



COUNCIL AGENDA: 12/03/19
FILE : 19-1169
ITEM: 5.1

Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Jon Cicirelli

SUBJECT: SEE BELOW

DATE: November 18, 2019

Approved

Date

11/25/19

COUNCIL DISTRICT: 3

**SUBJECT: APPROVE PELLIER PARK MASTER PLAN AND ADOPT RELATED
CEQA DOCUMENT**

RECOMMENDATION

- (a) Adopt a resolution accepting the Addendum to the Brandenburg Mixed Use Project/North San Pedro Housing Sites Final Environmental Impact Report and Downtown Strategy 2040 Environmental Impact Report and Addenda there to, in accordance with the California Environmental Quality Act.
- (b) Approve the Pellier Park Master Plan to guide development of a 0.52-acre site at the northeast corner of Terraine Street and West St. James Street in Downtown San José.

OUTCOME

Approval of the Pellier Park Master Plan will support the future design and construction of Pellier Park, a California State Historical Landmark Site and City of San José Historic Landmark. The Master Plan defines a project with historic references, and is refined by community input and feedback from workshops, outreach to community organizations, and coordination with City departments and commissions.

BACKGROUND

Pellier Park is bounded between West St. James Street to the south, Terraine Street to the west, Devine Street to the north, and City Heights Tower (residential condominium neighborhood) to the east (APN 259-32-114, 259-32-073). The current site is located on a portion of the historic and former City Gardens nursery¹ (a Historic Landmark site - HL77-3) and is the third City of San José landmark designated by the San José City Council under Resolution 48866.

¹ City landmark list <https://www.sanjoseca.gov/DocumentCenter/View/35476>

A park was developed at this site in the mid-1970s. The effort was led by Leonard McKay and Jim Arbuckle, members of the Mountain Charlie Chapter of E. Clampus Vitus, a local historical organization.

Pellier Park was dedicated in 1977 to celebrate the City's bicentennial and named for Louis Pellier, a French immigrant credited with the introduction of the French prune, which sparked the prune industry in the Santa Clara Valley. Louis Pellier came to San Jose in 1850, initially drawn to California by the appeal of the gold rush, but settled in San José and acquired property that was eventually developed into City Gardens Nursery. In 1853 Louis sent his brother, Pierre, back to France to collect a variety of fruit including cuttings of the *Petite Prune d'Agen* (French Prune), which is attributed to the evolution and success of the prune industry.

In 1998, the Redevelopment Agency of the City of San José was directed to work with the Parks and Recreation Commission, the Historic Landmarks Commission, and community members to develop a new park Master Plan. In 2003, the Redevelopment Agency prepared the "North San Pedro Design Development Guidelines", which reorganized the park per a new street grid, and added paseos and pedestrian ways. In 2005 when construction began at the City Heights condominium, the park was removed to serve as a short-term staging area and features were removed, stored, and preserved for future use.

In August of 2005, the City Council authorized the City Manager to negotiate and execute a Turnkey Parkland Agreement with City Heights L.P. in conjunction with Barry Swensen Builders, to dedicate the land for restoration and expansion of Pellier Park, and to complete the renovation as mandated by the Tentative Map No. PT 04-103. In June of 2007, the Parks and Recreation Commission recommended the approval of the proposed Master Plan developed by Bruce Hill Associates; and in 2008, the Historic Landmarks Commission approved the 65 percent construction documents. The Great Recession of 2008 caused a delay in delivery of projects. When the economy picked up, the former Redevelopment Agency secured an Infill and Infrastructure Grant from the State of California to complete additional roadway improvements on Julian Street. Originally Julian Street bisected the larger park site but the grant funded the removal of the Julian "S" curve which eliminated the western triangle of the original park. The street improvements allowed for expansion of the park in a manner not contemplated in the 2008 plans, making the design inconsistent with the expanded part. Realignment of the street was completed in 2017 through a City-Private Developer Agreement with Barry Swensen Builders.

