



SAINT JAMES PARK
MASTER PLAN UPDATE

San Jose Redevelopment Agency • November 2002

ROYSTON • HANAMOTO • ALLEY & • ABEY



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INTRODUCTION

INTRODUCTION

The Saint James Park Master Plan Update provides a vision for the future development of Saint James Park. By responding to the changing needs and priorities of the surrounding district, as well as the desires of the community, the Update establishes an appropriate and attractive plan for the park and develops a programming plan to activate and promote its use.

This introduction reviews the history and current use of Saint James Park; describes the process used to develop the vision; and sets forth the goals of the Master Plan Update.

History

Changing Face of Downtown

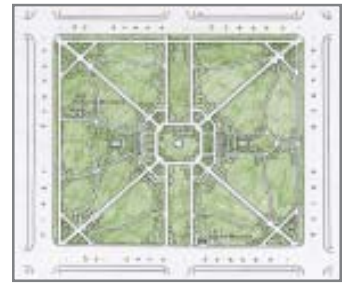
Saint James Park is located in the heart of downtown San Jose, at the center of the Saint James Square Historic District. The surrounding neighborhoods are rapidly changing with higher densities and mixed use developments. The new Civic Center complex will soon be located within a few blocks of Saint James Park.

The increase in high density housing, as well as commercial and cultural facilities around the park makes the Park's role as a "green oasis" in the center of the city still more important. There will be a greater need for facilities, such as play areas, green lawns and areas for civic gatherings. The park will also provide a shady, pleasant lunchtime venue for the offices and businesses developing nearby.

Previous Master Plans

Since its inception in 1847, the design of Saint James Park has been the focus of many planning and design efforts. Some key design features were present in all plans that were developed. These key features include the diagonal entrance paths, north-south and east-west axes, flat topography, a water feature and a canopy of trees.

Sanborn Map - 1891
Saint James Square



Proposed Plan for
St. James Park - 1920



St. James Park Master Plan - 1985

The most recent Master Plan for Saint James Park was completed by MPA Design in 1985. The 1985 Master Plan proposed a strong perimeter promenade around the park. It also proposed a strong east-west axis with a double path arrangement, two new water features and eventual relocation of the Senior Center. Portions of this Master Plan were implemented in 1988, including a new central plaza on the west half of the park with a new fountain in a historical style. Several groves of new trees were planted. The symmetrical aspect of the plan was never realized since the eastern half of the plaza and the corner plazas were never developed.

INTRODUCTION

Strategy 2000

In 2000, the City of San Jose developed a development strategy plan for greater downtown. In the *Strategy 2000*, Saint James Park was envisioned as surrounded by highrise residential structures, with the park serving as a green oasis. Another proposal in *Strategy 2000* was the development of a series of paseos that provide a pedestrian network linking downtown neighborhoods. One of these paseos connects to Saint James Park from the west at the park's midway point.

Streetscape Master Plan and Signage Master Plan

The *Streetscape Master Plan* is currently being developed and identifies St. John Street as one of the streets in need of attention and a priority for public and private investment. St. John Street is located on the south edge of Saint James Park with the main streetscape objective of creating a pedestrian connection from the neighborhood to the Guadalupe River Parkway. Suggested streetscape improvements include consistent nine foot wide sidewalks and consistent planting and pedestrian lighting to create a distinctive pattern for St. John Street.

Saint James Park is within the downtown *Signage Master Plan* study core area. The plan's objectives include improve wayfinding and legibility, enhance the pedestrian environment and distinguish the downtown core area. The park is listed as a key destination within the downtown area. Specific signage improvements for Saint James Park are not identified, but the objectives listed can be applied to the park. The wayfinding component is important in connecting the park with the Civic Center and Guadalupe River Parkway.

Why a Master Plan Update?

Since 1988, the downtown has started a period of rapid development. Saint James Park has become the new center of a higher-density residential neighborhood. In addition, social issues and concerns regarding park use developed. The park has become a gathering place for a transient population. Drug use and other illegal activities have been continuing problems in the park. Together, these factors triggered a desire to update the park master plan.

The Planning Process

In late 2000 the San Jose Redevelopment Agency formed a community based task force with representatives from the historic preservation community, homeless providers and advocates, business owners, area residents, housing advocates and Saint James Senior Center representatives to guide the planning of Saint James Park.

In January of 2001 a planning team was hired to lead the planning effort and prepare the Saint James Park Master Plan Update. The team, led by the landscape architectural and planning firm of Royston Hanamoto Alley & Abey, included architects, lighting designers, signage designers, engineers and historical consultants. This Report is the culmination of a process that included the Redevelopment Agency of San Jose, the Department of Parks, Recreation and Neighborhood Services, other city departments, the Task Force, and the general public. A Technical Advisory Committee (TAC) with representatives from various City departments and the Valley Transportation Authority reviewed the project and provided input at every step. The Report reflects the team's systematic approach to the planning process.

The process involved the following steps:

1. Issues Identification/Development of Goals

Issues and concerns were identified through a series of meetings with the Redevelopment Agency staff, PRNS staff, other city staff, the Task Force, focus groups and the public. The purpose of the meetings was to assess the range of ideas, opinions, concerns, needs and visions for Saint James Park. Shared visions emerged from these meetings, while areas of contention were identified for future decision-making. Based on this input, a broad set of goals was developed to serve as the framework for future planning decisions.

2. Assessment of Existing Conditions

This stage of the process involved review of the existing conditions in the park. The goal was to gain the greatest possible understanding of the park and its physical environment. This assessment included an evaluation of park usage; evaluation of existing park improvements (such as lighting, paving, signage and the water feature); evaluation of existing lighting features and light levels; review of the historical monuments; site circulation (both vehicular and pedestrian); existing signage and existing vegetation. It also included review of available historical background information and photographs. Previous planning studies that involve Saint James Park, including the 1985 Master Plan, were also reviewed.

This phase also included the development of case studies of urban parks of similar size, character and issues. Case studies included cost of construction, size, program management and photographs (when available). The case studies included the Boston Public Garden, Boston; Golden Gate Park, San Francisco; Todos Santos Plaza, Concord; Post Office Square, Boston; Yerba Buena Gardens, San Francisco; and Bryant Park, New York City.

3. Opportunities and Constraints Identification

The results of the existing condition assessment were incorporated into an Opportunities and Constraints analysis plan. This plan included an evaluation of site issues and opportunities to address these issues through physical design. Findings were presented to the Task Force and the Technical Advisory Committee.

4. Alternative Generation and Evaluation

Three design alternatives were generated, based on the Opportunity and Constraints analysis and the input from the community. Alternatives differed in sidewalk configuration, planting concepts, and locations for special features such as a cafés, water features, playgrounds, and flower beds. Lighting and signage concepts were also prepared.

Alternatives were reviewed by the technical advisory committee, the Task Force, the community and the Recreation and Parks Commission for input and comments.

INTRODUCTION

5. Preferred Alternative - Master Plan Update

Based on the input received on the alternatives, a preferred alternative was developed. This plan was presented to the Task Force and the Community, who voiced strong support for the design. The plan was then reviewed by Agency staff and an estimate of probable cost was prepared and the alternative refined. Following this, additional public outreach took place.

Focus Group Input

As part of the analysis process, the design team met with six different focus groups which represented various parties with a stake in the future of the park. The focus group meetings were held on February 7, 2001. The groups represented were the Historic Preservation Council and Historic Landmarks Commission, Homeless Advocates and Service Providers, Senior Citizens and users of the Saint James Park Senior Center, local business representatives, neighbors and housing advocates.

General suggestions repeated by two or more groups included:

1. Add things for children – play and picnic areas.
2. Ensure green, tranquil nature of park.
3. Keep shade trees, add flowers.
4. Consider parking, but review impacts carefully in order to retain character of park, historic trees and pedestrian experience.
5. Add an attraction to the park – water feature, café and museum were all mentioned.
6. Add an interactive water feature or another type of water feature (mentioned by three groups).
7. Reunite both sides of the park – removal of Second Street and/or light rail (mentioned by three groups).
8. Address behavioral and social issues in the park (mentioned by three groups).
9. Increased programming was mentioned by most groups – more concerts, plays and other community events.

It was generally apparent that people cared about the park and believed that improvements were necessary. Current qualities that people liked best were the green oasis in the center of the city, the trees and shade provided, and the historical importance of the park. Items of most concern were the social issues of the park, the proposal to put parking underneath the park, and the assurance that the underground parking would not impact the character of the park. Ideas that found a common base throughout most groups were the reunification of the two halves of the park, the improvement of historical interpretation of park features, and added attractions such as the café, water features, and/or the playground.

Goals and Objectives

The goals for the Saint James Park Master Plan Update are broad in order to provide a framework for planning decisions. Goals were a result of input from the Task Force and the community. Goals focused on historic preservation, beautification and activation. The goals listed below were considered and are not in any order of priority.

1. To retain the historic character of the park and maintain the National Register designation.
2. To upgrade the visual environment of Saint James Park in order to reflect its role as one of the most important public open spaces in downtown San Jose.
3. To develop a plan that makes the park inviting for all members of the community.
4. To activate the park by identifying events and activities that are compatible with the park while inviting more people, and to provide a plan and infrastructure that supports these activities while respecting the surrounding land uses.
5. To review existing improvements for retention/renovation/elimination.
6. To create a plan that meets all current codes.
7. To retain the National Register of Historic Places designation.

Other considerations that were mentioned as significant included:

- Address pedestrian circulation needs.
- Assess identity and directional signage design and locations.
- Recommend steps to improve planting for existing trees and supplement planting where appropriate.
- Recommend new lighting that meets the Federal mandate for energy efficiency and public security.
- Identify cost implications for each project segment as well as the total project.



EXISTING CONDITIONS
INVENTORY & ANALYSIS

EXISTING CONDITIONS AND ANALYSIS

Physical Site

Saint James Park is historically one of the most important public spaces in downtown San Jose. This 7.6-acre park dates back to 1848, and was first developed in 1868, when it first became known as Saint James Park. The park has a colorful and lengthy history that includes speeches from presidential candidates, civic involvement activities and the dubious distinction of being the site of California’s last public lynching.

The site consists of two square blocks and approximately 7.6 acres. Second Street bisects the park in two halves. The west side of the park is developed with turf, pedestrian paths, a water feature and two historical monuments. The east side of the park includes a senior center that comprises seven structures for human services and recreational activities. The senior center, constructed in 1968, was designed to be mobile in the event that the City decided to put an underground garage in the park. The southeast quadrant, adjacent to the Senior Center, is currently developed with turf, paths and a historical monument. A playground, designed prior to this study, was constructed in 2002.

