Pedestrian Gates, Sliding Gates		
Entry: Arbor, Display Area, Low Barrier Fencing, Furnishings, Planting, Irrigation & Mulch		
Fencing: Low Barrier, Repair Existing Historic Wood Fencing		
	Subtotal Cost by Category	\$ 2,600,000 - \$ 2,800,000
	General Conditions, Bonds, Contractor Fees, Design Contingency	\$ 1,081,600 - \$ 1,164,800
PHASE 1 IMPROVEMENTS BUDGET TOTAL		\$ 3,681,600 - \$ 3,964,800
Phase 2		
Site Improvements		
Site Mobilization (for all of Phase 2)		
Demolition, Clear and Grub, Earthwork, Site Preparation		
Group Area, Orchard, Picnic Area: Picnic Shade Structures Structures, Restroom Building, Barbeques, Paths		
Maintenance Yard: Shed Building		
Outdoor Classroom & Lawn Area: Shade Structure, Lawn, Paths		
Site Host Area: RV Sites, RV Access Roads, Low Barrier Fencing		
Site Furnishings: Benches, Tables, Waste Receptacles, Barbecues		
Tree and Shrub Planting with Irrigation & Mulch		
	Subtotal Cost by Category	\$ 2,550,000 - \$ 2,750,000
Cattle House Area		
Demolition, Clear and Grub, Earthwork, Site Preparation		
Cattle House Area ² : Selective repairs to exterior & siding, exterior paint, minimal interior repair to first floor. New roof, upgrades to electrical, and accessibility modifications. Cattle House Exterior Area: New Pathways, Accessible Ramps to House, Sitting Area		
Cattle House ² : Minimal interior repair to second floor. Accessible lift.		
Kitchen Garden: Vegetable Beds, Low Barrier Fencing		
Tree and Shrub Planting with Irrigation & Mulch		
	Subtotal Cost by Category	\$ 3,500,000 - \$ 5,500,000
Green Barn Area		
Demolition, Clear and Grub, Earthwork, Site Preparation		
Event Area: Event Lawn, Stage, New Building with Restroom/Changing Rooms/Prep Room, Privacy Fencing, Event Entry Plaza, Paths		
Accessibility modifications. Minimal interior and exterior		
Tree and Shrub Planting with Irrigation & Mulch		
	Subtotal Cost by Category	\$ 1,900,000 - \$ 2,200,000
Other Historic Structure Areas		
Demolition, Clear and Grub, Earthwork, Site Preparation		
Japanese House ² : Minimal Repair and Upgrade to Building, Accessible Ramps, Sitting Area		
Stock Barn ² : Minimal Repair and Upgrade to Building, Accessible Surfacing, Hills & Peak Bench, Paths		
Pole Barn ² : Minimal Repair and Upgrade to Building. Low Barrier Fencing		
Tractor Sheds 1-3: Low Barrier Fencing		
Tree and Shrub Planting with Irrigation & Mulch		
	Subtotal Cost by Category	\$ 650,000 - \$ 700,000
Phase 2 Improvements Construction Cost Budget (2021 Dollars) Subtotal:		\$ 8,600,000 - \$ 11,150,000
Interpretive Improvements¹		
House and Barn Museum Displays		
Self Guided: Wayside Exhibits, Digital Tour of Collection or Exhibits		
Sculptural Elements, Replicas and Object Displays		
Audio Stations, Digital Tours (Guided by Cell or Equal)		
	Subtotal Cost by Category	\$2,800,000
	General Conditions, Bonds, Contractor Fees, Design Contingency (Site + Interpretive Improvements)	\$ 3,577,600 - \$ 4,638,400
PHASE 2 IMPROVEMENTS BUDGET TOTAL		\$ 14,977,600 - \$ 18,588,400
OVERALL CONSTRUCTION BUDGET PHASE 1 AND PHASE 2 IMPROVEMENTS TOTAL (2021 DOLLARS)		\$ 18,659,200 - \$ 22,553,200

Budget Estimate Detail

- 1 Budget for Interpretive Improvements included for planning purposes. See *Interpretation Concept Plan* document for Opinion of Probable Cost on interpretive improvements.
- 2 This budget assumes a cost for minimal repair and code compliance upgrades to historic building/s to allow for public access to structures. Structural modifications or structural improvements are not included in budget and would be per future structural assessment.