In May of 2018, the Department of Parks, Recreation, and Neighborhood Services (the Department) commenced a new Master Plan process for the park. The Department engaged the landscape architectural firm SWA Group, and the Office of Cultural Affairs Public Art Program engaged artist, Nori Sato, to collaborate on the planning effort. The community engaged in the process via:

- Three community meetings between September 2018 and April 2019
- Two online surveys, following the September and December 2018 meetings
- Three meetings with the Ad-Hoc committee; and

- Six meetings with the representatives of E. Clampus Vitus, a fraternal organization dedicated to the preservation of the heritage of the American West

ANALYSIS

The Master Plan commemorates Louis Pellier's contributions to San José by incorporating features from the original park, and design elements that recall the agricultural influence and community involvement that created the original park. The Master Plan balances historic recollection while delivering a recreational space to serve neighbors and the community at large.

Pellier Park is one of three new parks planned for Downtown's North San Pedro area (Pellier Park, North San Pedro Park and Bassett Park). Planning of these three parks as a system offers several advantages, including: 1) cohesive design across the park sites through shared materials and related landscape features; 2) variety of recreational activities and spaces for all ages; and 3) strategic engagement of stakeholders to make best use of their time and plan projects in context of a system. The future park system will be connected via wayfinding elements, and historical references to the area's agricultural and transportation history. Functionally, the planning effort supports Pellier Park as a place to relax, North San Pedro Park as the "living room" for gatherings, and Bassett Park as the active recreation park site. Staff seeks approval of the Pellier Park Master Plan independently because North San Pedro and Bassett parks each require a focused Environmental Impact Report (EIR).

In general, the plan calls for the use and display of historical elements preserved from the 1970s era park. The plan also adds educational components and offers a variety of flexible community gathering spaces within a landscaped park. Development of the related Master Plans for North San Pedro and Bassett parks will build upon this design approach and balance community needs by establishing larger gathering spaces and active recreation. Each community workshop presented all three parks in the context of a unified Downtown parks chain.

The Pellier Park Master Plan addresses community design recommendations as follows:

Cultivation of the French Prune	The park's site plan is organized around the shape of the French Prune, introduced, and cultivated in San José by Louis Pellier. The large-scale circular form is intended as an iconic feature; it will be recognizable as seen from adjacent high-rise dwellings and by passengers on flights landing at Norman Y. Mineta-San Jose International Airport.
Sustaining History	Original historical plaques and gates preserved from the 1970's era park, will be prominently displayed on a unique feature wall that commemorates the historic significance of the site. Markers will be placed in the paving to indicate the former location of Louis A. Pellier's house.
Specimen Tree	One specimen tree, the French prune variety, Le Petite Prune d'Agen, brought to the United States by Louis Pellier will be in a prominent location at the park. Additional trees will be included at appropriate locations in the City.
Wayfinding	A well-defined paseo (passageway) will define the eastern edge of the park and guide visitors towards the two future park sites, North San Pedro Park and Bassett Park.

Gathering Space	A variety of seating options, spaced for small gatherings are centrally located.
Flexible Space	Open space is included throughout the park for pop-up markets and activations..
Recalling agriculture	Custom light fixtures will recall grafting techniques used by nurserymen to introduce new varieties of fruit trees to the Santa Clara Valley in the 19 th century. Landscape plantings will be installed in distinct rows referencing to agricultural rows.
Entrances providing a gateway aspect	The original gates were placed at each end of the paseo, and frame the entrances with landscaping and park signs. Prominent signage identifying the park name will be at the entrances to the paseo and at the corner of Terraine and West St. James to provide a strong visual cue indicating the entrances to the park.
Larger lawn area, more green space	Lawn area will surround the central gathering table and planting beds are included throughout the paseo to create a soft, lush effect. The additional vegetation will also support habitat and ecology in the downtown area.
Make the park iconic	The final plan is a contemporary interpretation based on historic and cultural references regarding Louis Pellier, the French prune, and agriculture. The concept promotes a passive program for the park during the day that transitions into an illuminated form at night that can be recognized from above.

The Master Plan addresses community concerns as follows:

Overnight sleeping and homeless concerns in the park, safety concerns	Seating has been shaped and sized (less than four feet in length) to deter sleeping on the park benches and seats. Safety lighting has been included to illuminate areas throughout the park. The berm will be approximately two feet high to allow for longer sight lines throughout the park and the plantings will be specified to maintain visual sight lines behind plantings.
Strong lighting at night	Custom lighting that can be programmed to be dimmed to a level acceptable by the immediate neighbors. Lights will also have shields to direct light away from the buildings. Safety lighting to illuminate the paseo and direct people throughout the park.
The plaques can't be on the ground	The historic, donor, and future plaques will be located off the ground at a height consistent with ADA standards.
Fencing needed around the perimeter	The original park had a brick wall/fence combination. The current design has an open concept without fencing, but has several layers of vegetation, trees, and the green berms to provide a physical barrier between the sidewalk and the central gathering area.

