





APPENDIX

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HISTORIC DESIGNS

SUMMARY OF HISTORIC SIGNIFICANCE

St. James Park anchors the St. James Square City Landmark District. Representative of San Jose's urban transformation from a secular Spanish pueblo to the commercial capital of Santa Clara County, the park's pathways, plantings, and tradition of memorialization have combined to define the park's period of significance as the period stretching from 1887 to 1954. This era, which saw Rudolf Ulrich's plan for the park take shape as St. James Square, rose to become the center of civic life in downtown San Jose.

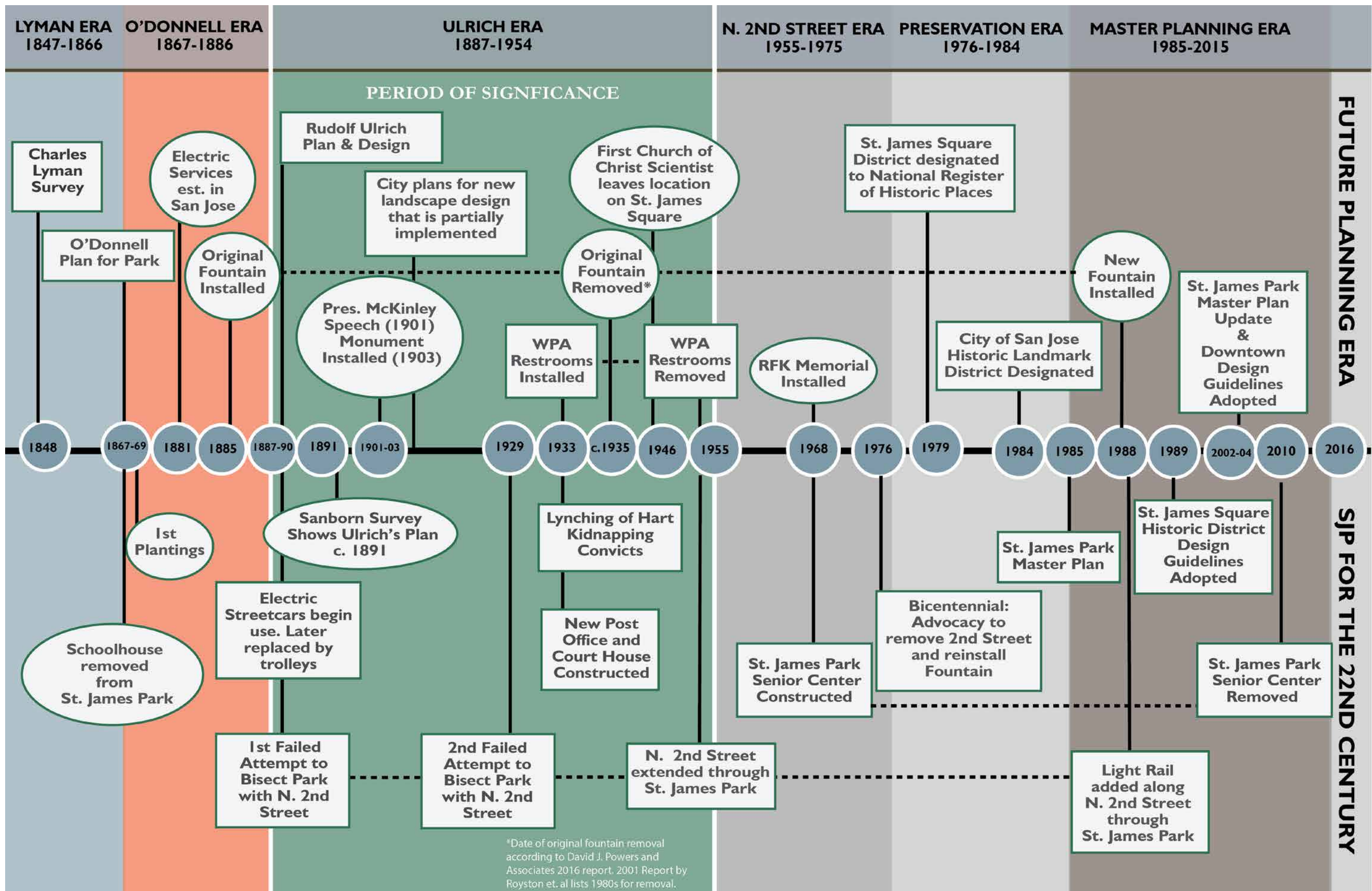
Beginning with a survey that set aside seven and-a-half acres for the park in 1847, through its initial design in 1868 and redesign in 1887, the park emerged among other competing green spaces as San Jose's primary civic square. St. James Park was the stage for presidential speeches, for labor union protests, and for community gatherings large and small. It was the place to be and be seen.

After the Second World War, technological developments, most notably in transportation, enabled wide spread urban sprawl as the 20th century progressed and populations began to shift to more suburban settings. After previous attempts to bisect the park had failed in 1887 and 1929, St. James Park was bisected by N. 2nd Street in 1955. This major alteration to the park's plan shifted the City's vision from looking inward toward its center, to looking outward beyond its rapidly expanding perimeter. The era of St. James Square as a vibrant cultural center began to fade.

In the mid 1970s, after two decades of disengagement from the park and its surrounding district, efforts to promote and preserve the character-defining features of St. James Park and the historic fabric surrounding it began to strengthen with the designation of the St. James Square Historic District to the National Register of Historic Places in 1979. By 1985, the park's first Master Plan, the first major investment towards the park's design since 1920, sought to reemphasize the park's past, while design guidelines established in 1989 for the St. James Square Historic District sought to maintain the historic character of civic and culturally significant buildings surrounding the park. These shifts over time have placed the park in its current context, ready to embrace a truly visionary plan that not only honors the past but propels the park into an engaging future that recaptures its civic primacy.



In the early 1890s, St. James Park emerged from its redesign as the premier civic green space in San Jose. The park's lush landscape and undulating paths brought users to the park's noteworthy central fountain. Source: History San Jose via The San Jose Blog, 24 June, 2014. <http://www.thesanjoseblog.com/2014/06/san-jose-historic-photos.html>



CHARACTER-DEFINING FEATURES

In 2001, Royston, Hanomoto, Alley & Abey's consultant, Architectural Resources Group, identified the following seven Character-Defining Features (CDF) of St. James Park. These CDFs included:

DIAGONAL CROSS-AXIS PATHS & UNDULATING PERIMETER PATHS

MCKINLEY MONUMENT

TRADITION OF MEMORIALIZATION IN THE PARK

PERIMETER TREES

FLAT GROUND PLANE

TREE VARIETY AND SHADE CANOPY

OPEN SPACES OF WESTERN SIDE

These CDFs were derived from research into the park's transformation over 150-plus years. They have been further analyzed as part of this design proposal to assess their validity in terms of St. James Park's historic significance and incorporation into future planning and design of the park.



Image of Electrolier in St. James Park. Published in the Sacramento Union 24 June, 1908.

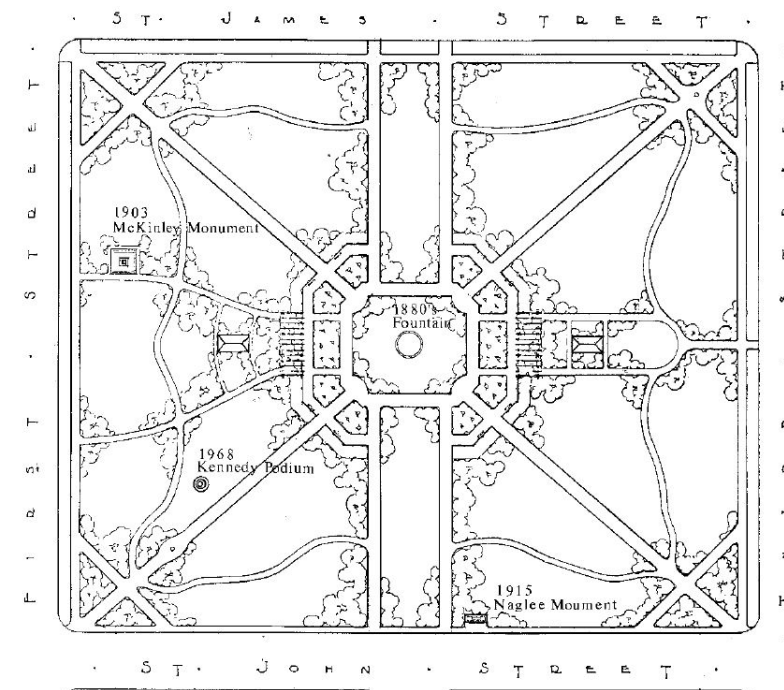
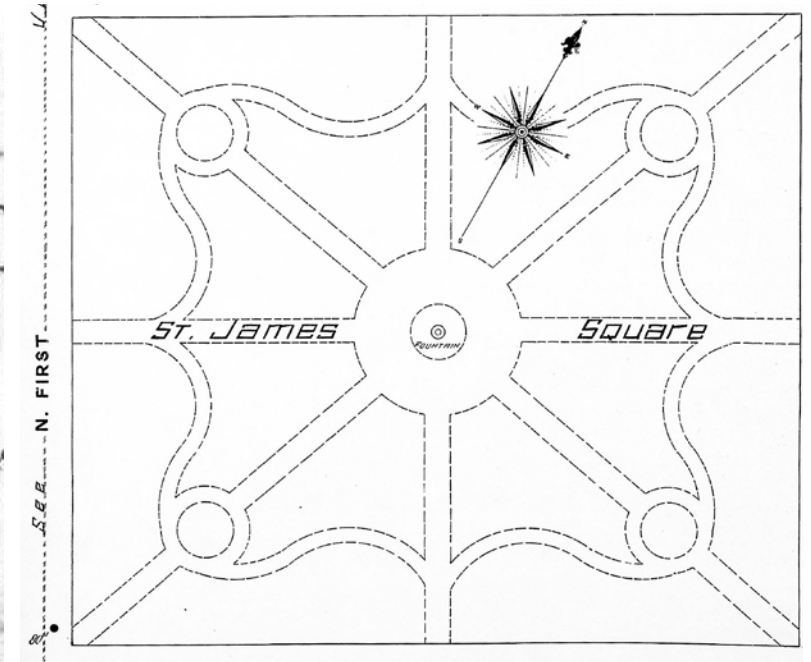
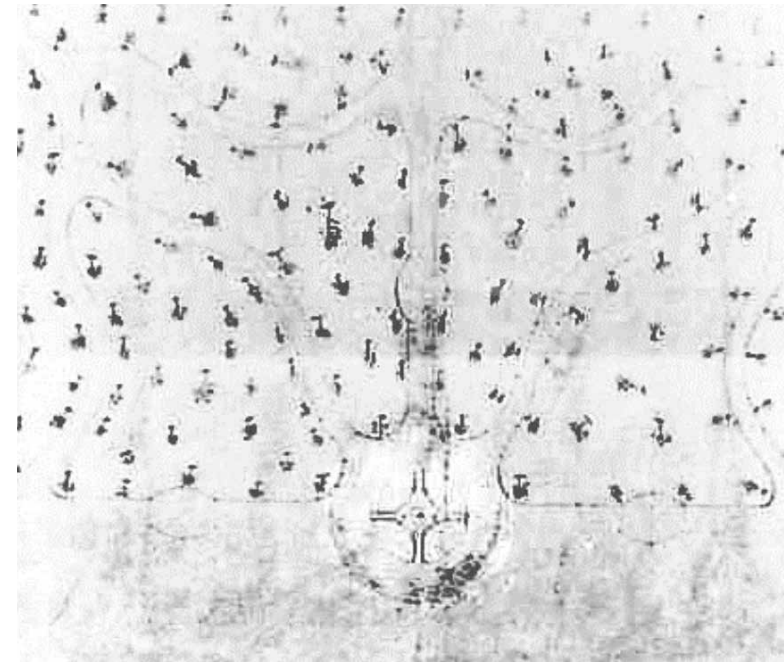
DIAGONAL CROSS-AXIS PATHS & UNDULATING PERIMETER PATHS

CDF CURRENT CONDITION:

- Historic pathways are most intact in the western half of the park.
- Pathways and overall pedestrian circulation in the eastern half of the park have been heavily altered or removed completely due to several changes to the park's interior arrangement, most notably in the north eastern quadrant during the construction and subsequent removal of the St. James Park Senior Center, 1968 - 2010.

DESIGN RECOMMENDATIONS:

- Site The Levitt Pavilion at the northeast quadrant of the park, which more than any other section of the park has changed dramatically throughout the park's existence.
- Retain or provide an undulating perimeter path that unites and connects the eastern and western halves of the park.
- Preserve diagonal entrances from each corner, reimagine as connections to new park programming.



Clockwise from top left: William O'Donnell's plan for St. James Park (1867); Sanborn-Perris Fire Insurance Survey (1891); City of San Jose's plan for St. James Park (1920); Google Earth Aerial Image of St. James Park (2016).

McKINLEY MONUMENT

CDF CURRENT CONDITION:

- The monument has remained in its original location since 1903 and is commonly referenced as a key feature in the park. It is also the park's first memorial in a series of memorials that have been placed within the park since 1903.
- The monument is St. James Park's first memorial.

DESIGN RECOMMENDATION:

- McKinley Monument should will remain in its historic location, allowing the monument to continue to represent the most significant event in the park's history and its connection to a nationally significant historic event.

TRADITION OF MEMORIALIZATION IN THE PARK

CDF CURRENT CONDITION:

- Several memorials have been placed in the park to commemorate significant speeches and individuals associated with the park's history:
 - McKinley Memorial (1903)
 - Naglee Memorial (1915)
 - Robert F. Kennedy Memorial (1968)
 - Fireman's Memorial relocated to St. James Park (1994)

DESIGN RECOMMENDATION:

- Develop a consistent framework for existing and future memorials to be placed -- as has become tradition in St. James Park.



McKinley Statue, May 1942. Photographed by Russell Lee. Library of Congress.



Aerial photo of San Jose c. 1906, showing St. James Square with the densely planted St. James Park at center. By this time, St. James Park's character-defining shade canopy was fully in place. Library of Congress.

PERIMETER TREES

CDF CURRENT CONDITION:

- Historic palm trees surround the east and west sides of the park and deciduous trees line the northern edge. The south side of the park is currently planted sporadically. Perimeter planting appears in multiple historic photographs and bird's eye photographs published during the park's period of significance.

DESIGN RECOMMENDATION:

- Maintain perimeter tree planting on all sides, ensuring that the park's setting within St. James Square will be retained. The trees aid in separating pedestrian space from vehicular parking or travel lanes and a high canopy allows for views of the surrounding building fabric which is integral to the historic integrity of the park's setting.



Passive use along the park edge, 1942. Photo shows perimeter palm trees and the United States Post Office along N. 3rd Street. Photographed by Russell Lee. Library of Congress.

FLAT GROUND PLANE

CDF CURRENT CONDITION:

- Topographic uniformity has remained unaltered through the park's history.

DESIGN RECOMMENDATION:

- Balance the continuation of open space of the park's flat ground plane with proposed new uses. Maintain a primarily flat lawn at the Levitt pavilion viewing area, allowing for continued recreational use of the northeast quadrant of the park while also providing a raised stage area for optimal audience view and site lines.



St. James Park's western interior, May 1942. The park's flat ground plane, mature trees, and shade canopy remain character-defining features through the Interwar years. Photographed by Russell Lee. Library of Congress.

TREE VARIETY & SHADE CANOPY

CDF CURRENT CONDITION:

- A variety of trees were planted in the park between 1869 and 1887 (some transplanted to other city open spaces in late 1880s due to extreme density).
- The current canopy is sparse relative to the level of shade coverage provided to park patrons during the period of significance.

DESIGN RECOMMENDATION:

- Incorporate denser and varied planting at relative programmed areas throughout the park to provide shade for park users to stroll along paths.
- Incorporate appropriate tree types and groupings as a tool to frame views and features.

OPEN SPACES OF WESTERN SIDE

CDF CURRENT CONDITION:

- The western side of the park has expansive turf and no buildings occupied this half of the park since its initial design in 1868.
- Although open space of the western side of the park was identified as a CDF in 2001, the park was more densely planted during its period of significance. Tree canopy shade enabled park users to stroll along paths while wandering through patches of greenspace beneath the canopy. The single-sided openness is not reflective of the park's historic plan which incorporated a larger number of plantings throughout the park while limiting structures within the park to memorials and, for a short period, restrooms.

DESIGN RECOMMENDATION:

- Incorporate a balance of both open and planted space on the east and west sides of the park, using historically-appropriate landscaping along the park edges. This approach creates a smooth transition between Square and Park.



In the early 1890s, St. James Park emerged from its redesign as the premier civic green space in San Jose. The park's lush landscape and undulating paths brought users to the park's noteworthy central fountain. Source: History San Jose via The San Jose Blog, 24 June, 2014. <http://www.thesanjoseblog.com/2014/06/san-jose-historic-photos.html>



C.B. GIFFORD, DEL.



HISTORIC NARRATIVE

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St. James Park emerged in the late 1860s as San Jose's primary public space and by the turn-of-the 20th Century, reached its zenith as a park where citizens could seek recreation and social interaction, through engagement with the park's landscape and surrounding urban environs. Through several transitional eras between the late 1840s and the present, the park adapted to its position within the heart of San Jose, while encountering challenges inherent in a city proven capable of rapid growth and transformation. From Spanish pueblo to the Capital of Silicon Valley, St. James Park has adapted in varying ways as San Jose has transformed over the past 150-plus years. The complexity of the park's history is more effectively understood as a series of eras related to its design and the transformative context that carries the park through time.

SPANISH & MEXICAN GOVERNANCE ERA: 1777-1848

In 1777, Lt. Jose Joaquin Moraga established and settled the Pueblo de San Jose de Guadalupe with fourteen families totaling sixty people. The pueblo along with many others, were developed to support crops grown at California's mission and to support the operation of garrisons located at Monterey and San Francisco.¹ Moraga allocated ground for housing and cultivation and later established the pueblo's main plaza along present-day Market Street between St. John and San Carlos streets in the 1790s; approximately 1-2 blocks south of land that would later be set aside for St. James Park after Spanish governance ended. In 1822, Mexico gained independence from Spain, which resulted in increased foreign trade and the growth of an agricultural economy with its core in San Jose. Between 1822 and 1848, over thirty land grants were provided to new settlers, opening previously unsettled territory in what is now Santa Clara County.²

In 1846, the United States declared war on Mexico, as gradual encroachment by settlers and soon, the prospect of gold led to demand for new territory. During this time of transition, San Jose was surveyed due to increased demand for settlement, in part by American settlers who had increasingly settled in the Santa Clara Valley and the pueblo of San Jose itself. In 1847, surveyor Chester Lyman resurveyed previously erroneously surveyed land around the Santa Clara Valley, as well as land within the pueblo of San Jose. The survey was largely brought on due to increased demand for additional settlement, largely from increasing numbers of American settlers in and around the pueblo.³ Lyman set aside land for three squares: St. James Square, Market Square, and Washington Square. These squares created potential nodes for trade, commerce, public gatherings, and new development in the nascent City of San Jose throughout the 1850s and 1860s.

By 1871, Washington Square transformed into the campus of the California State Normal School (present location of San Jose State University), shifting its use from a public green space to an institutional campus.⁴ Additionally, Market Square, the square with the most direct connection to the San Jose's Spanish-established plaza, was reduced in size over the next several decades, losing its prominence as an open green space, despite the placement of San Jose's City Hall. Accordingly, St. James Square, with its relatively untouched open green space, emerged a victor in terms of prominence as a public green space by the 1880s which enabled St. James Park to become downtown San Jose's central civic space.

