

# Levitt Tri-Party Agreement

## LEVITT PAVILION



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# History of St. James Park

**1848:** St. James Park established as a 7.6-acre space in Downtown San José.

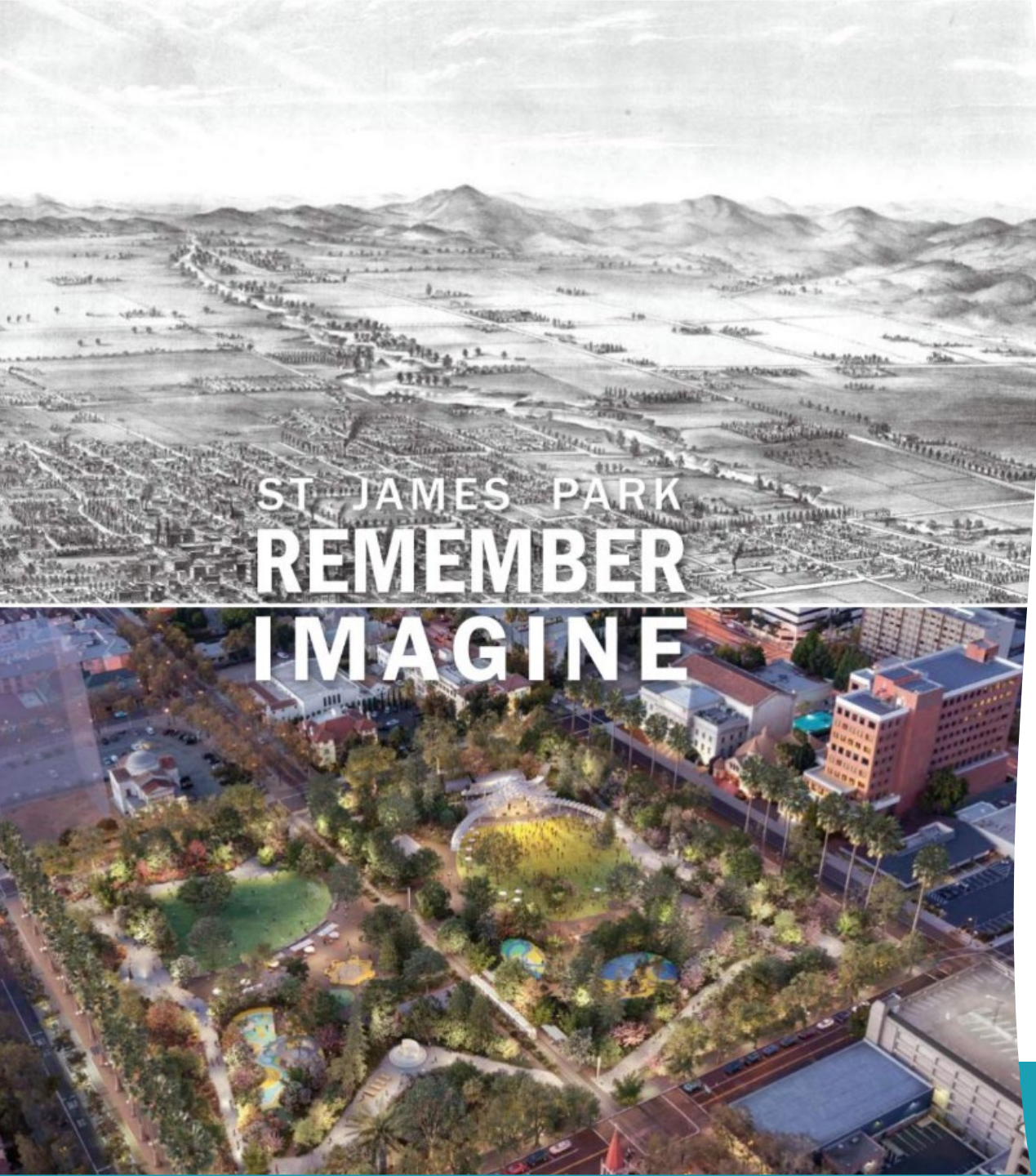
**1848-1990s:** Site of significant civic events, including speeches from presidential candidates.