Fig. 19 Opinion of Probable Construction Costs

been estimated to be approximately \$18,659,200 - \$22,553,200 million (2021).

The purpose of this planning budget is to serve as a basis for establishing a reasonable budget for the construction of improvements. This cost projection was prepared using standard cost and/or quantity projection practices. Cost data for construction, materials, furnishings, and labor were referenced from other recent public park projects and bids from contractors for projects located in the local region and statewide. Recent trends in construction costs were considered as well.

The basis for this Opinion of Probable Costs has been 2021 Dollars; no escalation or budget has been added to reflect the anticipated increases to labor and materials. Soft costs for design, project management, or construction management have not been included in the budget, nor have costs for operation or maintenance. Soft costs that would likely be needed include fees for design services for the development of the construction documentation package or structural evaluation of the historic buildings, permit costs such as site planning, grading, or building permits, or construction management costs such as costs associated with the hiring of a construction



Image Credit: RRM Design Group

Aerial photo of the Historic Ranch with view to the west.

manager. The estimate also does not include costs and fees related to site conditions that are unknown currently, or include labor costs for any of the Phase 1 work the Plan identifies that could be provided by County staff or volunteers.

Planning level construction costs for public facilities can vary significantly from estimations made from preliminary plans. Costs are highly variable depending on the market conditions at the time of construction, materials, quality of amenities, phasing, number of bidders, and current labor supply. California has witnessed construction cost escalation in recent years, and the Bay Area has experienced some of the most significant escalation within the state.

General Contractor's overhead for general conditions, bonds, and fees have been included in the estimate and calculated on a percentage basis. A design contingency is carried to cover scope that lacks definition at this planning level. As the design becomes more complete during the preparation of construction documentation, the design contingency will reduce. It is recommended an engineer's estimate be prepared during the design development and the construction documentation phase of the project.

POTENTIAL FUNDING OPPORTUNITIES

Walter Cottle Lester established the Martial Cottle Park Foundation to assist the County in developing, improving, and operating the Park. Goals of the foundation include repairing and restoring the historic structures and equipment and supporting park projects within the Park.

In order to fully implement the Historic Ranch, additional funding opportunities will need to be identified and secured. This would include grants for capital projects, park programs, ongoing

evaluation of user fees and short and long-term lease revenues.

5.5 COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The Cottle and Lester Historic Ranch Site Plan is subject to the California Environmental Quality Act (CEQA). The purpose of the CEQA review is to identify and disclose any potential environmental impacts from the implementation of the site improvements. To comply with CEQA, an independent environmental consultant, FirstCarbon Solutions, prepared an Initial Study/Mitigated Negative Declaration.

5.6 CONCLUSION

Martial Cottle Park is a unique park showcasing the history of agriculture in the Santa Clara Valley. The recommendations in this Plan provide guidance for preserving historic resources and expanding recreational and educational opportunities available at the Park to better serve current and future generations. Following the approval of the Plan, County Parks will be evaluating structures and designing public access to open the Historic Ranch. Implementation of the Plan will require substantial capital investment and therefore must be realized over time and in collaboration with partners and other funding sources.

Image Credit: Santa Clara County Parks



Glossary

HISTORIC RANCH - abbreviated name for the Cottle and Lester Historic Ranch. Refers to the 30.9 acre area within the southeastern corner of Martial Cottle Park.

INTERPRETIVE DESTINATION - an interpretive element or feature that offers visitors an interpretive experience.

PARK PARTNERS - organizations working along with the Park that have missions that align with the agricultural vision for the Park, provide additional programming for the public, and/or support projects at the Park.

PERIOD OF SIGNIFICANCE -is the length of time that a property was associated with the important events, activities, or persons, or attained the characteristics that qualify it for listing as a historic resource.

SITE PLAN (PLAN) - refers to this *Cottle and Lester Historic Ranch Site Plan* document.

WORDCLOUD - type of open-response poll that reflects popular responses by altering the text sizes.