CONCLUSION

The Pellier Park Master Plan was developed in conjunction with the community to provide a unique, historic park designed to promote passive recreational uses blended with historic artifacts from the original 1970's park. The park was planned as a system of parks, including North San

Pedro and Bassett Park, to enhance neighborhood identity and walkability throughout the downtown area. The approval of the Master Plan will support the park's State of California and City of San José historic status, and guide the design development and construction drawings to provide an iconic park to the City of San José.

EVALUATION AND FOLLOW-UP

Staff will post the Pellier Park Master Plan on the PRNS website upon City Council approval.

During the design development process, staff will post project updates via existing PRNS social media accounts including Facebook, Twitter, and Instagram.

Upon completion of the park, a community ribbon cutting will be scheduled with the Council office, with outreach to stakeholders involved in the planning process.

CLIMATE SMART SAN JOSÉ

The recommendation in this memo aligns with one or more Climate Smart San José energy, water, or mobility goals.

PUBLIC OUTREACH/INTEREST

Community outreach consisted of three community workshops between September 2018 and April 2019 with subsequent online surveys following the first and second meeting, two Ad-Hoc committee meetings, six meetings with E. Clampus Vitus, an historical organization. Staff engaged in follow-up discussions with the community via email to ensure full understanding of comments and expectations.

Workshop	Purpose	Date	Attendees	Online Survey Responses
1	Gather Programmatic Data	September 17, 2018	15	26
2	Evaluate 3 Design Options	December 13, 2018	10	54
3	Confirm final plan	April 10, 2019	15	No online survey

The public was notified of the workshops via:

- Notices mailed to residents within 1000 feet of the park;
- Notices emailed directly to the City Heights HOA;
- Notices and reminders posted to Nextdoor.com, PRNS Facebook page, and social media outlets; and
- Notices were emailed directly to stakeholders such as the Ad-Hoc committee and E. Clampus Vitus.

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This memorandum will be posted on the City's website for the December 10, 2019, City Council Meeting.

COORDINATION

This memorandum has been coordinated with the City Attorney's Office, Planning, Building, and Code Enforcement Department, the Department of Public Works, Office of Cultural Affairs, and the City Manager's Budget Office.

COMMISSION RECOMMENDATION/INPUT

The Master Plan, in draft form, was presented to the following:

- Public Arts Committee on February 5, 2019 and June 4, 2019,
- Historic Landmarks Commission on August 7, 2019 and September 4, 2019; and
- Parks and Recreation Commission on October 2, 2019.

In addition, the Historical Permit application was presented to the Planning, Building and Code Enforcement Department for approval on September 11, 2019.

FISCAL/POLICY ALIGNMENT

This Master Plan phase supports the design and construction of the project, which is funded through Appropriation 415I/Fund 375 (Park Trust Fund).

COST SUMMARY/IMPLICATIONS:

There are no costs associated with the approval of the Master Plan.

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CEQA

Brandenburg Mixed Use Project/North San Pedro Housing Sites Final Environmental Impact Report File No. GP03-03-01 (Resolution No. 72170, adopted 6/15/2004) and Addendum thereto, File No. PP19-046 and HP19-004 administratively approved 8/22/19.