LYMAN ERA: 1848-1866

St. James Square remained largely undeveloped in the decades following Charles Lyman's 1847 survey. As other squares gained new identities as campuses for institutions and key public buildings, development became to stir around St. James Park as the City of San Jose vied to regain its position as capitol as it was in Alta California. In 1863, Trinity Cathedral, the oldest standing religious structure in San Jose, was erected to the immediate southwest of the park along E. St. John Street. In 1866, the Santa Clara County Courthouse was constructed along N. 1st Street just west of the park, officially signaling San Jose's earnest for prominence. 1866 also marked the initiation of competition between St. James Square and Washington Square for the placement of the California State Normal School. Washington Square won the competition in 1870, in part due to its size at 26 acres.⁵ San Jose in general won the State Normal School's placement due to its then smaller size, "healthful surroundings" and provision of enough accommodation for students without providing excessive "urban temptations".⁶

O'DONNELL ERA: 1867-1886

With emergent fabric beginning to embrace St. James Park, a plan for its internal landscape finally came to fruition in 1867 when local landscape designer William O'Donnell provide a plan incorporating symmetry and various tree plantings around a central node. During the O'Donnell Era, the park's planting and layout enabled the square's transformation from an undeveloped open area with patchwork development, to a civic center defined by St. James Park and surrounding buildings. Gray & Gifford's *Bird's Eye View of the City of San Jose Cal.* shows St. James Square during the infancy of its civic development in 1869. The Santa Clara County Court with its notable dome, Trinity Cathedral, and trees surrounding the entire perimeter of the St. James Park represent fabric and landscape features present at the time. A series of irregular diagonal paths and a small schoolhouse that once stood within the northeast quadrant of St. James Park are also depicted.⁷

In 1870, O'Donnell was officially awarded a contract by the City to fully develop St. James Park including a botanical layout of 250 trees, lawn, and pathways. O'Donnell's plan represented the first iteration of Saint James Park as a designed landscape within the square. By 1872, the city introduced informal groupings of plantings with open areas of lawn. According to accounts in George Hare's *Guide to San Jose and Vicinity, for Tourists and New Settlers*, "St. James Square [was] being finely ornamented for the enjoyment of future generations," four years after O'Donnell's design for the park was presented.⁸ The extended title of Hare's guide connected with San Jose's growth during this time as settlement increased, especially around places such as St. James Square and its recently-planted park. W.C. Gifford's, *City of San Jose, Cal., 1875* shows San Jose's development around its squares. St. James Park appears with perimeter trees in the midst of an expanding urban context: To the west, the Santa Clara County Courthouse; to the south Trinity Cathedral; to the north and east, residential development proximal to the square.⁹ Just one year after Gifford's map showed St. James Park emerging from its initial design, garden and landscape designer, Rudolf Ulrich, witnessed his design for the California State Normal School's campus at Washington Square come to completion. Ulrich was by the time a well-known designer in Santa Clara County. His work at Washington Square, and additional commissions such as the Hotel Del Monte, surely factored into his subsequent commission for the redesign of St. James Park in 1887.¹⁰

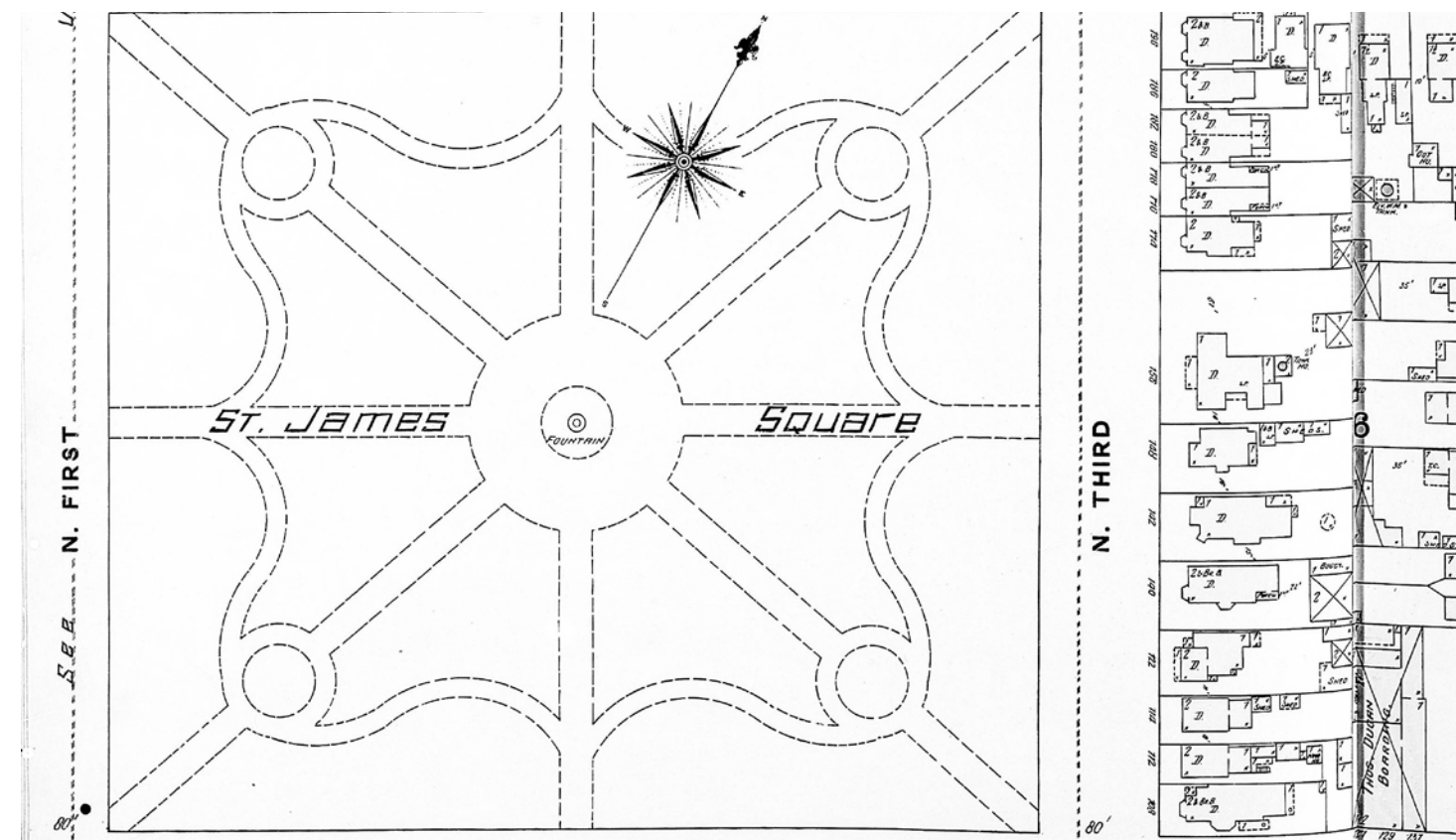


Gray & Gifford's, *Bird's Eye View of the City of San Jose, Cal.*, 1869. Library of Congress. San Jose's emergence around its main squares is depicted at the dawn of the O'Donnell Era which also saw the extension of the Transcontinental Railroad in 1869.

The O'Donnell Era reached its twilight in 1885 with the installation of St. James Park's original fountain. The fountain remained in the park for approximately fifty years until its removal in the 1950s. By the time of the fountain's installation San Jose had become an electrified city (1881) and O'Donnell's plantings within St. James Park had become so robust that periodic transfers of plantings to other public green spaces was necessary to thin out extremely dense areas.¹¹ According to contemporary newspaper reports, among the park's diverse inventory of plantings was at least one "young sequoia from the Mariposa Grove."¹²

ULRICH ERA: 1887-1954

In 1887, renowned garden designer and landscape architect, Rudolph Ulrich, was commissioned to redesign the landscape of St. James Park. Ulrich's design followed the first failed attempt to extend N. 2nd Street through St. James Park and signaled a major shift in the park's position within the greater city. Ulrich incorporated a variety of tree species and other plantings within the park including eucalyptus, pepper, sycamore, maple, palm, and elm trees among several other species, resulting in an extremely dense landscape with a generous shade canopy.¹³ The footprint of Ulrich's design is partially shown on the Sanborn-Perris Map Company's 1891 fire insurance survey of San Jose.¹⁴ Additionally, aerial photographs and lithographs dating from the turn of the century show St. James Park's abundance of mature trees.¹⁵ The park by this time was a fully manifested public space providing a central location for the social, institutional, and religious activity. The park's significance to not only local, but regional and national historic contexts was brought to bear in 1901 when President William McKinley was welcomed to San Jose with a grand parade prior to giving a speech in St. James Park on May 12, 1901.



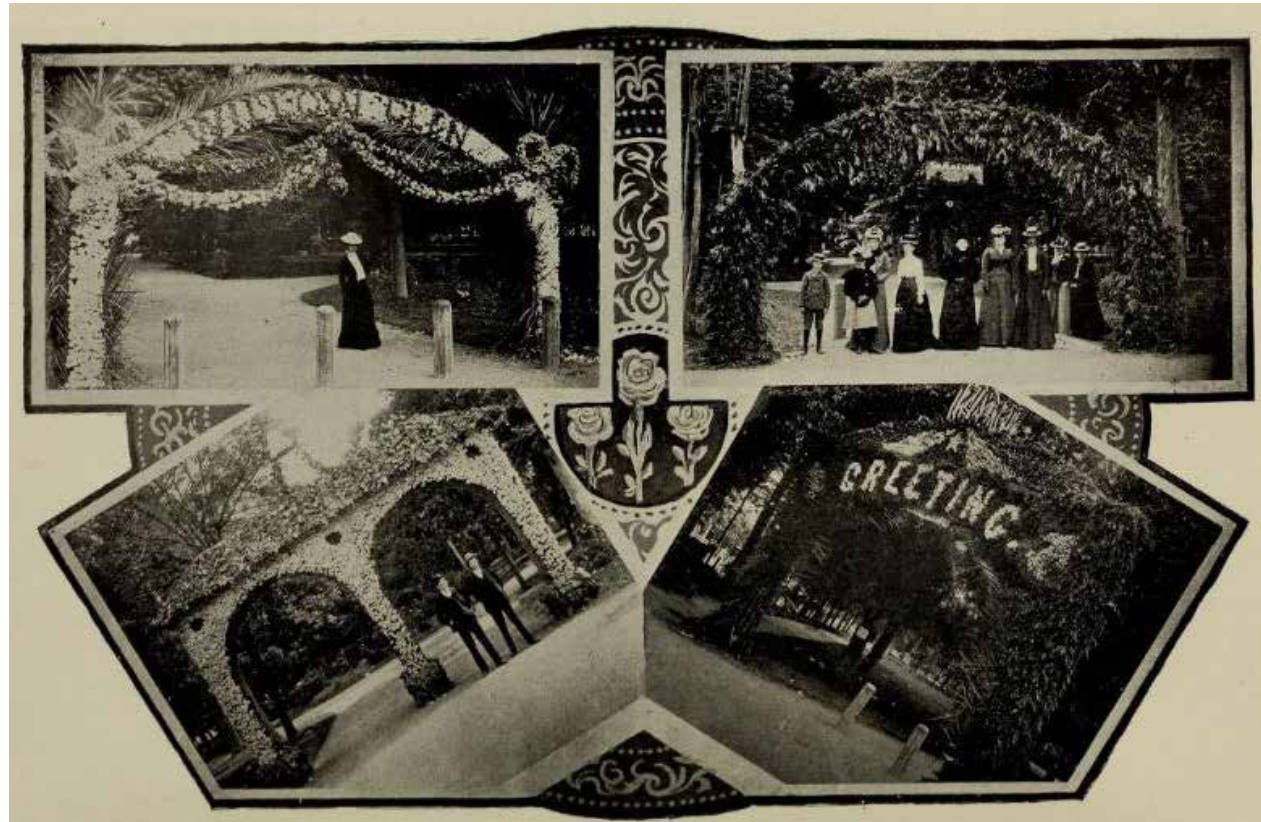
The Sanborn-Perris Map Company's 1891 fire insurance survey of St. James Square show's the square in its earliest iteration after Rudolf Ulrich's 1887/8 redesign. Note residential fabric to the east of the square that was soon replaced by the civic and institutional buildings that came to define St. James Square. University of California-Santa Cruz Digital Collections.

McKinley's speech was witnessed by thousands who had welcomed the President to San Jose with a bouquet of locally-grown flowers, ferns, and leaves from Santa Clara County. The bouquet was 75 feet in diameter by 25 feet high. The park's fountain was temporarily removed and covered with a wire framework to support the massive bouquet.¹⁶ In addition to the bouquet, an arch made of 12 tons of the "largest size prunes" was erected along 1st Street adjacent to St. James Park creating a welcoming gateway.¹⁷ According to one spectator St. James Park represented the best qualities of San Jose, and was undoubtedly the center of day-to-day activity in the city by 1901. The spectator recalled:

"When seen from a bird's eye point of view, the City spreads out in a rectangle of plane surface...it has the appearance of being intersection into four portions by an immense cross that is formed by [Santa Clara and 1st Streets]. The best portion of town is at the very center of the cross, and near this pint the finest buildings in the city have been erected. St. James Park is situated in this direction...it is kept in perfect condition...it is a lovely spot, charming in its beauty and rusticity, and while reposing beneath the shade of spreading branches, one might imagine that the trees had grown there by chance; the product of a most luxuriant nature. There is quite a handsome fountain in the center of the park, with sparkling sprays of water dripping into the stone basin at its foot; and here and there under the shelter of the boughs of pepper, eucalyptus, cypress, orange, sycamore, and many other trees, benches have been placed for the accommodation of visitors and children. A number of fine buildings grace the neighborhood of the park...from the midst of a handsome park covered with verdure, flowers, and majestic trees."¹⁸

When St. James Park was not welcoming political luminaries and throngs of visitors, its robust landscape of mature plantings and well-cared for pathways placed around its feature fountain, served as the connective thread connecting notable buildings adjacent to its tree-lined perimeter. The Santa Clara County Courthouse and Hall of Records, Hotel St. James, Trinity Cathedral, The Ste. Claire Club, First Unitarian Church, The Eagles Lodge, and First Church of Christ Scientist embraced the park throughout its period of significance. Whether commuting to work, overnighting at Hotel St. James, socializing among the who's-who at the Ste. Claire Club, or promenading along the park's undulating network of pathways, St. James Park was a premier destination for all those seeking to see or be seen.

On September 11th, 1902, ground was broken for the placement of the McKinley Memorial, designed by sculptor Rupert Schmid as a life size representation of the President who was assassinated only months after giving his speech in St. James Park in May 1901. The memorial, which remains in its original location-that of McKinley's speech-was paid for by popular subscription totaling a public investment of \$13,000.¹⁹ Over the course of the next decade, St. James Park continued to welcome masses of people in both tragic and celebratory circumstances. In 1906, residents seeking refuge from the catastrophic aftermath of the now infamous earthquake encamped in tents within the park. After recovery from the disaster, the park served as setting for holiday celebration, including a major 4th of July concert held in 1909 that entertained thousands with a choir of 3,000 local children accompanied by a 75-piece orchestra.²⁰ Throughout the Ulrich Era, the park retained a staff of gardeners in order to maintain



its lush landscape and interior infrastructure which included cement paths lit by “electroliers”, benches, and the park’s central fountain.²¹ Children in particular found the park’s fountain stocked with carp to be an alluring attraction.²²

In 1915 the park accepted the placement of a monument to Gen. Henry Naglee, a veteran of the Mexican-American War and major land owner in San Jose. The monument was the second of what became a collection of several monuments and memorials, signaling the park’s importance as a place of for memorialization and an expression of collective memory of the City. By 1920 and 1955 the park began a gradual transition as it was subject to the pressures of a city challenged to change around the emergent dominance of the automobile while combatting the harsh economic times of the Great Depression. By 1930, San Jose “had the highest weekday auto count in California...and was the only city in the state whose weekday traffic count exceeded traffic counts on holidays.”²³

In 1920, the City of San Jose released a plan to formalize the park’s circulation, reflecting a stronger Beaux Arts influence. As a result, the partially implemented plan led to the addition of perpendicular paths at the parks four corners. As the automobile began to eliminate the dependence upon inner-urban rail systems for commutation, a second attempt to bisect the park’s twin-rectangular plan was quelled in 1929, largely due to local advocacy for the park as an asset for outdoor recreation. During the Great Depression and immediately following, fabric within and around the park was altered, signaling an increased trajectory toward a major shifts in the parks appearance and role in urban life. In 1931 the effects of a downward spiraling economy were emphasized when striking cannery workers, up until this time a vital part of San Jose’s agriculturally driven economy, held two major labor rallies in the park.²⁴ The park also gained notoriety in 1933 as the site of the last public lynching in California.²⁵ The elm trees associated with this event have been removed from the park. Works Progress Administration projects prior to the Second World War impacted the park in the form of added structures to provide restrooms within the park. These structures were removed only two decades later. 1933 also saw the addition of a new Post Office and Court House building constructed adjacent to the park’s western edge, as well as restrooms installed within the park.

Projects of the Works Progress Administration were the first incorporation of built fabric in the park’s interior since 1868, when a then present school house was removed prior to the implementation of O’Donnell’s plan. WPA restrooms were removed only two decades later, along with the park’s original fountain during the most impactful alteration to the park in 1955. Despite these events that placed the park within the turmoil of the early 20th century, St. James Park remained a thriving public space through the 1940s.²⁶ In 1946, the First Church of Christ Scientist left its home of over 40 years along St. James Street, an early sign that the age of the Victorian promenade had waned. St. James Park remained a place for passive social interaction through the final years of the Ulrich Era.



A pair of images from Amaury Mars’, *Reminiscences of Santa Clara Valley and San Jose, with the Souvenir of the Carnival of Roses Held in Honor of the Visit of President McKinley, Santa Clara County, CA, May 13-14-15, 1901*, show St. James Park during one of the most important, and certainly the grandest event in its history.



N. 2ND STREET ERA: 1955-1974

In 1955, after two previous failed attempts in 1887 and 1929, N. 2nd Street was extended, amid controversy, through St. James Park, heavily altering the park's established circulation and landscape plan that had been in place throughout the Ulrich Era. Further, N. 2nd Street's extension signaled the City of San Jose's transformation over a century from a dawning town to a burgeoning metropolis. In the years after the Second World War, Santa Clara County shifted away from its historic associations with agriculturally-driven commerce to an emergent, technology-focused economy. The growth of "Silicon Valley" and San Jose's extensive annexation of many unincorporated areas, defined a major change in the City's focus from looking inward to its civic core to seeking extension beyond its historic boundary.²⁷ Between 1950 and 1975, the city's population grew five-fold from 95,000 to over 500,000 as the city's total square mileage increased from 17 square miles to over 120 square miles.²⁸

During the 1960s and 1970s, the City of San Jose expanded outward rapidly as it annexed several outlying unincorporated areas. The expansion of highways and increased utilization of automobiles enabled this rapid expansion. 1968 marked another pivotal year in the park's history, as several buildings were constructed in the park's northwest quadrant for the St. James Park Senior Center. These structures resulted in the loss of open green space within the park's eastern-half that had been present since the park's creation. The complex was removed in 2010 as senior programming was relocated to the Roosevelt Park Community Center in downtown San Jose.²⁹ Also in 1968, the Robert F. Kennedy Memorial Podium was placed in St. James Park after Kennedy's assassination in Los Angeles which followed several months after his speech in St. James Park; continuing the park's tradition of memorialization.

PRESERVATION ERA: 1976-1984

The 1976 U.S. Bicentennial invigorated the historic preservation movement in the United States. In years leading up to 1976, St. James Park had been bisected by N. 2nd Street, while buildings for a Senior Center had been erected in the park in the late 1960s.

At this time, efforts began to focus on the historic value of St. James Square, its park, and the surrounding district associated with each. In 1979, St. James Square Historic District was designated to the National Register of Historic Places. Just six years later, the City of San Jose designated St. James Square as a City Landmark Historic District. The park's significance to the downtown and the square was noted as follows:

- "[St. James Square] is considered the best remaining example in the city of late nineteenth and early twentieth century structures gathered around an identifiable core. St. James Park, the square's core feature and public space connects surrounding fabric sharing historic significance relating to exploration and settlement of San Jose, community planning, and landscape architecture."³⁰
- The nomination noted that the diagonal path system and curvilinear shapes were among the most interesting remaining features of the late 19th century landscape. Buildings representative of a building boom in the 1890s supplement the park's landscape, forming "the only remaining public square in the City of San Jose with good to excellent examples of nineteenth and twentieth century architecture."