**1990s-2000s:** Increased social challenges led to reduced community use.

**2000s-Present Day:** Residents do not actively use St. James Park outside of specifically planned activation efforts.







# St. James Park Revitalization Strategy

*Approved by City Council in 2015*

- Establish a sustainable funding model for park maintenance and activation.
- Develop a strong public-private partnership for ongoing stewardship.
- Transform the park into a safe, vibrant, and welcoming space.
- **Coordinate efforts with the Levitt Pavilion project to boost community impact.**
  - Levitt Pavilion is an important piece of the park's revitalization strategy.



# St. James Park Master Plan (Capital Vision)

*Began in 2017, approved by City Council in 2020*

## Why?

- To implement a revitalization strategy
- Challenges: aging infrastructure, lack of activation
- Goal: create a safe and vibrant urban park for all ages and abilities

## Key Park Features:

- Levitt Pavilion
- Enhanced green space and play areas
- Public art and historic preservation
- Safety and accessibility improvements



# Project Timeline and Key Milestones

**2013:** City Council approved exploring **partnership with Levitt Foundation for a pavilion.**

**2015:** City Council approved **St. James Revitalization Strategy.**

**2016:** City Council authorized **support for Levitt Pavilion** and moving forward with EIR.

**2018:** 25% design plans completed.

**2020:** City Council certified EIR and approved the **St. James Park Master Plan.**

**2023:** 65% design plans completed (*delayed due to the pandemic*).

**2024:** City Council approved an amendment with CMG to get 100% design plans.



**Current:** 90% design plans in review.

**2025: (TODAY)** City Council asked to approve **Tri-Party Agreement.**

**2026:** 100% design plans expected to be finalized by Q1 2026.





"Levitt Arlington is a vital landmark on our city's cultural and entertainment landscape, enriching the array of amenities available to residents, attracting out-of-town visitors, and serving as both a cornerstone and a catalyst for economic growth, especially in downtown Arlington. Levitt guests and artists contribute to our local economy by dining at Arlington restaurants, booking rooms at Arlington hotels, and exploring our city's attractions as part of their Levitt experience. The momentum and vibrancy of downtown Arlington would not be the same without the Levitt."

*Trey Yelverton, City Manager  
City of Arlington*

## San José Levitt Pavilion

### What is a Levitt Pavilion?

- National nonprofit model for free, high-quality outdoor concerts
- Success in other cities (examples: Los Angeles, Arlington, Denver, Bethlehem)

### Why does it matter for San José?

- Brings new cultural and economic benefits
- Increases park use and activation – new amenity
- Advances equity and access through free live music

# Tri-Party Agreement

## *Key Partners*

### **National Levitt Foundation**

- Established in 1963 to support arts, culture, and education.
- Funds and supports free outdoor music venues across the U.S.

### **Levitt Pavilion San José (FLPSJ)**

- Local nonprofit formed to bring a Levitt Pavilion to St. James Park.
  - Raise funds for construction
  - Support pavilion operations
  - Provide free public concerts