/s/

Jon Cicirelli

Director of Parks, Recreation, and
Neighborhood Services

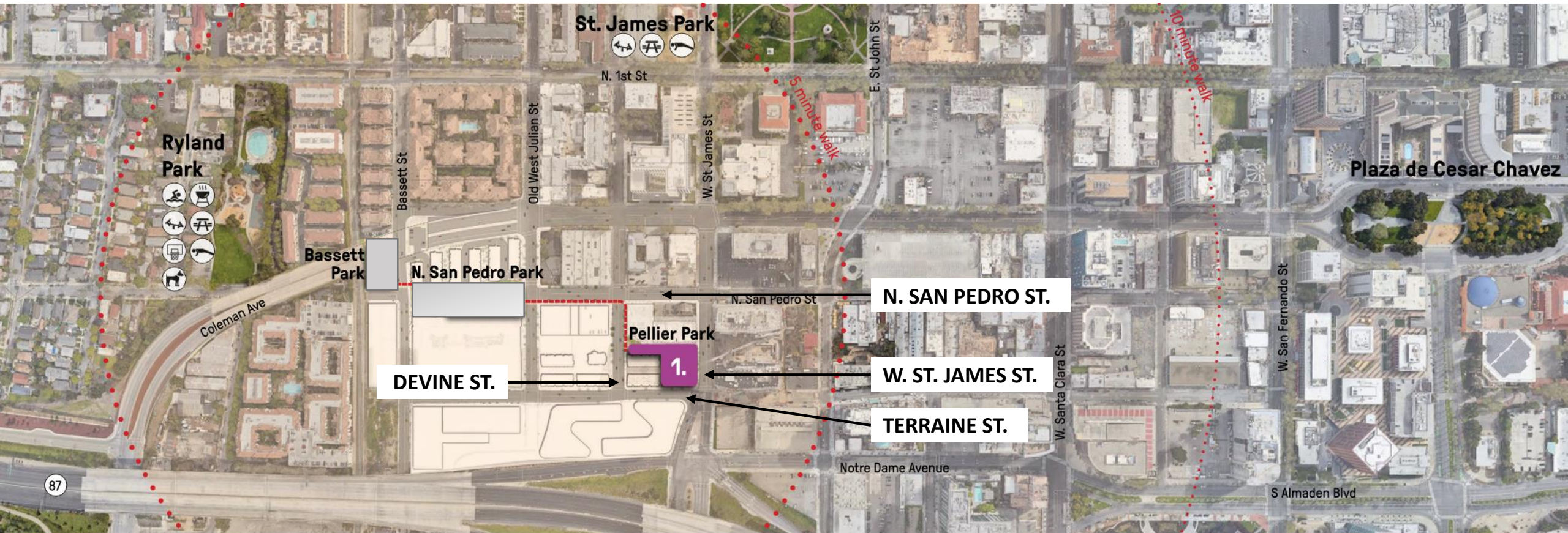
For questions please contact Nicolle Burnham, Deputy Director, at (408) 793-5514.

Attachments:

Attachment A – Context Overview Plan of North San Pedro Park System

Attachment B – Pellier Park Master Plan

CONTEXT





PELLIER PARK

MASTER PLAN | FALL 2019

SAN JOSE
**PARKS, RECREATION &
NEIGHBORHOOD SERVICES**



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SECTION 1: EXECUTIVE SUMMARY

*“History of agriculture and the continued beauty of the Valley of
Hearts Delight”*

PROJECT GOALS

As the North San Pedro community grows, access to green outdoor space is critical to the health and social cohesion of the community.

The goal of the master plan process for North San Pedro Parks was to engage the local community to develop a strong identity and program for three new parks: Pellier, North San Pedro, and Bassett. Working with PRNS and the District 3 Council, we held a total of six community meetings to understand the neighborhood values, share concepts, and present the final designs. This document describes this design process and details the elements of Pellier Park .

The location of Pellier Park in particular is an area of San Jose with a rich history and a rapidly developing future. The design language and materials chosen reinforce this regional connection while also strengthening the connections between Pellier and the other two parks.

Our vision is for this document to be used as a reference point for all work to be done to develop Pellier Park, supporting the effort of bringing this vital neighborhood park to life.

With their unique character, these new parks create a vibrant neighborhood that embodies the broader values of San Jose: nature, equity + access, identity, public life, and stewardship.

Louis Pellier Park is a 0.54-acre neighborhood park located in the downtown San Jose area bordered on the south by West St. James St., the west by Terrain Street, and the north by Divine Street, and the east by City Heights Condominiums. In its existing state, Pellier Park functions as an open space that serves the immediate residents including City Heights, and soon will be accessible to new residential units currently being constructed including the Trumark town homes to the north, Silvery Towers to the south, and the Davidson Plaza Towers to the west.

Pellier Park has historical significance as the site of City Gardens, the original nursery established by Louis Pellier, which is an Historical Landmark (CHL #434), State of California Landmark #434. Pellier is credited as a founder of the prune industry throughout the valley with the introduction of the Petite d’Agen French prune in the 1856. In 1977 the park was dedicated as part of the City’s 200th birthday and open to the public. A few years later the park

was closed due to security reasons. Between 2005 and 2015 the San Jose Redevelopment Agency moved forward with the realignment of the Julian “S” curve through the Infill and Infrastructure grant to facilitate the development of the downtown area. In June of 2007, the Parks and Recreation Commission approved the proposed Master Plan developed by Bruce Hill Associates and in 2008, the Historic Landmarks Commission approved the 65% construction documents. Due to the removal of the Julian “S” curve the 2008 park plan was delayed in construction while street improvements were being made.

