



August 13, 2020

Ms. Dana Peak
Historic Preservation Review Planner
City of San Jose Planning, Building, and Code Enforcement
200 East Santa Clara Street, 3rd Floor Tower
San Jose, CA 95113

Re: Cityview Plaza Redevelopment – Historic Resources Action Plan
H19-016 MMRP

Ms Peak:

Thank for you for recently meeting with our project team regarding the Cityview Plaza Supplemental Environmental Impact Report (SEIR) and more specifically the mitigation measures surrounding the candidate historic buildings / plaza currently occupying the site.

The Project requires the removal of all structures on site. Through our partnership with the City of San Jose, this **action plan** aims to outline the measures to be taken to respectfully document the existing improvements, commemorate the site's history, and provide the community opportunities to repurpose elements of the site. Furthermore, this action plan was developed to meet certain requirements outlined in section MM CUL-1 of the Cityview Plaza Office Project Migration Monitoring and Reporting Program developed by the City of San Jose. *File No. H19-016*.

Project approvals were attained June 16 of 2020 & proposed site alterations are assumed to begin in the Summer of 2020.

The structures in question are outlined on the next page, in Table 3.3-1, as was presented in the DSIER circulated for public comment in March of 2020.

For clarification, any reference to “five buildings” in the mitigation measures or DSEIR it is understood to represent the four historic candidate city landmark structures noted to be *121 South Market Street (#2 Wells Fargo Bank), 125 South Market Street (#3 Bank of America and tower), 177 Park Avenue (#4 United California Bank), and 170 Park Center (#5 Bank of California)*. The “5th building” is referencing the plaza as a whole and the remaining site structures (#1 Plaza Pavilion Buildings).

Table 3.3-1: Existing Structures On-Site			
No.	Building(s)	Address	Build Dates
1	Landmark building, Plaza Pavilion Buildings, and garage	100 West San Fernando St	1968-1969
1		130 South Almaden Blvd	
1		115 South Market St	
2	Wells Fargo Bank	121 South Market St	1969-1970
3	Bank of America and tower	125 South Market St	1970-1971
4	United California Bank (Morton's Steakhouse)	177 Park Avenue	1971-1973
5	Bank of California (Sumitomo Bank/Family Court)	170 Park Center	1971-1973
6	Mitsui Manufacturers Bank (Heritage Bank/Kiosk)	150 South Almaden Blvd	1984-1985
7	Scott's Seafood/Parking Garage	183-185 Park Avenue	1985



HISTORIC RESOURCES MITIGATION ACTION PLAN:

1. Historic American Building Survey (HABS) Documentation and Digital Scans: MM CUL-1.1

Action:

- a) Retain an Architectural Historian meeting the Secretary of the Interior's Professional Qualification Standards to oversee the preparation of Level III Historic American Building Survey (HABS) consistent with the Secretary of the Interior's Standards for Architectural and Engineering Documentation.

Responsible Party:

- SJ Cityview LLC (Jay Paul Company)

Action:

- b) Prepare documentation of 121 South Market Street (Wells Fargo), 125 South Market Street (Bank of American and Tower), 177 Park Avenue (United California Bank), and 170 Park Center (Bank of California), San Jose, and associated features, spaces and landscaping on the project site, in accordance with the guidelines established for a Level III Historic American Building Survey (HABS) consistent with the Secretary of the Interior's Standards for Architectural and Engineering Documentation.

All documentation shall adhere to the National Park Service publications and guidelines, including:

- *HABS/HAER Guidelines, HABS Historical Reports, October 2000*
- *HABS/HAER Guidelines, HABS/HAER Photographs: Specification and Guidelines, June 2001*
- *Revised HABS/HAER/HALS Guidelines for photographic documentation, May 2010*
- *National Register Photo Policy Factsheet, May 15, 2013*

The documentation shall consist of the following:

Sketch Plan

Sketch site plan of the Candidate City Landmark District including the Landmark Building, two pavilions, and garage; the Wells Fargo Bank; Bank of America; United California Bank, and Bank of California.