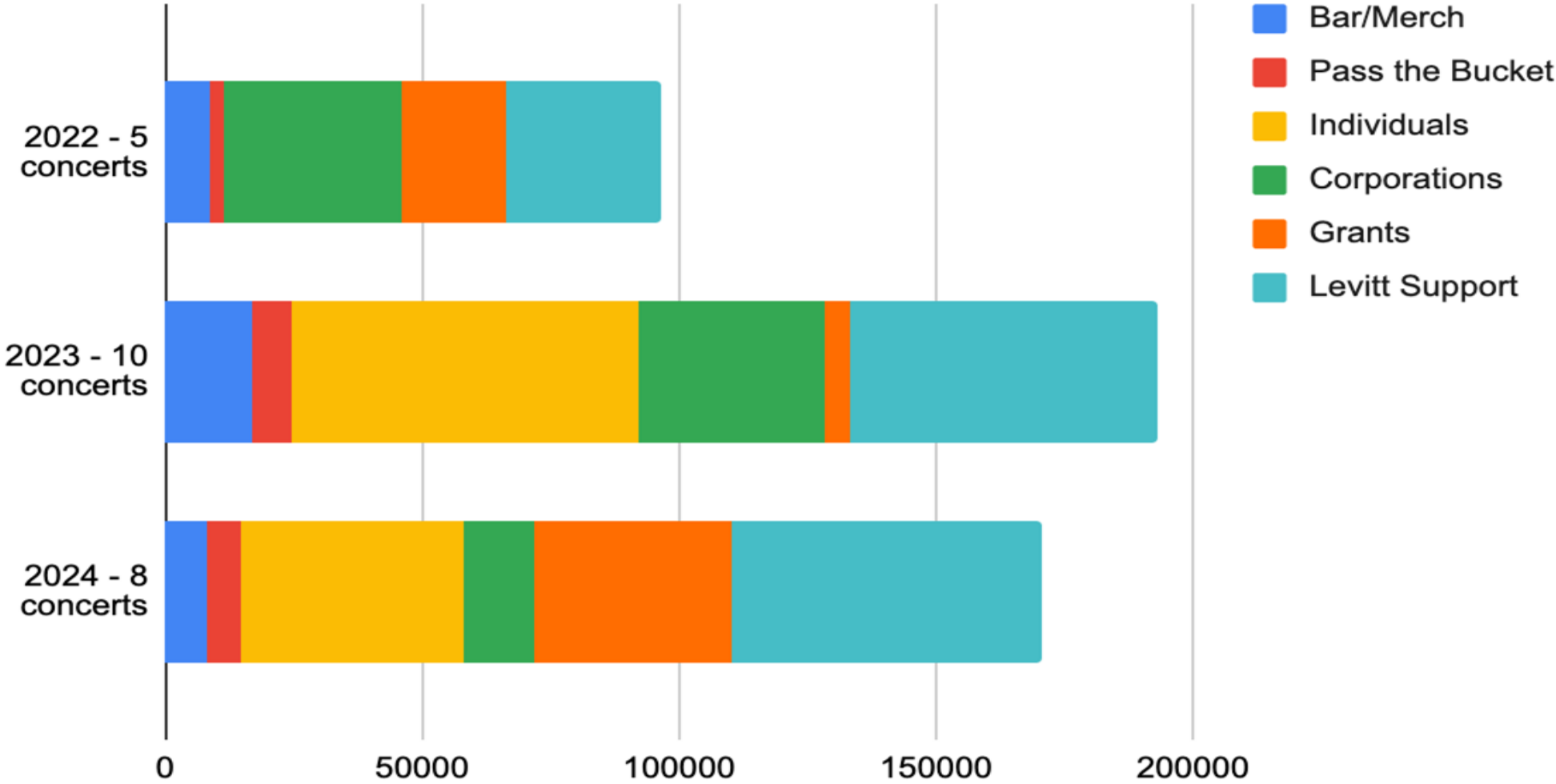
# Building Community Through Music

- National network of outdoor venues and concert sites
- Underused public spaces -> thriving community destinations
- Significant social impact and economic impact
- Consistent programming
- High-caliber entertainment featuring array of music genres
- Shared prosperity through lawn activation
- Levitt model is long-term funding
- Ongoing support resources, trainings, peer learning