Pellier Park has been developed in conjunction with North San Pedro Park and Bassett Park to provide the neighborhood with a cohesive context of parks that have similar materials, way finding, and walkability. The park was identified through public comment and input as a space that honors the historical significance of Louis Pellier’s contribution to agriculture in the Santa Clara Valley.

“We’re a new San Jose now”

The principles set forth for the plan establish goals of building open spaces that support our communities in the rapidly growing city of San Jose. One goal of the master planning process was to tie into the principles of Public Life, Identity, Equity and Access, Nature, and Stewardship.

Public Life

Public spaces through a fun and healthy San Jose: Pellier Park was developed through the help of community input which requested open spaces throughout the paseo area that could accommodate public life events such as Neighborhood Night Out, pop-up markets, and movie nights. The design also encourages community gatherings through the large community table, intimate seating areas, and strong connections to each bordering street.

Identity

A premier system of parks, recreation, and neighborhood services: Pellier Park can become an iconic park in the San Jose park system by celebrating and emphasizing the history as the original location of City Gardens. The design team incorporated historical artifacts such as the donor plaques, California Historical plaques, and educational history of the prune tree’s agricultural significance to the Valley of the Hearts Delight. The purple plaque wall will become an educational element that is a striking and original piece, encouraging social media moments furthering the story of Louis Pellier.