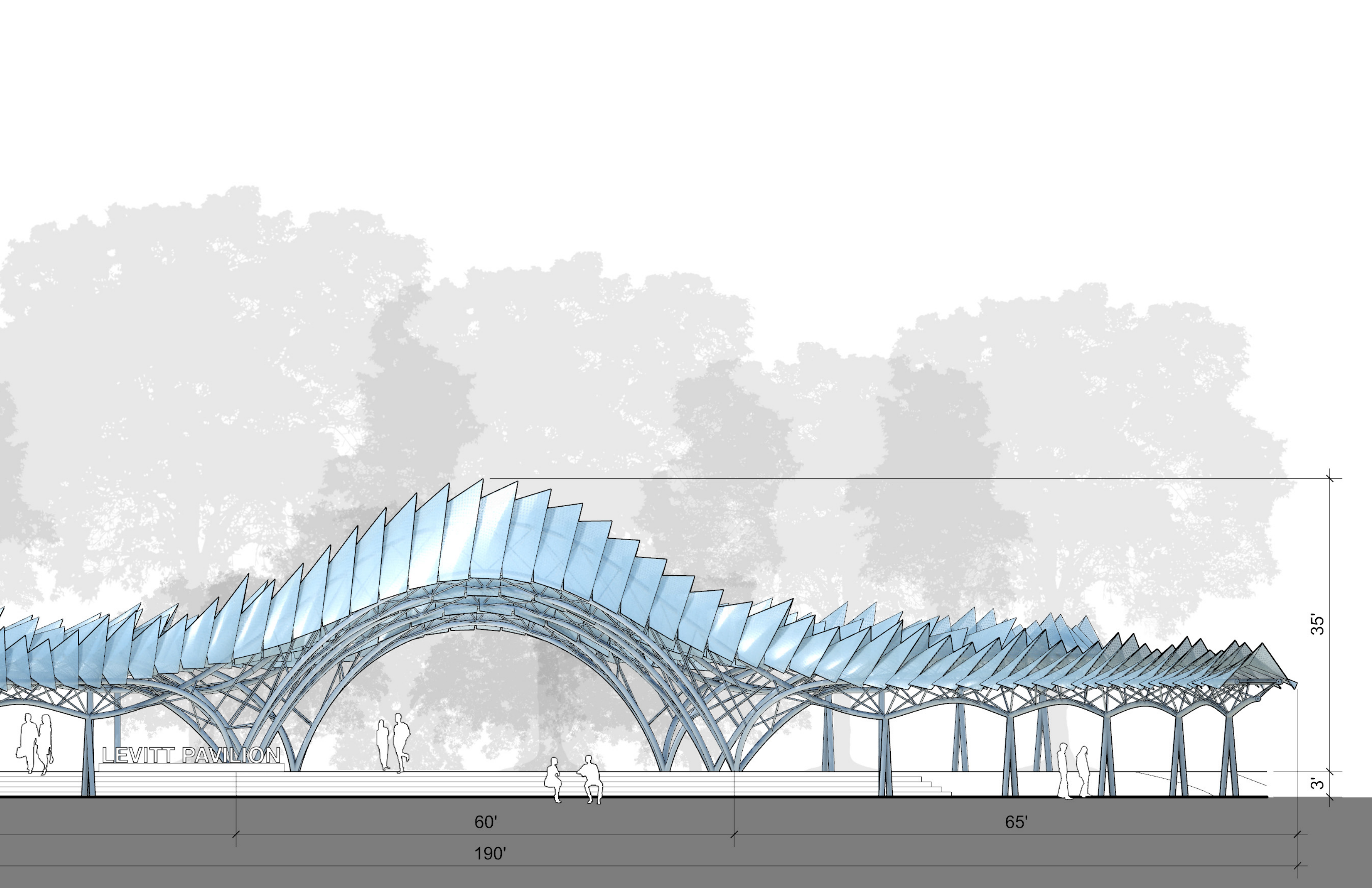
St. James Park’s historic value was emphasized in the years following the groundswell of advocacy associated with recapturing the park’s vitality during its prime. Subsequent master planning showed awareness of the park’s historic, aesthetic, and civic values that influenced its planning through the present.

MASTER PLANNING ERA: 1985-PRESENT

Throughout the 1980s and 1990s, St. James Park and buildings surrounding it within the St. James Square Historic District were the subject of major master planning efforts. Master plans in 1985 and 2002 sought to balance the presence of historic fabric with the demands of a modern civic center. These plans, however, did not enable the park to adapt to changes in the urban environment as effectively as it had during its infancy and through the Ulrich Era. The St. James Park Master Plan was developed in 1985 and sought to reinvigorate the park as a place for recreation and enjoyment, while recapturing the spirit of previous features such as the park’s long-removed historic fountain. In 1988 a new fountain recalling, but not exactly replicating, the previous fountain was installed in the park, but was not able to be placed at the park’s direct center as N. 2nd Street remained, as it exists today, bisecting the park.³¹ Light rail was extended through the park as well along north 2nd Street that same year. The partially-realized Master Plan was followed in 1989 by design guidelines for the St. James Square Historic District. The guidelines aimed to preserve the relationship between the park and buildings surrounding it. Throughout the 1990s, the park and square were stable in terms of their design and usage. In 2001, Royston, Hanomoto, Alley & Abey completed a historical analysis that identified seven character-defining features of St. James Park. Following the study, a second master plan for St. James Park attempted to ensure park’s continued adaption and survival concerning development pressure in the areas surrounding the St. James Square.³² The park’s character defining features relating to its landscape, tradition of memorialization, and atmosphere remain key as efforts to usher the park in to the 21st and 22nd Centuries.

(ENDNOTES)

- 1 Archives & Architecture, LLC, County of Santa Clara: Historic Context Statement, (San Jose, CA: County of Santa Clara: Department of Planning, Revised 2012), 23-24.
- 2 Archives & Architecture, LLC, County of Santa Clara: Historic Context Statement, 24.
- 3 Archives & Architecture, LLC, County of Santa Clara: Historic Context Statement, 24-27.
- 4 Historical Sketch of the State Normal School at San Jose, California, (Sacramento: J.D. Young, 1889), 35-38, 73.
- 5 Historical Sketch of the State Normal School at San Jose, California, 38.
- 6 Historical Sketch of the State Normal School at San Jose, California, 38.
- 7 W. Vallance Gray & C.B Gifford, Bird’s Eye View of the City of San Jose Cal., (San Jose, CA: Geo. H. Hare, Bookseller & Stationer, 1869).
- 8 George Hare, Hare’s Guide to San Jose and Vicinity, for Tourists and New Settlers, (San Jose, CA: G.H. Hare, 1872), 17.
- 9 A.L. Bancroft & Co. Lithographers, City of San Jose, Cal.1875, (San Jose, CA: W.C. Gifford, 1875).
- 10 Historical Sketch of the State Normal School at San Jose, California, (Sacramento: J.D. Young, 1889), 73.
- 11 See, MPA Design: Landscape Architects and Urban Designers’, St. James Park Master Plan, 1985, (San Jose, CA: City Council City of San Jose, July 1985).
- 12 “Coast Works,” Daily Alta California 38, 12703, 23 Jan 1885.
- 13 Royston, Hanomoto, Alley & Abey, St. James Park, San Jose, CA: Historical Analysis, (Architectural Resources Group, 2001).
- 14 Sanborn-Perris Map Company, San Jose, California, Volumes I & II (New York: Sanborn-Perris Map Co., Ltd., 1891).
- 15 Britton & Rey Lithographers, San Jose, California: Santa Clara County, (San Francisco: N.J. Stone Company, 1901.) and San Jose, California, (Geo. R. Lawrence Co., 1906), Library of Congress Digital Collection Online, <https://www.loc.gov/item/2007663900/>.
- 16 “Big Bouquet for McKinley,” SF Call 87,112, 22 March 1901.
- 17 “Great Arches to Span Streets of San Jose,” SF Call 87,101, 11 March 1901.
- 18 Amaury Mars, Reminiscences of Santa Clara Valley and San Jose, with the Souvenir of the Carnival of Roses Held in Honor of the Visit of President McKinley, Santa Clara County, CA, May 13-14-15, 1901, (San Jose, 1901).
- 19 Los Angeles Herald 344, 12 Sept 1902.
- 20 “Thousands Attend San Jose Celebration,” SF Call 106, 35, 5 July 1909.
- 21 “Park Lighted by Electroliers,” Sacramento Union 120, 24 June 1908.
- 22 “San Jose has the Latest Fish Yarn: Carp do Strange Things when so Commanded by Public Park Gardener,” SF Call 6 Feb 1910.
- 23 Archives & Architecture, LLC, County of Santa Clara: Historic Context Statement,44.
- 24 Charlene Duvall, “Sourisseau Academy Smith Layton Archive presents: St. James Square,” (San Jose: Les Amis (the Friends), June 2015). Accessed August 8, 2016, <http://www.stjamesparksj.org/wp-content/uploads/2015/05/Pictorial-History-of-St.-James-Park.pdf>, 16.
- 26 See photographs by Russell Lee depicting passive use along the historic edge accessible at the Library of Congress. Russell Lee, “Street and Park. San Jose, California,” <https://www.loc.gov/item/owi2001006874/PP/>; and (Russell Lee, 1942); Russell Lee, “Shady Street and Park,”(Russell Lee, 1942.), <https://www.loc.gov/item/owi2001006871/PP/>. Photos from Library of Congress Digital Collection Online.
- 27 Archives & Architecture, LLC, County of Santa Clara: Historic Context Statement, 44-47.
- 28 Archives & Architecture, LLC, County of Santa Clara: Historic Context Statement, 44-47.
- 29 Scott Herold, “Herhold: The Last Days of the St. James Park Senior Center”, Mercury News Online, 16 February 2010. url: http://www.mercurynews.com/news/ci_14391902.
- 30 National Register of Historic Places Inventory-Nomination Form: St. James Square and/or St. James Park, U.S. Department of the Interior, National Park Service, 27 Nov. 1979.
- 31 Archives & Architecture, LLC, Historical Evaluation: St. James Park Fountain, (San Jose, CA: Archives & Architecture, LLC, revised 2016).
- 32 See, Royston, Hanomoto, Alley & Abey, St. James Park, San Jose, CA: Historical Analysis, (Architectural Resources Group, 2001) and Royston, Hanomoto, Alley & Abey, Saint James Park Master Plan Update, (San Jose Redevelopment Agency, November 2002).



LEVITT PAVILION

60'

190'

65'

35'

3'

LEVITT PAVILION

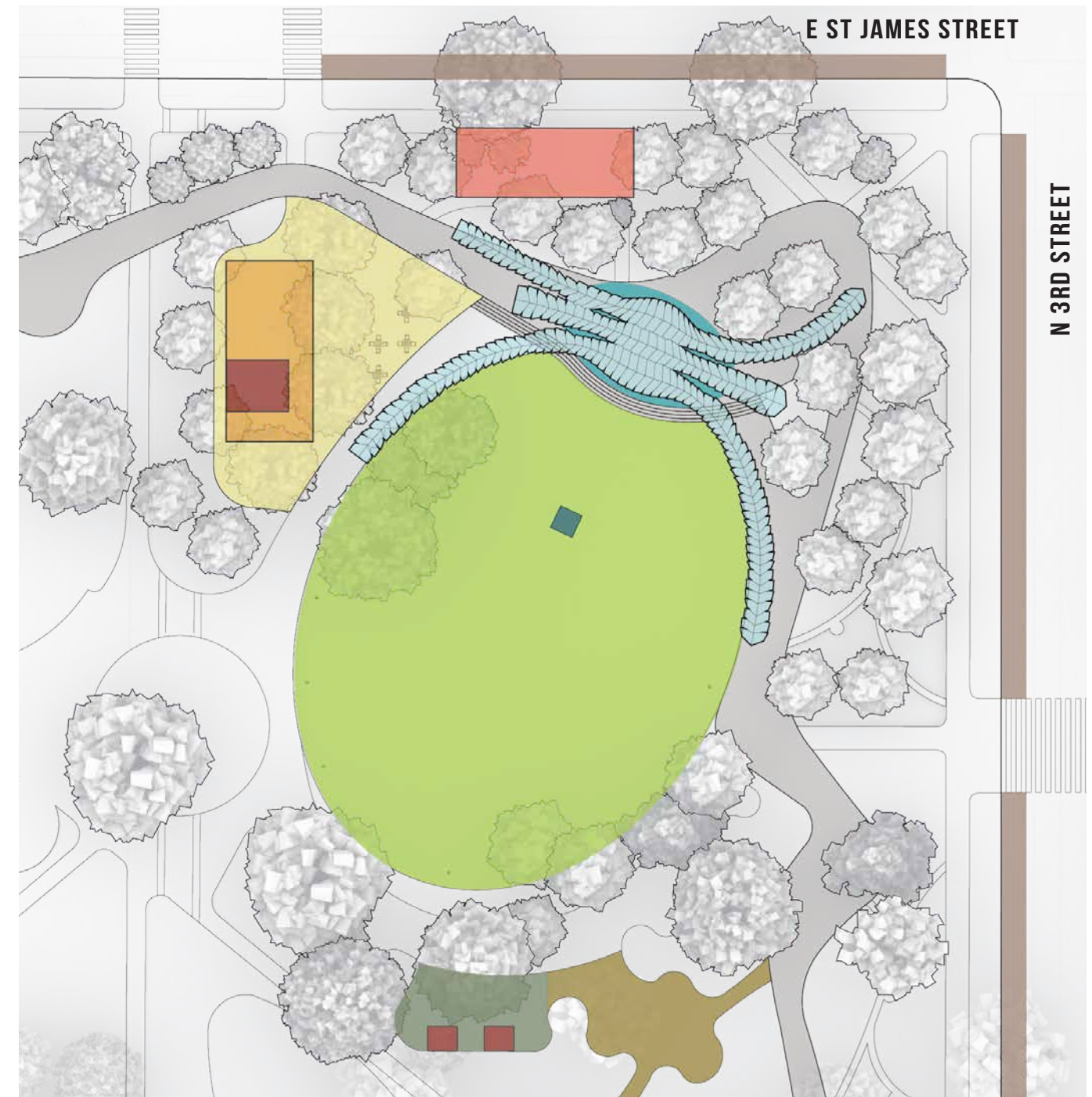
DETAILS

PROGRAM LOCATIONS & CIRCULATION

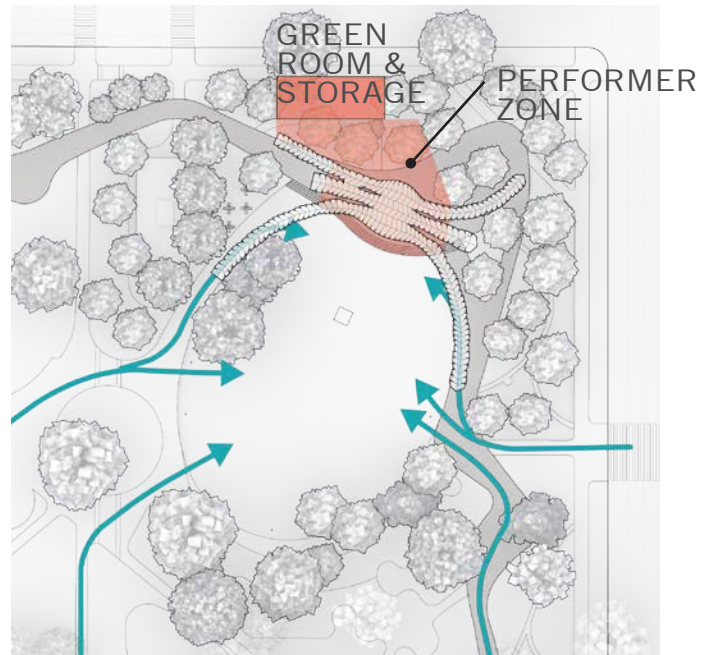
The Levitt Pavilion is situated at the north corner of St. James Park, abutting St James Street and 3rd Street. Integrated with the sinuous Park Paseo, the pavilion directs people entering the park by different modes of transportation to The Lawn, defined by the canopies that extend from the central pavilion. Supporting facilities for the concert pavilion are located separately so as to maintain the porosity of the pavilion. The adjacency between the loading area, green room, storage, and pavilion define a utility garden that is solely dedicated to performers and crews; audiences will enter The Lawn from the south.



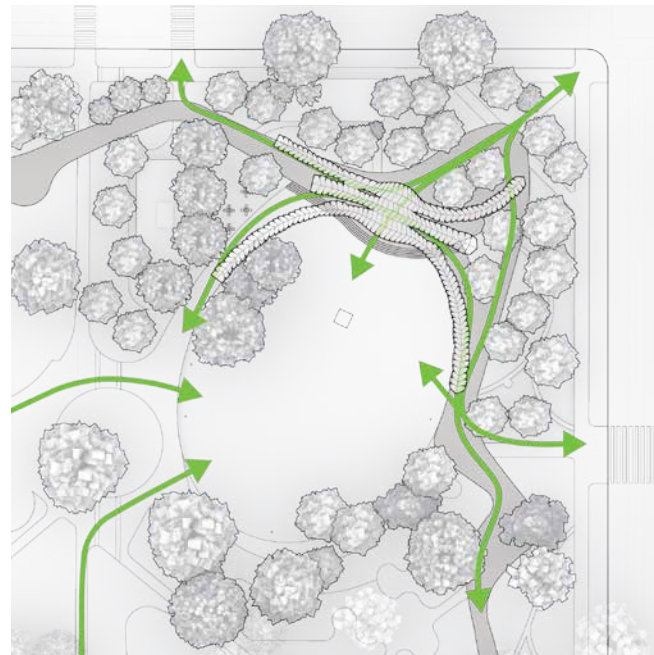
- LEVITT PAVILION
- CONCERT STAGE
- THE LAWN
- PAVILION FACILITIES
- MONITOR CONTROLS
- CAFE
- OUTDOOR SEATING
- LEVITT HOSPITALITY
- PICNIC GROVE
- RESTROOM
- PARKING