Image Credit: Santa Clara County Parks

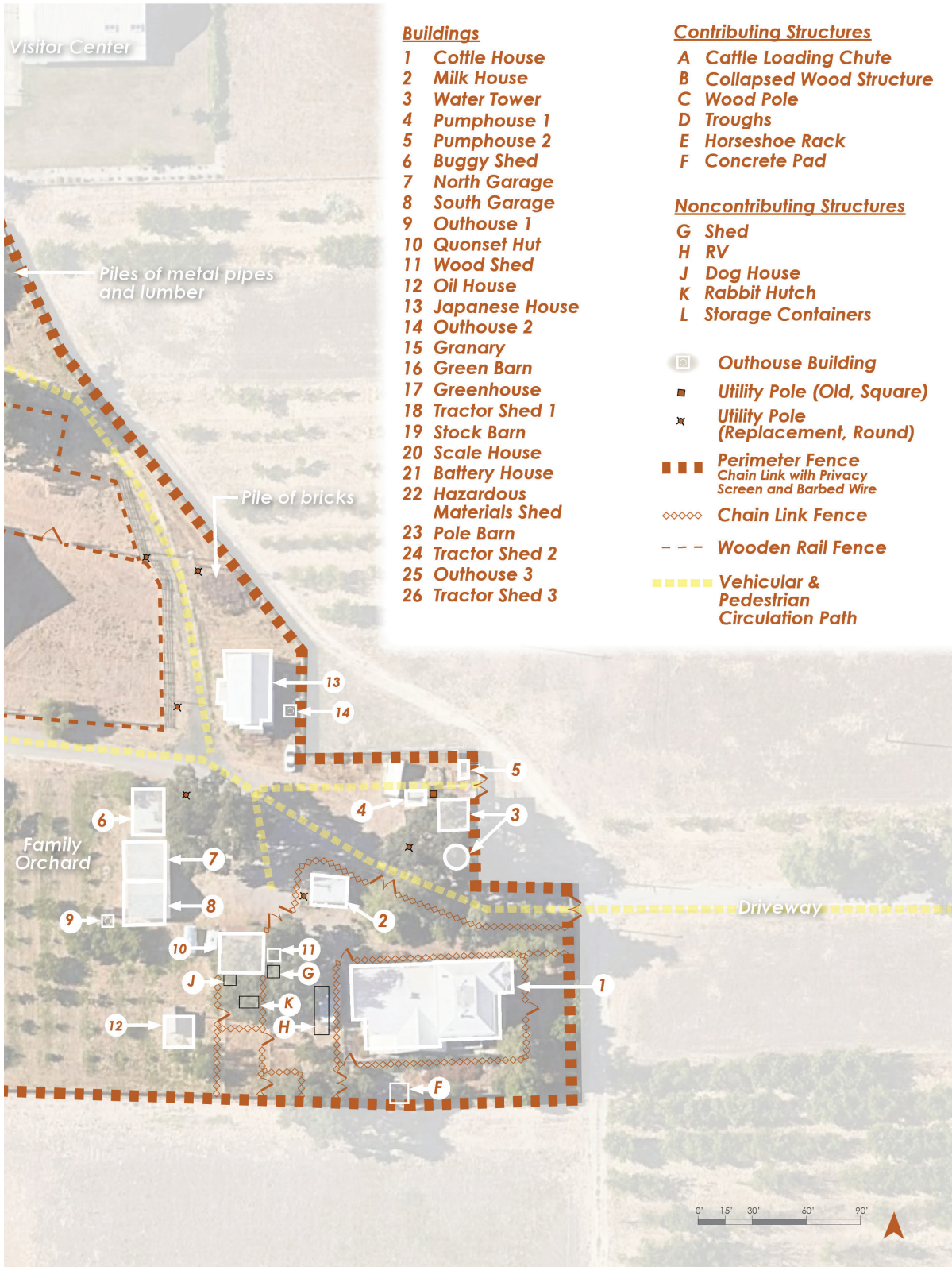


Appendix

EXISTING CONDITIONS OF THE RANCH




Fig. 20 Existing Conditions of the Historic Ranch





COMMUNITY WORKSHOP 1

Martial Cottle Park Life Estate Plan

What do you like about Martial Cottle Park?	
the amount of heritage that has been retained	
the location the park	
the opportunity to volunteer	
THE WORKING FARM	
THAT SO MUCH PERSONAL PROPERTY WAS RETAINED BY WALTER + DONATED TO THE COMMUNITY	
EQUIPMENT/HOUSE ARTIFACTS FROM THE HOME FARM HERITAGE - VALLEY OF THE HERON'S DELIGHT	
TO BE ABLE TO WORK, WALK & ENJOY THE LAND	
PICNIC AREAS	
Park Staff & the great job they do	



COMMUNITY WORKSHOP
AUGUST 17, 2019


Fig. 21 Public Input Poster 1, Workshop #1

Participant responses to the question, "What do you like about Martial Cottle Park?" Collected during Community Workshop 1 in August 2019.