Note: The Historic Resource Project Assessment (Archives and Architecture, December 18, 2019, revised February 7, 2020) did not document or assess the significance of any the interior spaces of the buildings or plaza. Nor did it identify any interior spaces as character-defining features. This is standard practice because Chapter 13.48 Historic Preservation Ordinance does not designate or regulate interior spaces. Therefore, the interior spaces are not included in the HABS documentation as they do not contribute to the assessed significance of the buildings that is part of the record of the Environmental Impact Report. The City of San Jose concurs with this conclusion.

Digital Photographs:

Prepare digital photographic documentation that conveys the historic significance of the Candidate City Landmark District and provides an accurate record of the exterior and setting of the four buildings. Documentation must include multiple views of context views of the site, significant facades, and detail views of specific character defining features. The buildings located at 150 Almaden Boulevard and 185 Park Avenue will be captured in the context views of the plaza and historic buildings.

Photographic documentation shall be done in compliance with the **National Register Photo Policy Fact Sheet (see attached)**. Photographs must have a permanency rating of approximately 75 years.

Written Report

Prepare written report using the “short format” for all of the buildings and the plaza, including 150 Almaden and 185 Park Boulevard, which will be compiled into one document. This includes the name of each building, location, significance, exterior description, history, sources, name of historians, and project information. The report will include a field survey of the properties to verify existing conditions, additional historic research to supplement the historic report prepared by Archives & Architecture if appropriate.

Responsible Party:

- Architectural historian meeting the Secretary of the Interior’s Professional Qualification Standards
- SJ Cityview LLC (Jay Paul Company)

Action:

c) A digital scan of the entire site shall be completed:

The scans shall be provided to the City of San Jose in a digital format reasonably defined by the City of San Jose.

Responsible Party:

- SJ Cityview LLC (Jay Paul Company)

Action:

d) Video Production

Complete video walkthrough of the four structures and associated features on the project site.

Responsible Party:

- SJ Cityview LLC will prepare the video
- The City of San Jose will review the video to determine that all requirements have been met

Action:

- e) Submit documentation for review to the Director of Planning, Building or Code Enforcement or the Director's designee.
- f) The Director of Planning, Building or Code Enforcement or the Director's Designee shall review the documentation prior to the issuance of any grading, demolition, or building permits or any other approval that would allow disturbance of the project site. The City will approve the documentation when all requirements have been met.
- g) Following approval, print all documentation on archival paper as requested by the City of San Jose.
- h) Submit additional copies of final documentation to the San José Library's California Room and the Northwest Information Center at Sonoma State University and provide written documentation to the Director of Planning, Building or Code Enforcement or the Director's designee that the documentation was received by these organizations.

Responsible Party:

- SJ Cityview LLC (Jay Paul Company)
- The Director of Planning, Building or Code Enforcement or the Director's Designee

2. Relocation: MM CUL-1.1

Action:

- a) Advertise the availability of 121 South Market Street (Wells Fargo), 125 South Market Street (Bank of American and Tower), 177 Park Avenue (United California Bank), and 170

Park Center (Bank of California) for relocation. This must be done for a period of no less than 60 days in a newspaper of general circulation and on a website, and notice placed on the project site. The project applicant shall contract and fund the advertisements. The City of San Jose will post the opportunity for relocation on the Planning Division's environmental review website where the corresponding environmental review documentation is posted. A draft of the advertisement has been provided herein as *exhibit A*.

- b) The project applicant shall provide evidence (i.e., receipts, date and time stamped photographs, etc.) to the Director of Planning, Building or Code Enforcement or the Director's designee that this condition has been met prior to the issuance of demolition permits.
- c) Relocation activities, should they be undertaken, must be completed within a responsible timeframe and with industry standard insurance and safety measures in place. Relocation will be at interested 3rd parties' cost.