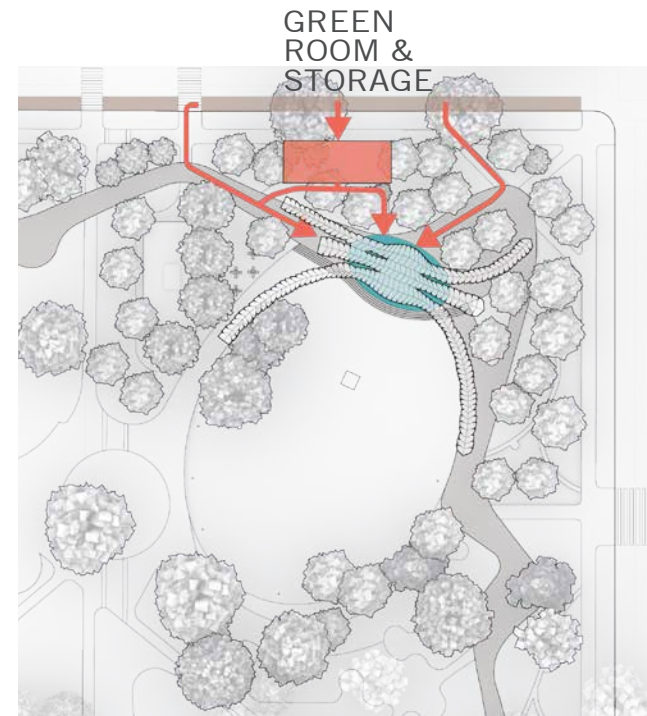
program organization



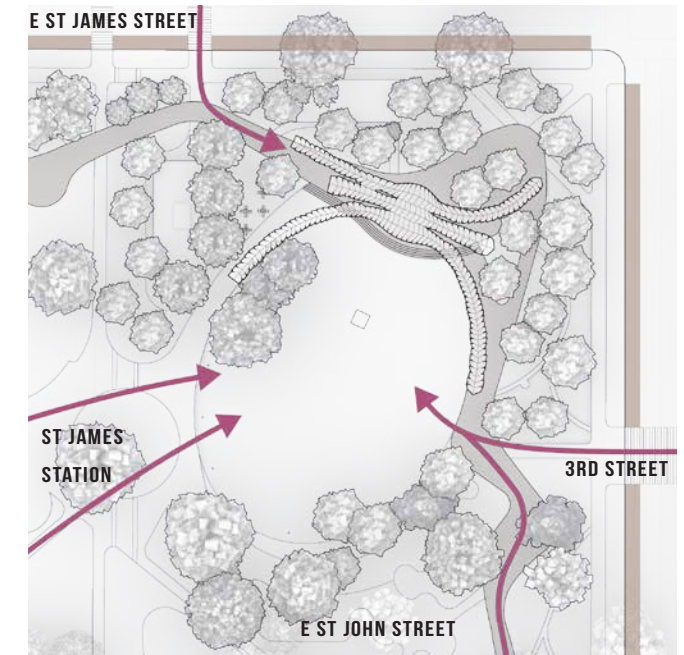
concert event circulation



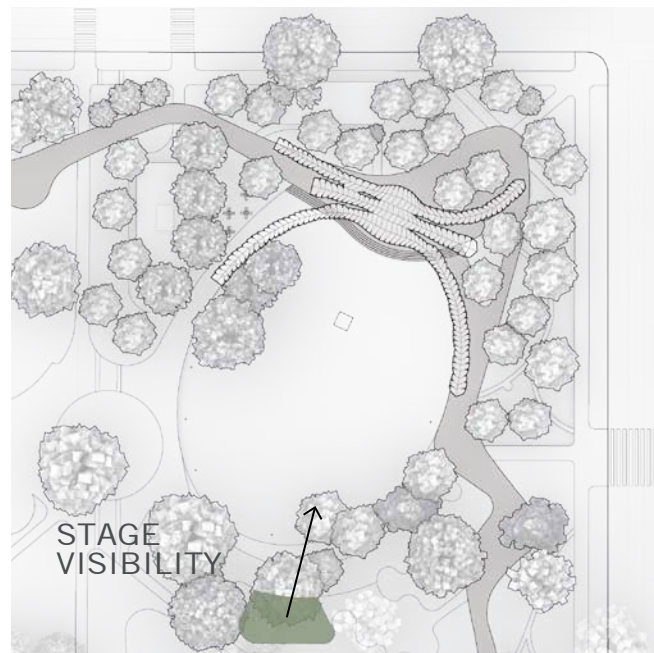
daytime circulation



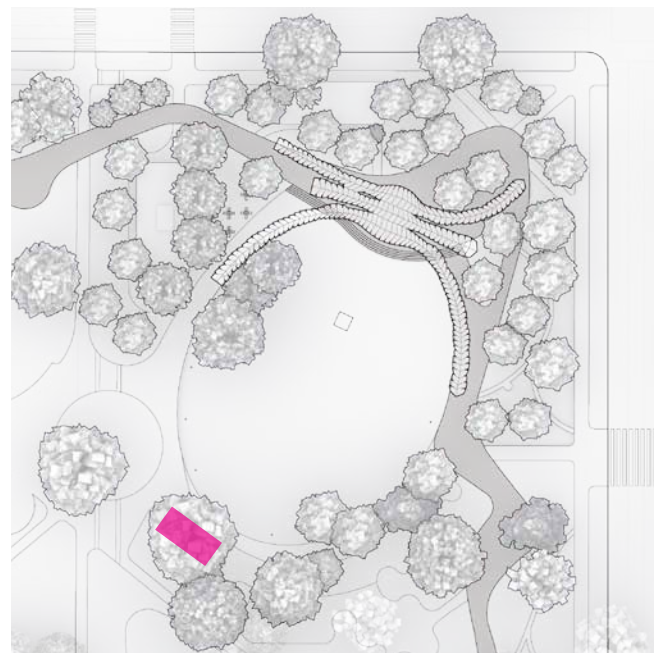
stage loading



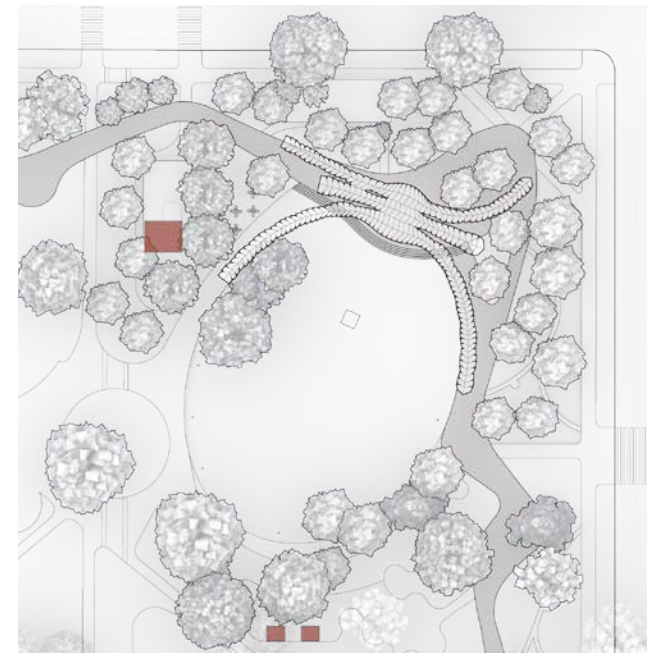
arriving by transit



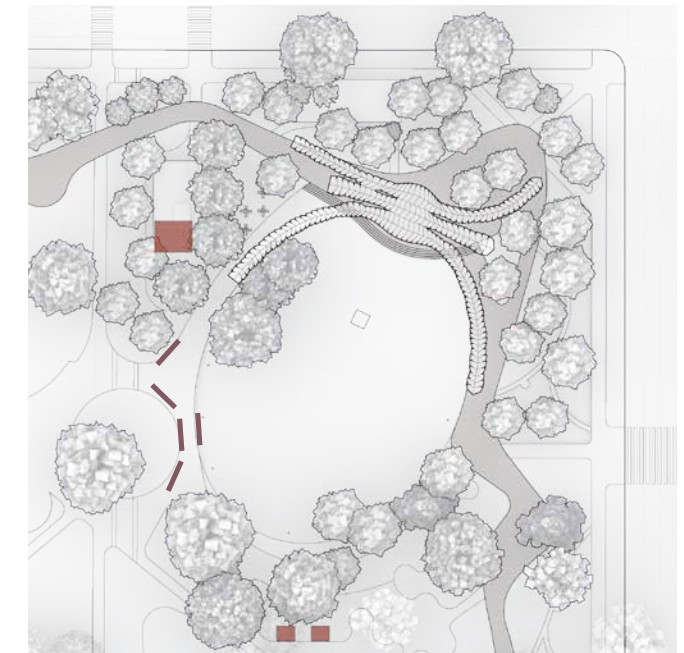
hospitality area



vendor accommodation



public park restrooms



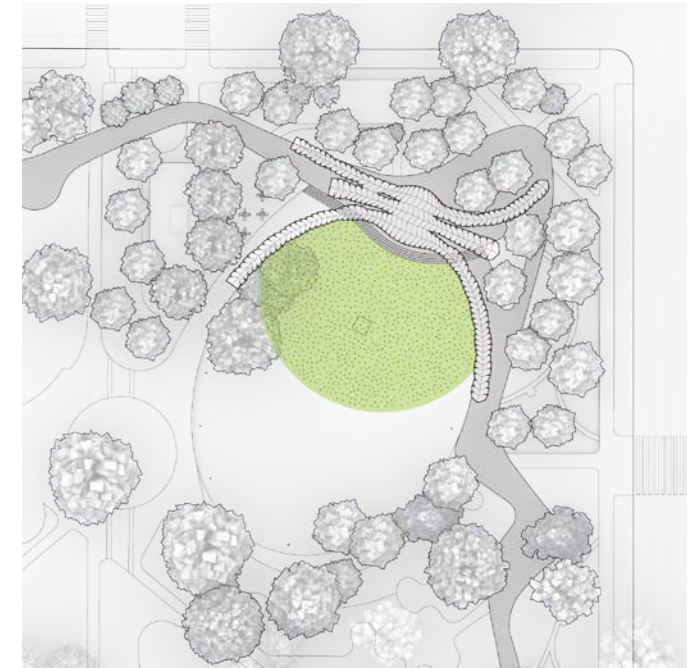
event restrooms

VIEWING EXPERIENCE

The Lawn provides ample space to accommodate outdoor seating for audiences, ranging in scale from small productions suited for a thousand viewers to larger events for five thousand participants. This multi-use space gently dips into the ground, shaping a viewing “bowl” that allows park-goers to take in a show or lounge on the slopes. The Lawn steps up only 36” to the front of the stage to create an intimate viewing experience between audience and performer.



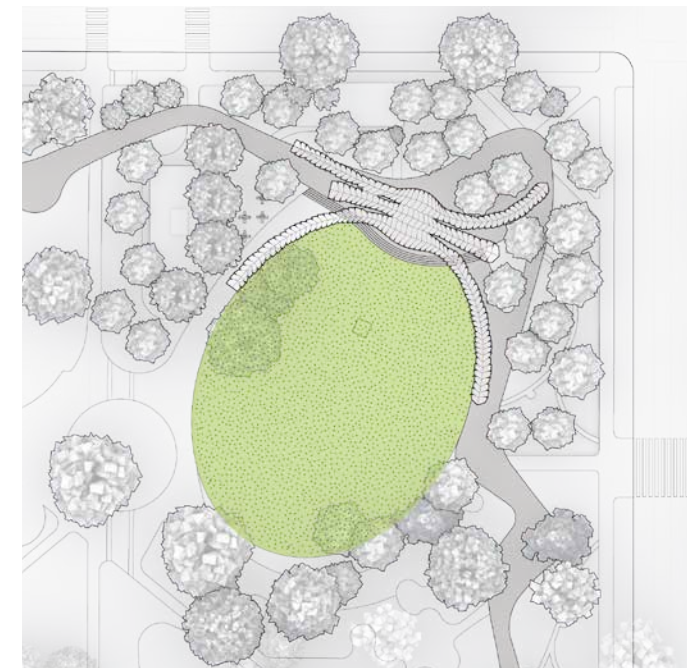
seating capacities: 1000 people



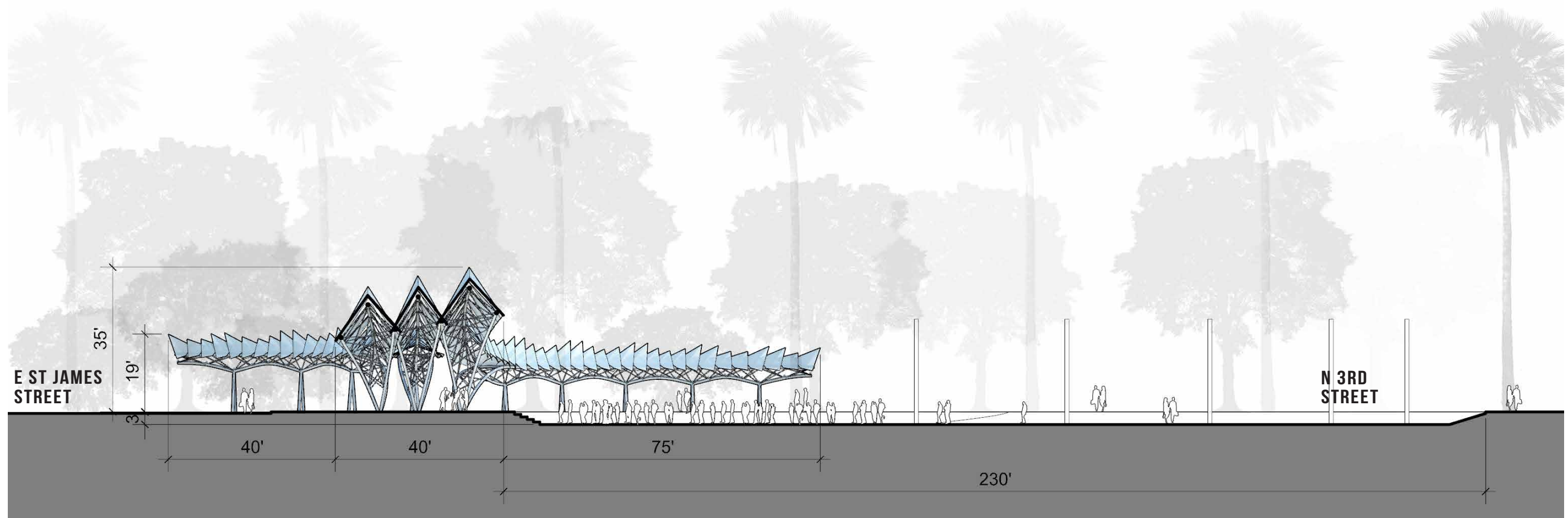
seating capacities: 2000 people



seating capacities: 3000 people



seating capacities: 5000 people (max)

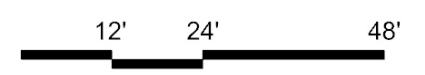


CENTRAL STAGE

EAST COLONNADE

THE LAWN

NORTH SOUTH SECTION CUT



PAVILION & LAWN LIGHTING

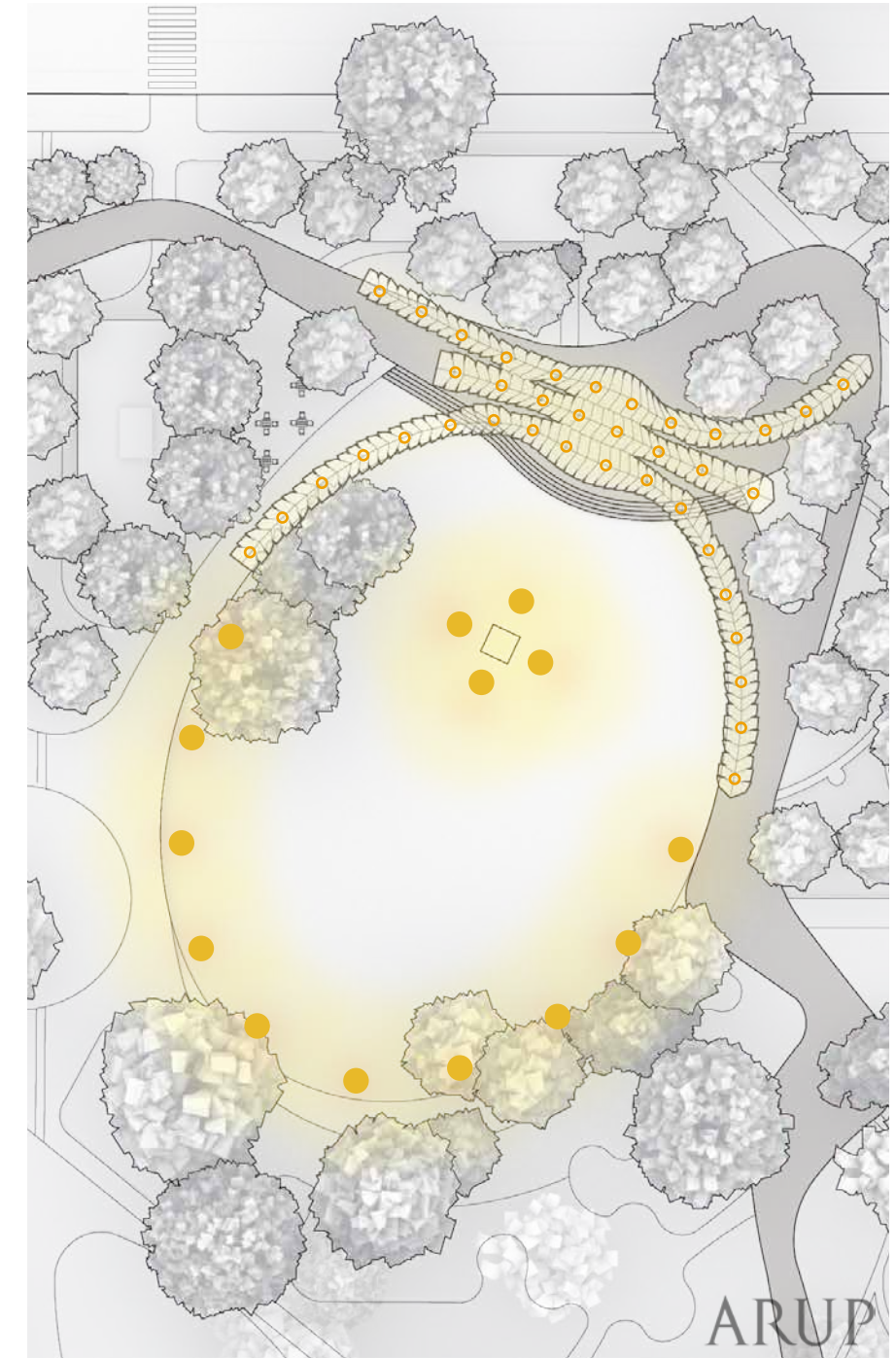
A professional stage lighting system is integrated with the skeleton of the pavilion to create a vibrant lighting effect on stage. The translucent skin, made of fritted tempered glass, catches the up-light emitted from an array of in-ground luminaires and creates a soft and even glowing effect in the evening. The Lawn is surrounded by multi-headed light posts to maintain a safe environment at night for people to stay and linger.



○ inground uplight luminaires



● multi head columns



lighting strategy



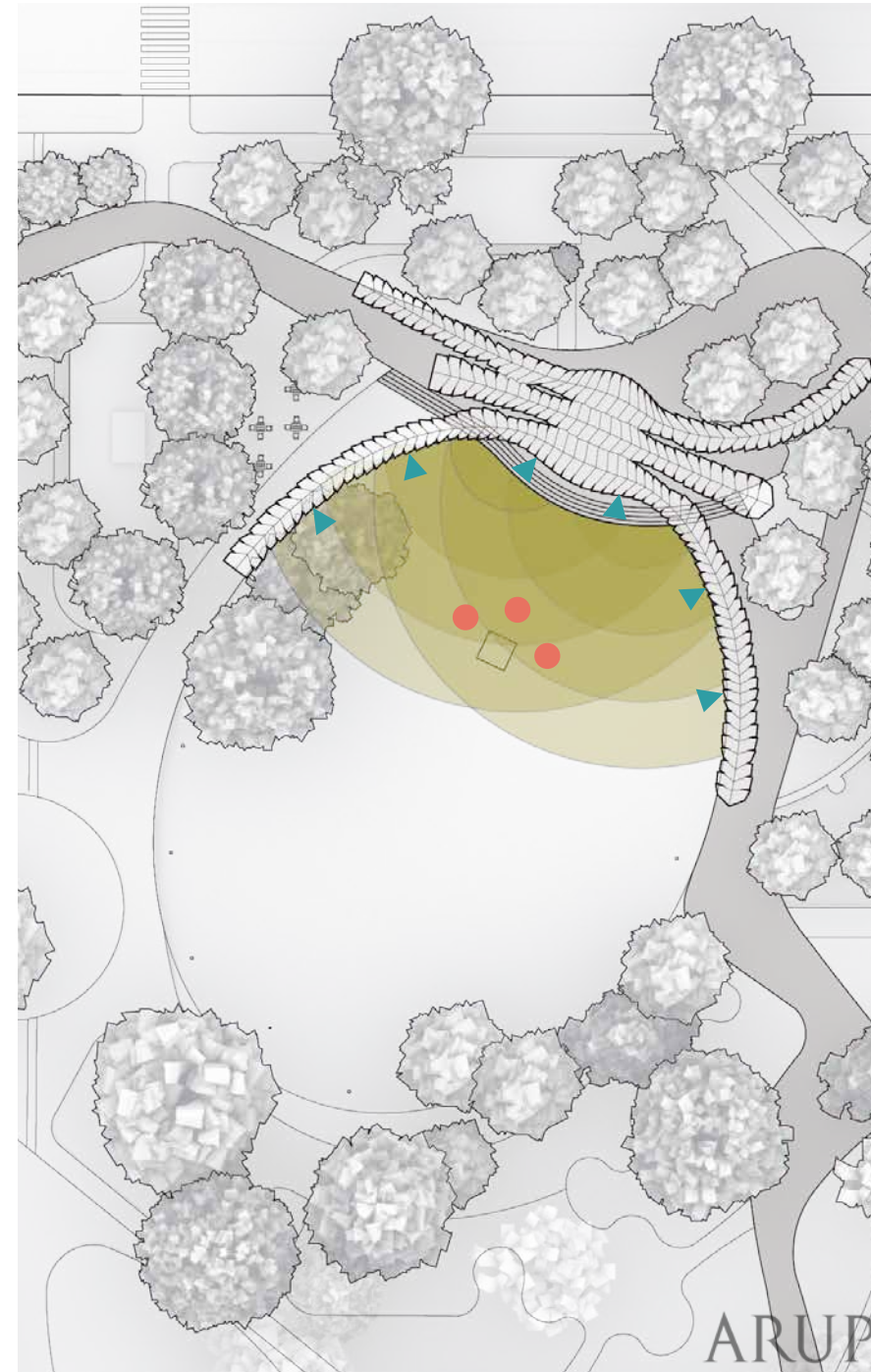
Translucent fritted glass capturing the uplight to give a glowing effect

DIRECTIONAL SOUND SYSTEM & SITE ACOUSTICS

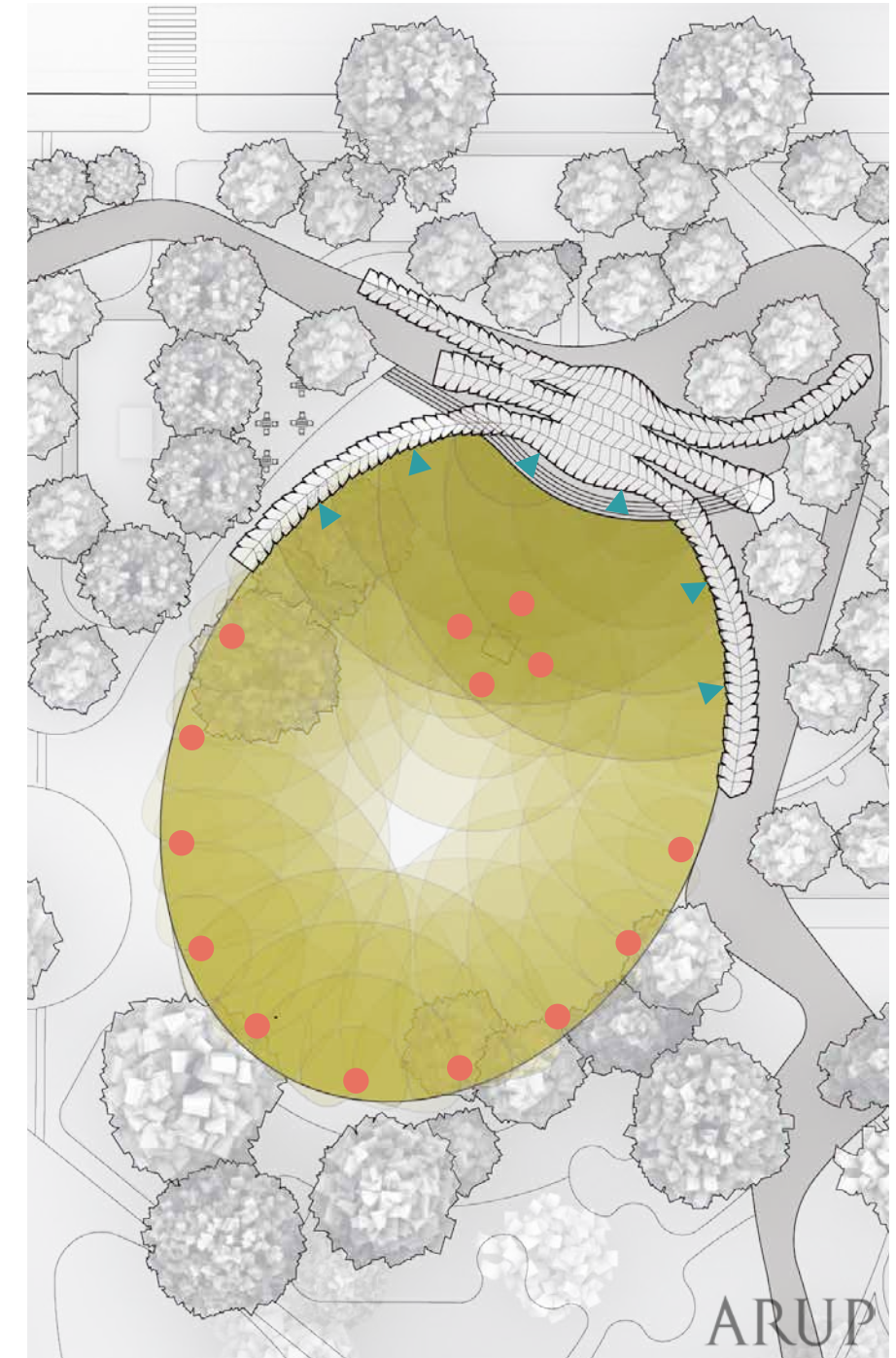
It is paramount the noise propagation from the Levitt Pavilion be considered a design driver for the park. Community feedback suggests there is concern among neighboring residences, churches, and businesses that sound spill from live events will be distracting to their daily activities. Our goal is to reduce levels below what have been previously measured during live concerts held at St. James Park and sound system mockups commissioned by the City of San Jose. Previous studies identified concert levels of 85 dB at the mix position, typically 100' from the stage. The sound systems employed during these measurements have been clustered at the stage, thereby relying on a loud source to provide adequate levels to the entire audience area. The levels measured previously at the park boundaries near the stage have been approximately 75 dB.