Historic Landmark Designation

Saint James Park is listed on the National Register of Historic Places as part of the Saint James Square National Register Historic District. As such, it is eligible for the California Register of Historic Resources. It is also listed as part of the City of San Jose’s Saint James Square Historic District, a local designation. As the centerpiece of the Saint James Square Historic District, the park serves as a reminder of the history of the area.



Historic Water Feature

The history of the park is long and colorful. The significant historical events that took place within the park and the surrounding historical structures provide opportunities to educate and inform park users. Some of the key historical events that took place in the park include:

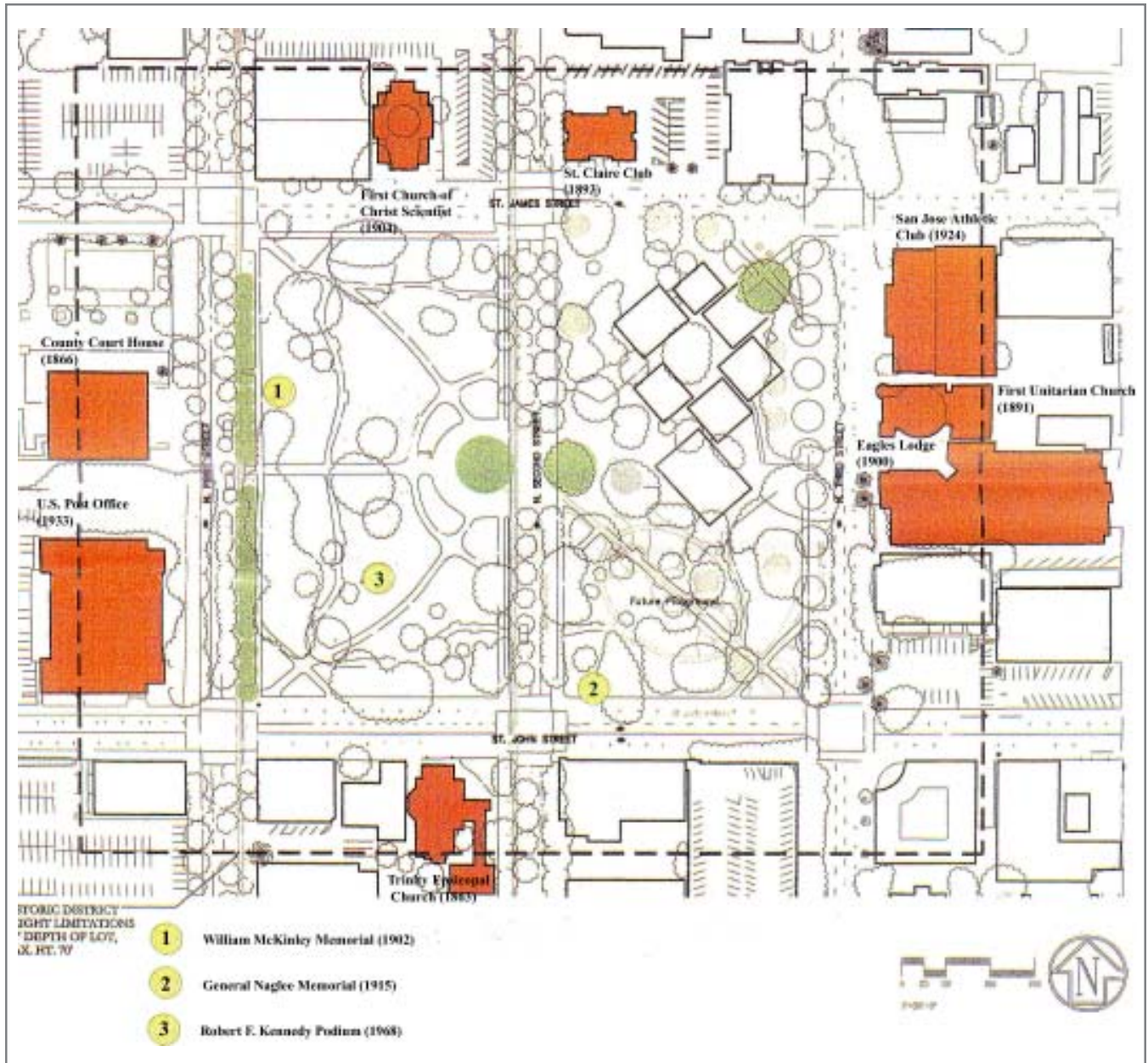
- 1847 – Park first established in Charles Lyman’s survey of the City.
- 1868 – Developed as a park when lawns, elm trees and other plants were added.
- 1901 – President McKinley speaks in park
- 1933 – The Hart kidnapping suspects were lynched in the park. (The hanging trees have since been removed from the park.)
- 1955 – North Second Street is extended through the park.

Historic Planting



Historic Photograph of St. James Park

SAINT JAMES PARK MASTER PLAN UPDATE: HISTORICAL MAP



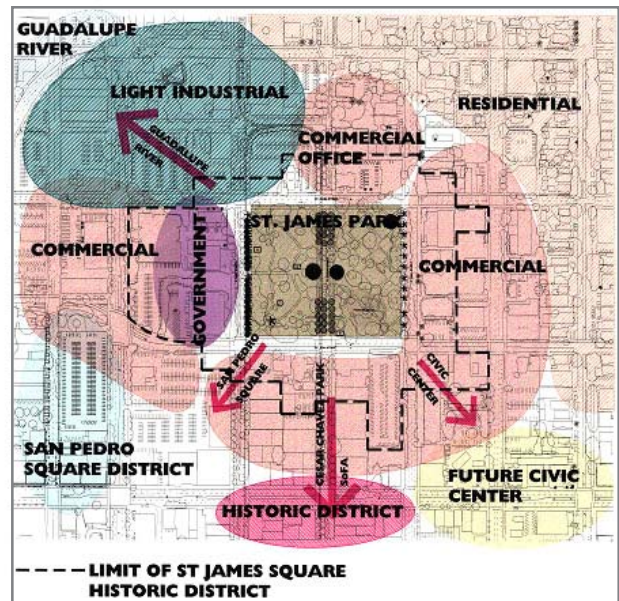
EXISTING CONDITIONS AND ANALYSIS

- 1968 – Robert Kennedy speaks in the park, shortly before his assassination.
- 1968 – The Senior Center is constructed in the park.
- 1978 – District receives National Register of Historic Places designation.
- 1985 - MPA Master Plan for the park completed.
- 1988 – West central plaza and fountain is added as part of MPA Master Plan implementation.
- 2001 - Master Plan Update planning study by RHAA begins.
- 2002 - Playground is added in Southeast quadrant of the park.
- 2002 - RHAA Master Plan Update completed.

One of the main goals of the Master Plan Update is to retain the national historic designation. To retain the nomination, improvements to the park must be consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties guidelines for the Treatment of Cultural Landscapes. In addition, the design must respect the Saint James Square Historic District Design Guidelines.

When evaluating a designated historic landscape, it is important to understand the design criteria (cited on the nomination form) that gave the landscape its designation. Some of the key design features that considered character defining that must be retained in the Master Plan Update Plan are:

1. North/south, east/west axis paths.
2. Diagonal cross axis paths.
3. Circular features at the four corners.
4. An undulating path around the perimeter connecting the circular features.
5. A circular area with a fountain in the center of the plan.
6. Random placement of statuary and monuments.
7. Flat ground plane with a lack of topographical variation.
8. An informal planting scheme.



District Map

EXISTING CONDITIONS AND ANALYSIS

Land Use and Linkages

Saint James Park is located on the edge of the central business district and bordered by First and Third Streets, Saint James Street and Saint John Street. Second Street bisects the park. As well as fronting a number of civic and cultural buildings, the park serves as a link between the commercial development of the downtown and the surrounding residential neighborhoods.

Linkages can be accomplished via a strong streetscape design. Wide sidewalks, unified paving materials, consistent signage, enhanced lighting, inviting crosswalks and street tree treatments will create a sense of continuity and a pedestrian-friendly environment. Working with the recommendations of the Streetscape Master Plan will ensure a connection to the district. Paseos proposed in the *Strategy 2000* plan can also provide opportunities for linkages. Mid-block crossings at First and Third Streets and corresponding connections inside the park should be considered.

Linkages should be developed to other open spaces and parks within the city. These include the Guadalupe River Park and Plaza de Cesar Chavez. Both spaces are within easy walking distance of Saint James Park. Enhancing the linkages between Saint James Park and other recreational areas in the vicinity will make the open space network more accessible to all users.

Commercial Development

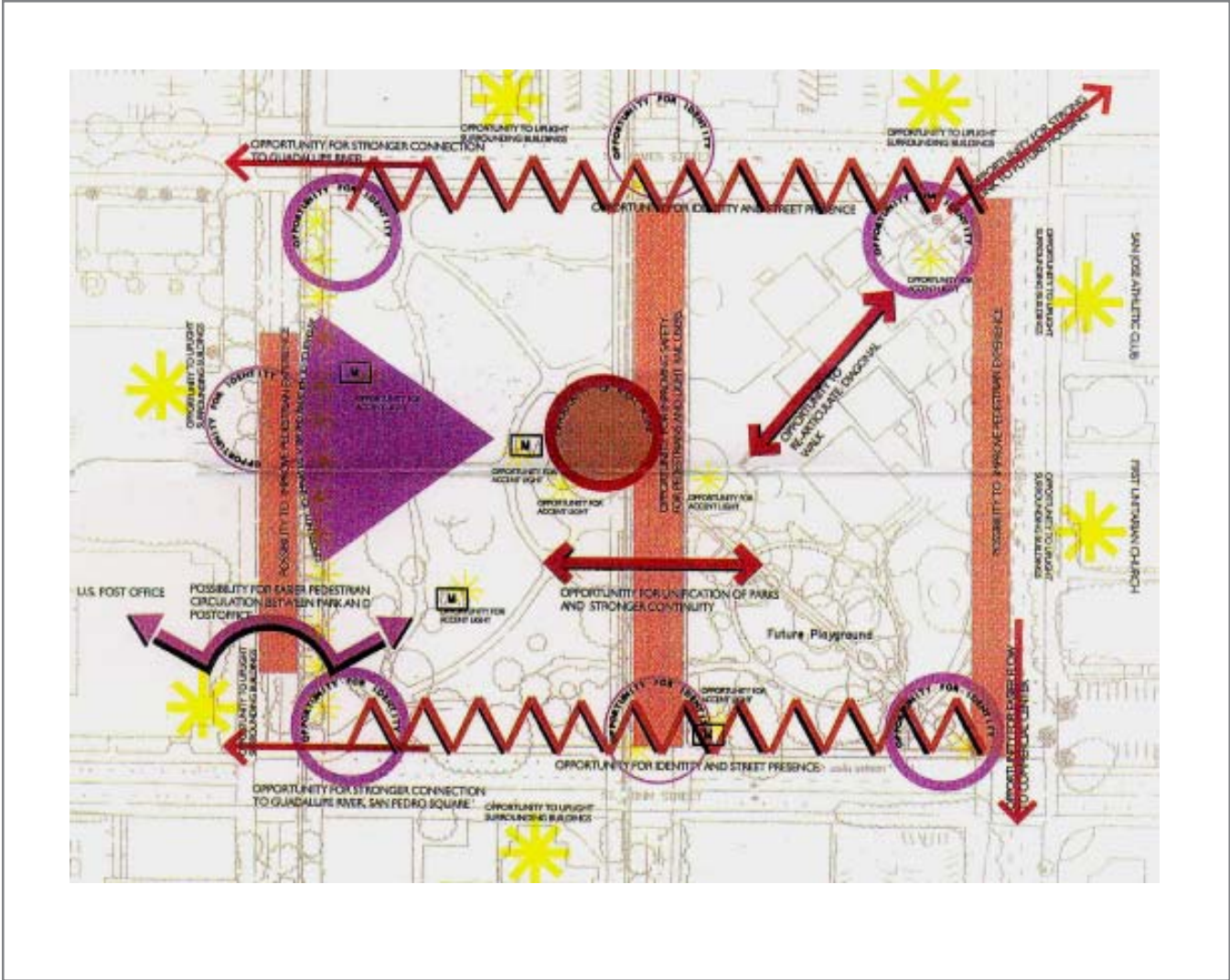
Existing commercial development is located primarily to the southwest of the park, along Santa Clara and San Fernando Streets. First Street and Second Street are commercial corridors that lead to the park.