Responsible Parties:

- SJ Cityview LLC
- City of San Jose Planning Division

3. Salvage: MM CUL-1.1

Action:

- a) If no third party agrees to relocate 121 South Market Street (Wells Fargo), 125 South Market Street (Bank of American and Tower), 177 Park Avenue (United California Bank), and 170 Park Center (Bank of California) within the specified time, the buildings shall be made available for salvage to salvage companies facilitating the reuse of historic building materials. Noticing will be concurrent with relocation requirements.
- b) Salvage operations must be completed within 30 days from approval by SJ Cityview LLC and will be at 3rd parties' cost.
- c) The project applicant must provide evidence to the Director of Planning, Building or Code Enforcement or the Director's designee that this condition has been met prior to the issuance of demolition permits.

Responsible Parties:

- SJ Cityview LLC

4. Deconstruction / Reverse Construction: MM CUL-1.1

Video of deconstruction was determined to be unbeneficial in the context of the site due to the scale of the buildings, the way the buildings were constructed and how such buildings are practically demolished. Therefore, a written report will be substituted for the video documentation. As described below, the written report will separately supplement the HABS style record to fulfill the intent of the mitigation measure to understand and record the construction methods and materials of the buildings. The City of San Joes concurred with this conclusion.

Action:

- a) Provide a written report outlining how the building(s) were originally constructed, including photographs, and outlining notable construction materials and/or features and how they were implemented. The report will be prepared by a historic architecture firm with input from industry professionals such as architects and engineers.

The reports will be submitted in two phases for review and approval:

1. *170 Park Center*
2. Buildings:
 - 121 South Market Street*
 - 125 South Market Street*
 - 177 Park Avenue*
 - 100 W. San Fernando*
 - 115 S. Market Street*
 - 130 South Almaden Blvd.*

Note:

- Site / Building features may be consolidated where appropriate (for example, duplicative).
- The Phase 2 deliverable will incorporate the Phase 1 (170 Park Center) into one comprehensive report.

- b) Submit available record drawings from the initial construction, as available, to supplement these report(s). The plans and/or supplemental documentation shall be submitted to the Director of Planning, Building or Code Enforcement or the Director's designee via downloadable link or a digital thumb drive.

Responsible Parties:

- SJ Cityview LLC (Jay Paul Company)
- Architectural historian and/or historic resource architect meeting the Secretary of the Interior’s Professional Qualification Standards
- City of San Jose’s Director of Planning, Building or Code Enforcement or the Director’s designee

5. Commemoration: MM CUL-1.1

Action:

- a) Commemorate 121 South Market Street (Wells Fargo), 125 South Market Street (Bank of American and Tower), 177 Park Avenue (United California Bank), and 170 Park Center (Bank of California) and associated features on the project site.

Commemoration could include:

- Physical remnants from the site
- Oral histories
- Research
- Historic photographs
- Historic maps
- Historic displays
- Historic Marker consistent with the City’s Marker Program for history

SJ Cityview LLC is considering several commemoration concepts, including but not limited to, Digital Preservation (already completed) Inlaid Building Footprint, and Interactive Displays. Several of these concepts have been presented to the City of San Jose during the entitlement process and various stakeholder in the community including PACSJ and the Tech Museum. These commemoration concepts are further detailed in *Exhibit B* herein.

- b) Prior issuance of the first above grade building permit for the project, the applicant shall submit a report supplement to this Action Plan to the City’s Director of Planning, Building or Code Enforcement or the Director’s designee detailing the specifics for the commemorative actions ultimately to be implemented. This supplemental memo will be reviewed City’s Director of Planning, Building or Code Enforcement or the Director’s designee to determine that the intent of the commemoration requirements have been met.
- c) Implementation of the required commemoration shall be completed prior to substantial completion of the project.

Responsible Parties:

- SJ Cityview LLC (Jay Paul Company)
- Director of Planning, Building or Code Enforcement or the Director's Designee shall review and approve the commemoration project/s.

We appreciate the opportunity to collaborate with you on this process and look forward to providing both an exciting new chapter to this precinct of downtown as well celebrating the achievements and history of the project site. Please provide written confirmation of, or comments to, this action plan.