We suggest an alternative to the loudspeakers-at-stage approach, which is to distribute the sound throughout the audience area. This type of system includes the main loudspeakers located at the stage to cover the front of the audience, while the rest of the lawn is served by smaller loudspeakers distributed throughout the audience area, mounted on poles or the pavilion structure. These speakers are directed downward to reduce noise spill to the property line. The audio output of these satellite loudspeakers will be synchronized with the stage loudspeakers to provide localization to the performers. This option places the loudspeakers closer to listeners, which can help control the total sound level generated. As shown in a noise study diagram, preliminary predictions indicate up to 10 dB of reduction from previous concerts, given similar sound levels in the audience area. The levels inside the nearby buildings will be reduced proportionally.

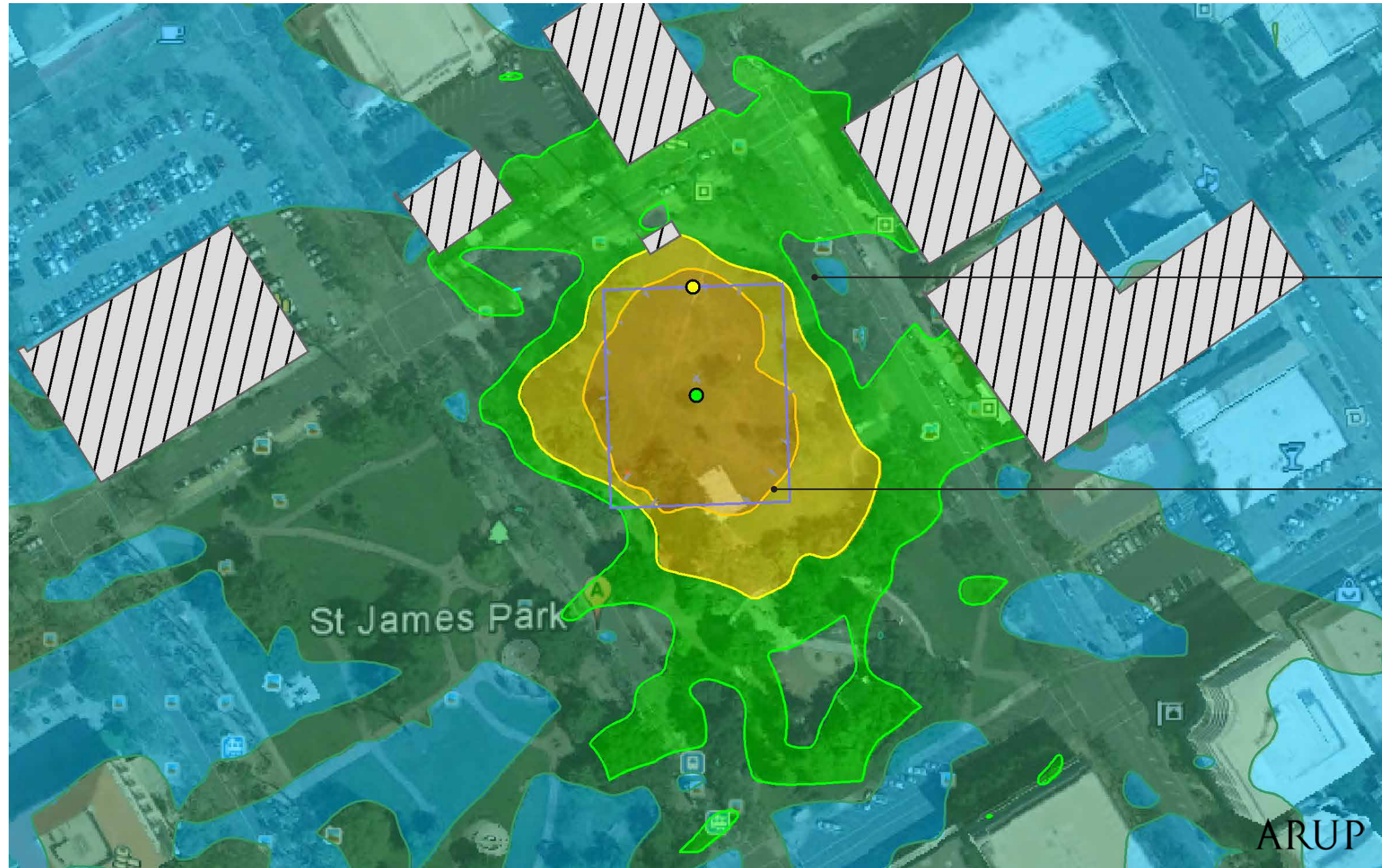
- ▲ MAIN LOUDSPEAKERS INTEGRATED TO THE PAVILION & CANOPY
- SECONDARY LOUDSPEAKERS ATTACHED ONTO LIGHT POSTS



DIRECTIONAL SOUND SYSTEM FOR 1000 PEOPLE



DIRECTIONAL SOUND SYSTEM FOR 5000 PEOPLE



Levels previously measured at park boundary during concert simulations: 75 dBA
 Level predicted with preliminary study of distributed system: 60-70 dBA

Levels inside nearby residences will be reduced proportionally

Loudspeakers distributed around lawn edge and at mix position to provide even coverage with lower overall level

LEVELS IN DB(A)

- >100
- 90-100
- 80-90
- 70-80
- 60-70
- 50-60
- <50

NOISE STUDY DIAGRAM OF PAVILION PERFORMANCE

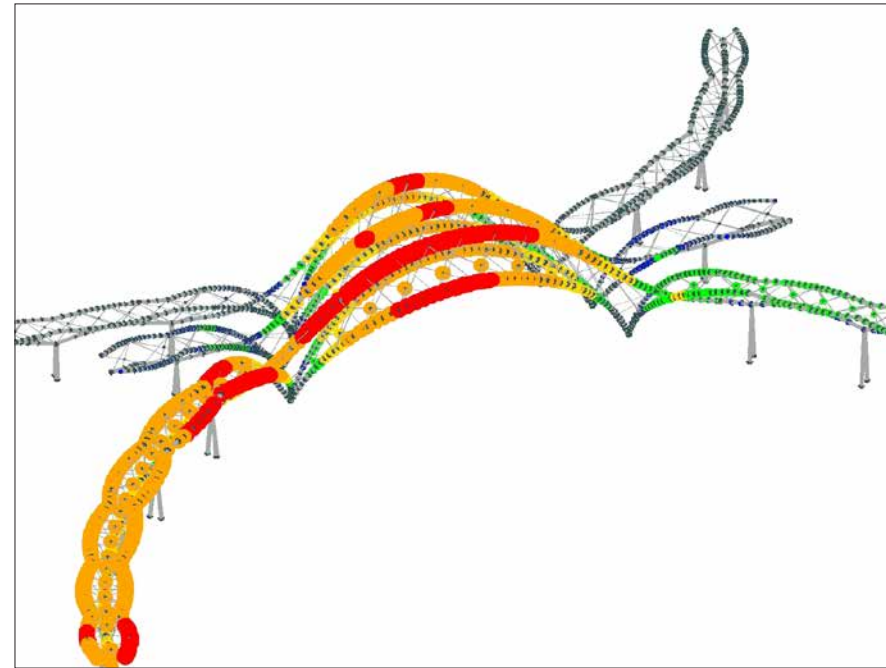


CONSTRUCTION DETAILS: STRUCTURAL ANALYSIS & MATERIALS

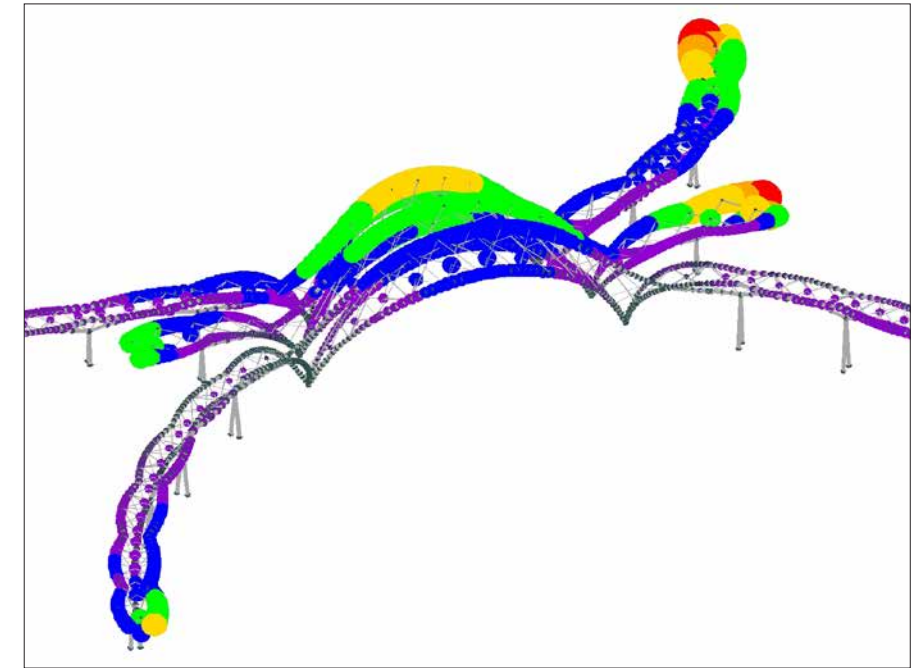
The structure is composed of hollow circular steel tubes, creating a series of arches in the central area and frames in the tail zones. Both the arches and frames are formed by a triangular truss, with two top chords and one bottom chord, and framed out with diagonal struts. The gravity system in the central area consists of the trussed arches themselves and in the tail areas consists of slightly arching trusses and splayed columns. The seismic and wind resistance and overall lateral stability are guaranteed through a bi-directional combination of the following systems and elements: arching action, moment frames, triangulated/splayed columns and overall geometric curvature in plan.

The connections between all main elements will be welded rigid moment resisting connections, whereas the strut-chord connections in the truss will be welded pinned connections. For the glass covering, some additional secondary steel work might be necessary to connect the panes to the principal structure. Foundations will be individual pad footings, dimensioned based on the geotechnical conditions loads at each column base. In any areas where the civil and/or landscaping requires a large concrete surface, a larger mat foundation can also be used as foundation of the pavilion.

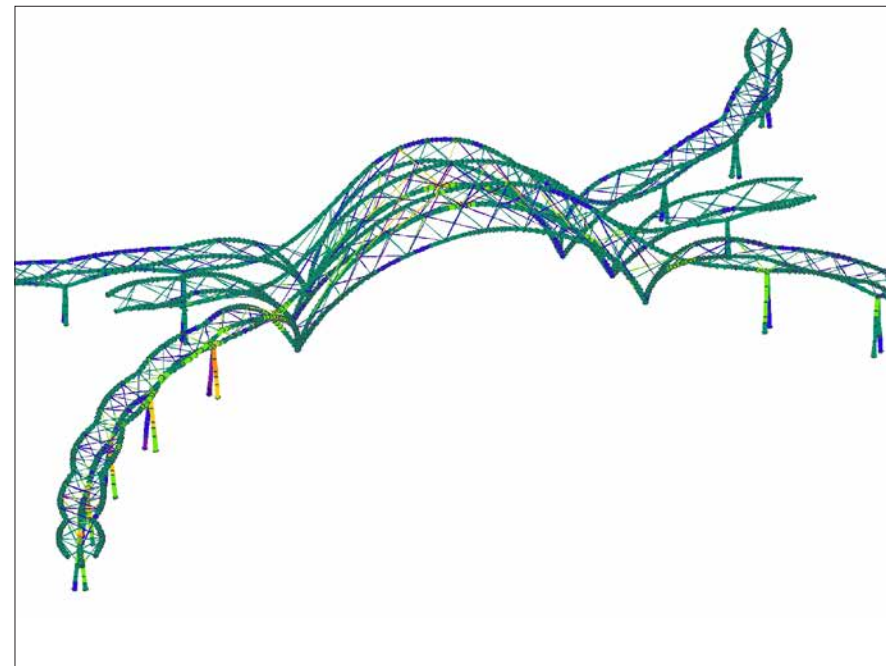
The main design criteria for the structure are the resistance and stability under seismic and wind forces, the weight of the glass, the weight of any suspended items and a nominal live load for repairs and maintenance. The truss element steel section sizes – of both the chords and the struts – can be optimized to follow the actual flow of forces and stress regions from the maximum load envelope, in order to minimize the steel tonnage of the pavilion. This not only saves on pure weight and therefore cost, but also aids the erection process.



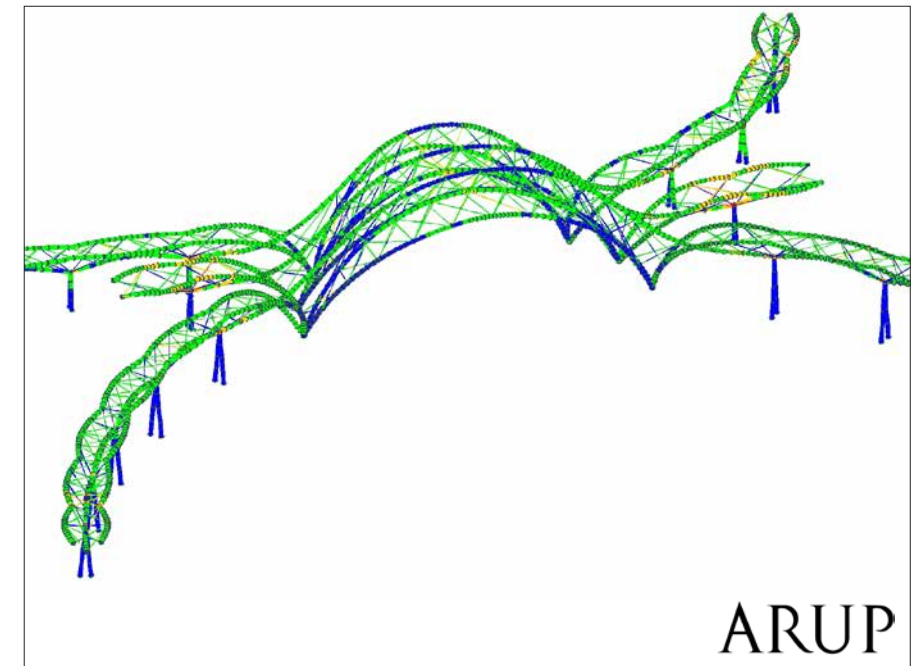
LATERAL DISPLACEMENT



GRAVITY DISPLACEMENT





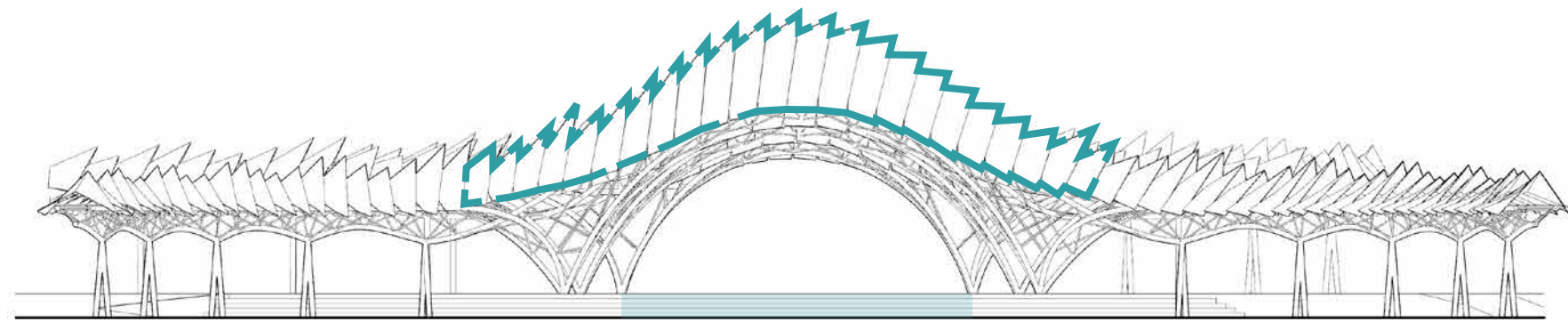
LATERAL MEMBER STRESSES



GRAVITY MEMBER STRESSES

ARUP

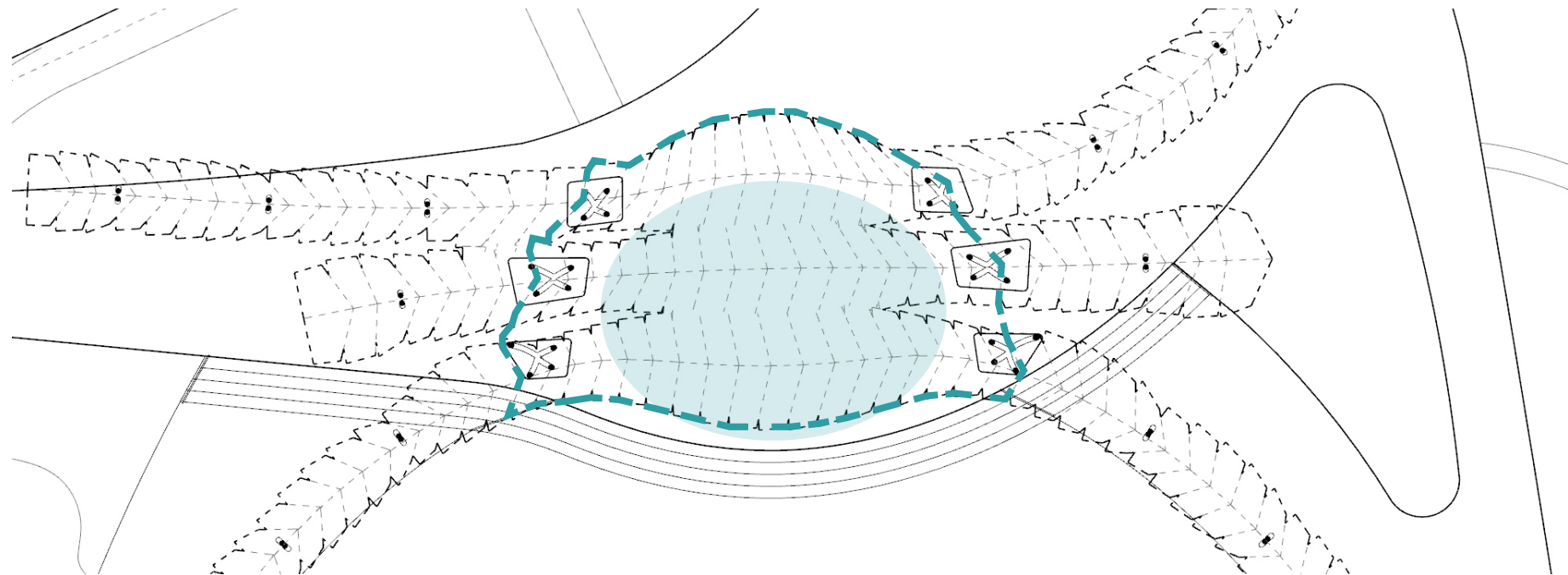
-  STAGE (~1600 SQ FT.)
-  PAVILION ROOF STRUCTURE (~2100 SQ FT. ROOF COVERAGE: 98%)