Enhanced connections should be developed between the commercial corridors and the park. Such connections may include improved street crossings and signage. As new commercial and mixed-use development occurs in the vicinity, the park's usage will change. Lunchtime crowds of office workers will become more significant users of the park. Programmed activities, such as noon concerts, should be encouraged. It is important, as developers submit design packages, that entries are oriented toward the park.

Housing

Saint James Park currently serves as a neighborhood park for existing single-family homes in the Horace Mann neighborhood. However, the district surrounding the park is in a state of rapid transition. New high-density residential projects have been constructed within two blocks of the park, to the southeast on Fourth Street and to the Northwest on First Street. New housing is also proposed for areas to the north and east of the park. As new housing is constructed within an easy walking distance to the park, park usage and program needs will change. Demand will increase for more family-oriented activities, such as playgrounds, open lawns and strolling paths. Health and safety issues will become more important as families with children use the park.

SAINT JAMES PARK MASTER PLAN UPDATE: OPPORTUNITIES & CONSTRAINTS



EXISTING CONDITIONS AND ANALYSIS

There will also be an increase in recreational activities such as outdoor exercise. Programmed events, including evening and weekend events, will become more popular as people find it easier to walk from their home to the park. It is important that new housing developed adjacent to the park be oriented with entrances toward the park.

The park also serves as a district-wide recreational space for senior citizen activities and public events. Future senior housing near or adjacent to the park will require new park features. These may include additional benches; strolling paths; shady places to sit; and outdoor game tables.

Civic Development

The new City Hall and Civic Plaza will be located one block to the southeast of the park, on Santa Clara and Fourth Streets. This new civic complex will enhance the surrounding district and provide an opportunity to create connections to Saint James Park through streetscape design, signage, public art and transit. Future projects in this district include housing and other mixed-use developments. When these projects are constructed within easy walking distance of Saint James Park, the user base for the park will grow accordingly. The nature and character of these civic projects provide opportunities for expanded programming in Saint James Park, such as concerts and civic events.

San Jose State University is located two blocks to the southeast of the park. The large student population does not currently use the park, but if the park was programmed with a series of events that appeal to a student -age population, the students would most likely become regular park users.



MASTER PLAN UPDATE
DESCRIPTION AND
RECOMMENDATIONS

MASTER PLAN UPDATE DESCRIPTION AND RECOMMENDATIONS

The Master Plan Update is the result of an extensive public outreach process, hundreds of comments from the community, a complete analysis of existing conditions and issues and development and public review of several alternative plans. The final design combines park features into a cohesive design that reflects the park's history while it brings the park up to 21st-century standards. A combination of new and existing elements, historic and modern forms, and evocative materials give this design its historic character while placing it firmly in a contemporary context.

The final design features strong, straight lines and extensive use of brick paving. It retains much of the current look and feel of the park while cleaning up connections and providing more generous gathering and seating spaces. Design features and recommendations are described below. A number of additional features are described that are not part of this Master Plan Update but may be constructed at some point in the future as additional funding becomes available.

An analysis of the park design, with the goal of retaining historic designation, was completed as part of the planning process. It was determined that the proposed elements of the Master Plan Update meet the Secretary of Interior's Standards and the Master Plan Update will not negatively impact the National Register designation.

Senior Center Relocation

The Saint James Senior Center was constructed in 1968 in the northeast section of the St. James Park in Downtown San Jose. The senior center consisted of seven movable structures. In the 1970's a permanent building was added to the center, with a total of approximately 14,500 square feet.

In September 2000, the City Council approved the Greenprint, a twenty-year strategic plan for parks and community facilities and programs. This plan sets goals for the year 2020, and calls for the provision of 3.5 acres per 1,000 population of neighborhood/community serving parkland, to be accessible within a 3/4 mile radius of residents.

In order to restore the historic nature of the park, maximize its uses, and be consistent with the Greenprint and the *Strategy 2000* plans, it is essential to relocate the Senior Center.

Circulation

The existing pedestrian circulation system within the park consists of perimeter sidewalks at First, Second and Third Streets, Saint James Street and Saint John Street. Treatment and location of these perimeter sidewalks varies. The sidewalk along Saint James Street is separated from the street by a wide decomposed granite planting strip. The sidewalk along Saint John Street is adjacent to the curb. The sidewalk along Third Street is separated from the street by a planting strip with turf and trees. The sidewalk along First Street and the west side of Second Street is reflective of the transit mall/light rail corridor and consists of a wide granite sidewalk. The sidewalk along the east side of Second Street is separated from the curb by a planting area.

MASTER PLAN UPDATE DESCRIPTION AND RECOMMENDATIONS

Diagonal sidewalks from the corners of First and Third Streets lead to the center of the park. Sidewalks from the First Street corner are curved. The sidewalk from the intersection of Saint John Street and Third Street is straight and wide. The Senior Center currently blocks the possibility of a fourth diagonal sidewalk from the Third Street and Saint James Street corner. Short sidewalks at the corners allow pedestrians to cut across the corners.

A direct mid-block connection from First Street to the central plaza allows pedestrians coming from the courthouse and First Street light rail corridor to directly access the park. A semi-circular path is located on the perimeter of the central plaza.

A curved path located within the park connects three of its quadrants. This path, constructed of asphalt, provides a loop stroll that is interrupted by the existing senior center.

Vehicular circulation involving the park consists of five one-way streets: Saint John Street (west); Saint James Street (east); Third and First Streets (north); and Second Street (south), which bisects the park.

The vehicular traffic along Second Street includes the light rail corridor (with stops located in the park) and the transit mall (regular bus traffic as well as private vehicles).

Analysis

- Development of a uniform treatment of sidewalks along streets should be considered in the Master Plan Update. Landscaped planting areas along the curbs serve to separate the pedestrians from the street, allowing the pedestrians to feel more involvement with the park.
- When the Senior Center is relocated, completion of the internal pedestrian path will allow a highly enjoyable loop stroll within park boundaries.
- Consistent treatment of diagonal entry walkways should be evaluated.
- Retention of the mid block walkway from First Street to the central plaza is desirable.
- The vehicular traffic on Second Street limits a sense of unification within the park and impedes pedestrian park users. Analysis of the feasibility of closing Second Street was studied as part of the Master Plan Update and the final conclusion was that it would not be advisable to close Second Street based on traffic patterns and the difficulty of rerouting public transit.

Recommendations

- Develop a consistent treatment for perimeter sidewalks.
- Develop a consistent treatment for diagonal access paths.
- Retain mid-block access.
- Develop a loop-strolling path where possible.
- To the greatest extent possible return park to a symmetrical plan.
- Develop north/south and east/west pedestrian spines to accommodate additional programming.

MASTER PLAN UPDATE DESCRIPTION AND RECOMMENDATIONS

Master Plan Update Circulation Design Description

Brick corner plazas welcome pedestrians with circular planting areas filled with annuals; straight diagonal paths lead directly to the central plaza. Benches along either side of these paths provide places to rest, people-watch and enjoy the landscape.

Wide, straight diagonal walkways feature prominently in the design. Each of the corner plazas is the beginning of a broad, diagonal brick walkway that leads directly into the central plaza, while the east-west walkway becomes a plaza area itself. The east/west spine is 50' wide, with 26' wide panels of turf in the middle, leaving 12' of circulation space on either side. This width not only accommodates emergency vehicles, but also allows for festival booths to be set up beside the flow of pedestrians. The green panels of turf provide additional areas for programming of the central spine. Benches along the plazas and major pathways provide seating and places for people watching.



Existing Transit Mall on Second Street in St. James Park

The existing western oval-shaped central plaza is mirrored on the east side of Second Street, with two heritage trees defining the plaza's center and a ring of benches facing into the plaza. It is surrounded by colorful planting areas, which are circled by a secondary loop pathway that features a historical timeline set into the brick paving. Benches along this secondary path face outward into the park.

Two internal loop paths take on distinctly different characteristics. The meandering concrete path weaves around the park, forming the outer border of the large lawn areas. Located along this walkway is a series of interpretive displays that point out key site features and identify historic buildings across the street. The inner secondary loop path is brick-paved and conforms to the oval of the central plaza.

To give pedestrians a more pleasant experience as they walk through the park, the sidewalks along Saint James and Saint John Streets are planted with new allees of elm trees. The parking along Saint John Street is removed and replaced with turf and trees to create the allee of trees. The sidewalks along Saint James and Saint John Streets remain in their current location. There is no change to the sidewalks along First and Third Streets.

Second Street remains open to vehicular traffic.

MASTER PLAN UPDATE DESCRIPTION AND RECOMMENDATIONS

Paving

The site currently has multiple paving conditions. Diagonal park entry paths on the west and the central plaza near the water feature consist of thin paver bricks in a reddish-brown color. The light rail malls on the west side of Second Street and the east side of First Street are granite, in dark and light gray-green tones that are consistent with the paving of the transit mall. Perimeter walkways are concrete in a natural color. The loop perimeter path is asphalt. The variety of pavings and inconsistent walkway treatments contributes to a perceived lack of unity and integration in the park.