Please sign below indicating concurrence with the action plan outlined above:

Robert Manford

9/2/20

By:

Date:

Thank You

Sincerely,



Casey Kraning
Director | Real Estate Development
SJ Cityview LLC c/o Jay Paul Company

CC:

Cassandra van der Zweep, City of San Jose
Reema Mahamood, City of San Jose
Janette D'Elia, Jay Paul Company
John Chen, Jay Paul Company

EXHIBIT A:

CITYVIEW PLAZA SALVAGE/RELOCATION OPPORTUNITY:

Identified Historically Significant Buildings and Building Materials are available for relocation and/or salvage prior to the planned demolition of the proposed structures. Located in downtown San Jose, these structures include:

- 121 South Market Street
- 125 South Market Street (101 Park Center Plaza)
- 177 Park Ave
- 170 Park Center

These buildings, consisting mainly of concrete, steel, and glazing have been described as taking architectural cues from both modernist and brutalist techniques. Built between 1969-1973 they also were part of the initial works by the San Jose Development agency.

The buildings vary in terms of size, complexity, condition, and degree of lead and asbestos mitigation that would be required for relocation/salvage.

Qualified and interested parties are encouraged to contact the development team for more information prior to September 8th 2020 regarding opportunities and requirements for potential salvage and relocation.

Contact: Casey Kraning at ckraning@jaypaul.com or 415-263-3313 for more information.

EXHIBIT B:

CITYVIEW PLAZA COMMEMORATION IDEAS:

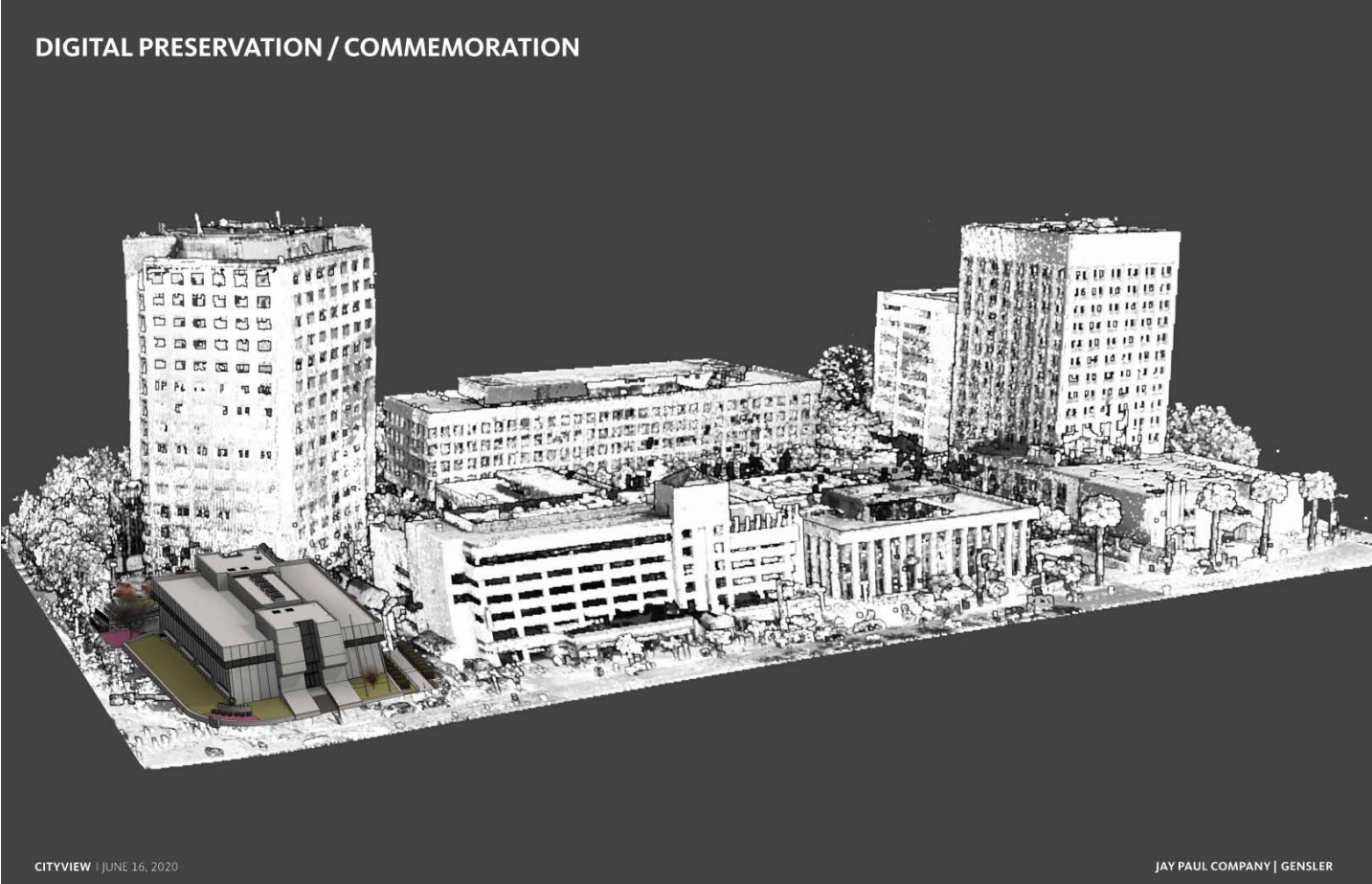
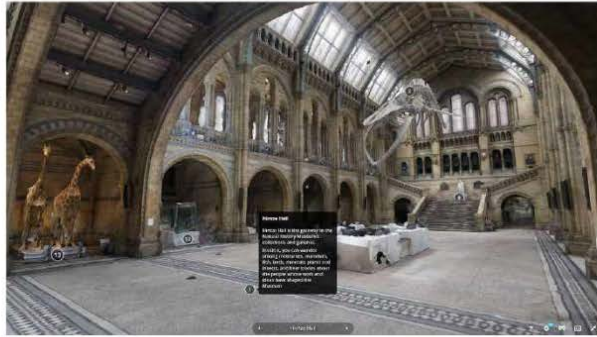