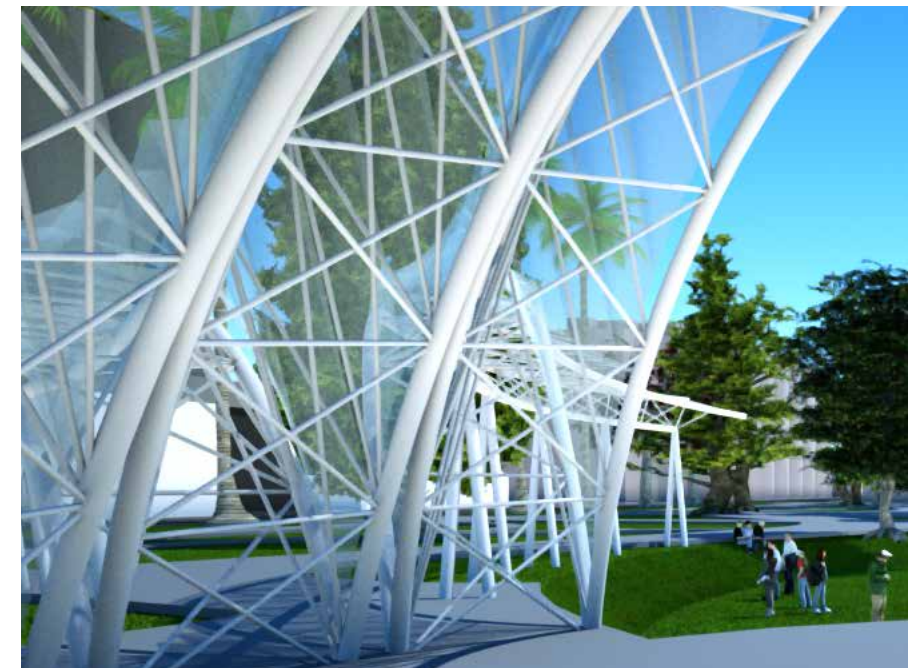
ELEVATION



FRITTED TEMPERED GLASS PANELS



PLAN



LIGHT WEIGHT STEEL STRUCTURE

LEVITT PAVILION SUPPORT BUILDINGS

The design proposal identifies four structures throughout the park which provide program support for not only the Levitt pavilion stage but also for active programming throughout St. James Park. Satisfying all of the park's architectural program in separate structures allows their massing to be compact, site-specific, and subservient to the Levitt Pavilion. The four support structures are envisioned to be low, lightweight horizontal anchors to each programmed area: 1) Cafe & Restrooms; 2) Pavilion Facilities; 3) Picnic Shelter with Restrooms – Levitt Hospitality; and 4) Restrooms & Park Docent Office. Each structure satisfies an individual building program for all of the active and passive spaces proposed for St. James Park. All structures share a simple materials palette, simple rectilinear form, and a human-scaled design that is complementary to the overall design scheme, creating architectural cohesion throughout the many experiences in the park. The exterior building palette is composed of a green living wall, intended to help the buildings sit quietly in the park and evoke the planted arboretum quality of the park's Victorian past; horizontal wood slat siding; opaque and translucent glass; and a floating translucent glass or acrylic roof on a lightweight steel structure evocative of the light towers that once illuminated downtown San Jose. Clerestory windows in all enclosed structures will allow light to filter into even the most private spaces.

SUPPORT STRUCTURES MATERIALS PALETTE



The Terrace, Golden Gate Park



Glass Covered Terrace



Glass Covered Terrace



Green/Living Wall

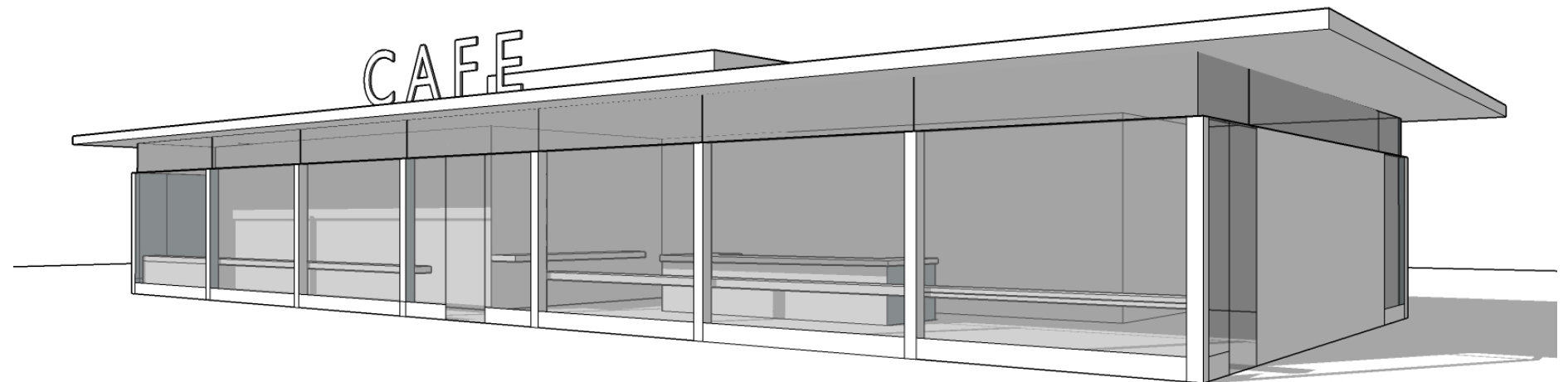


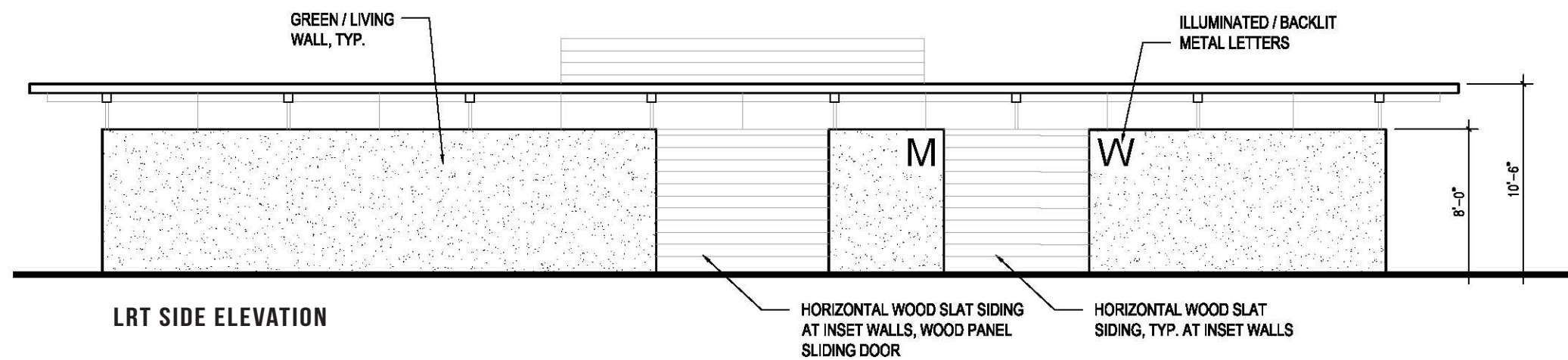
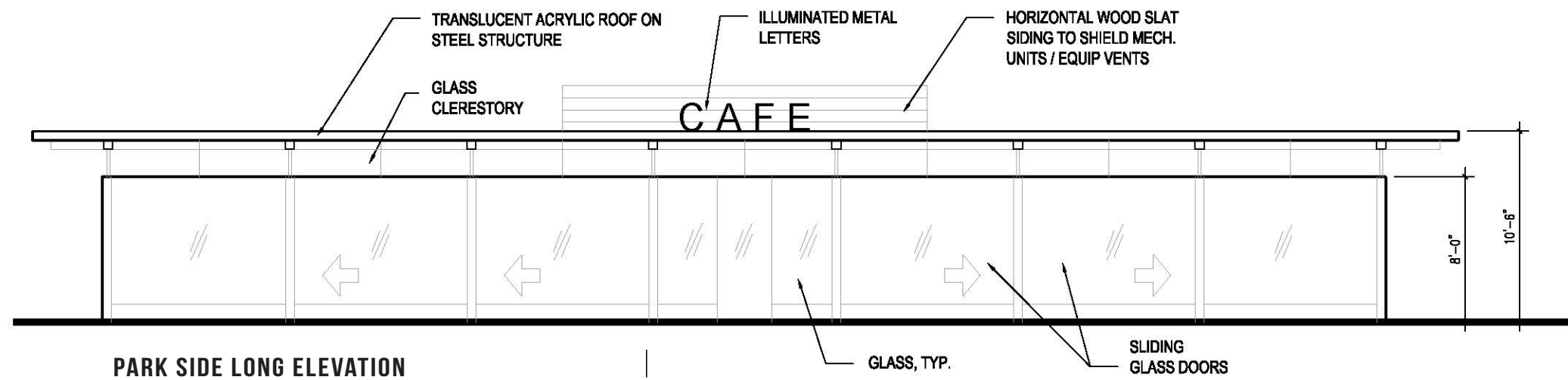
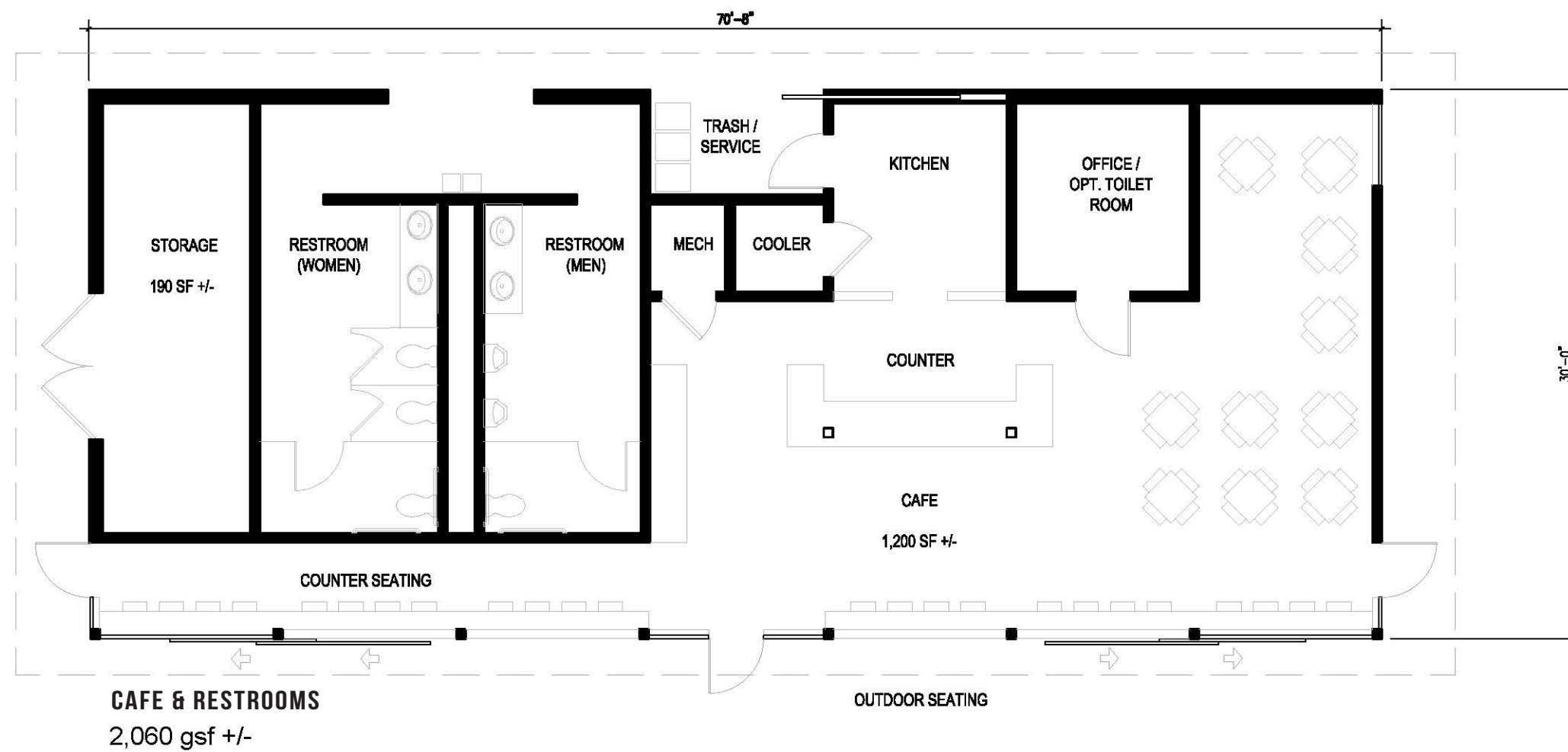
Horizontal Wood Slat Siding



CAFE & RESTROOMS

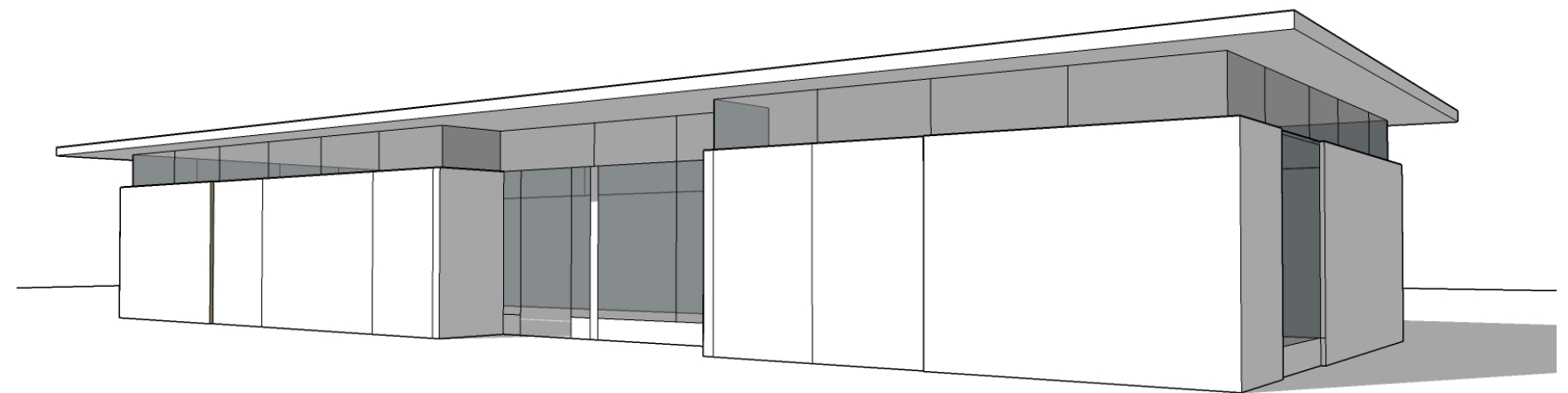
The Café & Restroom structure is intended to be an open, public amenity within the park, activated by park patrons on a daily basis. It is located at the northern side of the park, adjacent to the light rail tracks and visible from St. James Street. The building uses the same materials palette as the Pavilion Facilities, reinforcing the close proximity of the two structures. The café is organized in a way that screens more private and utilitarian functions while maximizing transparency on the eastern façade that faces the Levitt Pavilion performance stage and The Lawn. A green living wall provides a natural backdrop along the western light rail side of the building where public bathroom facilities and service functions are located. The eastern walls of the café facing the performance stage and lawn contain outward-facing counter seating and full height sliding glass panels that open to take advantage of San Jose's temperate climate and views to an outdoor seating area overlooking The Lawn. Within the café is a small management office and indoor seating for approximately 50 people, while a storage area with access from the exterior of the building provides accommodation for seating, heat lamps, and other café grove amenities.

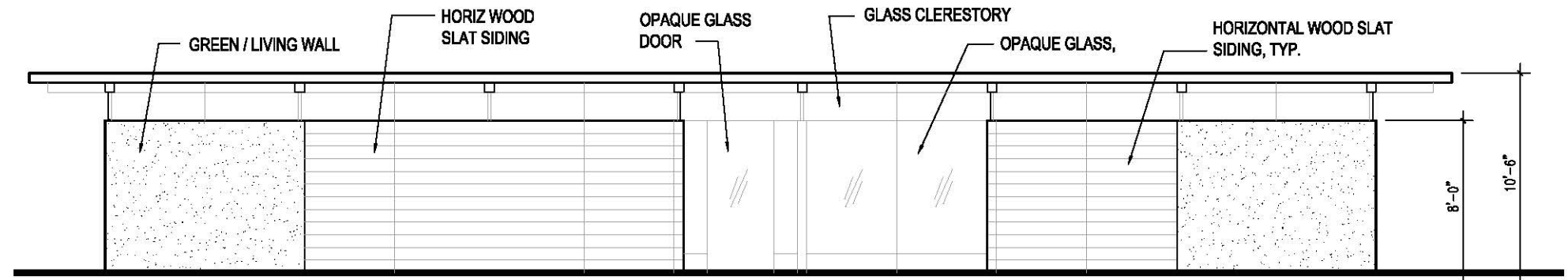




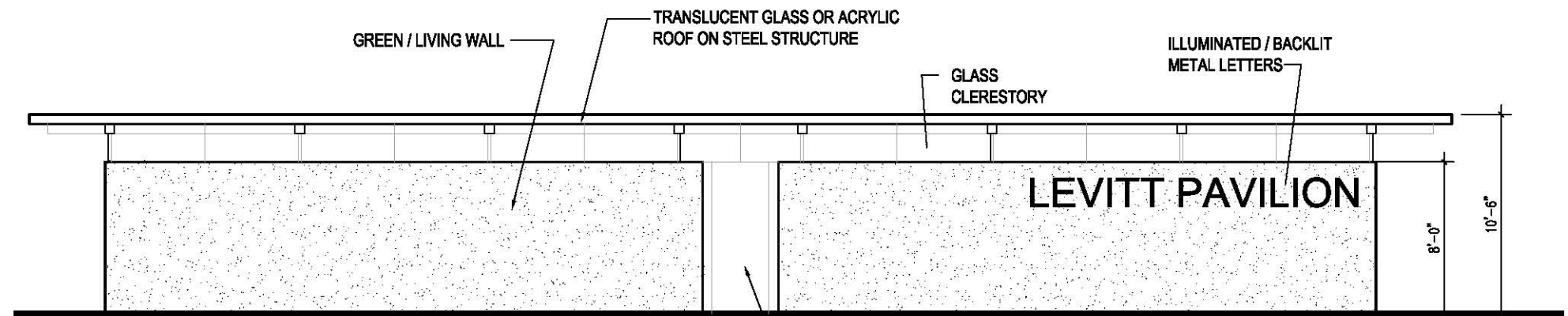
PAVILION FACILITIES

This building is a semi-private structure that houses performing artists and Levitt Foundation staff. Its site location along the historic edge of the park at St. James Street lends itself to prominent Levitt Pavilion signage visible from the street as it serves as a home base for Levitt staff and travelling performers. This “green” clad building supplies ample privacy for its occupants tucked behind the main stage. The building is designed along a rectilinear spine with a private green room and administration office anchoring each end of the building. The artist facilities contain a 300 sq. ft. green room with kitchenette, two 130 sq. ft. dressing rooms, ADA accessible bathrooms and a shower. A small storage area is directly accessible from the performance stage, while a large storage room is located below, accessed by a freight elevator and stair, allowing more of the park to be open and free of additional structures.