Analysis

- Development of a consistent palette of paving will help to unify the park.
- Site features along the light rail corridor/transit mall, related in character to the rest of the corridor, are consistent with urban design.
- Inconsistent paving treatments contribute to a lack of park unity.

Recommendations

- The Master Plan Update should develop an overall consistent palette of site paving treatments to help distinguish the park.
- Site features and paving treatment characteristics along the Second Street and First Street light rail corridor/transit malls should reflect the transit mall and not the park. Retention of the existing features in these areas is recommended.
- Paving types should be consistent and reflect the historic character of the park.

Master Plan Update Paving Design Description

A variety of paving materials reflects the various uses in the park as well as its historic character. Existing granite paving lines distinguishes the light rail corridor and is proposed for the center of the interactive fountain. A red-charcoal colored brick, in a herringbone pattern with coursing on the perimeter edges – is the primary paving material in the park, and is found in the central plaza and secondary loop path, the main east-west plazas, the diagonal paths, and the corner plazas. The outer sidewalks, meandering perimeter path, and north-south sidewalks are all paved with concrete.

Paving patterns are simple throughout the park, in keeping with the traditional style.

Views

Views considered a part of the planning process include both those into the park from the adjacent neighborhood and those out of the park to surroundings. Views into the park from adjacent streets are generally broad and unobstructed

MASTER PLAN UPDATE DESCRIPTION AND RECOMMENDATIONS

due to the high tree canopies and lack of understory shrub planting. The only significant obstruction to a clear view of the entire park is the Senior Center.

Views within the park to the surrounding neighborhoods are limited to views under tree canopies. In some cases, clear views of buildings across the street are possible. In other cases, tree canopies obstruct a clear view of some of the significant historical structures surrounding the park.

Analysis

- Unobstructed views into the park are desirable to allow for high security to be maintained.
- Views within the park to adjacent historic structures are limited. Such views may be desirable but would be accomplished by a loss of tree canopy and shade.

Recommendations

- Retain unobstructed views into the park. Limit use of understory shrub plantings to those that do not interfere with security concerns (18" or less in height).
- Study views from the park to adjacent historic structures on a case by case basis. Primary structures for view consideration include the U.S. Port Office, County Courthouse, First Church of Christ Scientist, St. Claire Club, San Jose Athletic Club, First Unitarian Church, Eagles Lodge and Trinity Episcopal Church.

Café, Pavilion and other architectural structures

Architectural structures located in Saint James Park include the Saint James Senior Center, a J.D. Decaux restroom and the shelters along the light rail corridor. The Senior Center is located in the northeast quadrant of the park, covering approximately $\frac{1}{4}$ of the park area. The Master Plan Update assumes that the Senior Center is being relocated adjacent to the park. The relocation of the Senior Center is being completed by the Redevelopment Agency outside the scope of this project.

The restroom is a single-occupancy coin-operated pay restroom constructed by J.D. Decaux. It receives significant use on a daily basis and is maintained by the manufacturer through an agreement with the City.

The bus and light rail shelters along the light rail corridor are contemporary in design and consistent with shelters along the transit mall. They are constructed of glass and steel. Two shelters are located in the park.

There was extensive discussion during the planning process about the desire for a permanent café in the park. A café was found to be desirable as a way to activate the park on a daily basis and provide food service for park visitors. Several building alternatives that varied in character and location were explored that varied in character and location.

MASTER PLAN UPDATE DESCRIPTION AND RECOMMENDATIONS

It was decided that a temporary food vendor would serve the needs of the park until a time when demand became strong enough for a café. Although the café is not included in this Master Plan Update, infrastructure for a future café is provided should it be decided that a permanent food service venue is desired.

Analysis

- Relocation of the Senior Center out of the park will open up the park spatially and allow restoration of the original symmetry of the park. Design character of the Senior Center will not be evaluated due to its assumed relocation.
- Transit shelters are appropriately designed as part of the light rail corridor/transit mall system.
- A café would bring daily activity to the park.
- There is currently no protection in the park from inclement weather.

Recommendations

- Existing transit stop shelters should be retained.
- Any new architectural elements should be designed to integrate with the historic character of the park.
- Include a future café as part of the long term vision for the park.

Master Plan Update Café and Pavilion Design Description

The Master Plan Update includes a pavilion and a future café as two of the major buildings in the park. The café and pavilion structures are conceived as gathering places for people. Located across the main east/west plaza, the future café and pavilion structures are nearly identical in geometry and detailing.

The Master Plan Update provides the infrastructure for the café as a future project. The café provides a place for park visitors to linger in the park and serves to attract people from the surrounding businesses to the park on a daily basis. The café building utilizes a system of fold-away doors that can be opened when the weather is good, allowing the café to spill out around the café into the surrounding plaza. In the plaza between the two structures, moveable tables with umbrellas and Parisian-style chairs underneath a canopy of trees offer a variety of seating options.



St. James Park- Interactive Water Feature, Pavilion, and future Cafe

MASTER PLAN UPDATE DESCRIPTION AND RECOMMENDATIONS

The pavilion is located near the children's play area along the south side of the plaza opposite the future café location.

Restrooms are incorporated into the pavilion plan with two stalls per gender. The pavilion design and materials are meant to reflect traditional park structures and respect the historical approach of the overall landscape design and historical buildings surrounding the park without copying any particular historical style. The pavilion structure is of architecturally exposed painted steel, with solid walls of stone cladding to match landscape walls. Roof materials will be of etched glass or solid panels depending on the location in the pavilion. Accent materials used to give the structure the desired human touch will be patterned glass, stone column bases and custom metal for elements such as door pulls.

Play Area

The play equipment area remains as constructed in the 2001 plan by MPA Design.

Planting

The character of Saint James Park is due in large part to its vegetation. Existing vegetation in the park consists primarily of trees, turf and assorted shrubs around the Senior Center. Several of the trees in the park are designated "Heritage Trees". This designation is given to trees that are of a significant species and have either a historical significance or are of a significant size. Trees that have received the heritage designation include twenty-one *Washingtonia filifera* palms along First Street, two *Quercus macrocarpa* (Burr Oak) in the center of the park on either side of Second Street, and one *Ulmus Americana* (American Elm) near the corner of Saint James Street and Third Street. The palms along First Street appear in historical photographs of the park and are estimated to be over a hundred years old; they constitute a strong identity element for the park. The *Quercus macrocarpa* are in excellent condition. Improvements made around the western *Quercus* have taken the root system of the tree into consideration and are apparently successful, as exhibited by the continued health of the tree.

Several other trees nominated for Heritage Tree status have not received the designation. These include a *Magnolia grandiflora*; *Aesculus hippocastenum* and two *Eucalyptus citriodora* located in the southeast park quadrant; three *Ulmus Americana* along Saint James Street; a *Quercus agrifolia* near Second Street and three *Cedrus deodara* at Third Street near the Senior Center. The *Ulmus* are currently in poor condition and may need to be removed at some time in the future. It is unknown at this time whether these trees will receive the Heritage designation.

MASTER PLAN UPDATE DESCRIPTION AND RECOMMENDATIONS

Most of the trees are in good health and can be expected to have a long life span. Others are in decline and may need to be removed in the near future. Multiple trees were added as a result of the 1988 Master Plan. These trees are for the most part in good health. Many *Platanus acerifolia* (London Plane Tree) were added along Second Street as a result of the transit mall light rail construction. These trees are of substantial size and in good health. They form a strong canopy and urban design connection along the Second Street light rail corridor.

Analysis

- Trees located in the park vary in condition. Some may have a long life span, others may require removal in the future.
- The character of the park is determined to a large degree by the canopy shade trees and turf. Very few shrubs and other understory plantings exist.

Recommendations

- Evaluate removal and replacement of trees on a case-by-case basis depending on their condition, location and species.
- Preserve the heritage trees. Any construction work done in the vicinity of the heritage trees should be installed so as to not jeopardize the health of the trees.
- Evaluate trees to determine which trees are in decline. Finalize an urban reforestation plan to replace those trees that may need to be removed in the future.
- Plant a variety of trees, flowering groundcovers, shrubs, perennials and annuals.
- Design planting to allow unobstructed views through the park.
- A wide variety of trees add interest and an arboretum-like atmosphere to the park.

Master Plan Update Planting Design Description

All of the heritage trees, whose size and elegance promote the historic nature of the park, remain in the final design. Most of the other trees, with the exception of those in decline, are retained and supplemented by varieties appropriate to the climate. Underneath the trees, turf and flowering groundcovers decorate the ground plane and keep visibility throughout the park. Circular planting beds anchor the corner plazas. Annual and flowering perennial plantings give the corners an ever-changing color palette. In future phases, the corner planting beds could be developed with raised planters, which provide additional seating and an opportunity for identity signage.

Water Features

An existing water feature is located on the west side of the park in the central plaza. The water feature, installed in 1988, consists of a round basin, three central tiered bowls with spouts, and a number of cast iron fish with jets that spray toward the center. The water feature will need some repair and retrofit work within the next few years. The future repair of the water feature is not part of this Master Plan Update.

MASTER PLAN UPDATE DESCRIPTION AND RECOMMENDATIONS

A second water feature along the light rail consists of a low granite bowl with a bubbling nozzle in the center. This feature is consistent with water features found elsewhere along the transit mall.

Analysis

- The water feature is deteriorating.
- An interactive water feature would encourage more activation of the park.

Recommendations

- The existing water feature in the western half of the park should either be replaced or repaired as funding becomes available. Replacement of the water feature is not a part of this Master Plan Update.
- The existing water features along the light rail are part of the urban design fabric and should be retained.
- A new interactive water feature should be located in the park.



Existing Water Feature

Master Plan Update Water Feature Design Description

Water features at the east and west sides of the central plaza offer cooling, soothing environments as well as a place to play. To the east of the plaza, a proposed interactive water feature sits near the playground, giving parents and children plenty of activity options. Review of the design concept by the Historic Landmarks Commission resulted in the recommendation that the interactive water feature be circular in shape to reinforce the symmetry of the park. Final design of the interactive water feature will be completed as part of the Design Development phase of the project, possibly in conjunction with an artist. The existing water feature on the western end of the central plaza is retained in its current condition and location.

Historic Monuments

Three historic monuments exist within the park. The monuments reinforce the overall feel of the park and recognize some of the important events that took place in the park. The McKinley monument is located where McKinley stood when he spoke in the park and should not be relocated. The General Naglee monument location has no historical significance. There is conflicting evidence as to where the Kennedy speech took place. In addition, the current design

MASTER PLAN UPDATE DESCRIPTION AND RECOMMENDATIONS

McKinley Monument



of the Robert Kennedy monument has created safety and policing issues due to the enclosed space created by its backdrop and low front wall. While the concept of a Kennedy monument in the Park has acquired historical significance, its placement and design could be altered if these changes reflect the overall simple character of the existing monument. A review by a historical consultant has indicated that relocation of the Kennedy monument is acceptable and does not endanger the nomination. Refer to Historical Map for existing locations and Final Design Plan for proposed locations.