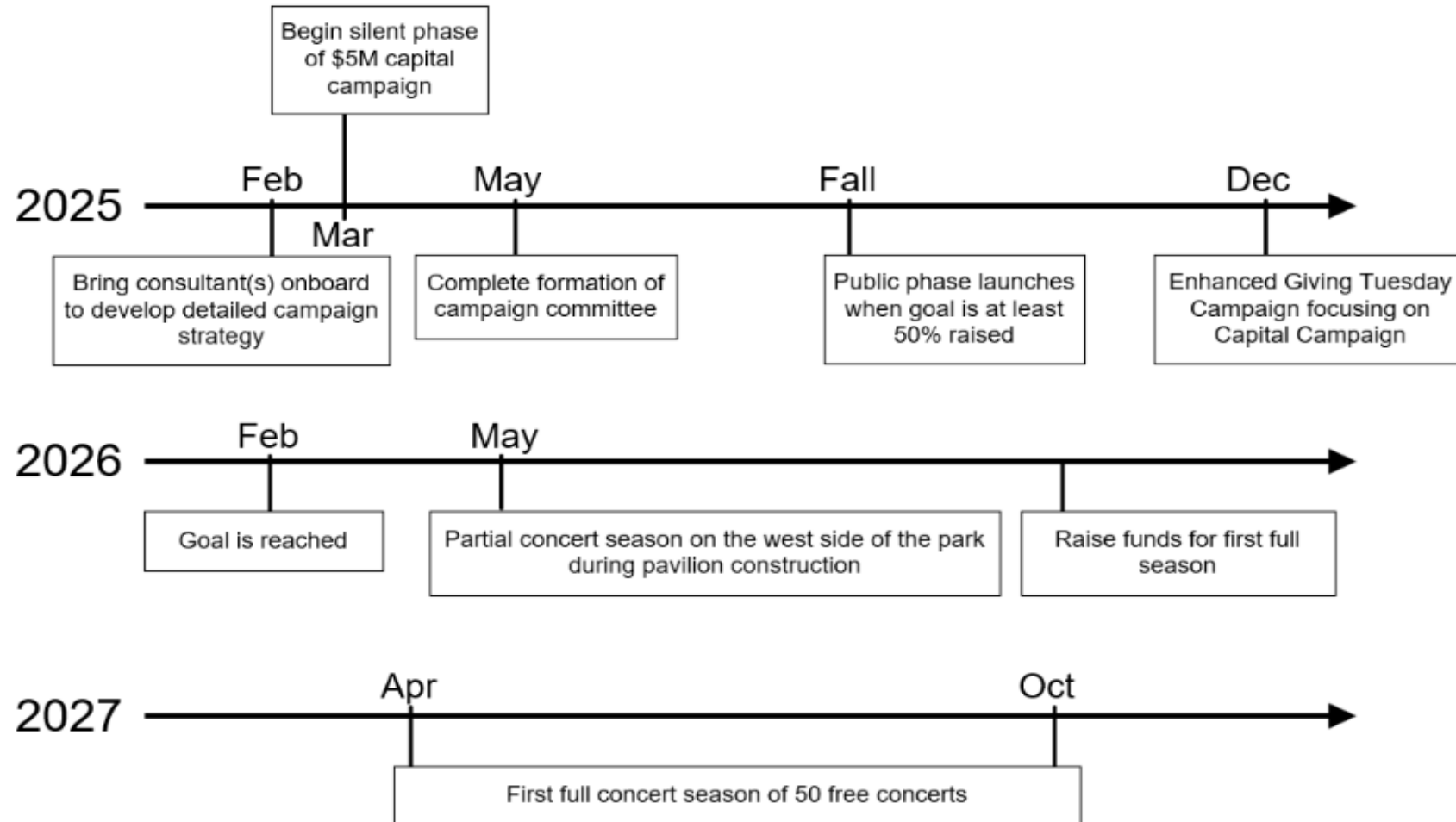


# Friends of Levitt Pavilion San José Concert Series Fundraising 2022-2024





# Friends of Levitt Pavilion San José 2025-2027





# Tri-Party Agreement Highlights

***Approval unlocks critical project funding.***

## **Funding and Fundraising:**

- ~ \$20M total cost, built as a Public Works project, Phase 1 of Master Plan.
  - \$15M from City developer fees dedicated to this project.
- FLPSJ will raise at least \$5M for construction.
- Levitt Foundation pledged \$1.1M for operations and programming over first five years.
- Rare project with significant partner funding.

## **Operations and Community Impact:**

- Shared operations and maintenance through 2041.
- FLPSJ manages venue for an initial 5-year term, with up to three 5-year extensions.
- 50+ free concerts annually, enhancing Downtown vibrancy.
- FLPSJ will make the venue available for community use beyond Levitt events.





Questions?