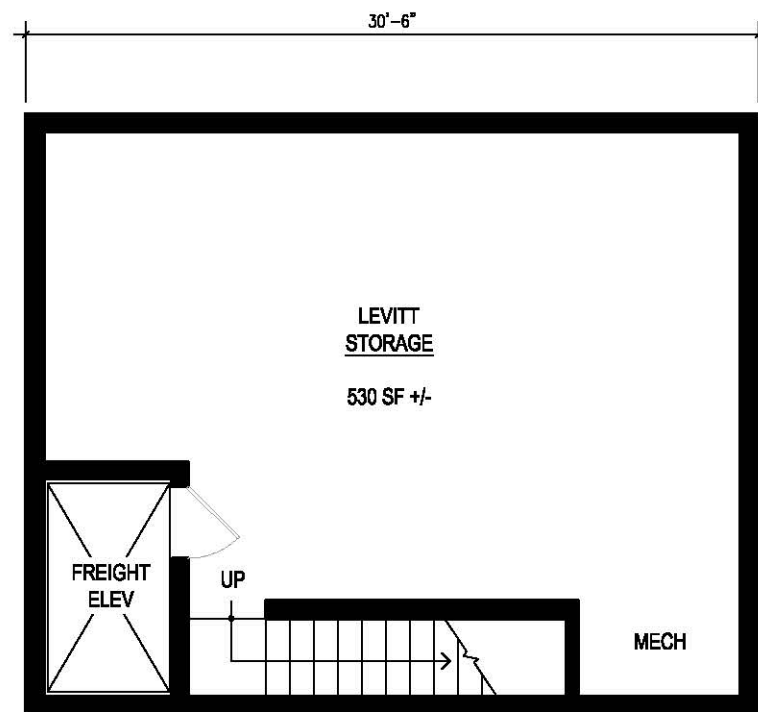




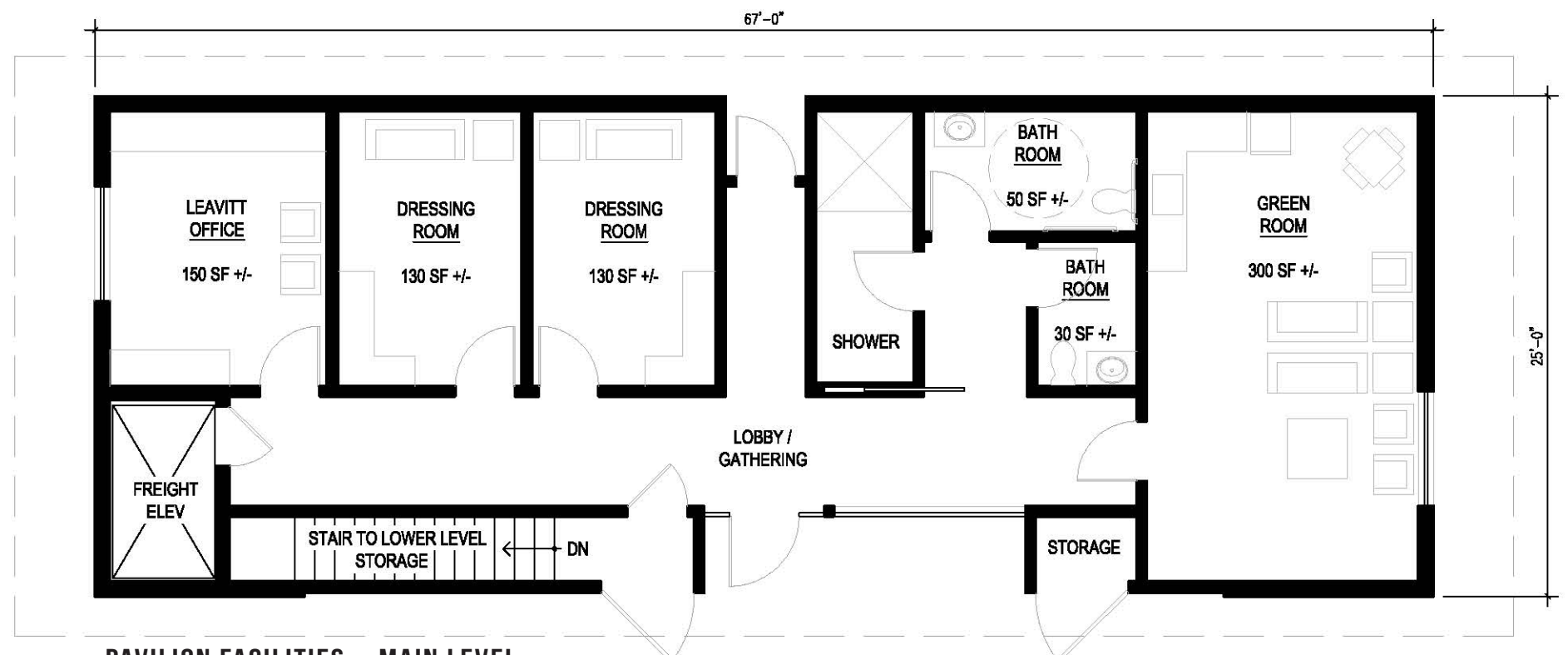
PARK SIDE ELEVATION



STREET SIDE ELEVATION



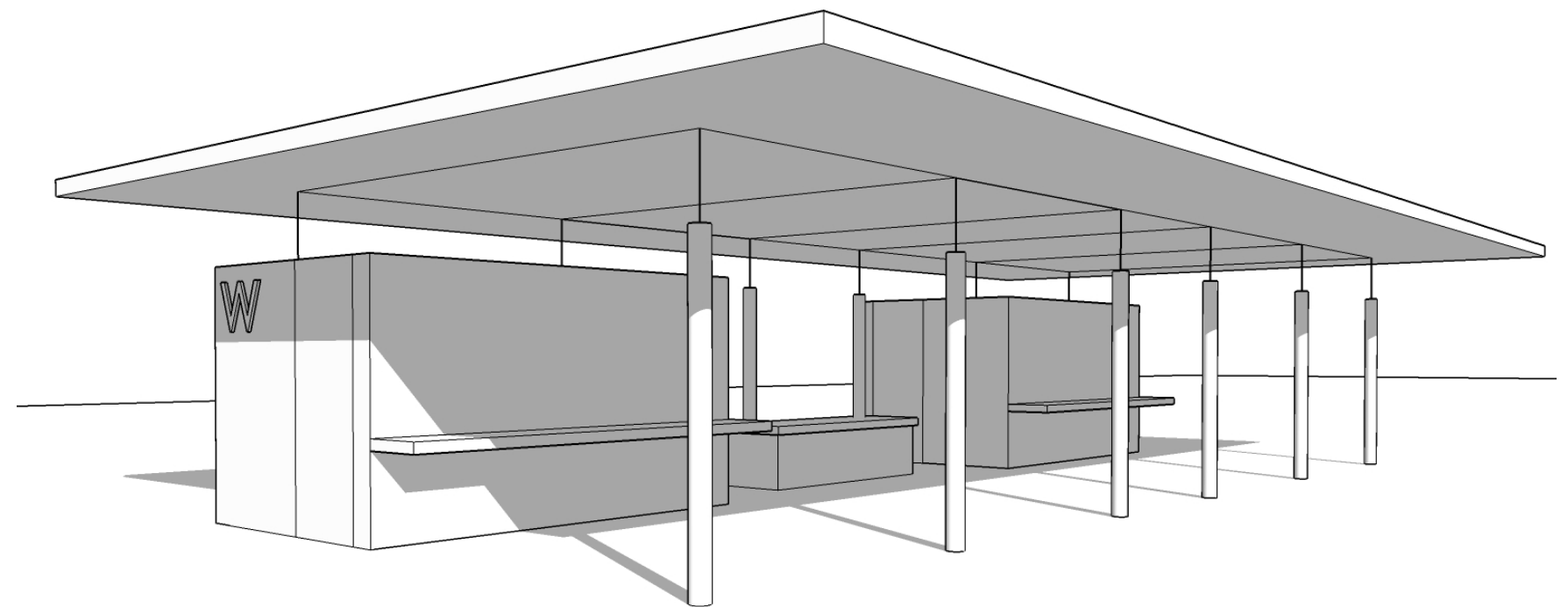
PAVILION FACILITIES – LOWER LEVEL
760 GSF +/-

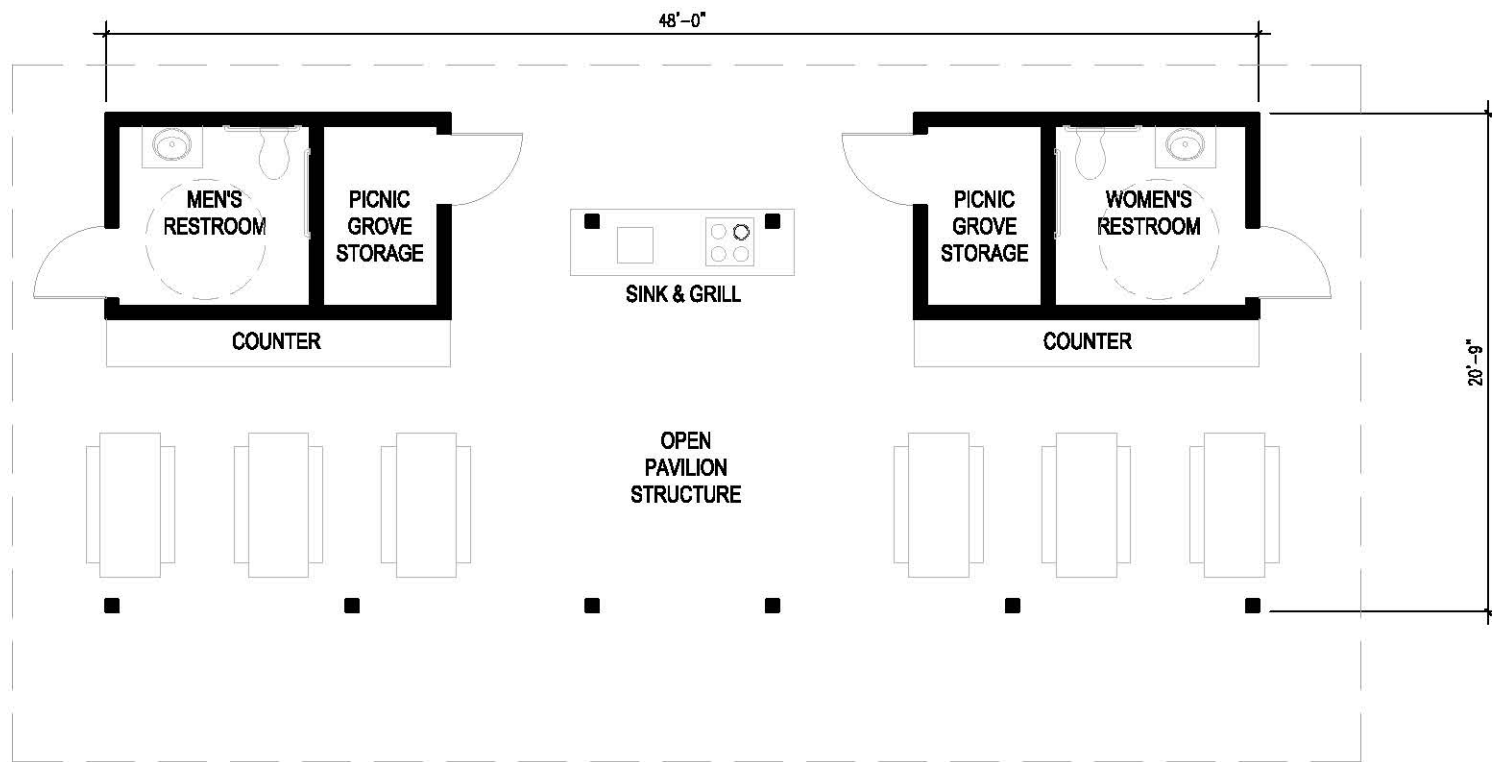


PAVILION FACILITIES – MAIN LEVEL
1,580 GSF +/-

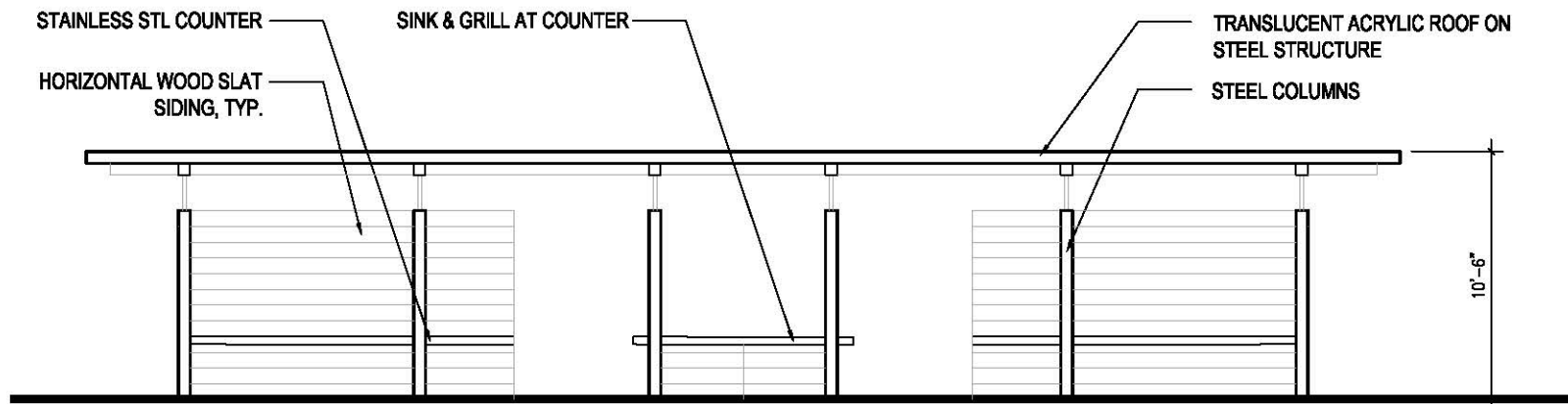
PICNIC SHELTER WITH RESTROOMS – LEVITT HOSPITALITY

This is an open air structure with a translucent roof and simple steel and wood structure that sits on slender steel columns similar to those at the Levitt Pavilion stage. This pavilion anchors the picnic grove and provides ADA accessible restrooms, storage areas, and a central sink and grill station.

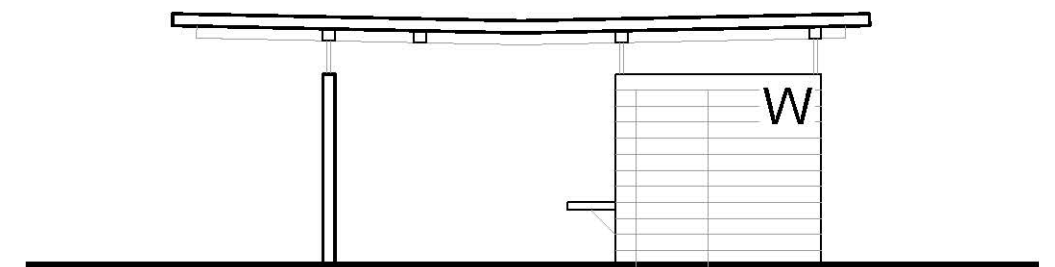




PICNIC SHELTER WITH RESTROOMS – LEVITT HOSPITALITY



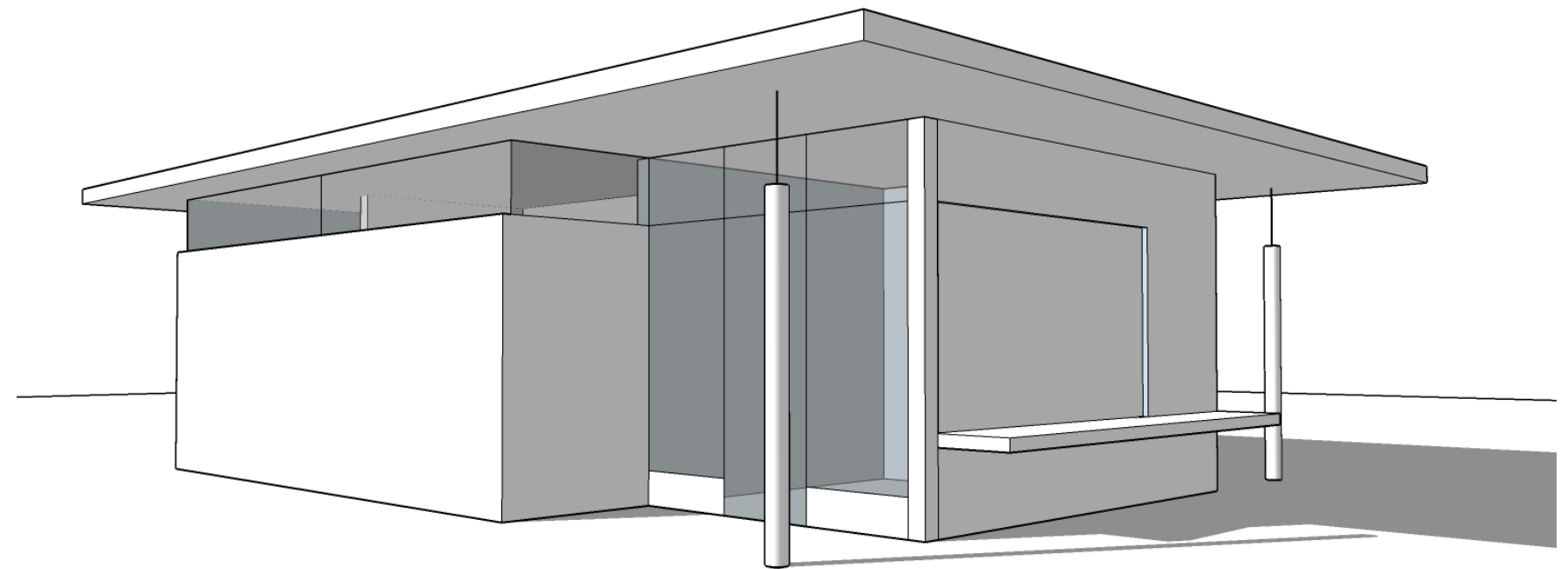
FRONT ELEVATION

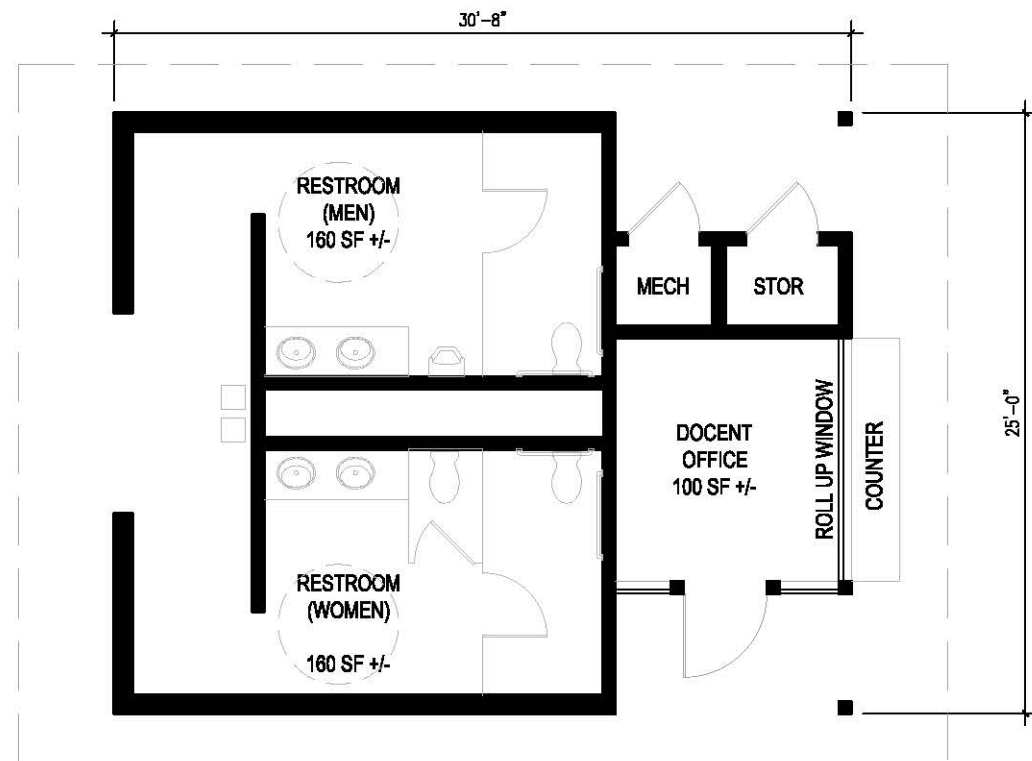


END ELEVATION, TYP

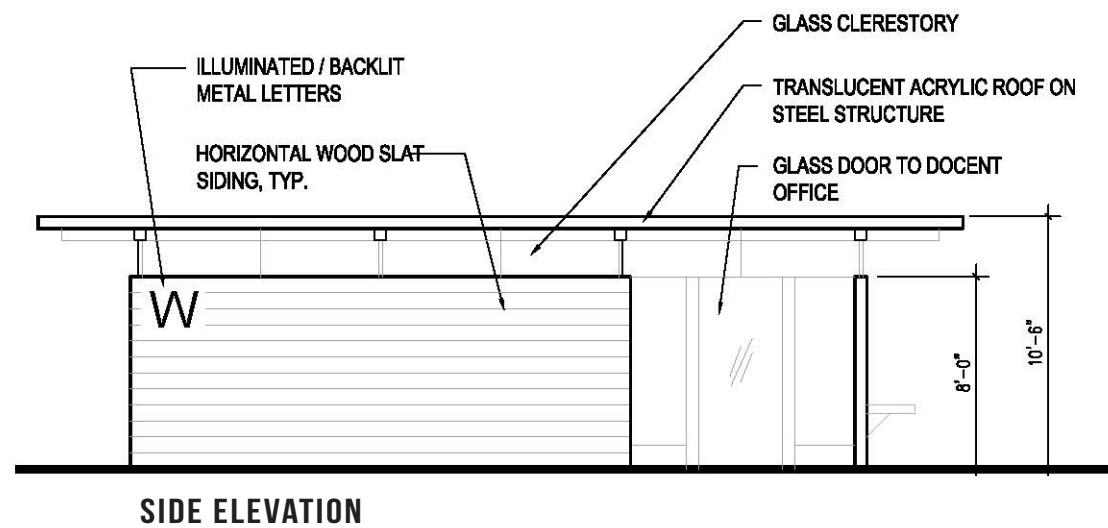
RESTROOMS & PARK DOCENT OFFICE

This building has the smallest footprint of the four pavilion structures and includes a small restroom and park docent office that also serves as a park information center. This space includes a counter and roll up window and is intended to provide a flexible home base for various park activities. The materials palette is the same as other pavilion structures, incorporating a floating translucent roof, wood slat siding, glass clerestory windows, and slender steel columns.