Analysis

- The historic monuments are an integral part of Saint James Park.
- The McKinley monument must remain in its existing location but the other monuments can be relocated if desired.
- The Kennedy monument is in disrepair and obstructs sightlines in the park.

Recommendations

- Retain the three historic monuments in the park.
- Relocate the Kennedy monument to re-establish its original design intent as a small stage and podium.
- In the future, relocate the Naglee monument to become part of the historical loop walk.



Robert Kennedy Monument

Master Plan Update Historical Monument Design Descriptions

All three historical monuments are retained in the Master Plan Update. The McKinley monument and the General Naglee remain in their current locations.



General Naglee Monument

The Kennedy monument should be relocated to become a significant part of the programming plan for outdoor events occurring in the park. The monument would be relocated to the north east quadrant of the park, and redesigned as a low, arced stone wall etched with quotations, and a paved area that also serves as a stage for small programmed events.

Gateway Monuments

Proposed gateways mark the north, south, east and west entrances to the park. The design of the gateways could be done in conjunction with an art enrichment

MASTER PLAN UPDATE DESCRIPTION AND RECOMMENDATIONS

program. Gateway monuments are proposed for future development and are not part of this Master Plan Update, although infrastructure for future lighting of the gateways is provided. Materials should be of the highest quality and consistent. Gateways are also an opportunity to provide identity signage for the park. All monuments should have lighting, giving them a dramatic presence and clearly marking the entries to the park day and night.

Site Furniture

Existing site furniture discussed in this section includes benches, trash receptacles, tree guards and grates, drinking fountains, fences and bollards.

Benches

Benches are iron frames with wood slats in a traditional style. Benches are both single and double sided. Benches are located throughout the park, along paths and in the central plaza near the water feature.

Trash Receptacles

Receptacles are black in color and are made of steel. They have a cover and recycling capacity.

Tree Guards and Grates

Trees in the central plaza have cast iron tree grates and guards. The design is similar to that of the trash receptacles.

Drinking Fountains

There are two styles of drinking fountains in the park. Both are wheelchair accessible. The drinking fountain along the light rail corridor is consistent with those found elsewhere along the light rail. A second type of drinking fountain located within the park is more contemporary in style and in disrepair.

Fences and Bollards

Currently, the only fence in the park is located at the Senior Center courtyard and bollards and chain along the light rail mall. The fence at the Senior Center is wood slat (related to the architecture of the Center). The bollards with horse heads and chains discourages pedestrians from stepping onto the light rail tracks from the west. This pedestrian deterrent is consistent with treatment elsewhere along the light rail corridor.

Existing Traditional Bench



Existing Trash Receptacle



MASTER PLAN UPDATE DESCRIPTION AND RECOMMENDATIONS

Existing Transit Bollards

Analysis

- A variety of site features exists with little relationship between them.
- Developing a consistent palette of site features will help to unify the park.
- Site features along the light rail corridor/transit mall, related in character to the rest of the corridor, are appropriate from an urban design standpoint.
- Bench designs allow the possibility of reclining, which may lead to undesirable use of the park.
- Trash receptacles are attractive.
- Tree guard and grate style is appropriate and may be extended into the new Master Plan Update design.
- Drinking fountain styles are inconsistent. The contemporary style fountain is less in keeping with the historic character of the park.
- The existing chain and bollard deterrent at the light rail is appropriate as a guide to discourage traffic onto the light rail tracks. Extension of this warning device may be necessary as the Master Plan Update design develops.



Recommendations

- The Master Plan Update should develop a consistent palette of proposed site features to help unify the park.
- Character of the site features along the Second Street and First Street light rail corridor/transit malls should reflect the transit mall and not the park. Retention of the existing features in these areas is recommended.
- Benches with a central arm to discourage reclining should be used.
- Trash receptacles that allow recycling to be separated should be used.
- A traditional drinking fountain style should be selected and used consistently throughout the site.
- The chain and bollard warning along the light rail corridor should be extended as necessary in the Master Plan Update.

Master Plan Update Site Furniture Design Description

The proposed site furniture recommended in the Master Plan Update is traditional in style. Proposed site furniture includes park benches, tables, chairs, trash receptacles and drinking fountains. Park benches are similar in style to those already in the park; but add a center armrest. It is recommended that moveable Parisian-style chairs be scattered along the east-west spine and throughout the park. These chairs offer limitless seating possibilities but do not encourage reclining. If the café is constructed at a later date, moveable tables with chairs and umbrellas should be provided by the café operator.

Proposed chess and checkers game tables between the pavilion and the children's play area give people of all ages a place to sit and play near the activity centers of the park.

MASTER PLAN UPDATE DESCRIPTION AND RECOMMENDATIONS

Fitness Cluster

Adjacent to the entrance at Third Street, a fitness cluster offers an opportunity for residents and office workers to exercise in the open air during a jog or on their lunch break. In the Master Plan Update, the fitness cluster is retained in its existing location.

Lighting

Existing lighting in Saint James Park consists of a series of metal halide decorative acorn pole lights; recessed in-ground uplights at the oak tree in the central plaza on the west side; high-pressure sodium double-headed pole lights on the light rail corridor; wall-mounted metal halide fixtures in the shelters at the light rail; and high-pressure sodium light poles along interior pathways. The utility light poles show some damage and are deteriorating.

Light levels are measured in footcandles. Standards for lighting (based on guidelines by the Illumination Engineering Society of North America) have been developed. These standards serve both to facilitate wayfinding and to create the sense of an active well-illuminated open space. They also provide adequate vertical illumination at approximately six feet above the walkway (for pedestrian identification at a distance). Recommended vertical light levels are as follows:

Walkways distant from roadways	0.5 fc
Walkways adjacent to roadways	1.0 fc
Primary or featured walkways	1.0 fc
Floodlit monuments	10-20 fc

Existing vertical light levels in Saint James Park are:

Location	Existing	Recommended
Connecting pathways	.29 fc	.5 fc
Central Plaza	.22 fc	.5-1 fc
Light Rail Corridor	.42 – 6.2 fc	1 fc
Monuments	.44-6.6 fc	10-20 fc

Surrounding historical buildings (with the exception of the San Jose Athletic Club) do not have substantial facade lighting.

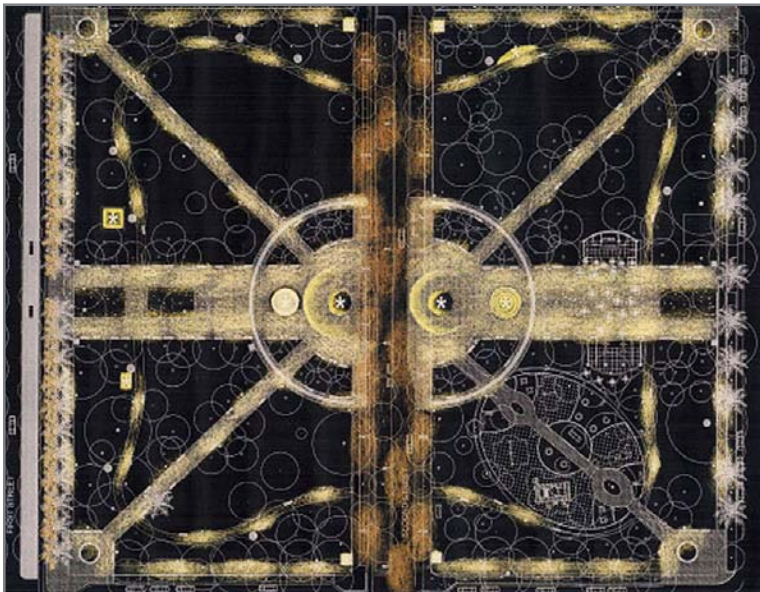
MASTER PLAN UPDATE DESCRIPTION AND RECOMMENDATIONS

Analysis

- Existing light levels in most areas of the park are substantially below recommended light levels for safety and security.
- Two different light source types exist in the park – high pressure sodium and metal halide.
- Some of the existing light fixtures show damage and are in poor condition.
- Monuments are not illuminated to provide nighttime interest. Illuminating monuments would enhance nighttime views of the park, but would also potentially bring people into the park.
- The park is currently lacking a nighttime identity.
- Lighting in the existing water feature is not in operating condition.
- Lighting on the facades of the surrounding historic buildings would create a strong atmosphere in the park and district.

Recommendations

- Bring light levels up to recommended light levels for safety and security.
- Eliminate high pressure sodium light sources and replace with metal halide light sources. The higher color rendering capability of metal halide lights is desirable.
- Light monuments for aesthetic reasons and vandalism prevention. Consider the implications of the park closure regulations' conflict with monument lighting.
- Refurbish or retrofit lighting in water feature if it is to be retained. If new water features are added, they should have integral lighting.
- Illuminate the facades of the surrounding buildings to establish a visual boundary of an historic context.



Master Plan Update Night Illumination Study

signage and future gateways. Façade lighting of the surrounding historic buildings at some point in their future is also recommended, as these buildings are ‘the walls’ of the park at night.

Master Plan Update Lighting Design Description

The proposed lighting design of Saint James Park was developed with four goals in mind: increased safety and security; a strong and appropriate nighttime identity; easy wayfinding; and simplified maintenance. Target light levels along all pathways would be the minimum required by the IESNA.

A variety of feature lighting throughout the park is also provided, including the historic monuments, new interactive water feature, historic specimen trees, park

MASTER PLAN UPDATE DESCRIPTION AND RECOMMENDATIONS

Signage

Existing park signage is minimal and unattractive. There is a single park identity sign located at the corner of Second Street and Saint James Street. Constructed of brown painted wood, it contains the words “Saint James Park City of San Jose”.

Analysis

- A need exists for a comprehensive signage program. Sign types include entry/identity signs, directional signs, historical interpretation signs, citywide connection signs and park regulatory signs.
- The history of the park provides an opportunity to develop an interpretive signage program.
- Identity signage is needed at major park entry points.
- Signage within the park should tie into citywide signage programs.

Recommendations

- Develop a comprehensive signage program for the park.
- Entry signage at the four corners and Second Street should be evaluated.
- Study and include citywide signage programs.
- Develop signage that links Saint James Park to other open spaces within the city.
- Develop an interpretive signage program for the park.

Master Plan Update Signage Design Description

Signage components that were determined as essential to the Master Plan Update include the following signage themes:

Identity

Park identification signage should be located at the Second Street entrances and at each of the four corner entrances. The name of the park could be engraved at a variety of places, including the future gateway monuments, the future stone-clad corner planters or in granite bands at the four corners.