Exhibit B Continued:

PROPOSAL | **INTERACTIVE VR/AR EXPERIENCE (In progress)**



Hintze Hall, NHM London



National Museum of Natural History, Washington, D.C.



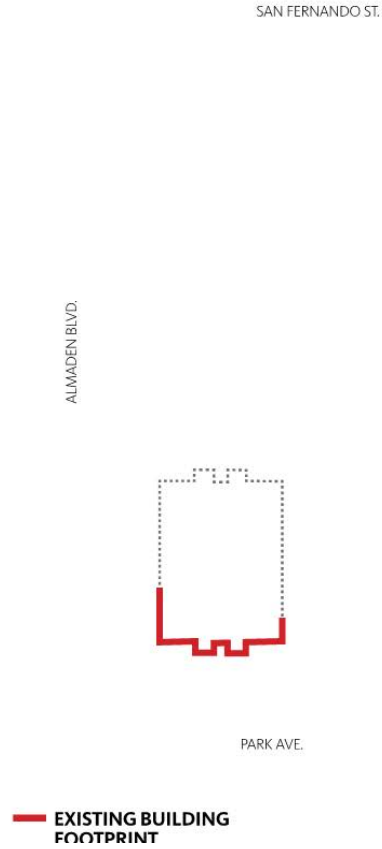
A mobile application called "The Speaking Celt",
Museum of Celtic Heritage, Salzburg, Austria



Augmented Reality Application To Discover Features Of The New Apple Park
Apple Visitor Center, Cupertino, California

Exhibit B Continued:

PROPOSAL | INLAID BUILDING FOOTPRINT ON SITE



Plaque On King St. Marking San Francisco's Original Shoreline San Francisco, California