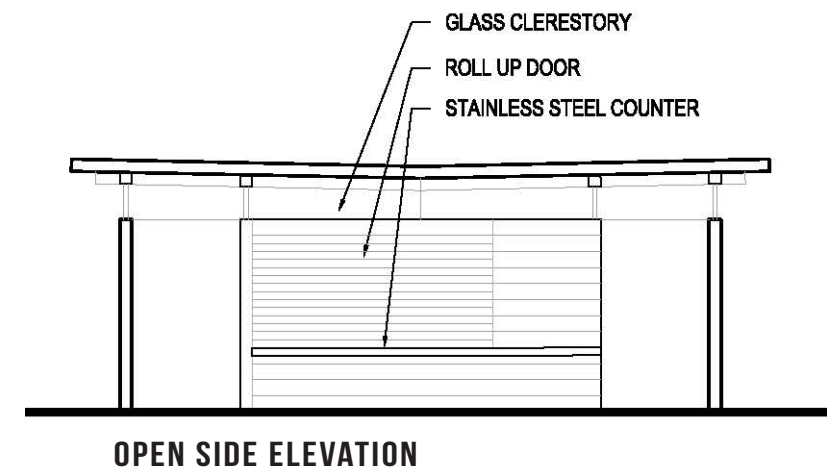




RESTROOMS & PARK DOCENT OFFICE
1,160 GSF +/-



SIDE ELEVATION



OPEN SIDE ELEVATION

St. James Park
San Jose, CA
Master Plan Competition Estimate

28 September 2016

COST ESTIMATE DETAIL

Prepared for CMG Landscape Architecture

Preliminary Cost Model

The following cost model is based on the preliminary plans and renderings included in this report. The cost model is at a conceptual stage with no engineering input, nor existing conditions data other than what is observed onsite today. The model is a projection of the expected bid cost for the construction of the project. It does not include any soft costs or any contingency for changes after the construction contract is executed.

The estimate is broken down into eight categories as shown on the summary sheet. The first four categories include the elements within the ground plane and the last four categories include new site structures. The categories include the following:

Site Preparation which includes the demolition of existing (planting, paving, structures, etc.) as required for the new plan. It also includes earthwork and site utilities.

Hardscape includes all the paving for the project.

Landscape and Irrigation includes the new trees, protection of existing trees to remain, new lawn and planting, as well as the irrigation for all the planting.

Site Furnishings includes site lighting; amenities such as picnic tables, benches, railings, an allowance for artwork; the water feature; the play structures; fencing and the signage for the site.

The Levitt Pavilion includes all the structure, architectural finish and the lighting, power and audio visual systems to support the functions of the pavilion.

Pavilion Facilities is a separate building which houses the green room and support spaces for the Levitt Pavilion.

The Café is a separate building which includes food service and public restrooms.

Lastly, Other Site Structures includes the smaller pavilions, the relocated train platform, the relocated and refurbished monuments, and other miscellaneous items necessary for the project.

The cost model includes all the general contractor's overhead and profit costs as well as their site requirements for the project. The model includes a contingency for development of the design and the unknowns associated with the engineering of the design. An escalation factor has been applied to the cost to adjust from current September 2016 costs to a cost at the presumed construction start of spring 2018.

The movable furnishings for the project are to be included in the furnishings portion of the soft costs which are provided by others. Soft costs will also include design, management and other consulting fees; entitlements and permitting; and the owner's contingency for program and changes during construction.

Preliminary Cost Model

Summary

Site Preparation		\$2,238,000
Hardscape		4,298,800
Landscape & Irrigation		3,166,300
Site Furnishings		3,973,500
Levitt Pavilion		6,721,000
Pavilion Facilities		1,401,000
Café & Restrooms		1,869,800
Other Site Structures		<u>2,759,250</u>
Subtotal		\$26,427,650
General Conditions & Site Requirements	12.0%	3,171,318
Contractor's Fee	5.0%	<u>1,479,948</u>
Subtotal		\$31,078,916
Design Contingency	20.0%	<u>6,215,783</u>
Total Construction Cost in September 2016 Dollars		\$37,294,700
Escalation to Presumed Spring 2018 Construction Start	10.0%	<u>3,729,470</u>
Total Construction Cost		\$41,024,170
Soft Costs		Provided by Owner

Preliminary Cost Model

Site Preparation

Demolition & Earthwork

Demolition	360000 SF	1.35	\$486,000
Excavation & Hauling	7000 CY	40.00	280,000
Grading	360000 SF	0.25	90,000
Slope Stability at Lawn Seating		Allow	200,000

Site Utilities

Storm Water Management	360000 SF	1.20	432,000
Utilities to Buildings & Structures		Allow	500,000
Other		Allow	<u>250,000</u>

\$2,238,000

Paving

Stone Pavers on Concrete	5000 SF	36.00	\$180,000
Stone Pavers on Sand	34200 SF	28.00	957,600
Asphalt Hex Pavers	58000 SF	23.50	1,363,000
Stabilized DG Paving	29000 SF	9.00	261,000
Rubberized Play Surface	10500 SF	22.00	231,000
Synthetic Turf at Dog Park	6275 SF	16.00	100,400
Wood Deck	16650 SF	42.00	699,300
Concrete Banding	5000 LF	30.00	150,000
Crosswalk Detectable Pavers	800 SF	30.00	24,000
Edging	2500 LF	18.00	45,000
Curb & Gutter	2500 LF	28.00	70,000
Patching at Perimeter	2500 LF	75.00	187,500
Striping Changes		Allow	<u>30,000</u>

\$4,298,800

Landscape & Irrigation

New Trees	100	Ea	2,500	\$250,000
Relocate Existing	3	Ea	30,000	90,000
Protect Existing to Remain		Allow		50,000
Tree Grates		None		

Planting

Planting	125350	SF	13.50	1,692,225
Lawn	65000	SF	3.50	227,500
Irrigation & Soil Prep	190350	SF	4.50	856,575

\$3,166,300

Site Furnishings

Hospitality, BBQ & Picnic Areas	1	LS		\$250,000
Benches				
Monument Walk	500	LF	600.00	300,000
Love Seats	14	Ea	6,000	84,000

Fencing

Perimeter	2200	LF	150.00	330,000
Dog Park	300	LF	225.00	67,500
Railings & Misc Metals	1	LS		100,000

Site Drinking Fountains

Site Drinking Fountains	3	Ea	10,000	30,000
Site Lighting	360000	SF	2.25	810,000
Water Feature	5680	SF	150.00	852,000
Play Structures		Allow		400,000

Artwork

Artwork		Allow 1%		400,000
Misc Site Accessories		Allow		100,000
Signage & Wayfinding		Allow		250,000

\$3,973,500

Site Furnishings

Hospitality, BBQ & Picnic Areas	1	LS		\$250,000
Benches				
Monument Walk	500	LF	600.00	300,000
Love Seats	14	Ea	6,000	84,000

Fencing

Perimeter	2200	LF	150.00	330,000
Dog Park	300	LF	225.00	67,500
Railings & Misc Metals	1	LS		100,000

Site Drinking Fountains

Site Drinking Fountains	3	Ea	10,000	30,000
Site Lighting	360000	SF	2.25	810,000
Water Feature	5680	SF	150.00	852,000
Play Structures		Allow		400,000

Artwork

Artwork		Allow 1%		400,000
Misc Site Accessories		Allow		100,000
Signage & Wayfinding		Allow		250,000

\$3,973,500

Levitt Pavilion (Continued)

Lighting & Sound Stations	2	Ea	15,000	30,000
Picnic Pavilion & Levitt Hospitality				
Structure	1620	SF	150.00	243,000
Restroom Enclosures	400	SF	600.00	240,000
Mechanical & Electrical Systems	1620	SF	125.00	202,500
Mechanical Systems		None		
Plumbing		None		
Fire Sprinklers		None		
Power	9100	SF	25.00	227,500
Lighting				
Performance	4000	SF	50.00	200,000
Maintenance/Ambient	4000	SF	20.00	80,000
Low Voltage Systems	4000	SF	35.00	140,000
Audio Visual Systems				
Fixed Equipment & Infrastructure		Allow		500,000
Movable Systems		Allow		250,000
Digital Laser Projection & Deployable Screen		Allow		50,000
Digital Flatscreen Signage		Allow		35,000
Marquee Signage		Allow		100,000
				<u>100,000</u>
				\$6,721,000

Pavilion Facilities

Earthwork	600	CY	55.00	\$33,000
Foundations	1500	SF	20.00	30,000
Slab on Grade	1500	SF	18.00	27,000
Structural Floor	800	SF	50.00	40,000
Retaining Walls	1600	SF	65.00	104,000
Stairs	2	Flt	30,000	60,000
Steel Roof Structure	2200	SF	60.00	132,000
Glazing	600	SF	150.00	90,000
Opaque Walls	1250	SF	100.00	125,000
Doors	6	Lvs	3,000	18,000
Soffits & Misc Detailing	2200	SF	25.00	55,000
Roofing	2200	SF	25.00	55,000
Partitions	2500	SF	18.00	45,000
Doors	6	Lvs	2,000	12,000
Finishes	2300	SF	35.00	80,500
Millwork		Allow		50,000
Elevator	1	Ea	120,000	120,000
Audio Visual Systems		Allow		40,000
Kitchenette		Allow		20,000
Mechanical Systems	2300	SF	40.00	92,000
Plumbing	2300	SF	12.00	27,600
Fire Sprinklers	2300	SF	6.00	13,800
Power	2300	SF	25.00	57,500
Lighting	2300	SF	20.00	46,000
Low Voltage Systems	2300	SF	12.00	27,600
Signage				Included in Furnishings Above
				<u>1,401,000</u>

Café & Restrooms

Earthwork	600	CY	55.00	\$33,000
Foundations	2060	SF	20.00	41,200
Slab on Grade	2060	SF	18.00	37,080
Steel Roof Structure	2700	SF	65.00	175,500
Glazing	800	SF	200.00	160,000
Opaque Walls	1800	SF	100.00	180,000
Doors	6	Lvs	4,000	24,000
Gate at Trash	1	Ea	15,000	15,000
Soffits & Misc Detailing	2700	SF	25.00	67,500
Roofing	2700	SF	100.00	270,000
Partitions	2500	SF	18.00	45,000
Doors	6	Lvs	2,000	12,000
Finishes	2060	SF	40.00	82,400
Millwork		Allow		100,000
Audio Visual Systems		Allow		35,000
Food Service Equipment		Allow		250,000
Mechanical Systems	2060	SF	65.00	133,900
Plumbing	2060	SF	30.00	61,800
Fire Sprinklers	2700	SF	6.00	16,200
Power	2060	SF	25.00	51,500
Lighting	2700	SF	20.00	54,000
Low Voltage Systems	2060	SF	12.00	24,720
Signage		Included in Furnishings Above		

\$1,869,800

Other Site Structures

New Train Loading				
Platform & Access	2000	SF	150.00	\$300,000
Miscellaneous Work at Street	1	LS		100,000
Shade Canopy	1000	SF	200.00	200,000
Power, Communications, Security	2000	SF	200.00	400,000
Stone Walls	2000	SF	125.00	250,000
Misc Other Site Walls	2500	SF	100.00	250,000
Concrete Steps	750	LFR	175.00	131,250
Relocated & Refurbished Monuments		Allow		500,000
Picnic Pavilion & Levitt Hospitality				Included in Levitt Pavilion Above
Pavilion w/ Restrooms & Park Docent Office				
Structure	1120	SF	150.00	168,000
Enclosed Building	800	SF	400.00	320,000
Mechanical & Electrical Systems	1120	SF	125.00	140,000

\$2,759,250

MAINTENANCE & OPERATIONS BUDGET

	<u>Annual</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>
EXPENSES													
PERSONNEL													
<i>Management</i>													
Property Manager	126,000	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500
<i>Administrative</i>													
Event / Rental Coordinator	72,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Support Staff	60,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Taxes and Benefits	103,200	8,600	8,600	8,600	8,600	8,600	8,600	8,600	8,600	8,600	8,600	8,600	8,600
TOTAL PERSONNEL	361,200	30,100	30,100	30,100	30,100	30,100	30,100	30,100	30,100	30,100	30,100	30,100	30,100
CONTRACTUAL SERVICES													
Landscape Contract	420,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Landscape Turf/Trees	70,000	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833
Total Landscape	490,000	40,833	40,833	40,833	40,833	40,833	40,833	40,833	40,833	40,833	40,833	40,833	40,833
Maintenance Contract	300,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Fountain Maintenance	70,000	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833
Total Maintenance Contract	370,000	30,833	30,833	30,833	30,833	30,833	30,833	30,833	30,833	30,833	30,833	30,833	30,833
Janitorial													
Janitorial Contract	277,400	23,117	23,117	23,117	23,117	23,117	23,117	23,117	23,117	23,117	23,117	23,117	23,117
Janitorial Extras	12,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Total Janitorial	289,400	24,117	24,117	24,117	24,117	24,117	24,117	24,117	24,117	24,117	24,117	24,117	24,117
HVAC Repairs	4,200	350	350	350	350	350	350	350	350	350	350	350	350
Total HVAC	4,200	350	350	350	350	350	350	350	350	350	350	350	350
Pest Control	3,600	300	300	300	300	300	300	300	300	300	300	300	300
Playground Equipment Maintenance	9,000	750	750	750	750	750	750	750	750	750	750	750	750
Brick/Hardscape/DG/Granite M&R	6,000	500	500	500	500	500	500	500	500	500	500	500	500
Electrical M&R	9,600	800	800	800	800	800	800	800	800	800	800	800	800
Plumbing/Drain Maint M&R	9,600	800	800	800	800	800	800	800	800	800	800	800	800
Steam / Hardscape Cleaning	18,000	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Total Maintenance & Repair	55,800	4,650	4,650	4,650	4,650	4,650	4,650	4,650	4,650	4,650	4,650	4,650	4,650
TOTAL CONTRACTUAL SERVICES	1,209,400	100,783	100,783	100,783	100,783	100,783	100,783	100,783	100,783	100,783	100,783	100,783	100,783
MATERIAL & SUPPLIES													
Material & Supplies	60,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
TOTAL MATERIAL & SUPPLIES	60,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
UTILITIES													
Electricity	78,000	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500
Water & Sewer	60,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Garbage	84,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
Telephone - Office/Other/Extras	6,000	500	500	500	500	500	500	500	500	500	500	500	500
TOTAL UTILITIES	228,000	19,000	19,000	19,000	19,000	19,000	19,000	19,000	19,000	19,000	19,000	19,000	19,000

	<u>Annual</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>
EXPENSES													
INSURANCE													
Insurance - \$25 million	48,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
TOTAL INSURANCE	48,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
ADMINISTRATION													
General Office	3,000	250	250	250	250	250	250	250	250	250	250	250	250
Total General Office	3,000	250	250	250	250	250	250	250	250	250	250	250	250
Office Equipment Rental	1,800	150	150	150	150	150	150	150	150	150	150	150	150
Other	1,200	100	100	100	100	100	100	100	100	100	100	100	100
Total Office & Comm	3,000	250	250	250	250	250	250	250	250	250	250	250	250
Office Supplies	2,400	200	200	200	200	200	200	200	200	200	200	200	200
Total Supplies	2,400	200	200	200	200	200	200	200	200	200	200	200	200
TOTAL ADMINISTRATION	8,400	700	700	700	700	700	700	700	700	700	700	700	700
MARKETING													
Publicist	9,000	750	750	750	750	750	750	750	750	750	750	750	750
Print Advertising	15,000	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250
Printing/Signage	10,200	850	850	850	850	850	850	850	850	850	850	850	850
Website/Social Media	10,800	900	900	900	900	900	900	900	900	900	900	900	900
Misc. Marketing & Documents	3,600	300	300	300	300	300	300	300	300	300	300	300	300
TOTAL MARKETING	48,600	4,050	4,050	4,050	4,050	4,050	4,050	4,050	4,050	4,050	4,050	4,050	4,050
PROGRAMMING													
Programming Consultants	160,000	13,333	13,333	13,333	13,333	13,333	13,333	13,333	13,333	13,333	13,333	13,333	13,333
Program Development													
Fundraiser / Grant Writer													
Artist & Talent Fees	71,500	4,000	4,000	4,000	4,000	7,500	7,500	7,500	7,500	7,500	4,000	4,000	10,000
Sound Technician	9,250	750	750	750	750	750	750	750	750	750	750	750	1,000
Event Staff	8,600	600	600	600	600	800	800	800	800	800	600	600	1,000
Total Consultants/Contractors	249,350	18,683	18,683	18,683	18,683	22,383	22,383	22,383	22,383	22,383	18,683	18,683	25,333
Artist Miscellaneous	6,000	500	500	500	500	500	500	500	500	500	500	500	500
Equipment Rental	9,750	750	750	750	750	850	850	850	850	850	750	750	1,000
Misc. Artist Production Expense	7,200	600	600	600	600	600	600	600	600	600	600	600	600
Total Artist Production	22,950	1,850	1,850	1,850	1,850	1,950	1,950	1,950	1,950	1,950	1,850	1,850	2,100
TOTAL PROGRAMMING	272,300	20,533	20,533	20,533	20,533	24,333	24,333	24,333	24,333	24,333	20,533	20,533	27,433
Management Fee	128,665	10,595	10,595	10,595	10,595	10,819	10,819	10,819	10,819	10,819	10,595	10,595	11,001
Total Management Fee	128,665	10,595	10,595	10,595	10,595	10,819	10,819	10,819	10,819	10,819	10,595	10,595	11,001
Contingency	257,329	21,190	21,190	21,190	21,190	21,637	21,637	21,637	21,637	21,637	21,190	21,190	22,002
Total CONTINGENCY	257,329	21,190	21,190	21,190	21,190	21,637	21,637	21,637	21,637	21,637	21,190	21,190	22,002
TOTAL EXPENSES	2,621,894	211,902	211,902	211,902	211,902	216,373	216,373	216,373	216,373	216,373	211,902	211,902	220,020

THANK YOU

The rejuvenation of St. James Park for its 150th anniversary honors the past and looks to the future. CMG Landscape Architecture collaborated with friends and teammates on this competition, just as we look forward to collaboration, if selected, with the City of San Jose and its residents to resolve a design for a rehabilitated historic park that serves the community and manifests its aspirations. We worked with Future Cities Lab to create a functional monument to community, to current and future residents; the Levitt Pavilion is both a high-tech sculpture and performance venue for concerts and neighborhood events. With Page & Turnbull Architects we studied the historic evolution of the park and determined the character defining features, the special qualities that make St. James Park a valued historic resource.

Our team's plan successfully maintains and enhances the unique historic aspects of the 150-year old park, while it re-organizes the open space with planting, paths and program areas. The Park Paseo, a proposed defining feature, frames new open space that includes large multi-use turf areas, as well as specific park facilities—picnic, playground, dog run, and monuments—all under a shade-giving tree canopy. An arboretum of lush new planting defines the park and its gateways and is a buffer between the surrounding streets and the Park Paseo. Perimeter planting defines a historic edge and frames a modern interior to the park.

REMEMBER I IMAGINE is designed to meet the needs of San Jose's multicultural communities, provide needed neighborhood amenities, and become a downtown destination that is a complement to San Pedro Square, Chavez Park, and the Paseo de San Antonio. REMEMBER I IMAGINE will pique the curiosity of passersby to ensure presence of park visitors through the day.