Connections

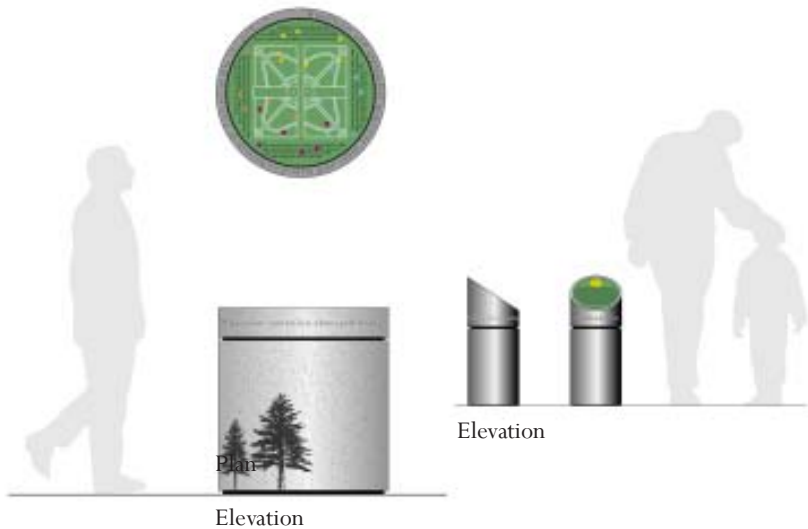
Directional information on the perimeter of the park could point to other significant civic and recreational city locations. These locations include the Guadalupe River Park, Cesar Chavez Plaza Park, civic center, San Pedro Square, and other public open spaces. The directional information would be integrated in the paving at the primary corners.

MASTER PLAN UPDATE DESCRIPTIONS AND RECOMMENDATIONS

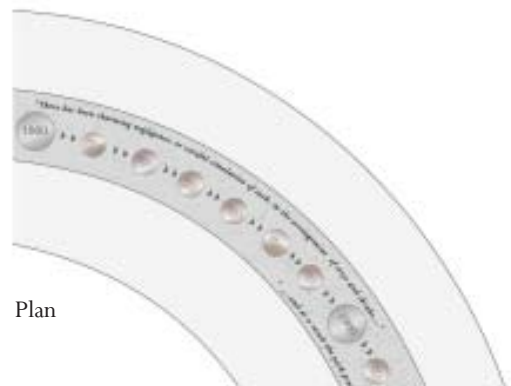
Historic and Botanical Interpretation

Historical markers illustrate the history of the park and city, and can be designed in several ways. All lie along the perimeter loop path, to be discovered as people move through the park. Low stone bollards with porcelain enamel panels point to key historical sites and tell the stories in words and form. A timeline with sandblasted letters and bronze plaques in the paving of the central plaza highlights certain events in the City's history. A podium-like stand in the central plaza provides a key map of the park and identifies historic and botanical features.

Interpretive Marker and Signage



Historical Timeline Concept

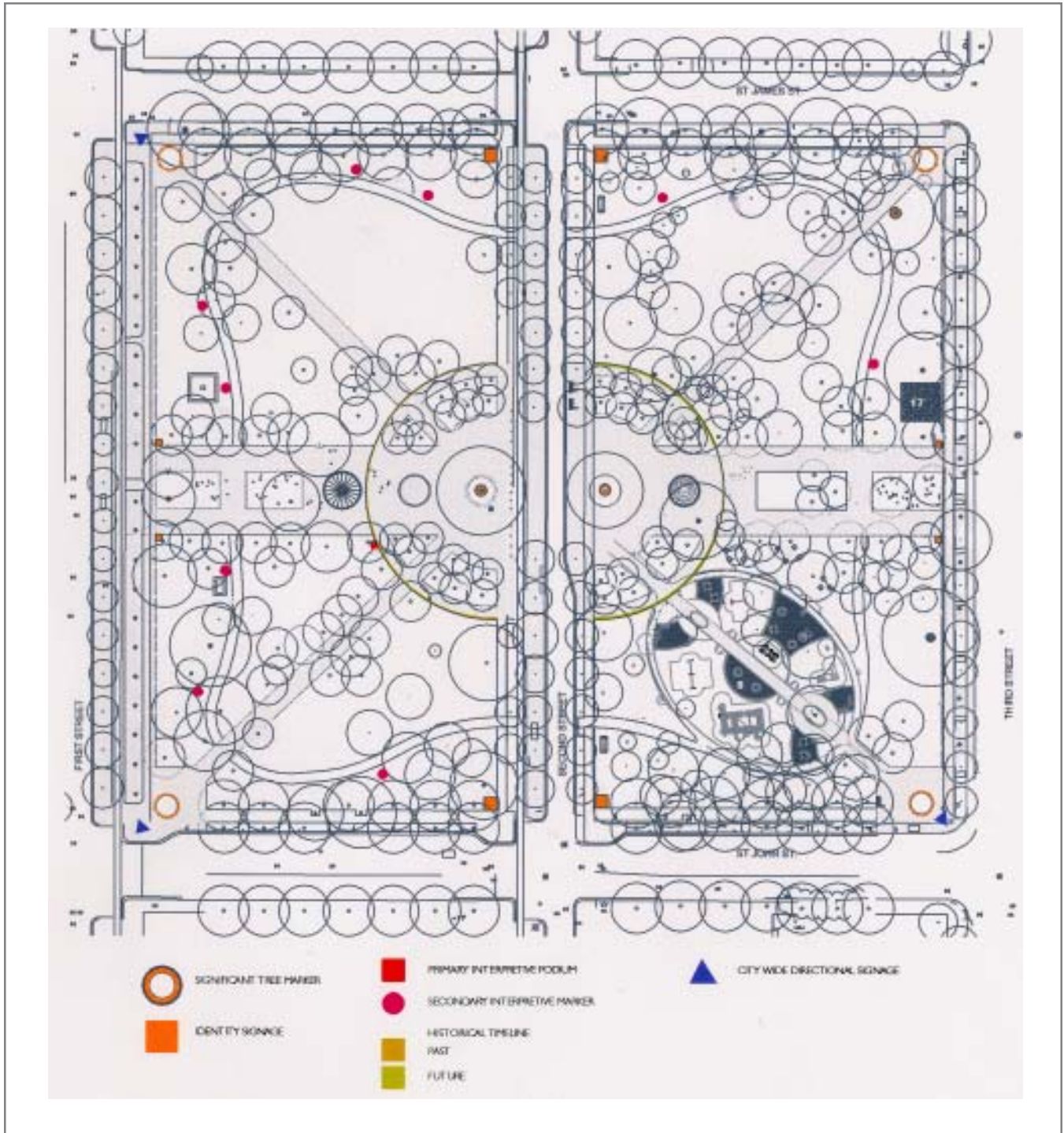


Example of directional signage in San Jose Downtown area

Example of directional signage



SAINT JAMES PARK MASTER PLAN UPDATE: SIGNAGE DIAGRAM





PROGRAMMING PLAN

PROGRAMMING PLAN

Introduction

Renovating Saint James Park is only the first step toward revitalizing the park. As part of the planning process, members of the public and private sectors were asked to communicate their vision for the park's future. The investigation elicited insights on the Park's value to the community, the functions it serves, potential activities at the Park and concerns such as safety and aesthetics. The development of a new program for Saint James Park that includes effective management and event programming is an opportunity to set new standards of safety and attractiveness for the area.

A key distinction of the redesign is that it segments the park into four quadrants or 'rooms'. This psychological distinction allows for maximum programmatic use of the park and allows a programmer to design different activities and 'non-activities' for each area. For example, you can have visitors reading in one quadrant, watch children play in another quadrant, picnic to a classical music concert in another, and walk and enjoy food and drink from a kiosk in fourth.

Strategically programmed events have proved to be an effective mechanism for improving the public perception of and respect for a space and increasing utilization during periods when the space is used less frequently. Encouragement of everyday passive use and recreation has also proven key to improving the image of such public spaces as Saint James Park. Thoughtfully selected events, vendors, artistic and cultural activities should be programmed into the mix of other ongoing activities to strengthen the Park's character and encourage increased attendance.

Analysis of Existing Programs

Programming of Saint James Park is under the jurisdiction of the Office of Cultural Affairs for the City of San Jose. The San Jose Downtown Association is responsible for many of the ongoing programs. A number of events currently occur in the park including Music in the Other Park, community picnics and festivals, church group and non-profit events, and district celebrations.

The largest of the current events is Music in the Other Park. This musical event takes place every Thursday night in the month of June. A variety of musical performances is held between the hours of 5:00 pm and 8:00 pm. The event attracts approximately 5,000 people. Spectators bring their own blankets and lawn chairs and set them up on the lawn. There is currently no power provided in the park; performers must bring their own generators and sound systems. Stage and food vendors set up in the southwest quadrant of the park along the paths.

St. James Event- Music in the Other Park



PROGRAMMING PLAN

A number of interviews were held with representatives from the Office of Cultural Affairs, the Downtown Association, San Jose Parks, Recreation & Neighborhood Services and various event planners who program events in San Jose. The general impression is that most events were well suited to their current event space although, depending on the final design and site amenities, more events may expand to Saint James Park. Discussion among the community groups suggested events that could potentially be expanded to include activities in Saint James Park include:

1. Christmas in the Park

Christmas in the Park is currently held in Cesar Chavez Plaza Park in December. It is one of the City's largest events and is outgrowing Cesar Chavez Park. It is possible that as the event grows, it may be expanded to include some events at Saint James Park. This event requires a substantial power grid to support the holiday lights and vendors. It also houses the city's holiday tree. The event would be facilitated by a power grid, a built-in support for a holiday tree and hookups for vendor events.

2. Farmers' Market

The farmers' market is currently held in San Pedro Square. The market consists of approximately forty booths set up adjacent to vehicles. The café environment of San Pedro Square makes it an appealing venue for the farmers' market; however, the space available in Saint James Square would allow the market to expand. Expanding the market to include some activities in Saint James Park would be beneficial to the park, increasing activity and helping to change the public perception of the park.

There is a growing demand for an outdoor venue area for private events. These events, which help to generate an income, are currently held at the Arena Green and Discovery Meadow. There is more demand for events than there are open locations; however, the negative public image of Saint James Park discourages private corporations from wanting to hold their events there. It is possible that some of these events could be held in the park following a substantial renovation and improvement of the park's image.

Types of events

The types of events that would be appropriate to Saint James Park include concerts, featuring classical, jazz, world, brass band, folk and swing music; community festivals and celebrations; art show; flower shows; dramatic presentations and reenactments; dance performances; excerpts from light opera and musical theater; children's performances; dramatic readings; and special holiday presentations.