COMMUNITY WORKSHOP 1

Martial Cottle Park Life Estate Plan

What do you think could happen here on the Life Estate?	
	Farm machinery exhibits and demob
4-H Sharing- space for 4-H group	Build affordable housing for farm workers
more Community gardens	Administrative space for Foundation
Restore the Home for ^{historical} tours &/or events ✓	To restore some equipment to working condition ↳ example be able to pull plow - provide interactive experience
Historically accurate restoration of the House <small>PARTICIPATE IN THE FARM EQUIPMENT FOR HANDS-ON USE, INTERPRETATION + DEMONSTRATION PURPOSES.</small>	WINDMILL TOWER/HOUSE + FAX
MAKE EFFORT TO MAINTAIN + PRESERVE HISTORIC EQUIP? <small>NEED RATHER THAN WAITING FOR G.F.C. FUNDING.</small>	PLACE WATER TANK ON STANDS
Indoor presentation space (auditorium)	EARLY ELECTRICITY @ C.R.
Displays about lives of farm workers	Dog Park
Displays about crops, irrigation, soil, and weather harvesting, packaging, shipping crops.	Provide paths through fields to improve connectivity
Horses, used for farming. 4H Project Displays about horses.	
Windmill, water tank	
Displays about raising cattle	



SANTA CLARA COUNTY PARKS



rrm design group

COMMUNITY WORKSHOP
AUGUST 17, 2019


Fig. 22 Public Input Poster 2, Workshop #1
Participant responses to the question, "What do you think could happen here on the Life Estate?"
Collected during Community Workshop 1 in August 2019.

COMMUNITY WORKSHOP 1

Martial Cottle Park Life Estate Plan

**What would you like to learn more about?
Are there specific stories of the ranch's history you would like to learn about?**

Daily Life!	Farm issues and their lives
WAR-TIME ECONOMY	Cooking
EARLY EST. OF HOUSE/FARM	EARLY GPS + ELECTRICITY AT THE HOUSE
WORKERS THROUGH DECADES	





  COMMUNITY WORKSHOP
AUGUST 17, 2019

Fig. 23 Public Input Poster 3, Workshop #1
Participant responses to the question, "What would you like to learn more about?" Collected during Community Workshop 1 in August 2019.