SECTION 2: SITE SETTING



Exercise course



Picnic sites



Playground



Swimming pool



Dog park

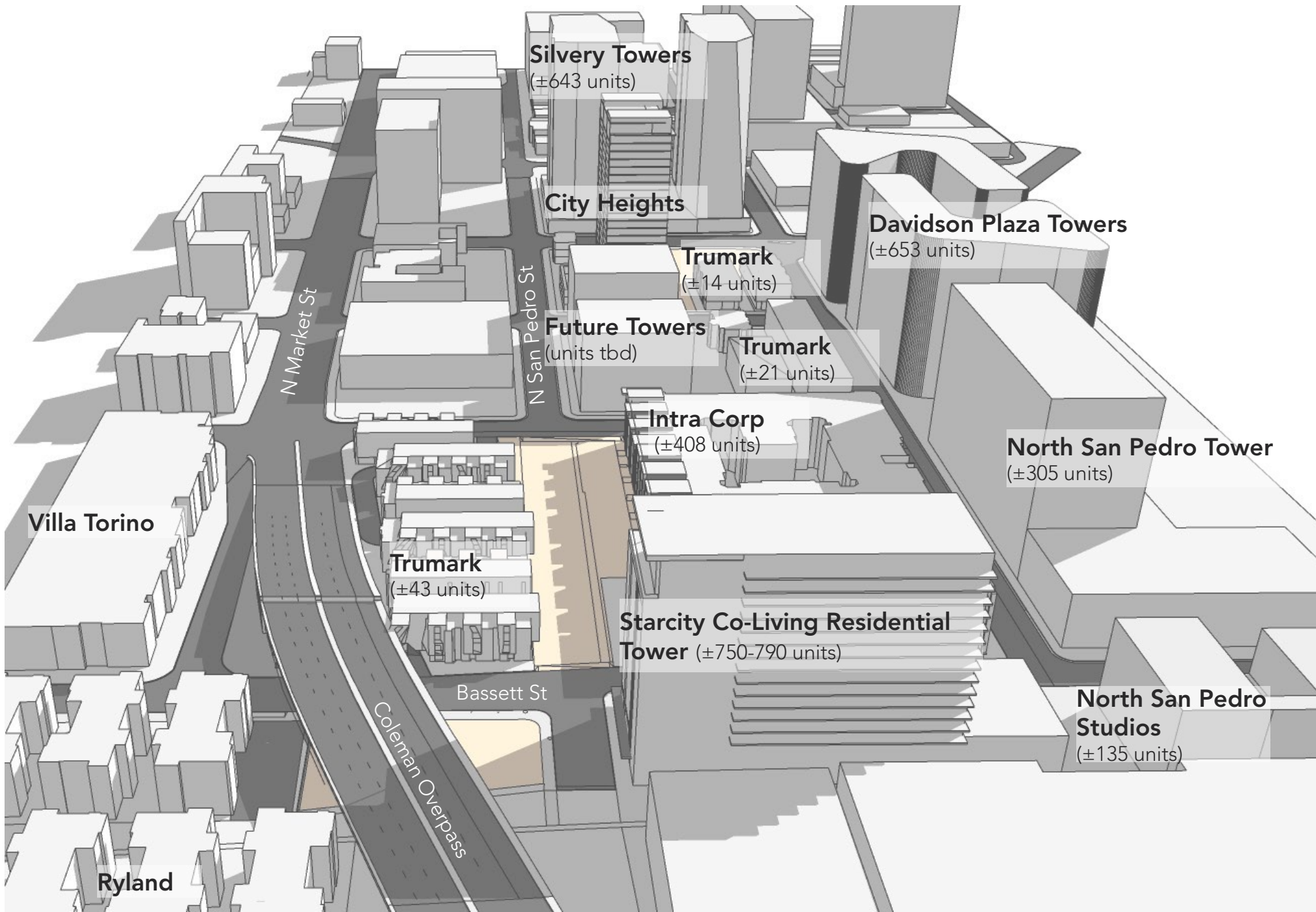


Basketball courts



BBQ

2.1 Regional Master Plan Context | Park Sites + City Context



± 1129

New units under construction

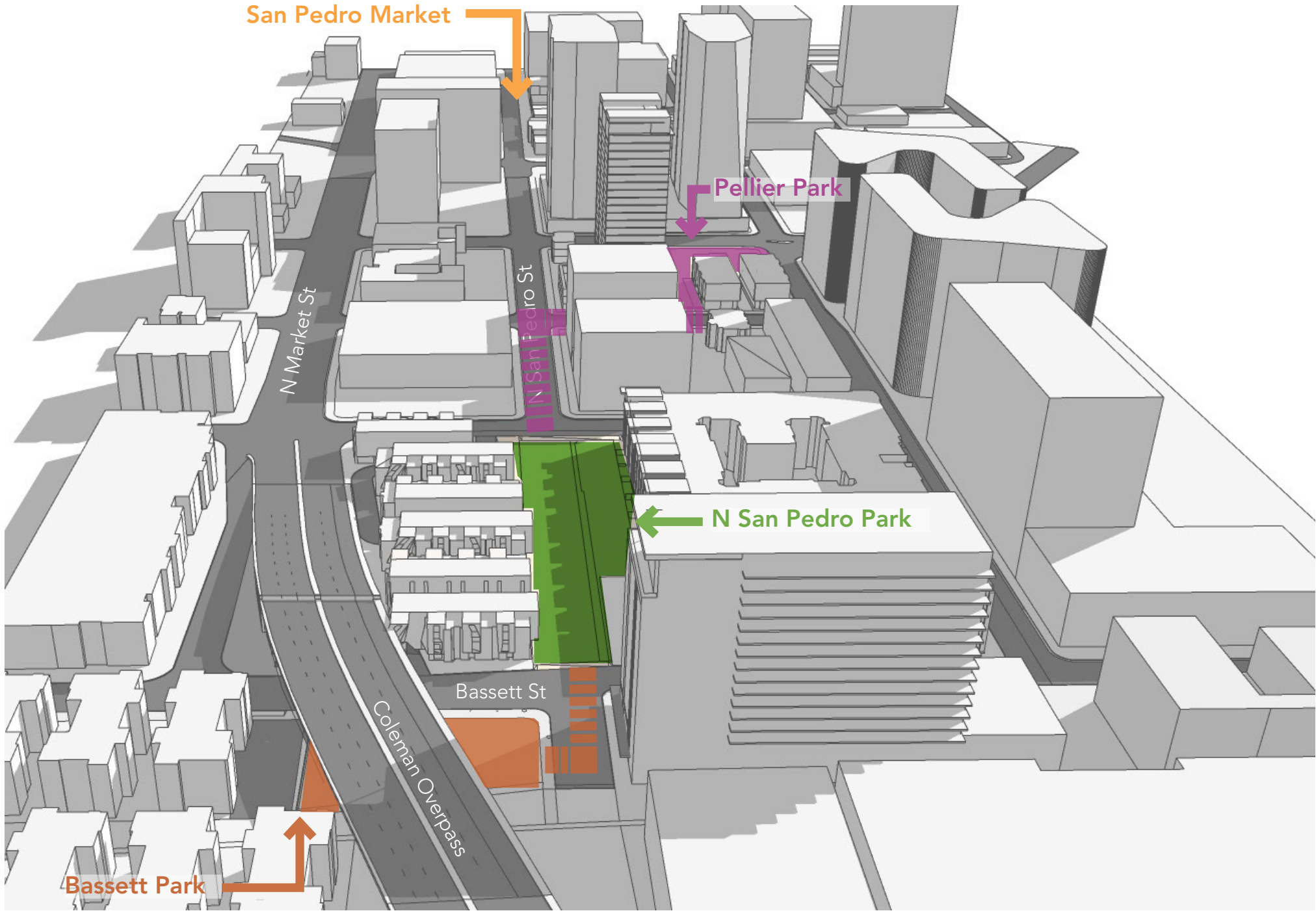
± 1843

New units planned for construction

± 2972

New units coming to the San Pedro Neighborhood

New development in this part of San Jose is rapidly transforming the neighborhood with some of it construction already underway and more planned in the near future. These projects are targeted at diverse markets and will provide a range of housing options from town homes to micro unit co-living. Close to 3,000 new units have been approved overall and the majority will be completed around the same time as our three parks. In designing these parks, we are