Small to moderate scale events

Small to moderate scale events should take place on a fairly frequent basis. Noonday concerts - all at a moderate sound level and of appropriately programmed performances should take place. The historic character of Saint James Park would be complemented by performances of traditional music and dance from all cultures. Small dramatic presentations would also be appropriate. Establishing an ongoing relationship with some of San Jose's many schools or organizations

for young talent is suggested. A typical project might include weekend performances reenacting historic moments in San Jose's history.

Larger Performances

Given the proposed configuration of the park, the quadrant on the corner of Saint James Street and 1st would be the most appropriate for larger concerts. This quadrant has the largest open area of lawn and sound could be directed away from residential development. Concerts of a large scale should be considered carefully and should enhance the historic and more traditional theme of Saint James Park. Some examples might include outdoor classic motion pictures, and performances by the Symphony, Ballet, Opera and Musical Theater.

Festivals

Small-scale festivals and art shows would be easily accommodated in Saint James Park. The meandering perimeter path could support booths for a visual arts show. The central spine could be a more formal location for booths and displays. Food booths could be set up along First Street, the First Street and Saint John diagonal walkway and along the western half of the central spine. These locations allow for easy access both the attendees, vendors and the subsequent cleaning crews. The west portion of the central spine is sized to accommodate a large tent.

Ongoing Activities

These types of passive activities include sitting, napping, and people watching. Creation of a programmed soundscape will allow Saint James Park 'quiet' time for the enjoyment of the above activities.

Impromptu Events

Even though each event should be permitted, one should anticipate impromptu street performers, poets, musicians and speakers.

Program Elements

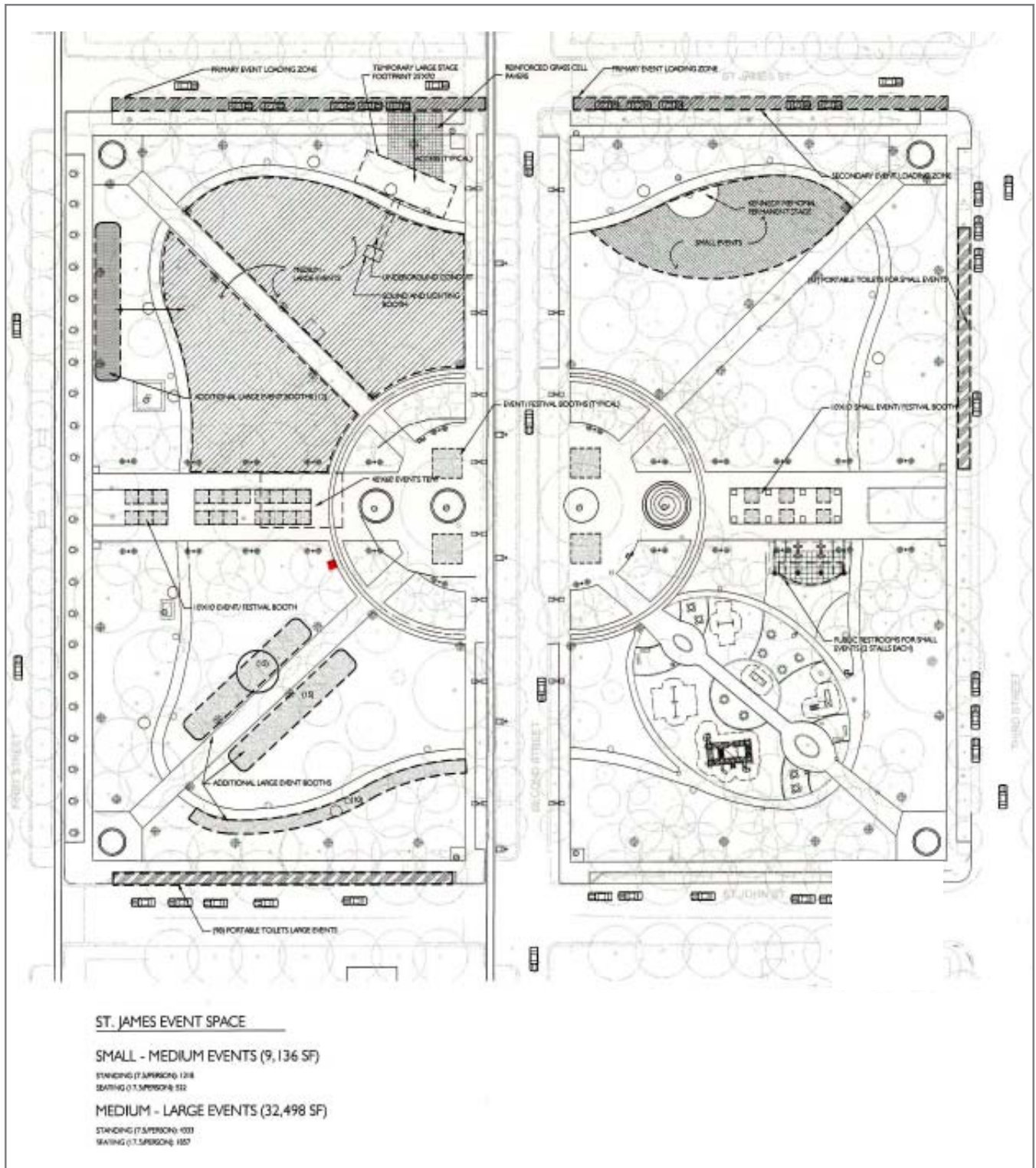
Café

A cafe is important programmatically if you wish to draw visitors on a daily basis. It encourages longer stays and reduces the impulse to simply "pass through." The utility infrastructure will be installed as part of the Master Plan Update and the café can be constructed at a later date.

Event Restrooms

Park restrooms would also serve for small to moderate sized special events. The proposed Senior Center could be designed to provide additional restrooms needed for larger events. Sites for portable restrooms are located along Saint John Street and Third Street adjacent to the street.

SAINT JAMES PARK MASTER PLAN UPDATE: PROGRAM PLAN: EVENTS SPACE ANALYSIS



Interactive Water Feature

Water is a wonderful addition in most parks - an interactive water feature is even better in San Jose's warm climate, where the young and young at heart can frolic in the water. This aesthetically pleasing and heartwarming activity will add to the family- and senior-friendly atmosphere in Saint James Park.

Small Stage

The redesigned Robert Kennedy Memorial would serve as a stage for small events. Its proposed location in the north-east quadrant of the park is beneficial because the sound will be directed away from surrounding residential units. It will also serve to activate this quadrant of the park once the senior center is removed.

Large Stage

A designated location for a large portable stage is in the north west quadrant of the park, along the perimeter pathway. This area allows a stage of up to 25' x 70' to be placed on the site. Reinforced turf paving allows vehicular access to the stage area. In addition, power and conduits to a sound booth location are provided for easy hookup.

Temporary Loading Zones

These specified and structurally supported areas will be required adjacent to the Park and in designated areas around the Park. Heavy truck and auto loading and unloading can be anticipated especially for festivals. Designated loading zones are proposed along Saint James Street and would be temporarily signed for specific events.

Designated Vendor Sites

The programming plan indicates a number of designated vendor sites. Sites are clearly marked in the Park in consideration of site aesthetics, safety, ease of loading and unloading, and placed so that queuing does not block pedestrian traffic flow in the Park. These vendor sites are located along 1st Street, in the east-west plaza and in the southwest quadrant of the park. Four larger vendor sites are located in the central plaza.

Computer Hook-Ups

Connections for computer monitors required by vendors and users need to be placed at the site. Infrastructure for these lines would be provided at the designated vendor sites and at the stage areas.

Chairs

The Master Plan Update proposes utilizing moveable site furniture on a daily basis in the park. A portion of these would be provided at the close of construction of the park.

PROGRAMMING PLAN

Program Elements not included in Master Plan Update

As more events take place at Saint James Park, there will be a need for additional program elements not included in the Master Plan Update. These may be located on site or in close proximity. These elements include dressing rooms, holding areas and storage space for event equipment and cooking areas. A small amount of storage space for everyday park maintenance will be located in the pavilion structure and is included in the Master Plan Update.

Lighting, Power and Sound Issues:

Lighting should allow the park management to accommodate various uses, including special events, concerts and gatherings. A lighting program should be designed with the ability to increase illumination after a nighttime event. Greater illumination will facilitate safer exit for event attendees and prevent mishaps with the event takedown. In addition, higher illumination will allow for a more thorough and efficient janitorial cleanup after the event.

Electrical

Power hook-ups of sufficient power should be planned throughout the site. A 110 and 220-volt electrical system, with 15-amp outlets placed liberally in the Park to facilitate safety and ease of access, is recommended. An additional 400-amp electrical hookup will need to be installed to accommodate any kind of sound equipment. This will eliminate the need for noisy and dangerous generators.

It would be helpful to include power outlets inside light poles or on the exterior of permanent structures. The outlets should be housed to be not easily detected and accessible only with a special keyed device. In order to serve the requirements of outdoor programs and private events, we suggest fiber optics be routed to either the light poles or some other permanent furniture or fixtures.

Sound Requirements

The site requires a permanent sound system that is adaptable and able to serve many anticipated levels of use, including speeches, small concerts and poetry readings, quartets and small chamber groups. Also, a sound system will be a great value in the event of emergency evacuations.

Two underground conduits extend from the stage area to a sound booth location. The underground conduit will eliminate the safety and liability concerns that occur with above ground sound cable placement.

Lights

Three-style lighting for evening performances should be included for general illumination of the stage. Underground conduit for lighting extends from the stage area to an identified sound and lighting booth area.

Communication and signage

Artistic, community, commercial and related events will want sign space for sponsors, announcements, etc. Signage for events typically includes banners, sponsor signs and event promotion. Placement at entrances, as well as on and near the stage is required. This could be accomplished with the use of banner poles on some of the light standards. Also, sign holders for placement of posters announcing ongoing events and upcoming events should be incorporated into the design of the pavilion, future café and future gateways.



MANAGEMENT PLAN

MANAGEMENT PLAN

Introduction

The mission of Saint James Park management should be to create a friendly and inviting atmosphere in a beautiful, clean and well-maintained public space, while ensuring the safety and security of visitors. A management approach that will serve Saint James Park with a variety of programming, integrated with security, maintenance, and operations will enhance and enliven this beautiful district. Proper management at Saint James Park can ensure that the site is completely rejuvenated, and its image and activities dramatically improved. A strong management team should be put in place to ensure observance of the rules and regulations governing Saint James Park, and create ongoing programs and events that will serve to attract residents and visitors to the site.

For a truly successful park operation, day-to-day involvement in the security, operations, maintenance and programming is essential.