COMMUNITY WORKSHOP 1

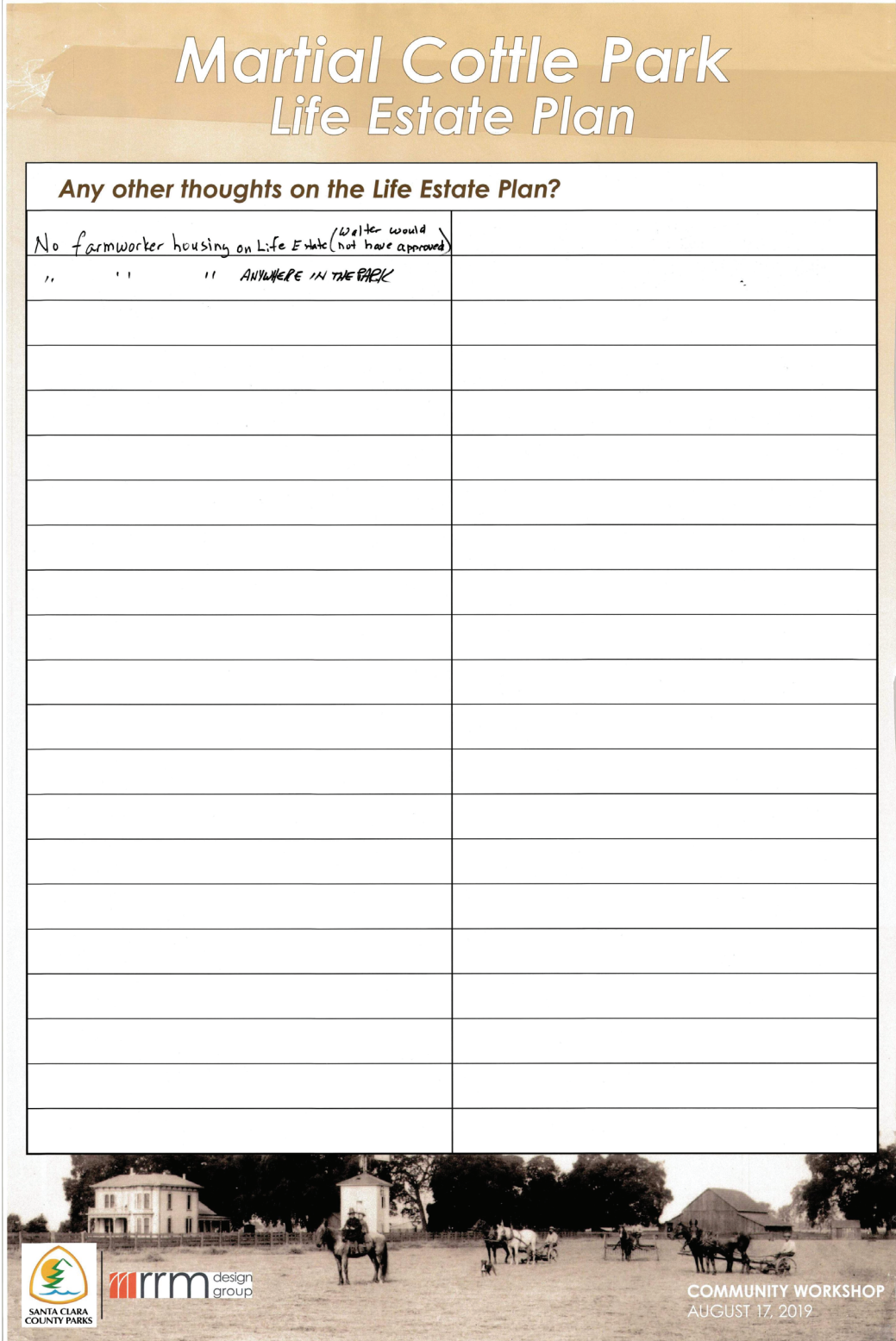


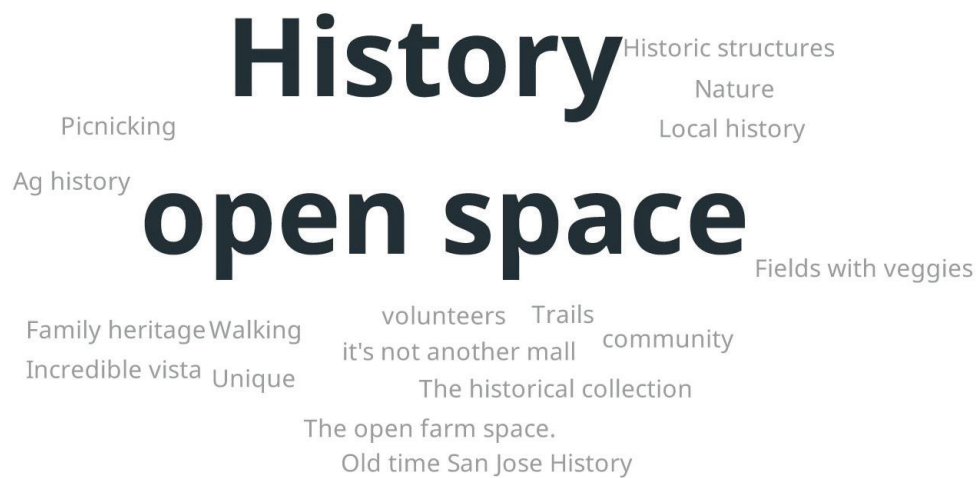
Fig. 24 Public Input Poster 4, Workshop #1
Participant responses to the question, "Any other thoughts on the Life Estate Plan?" Collected during Community Workshop 1 in August 2019.

COMMUNITY WORKSHOP 2

Wordcloud poll

Tell us, what do you like about Martial Cottle Park?

011



slido

Fig. 25 Word Cloud from Workshop #2

During Community Workshop 2 in July 2021, Participants answered a wordcloud poll on what they like about Martial Cottle Park via Slido, a web engagement tool. A wordcloud is a type of open-response poll that reflects popular responses with larger text sizes.