planning for both the needs of existing residents as well as those that will be moving into this new vibrant urban community. Our vision is for these parks to provide a range of uses and be at the center of public life in the neighborhood.



Distinct in their site characteristics, we view these parks as a cohesive network but each with their own unique identity and amenities.



RELAX

at Pellier Park

The identity for Pellier Park is the most passive of the three. Pellier will be a place for relaxation and respite with the grove of flowering trees, sloped lawns, and lounge seating.



LIVE

at N San Pedro Park

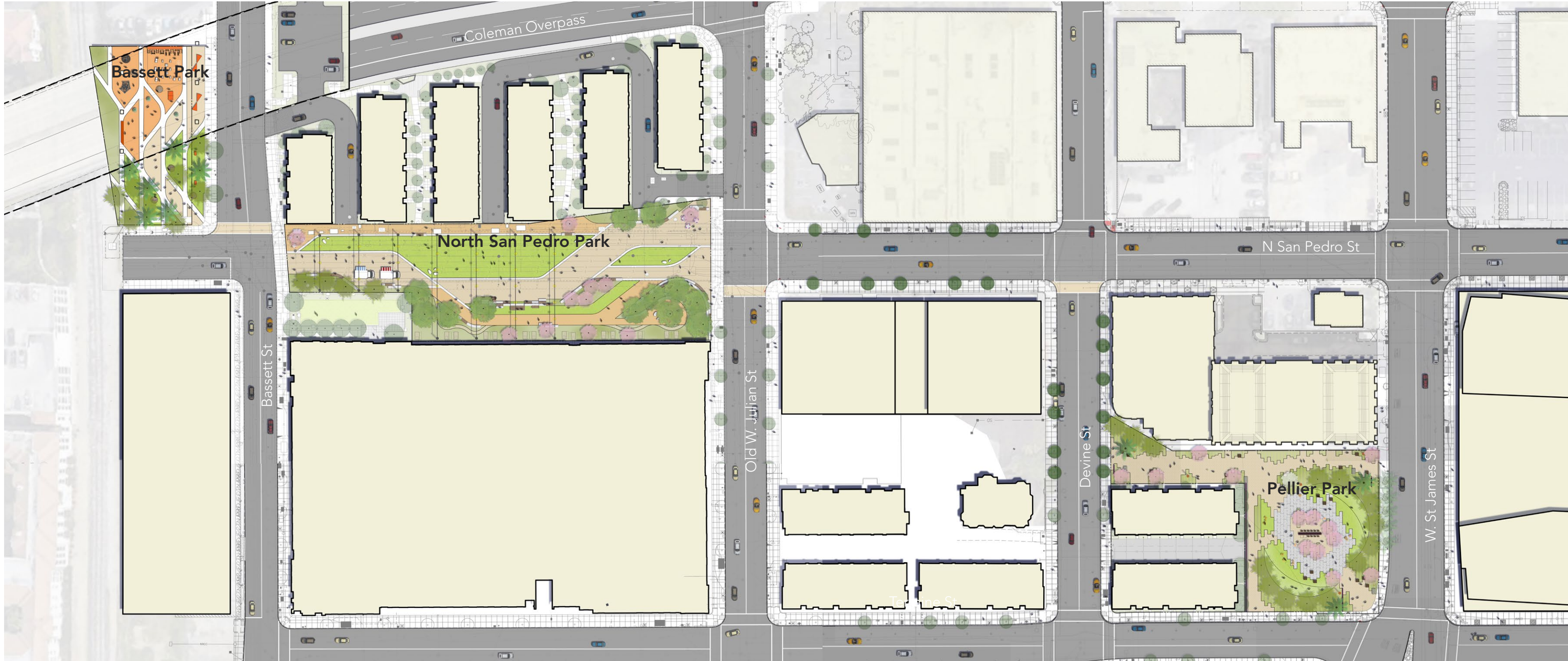
The identity for North San Pedro is the neighborhood's outdoor living room. As the largest of the three, it is the natural place for bigger community gatherings at the flexible lawn and designated pop up areas.