Some of the possibilities that should be investigated include:

- Establishing Saint James Park as a distinct entity governed by the San Jose Park Code.
- Appointing a full-time, on-site park director responsible for coordinating Saint James Park management and oversight of all related operations.
- Appointing a policy advisory committee to establish event policies and guidelines.
- Developing a comprehensive security and safety plan.
- Evaluating possible management options, including use of public agencies, private management, firms, and non-profit groups.

Maintenance

A maintenance management program should be implemented to meet the environmental and activity challenges presented by Saint James Park. This will be accomplished by developing sustainable environmental stewardship that includes preventive approaches to maintaining the integrity of the landscape while encouraging a diverse range of activities.

It is important to note that a planned program of activities can assist the staff in their ability to take proactive maintenance measures, which in turn can result in significantly reduced negative impacts to the site and lowered maintenance costs.

MANAGEMENT PLAN

Through a comprehensive communication plan, core environmental practices and sustainable design applications, the Saint James Park District would be served in the following key areas:

- Green waste reduction and disposal
- Energy efficient programs and alternative energy use
- Water conservation
- Pest management
- Recycling programs
- Alternative fuel vehicles

In addition, a comprehensive recycling program should be created and implemented.

To accomplish these goals, management must work in a highly cooperative manner with event clients, businesses, hotels, residents, local organizations, civic entities and other professionals that have an interest in the area.

The Park should be well maintained so as to enhance existing activities at the Park, such as permitted vendors and street performers.

- Site inspections should be performed throughout the day to identify needed maintenance and repairs.
- Steam cleaning and monitoring of drains, benches, site furniture and signage and graffiti control should be performed daily.
- A work order system should be implemented to document work that needs to be performed and assist in verifying its completion.
- A regular status report on assignments should be required from all supervisors on a daily basis.
- It is recommended that there be one point of contact and accountability for each and every area of maintenance and security.

Summary

The Master Plan Update Recommendations for Saint James Park will provide maximum safety and enjoyment for its residents and many visitors. The redesign also allows for many activities such as sitting in a cafe, watching local performing artists, visiting exhibits and festivals, or having an afternoon quiet time with friends. Inclusion of a strong programming and management plan is needed to support the Park well into the future. Visitors and San Jose residents alike will experience Saint James Park with a sense of pride, exhilaration and a desire to return again and again.



COST EVALUATION

COST EVALUATION

Following the presentation of the Master Plan Update to the Task Force and Community, the design went through the process of value engineering to reduce the cost of the improvements while retaining the elements critical to the revitalization of the park. The preliminary estimate for the Master Plan Update is approximately \$9.5 million.

Factors Affecting Potential Cost

This budget allows for the infrastructure improvements for all the programming elements essential for the activation of the park. It also upgrades all the walkways and completes the symmetrical path layout following the removal of the senior center. All estimating was done with an anticipated midpoint of construction in Winter of 2005. Should the project be delayed beyond that point, an additional escalation factor would need to be applied to the estimate.

Potential Additions- Future Cafe



Potential Additions to the Design

The Saint James Park Master Plan Update was developed through an extensive community based design process in conjunction with the Saint James Park Task Force. This process led to a vision for the future of the park. The community in their visioning process developed a plan that incorporated a number of elements that would beautify and activate the park. These elements included things such as a café, ceremonial gateways, corner plazas with planters. Construction of all the elements in this vision would be approximately \$14.5 million. In an effort to reduce the cost and still maintain the main elements of the vision, the \$9.5 million plan was created. If additional funding becomes available, the following list of

elements should be considered:

1. Café. The Master Plan Update proposes including the infrastructure such as utilities and power at the future café site. The café itself is deferred until a later time.
2. Corner Planters. The circular planters at the four corners of the Park were changed to circular planting beds. Should funding become available, reintroduction of the circular granite clad planters would provide additional seating. In addition, the circular planters would be inscribed with the name of the park, increasing park visibility and identity.



Potential Additions- Raised Corner Planter

COST EVALUATION

3. Gateways. Gateways to the park were proposed at the north and south ends of Second Street with smaller gateways at the east and west axis entries. The gateways would provide an art opportunity for the park as well as strengthening park identity. The gateways could be added in the future, perhaps as part of an art enrichment program.
4. Site Furniture. Additional site furniture could be added should additional funding be found. This includes raising the moveable chair count to the recommended 500 chairs, providing additional game tables and providing café tables.
5. Historical Monuments. It would be beneficial to relocate the Naglee Memorial to a spot along the perimeter path, removing it from its location on the Saint John sidewalk and making it part of the historical loop walk. In addition, restoration of the McKinley memorial is recommended, should additional funding be found.
6. Planting. Upgrading some of the tree sizes to larger specimens would provide for a more rapid reestablishment of the urban forest. Including some 60" boxed specimen trees would provide instant interest in the park.
7. Historic Timeline. Completing the second half of the historic timeline should be considered in the future. Although it is adequate to condense the existing history into the half of the timeline proposed in the plan, the second half of the timeline would provide space for future events.
8. Existing Water Feature. Replace the existing water feature constructed in 1988 with a new water feature symmetrical with the location of the proposed water feature in the eastern half of the park.

Summary

Saint James Park plays a vital role in the urban fabric of San Jose. The Master Plan Update provides a vision for the park renovation that retains its historic character, brings park features up to the high design standards set elsewhere in the City, establishes guidelines for Park management and develops recommendations to activate the park through programming.



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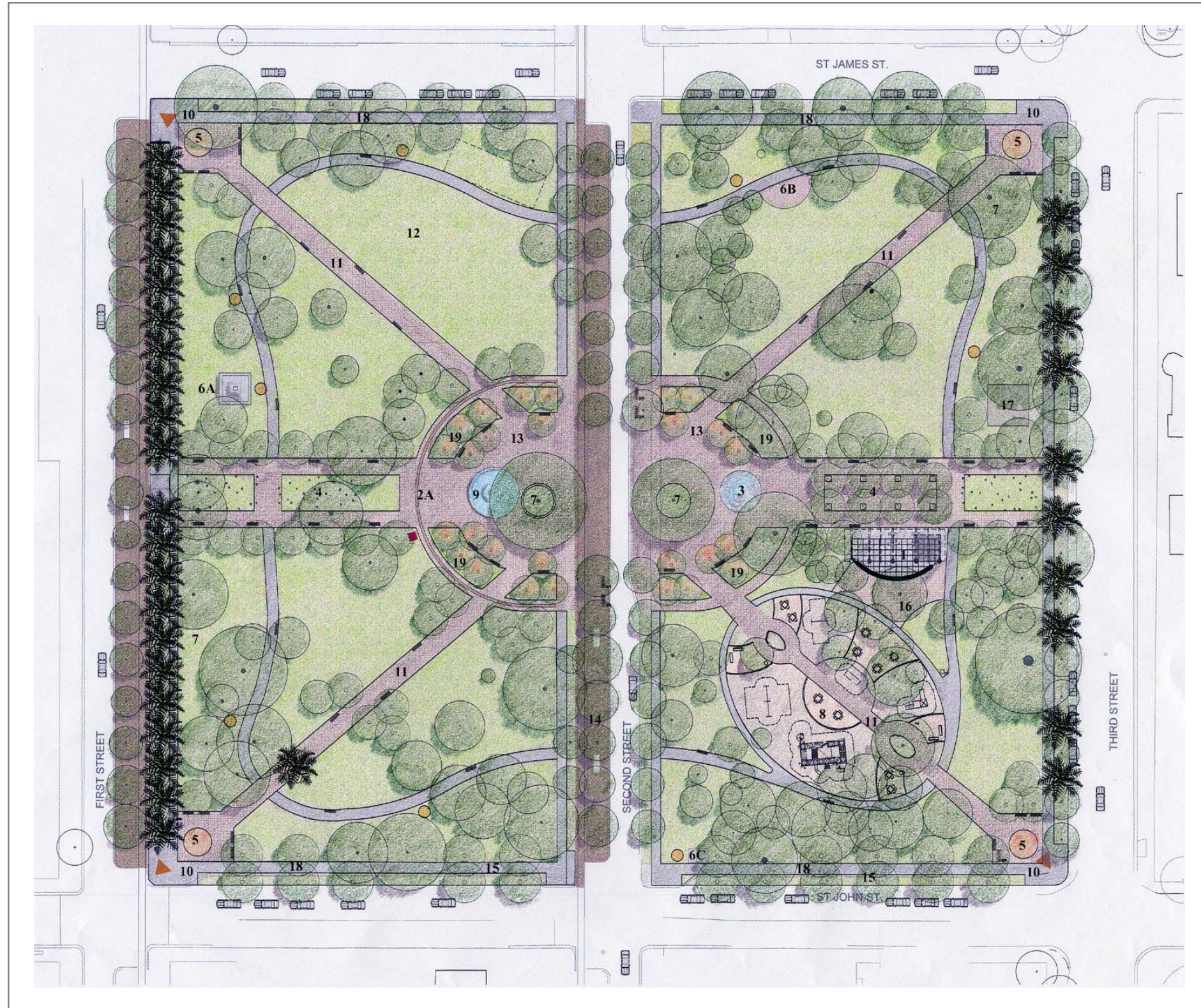
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Water Feature Analysis








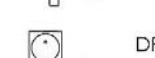




CMS Collaborative

SAINT JAMES PARK MASTER PLAN UPDATE: FINAL DESIGN



LEGEND

1. OPEN PAVILION WITH RESTROOMS
2. HISTORICAL/ INTERPRETIVE MARKERS
 - a. HISTORICAL TIMELINE
 - b. MEANDERING PATH WITH FEATURES
3. INTERACTIVE WATER FEATURE
4. EAST-WEST PATH
5. CORNER PLANTING WITH SEASONAL COLOR
6. HISTORICAL MONUMENTS
 - a. MCKINLEY
 - b. REDESIGNED/RELOCATED R.F. KENNEDY
 - c. NAGLEE
7. HERITAGE TREES
8. EXISTING PLAYGROUND
9. EXISTING FOUNTAIN
10. CORNER ENTRANCE PLAZA
11. DIAGONAL BRICK PATH
12. OPEN EVENTS AREA
13. CENTRAL PLAZA
14. EXISTING TRANSIT GRANITE PAVING
15. RECONFIGURE CURB FOR PLANTING
16. GAME TABLES
17. EXISTING FITNESS CLUSTER
18. TREE ALLEES
19. COLORFUL PLANTING AREAS AT CENTRAL PLAZA

-  BRICK PAVING
-  EXISTING GRANITE PAVING
-  CONCRETE PAVING
-  PROPOSED TREES
-  EXISTING TREES
-  LIGHTING FIXTURES
-  CHAIRS
-  DRINKING FOUNTAIN
-  BIKE RACK
-  BENCH
-  PRIMARY INTERPRETIVE SIGNAGES
-  SECONDARY INTERPRETIVE SIGNAGES