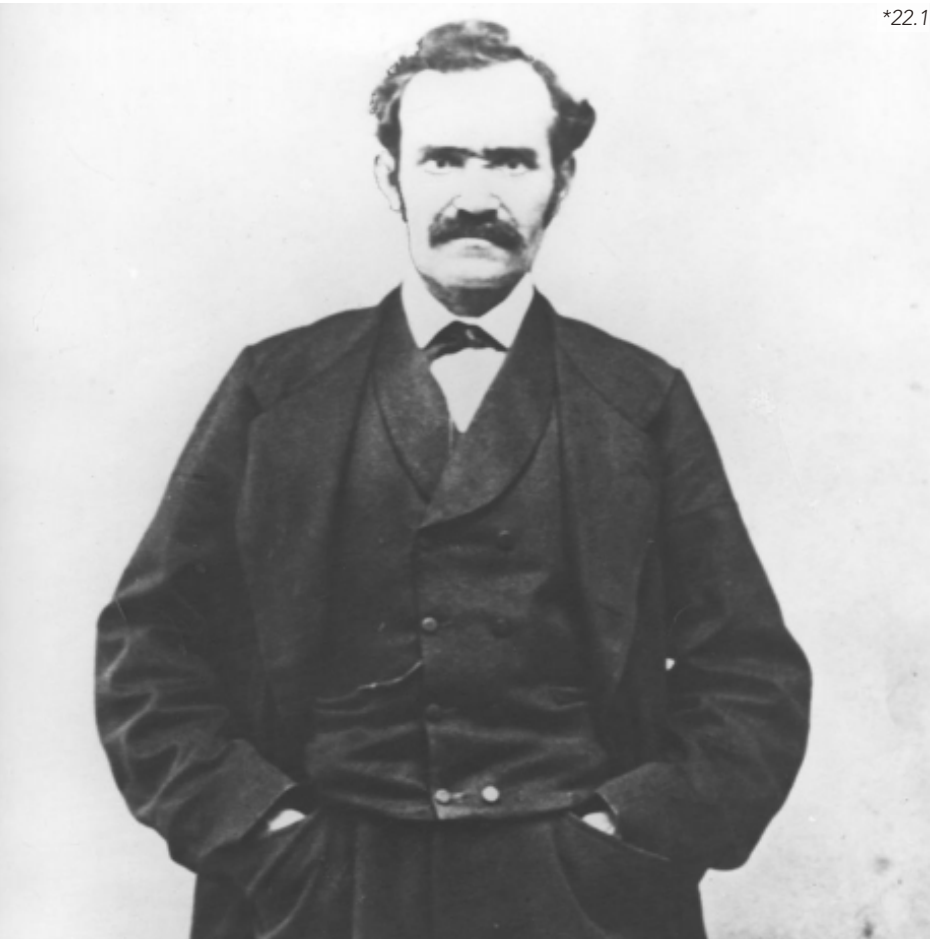
PLAY

at Bassett Park

The identity for Bassett is the most playful and vibrant. Located under the Coleman Avenue overpass and requiring lots of activation, it will be a thriving urban space with fitness and play options for all neighbors.



2.1 Regional Master Plan Context | Illustrative Master Plan



*22.1

Louis Pellier (1817-1872) left his home in Saint-Hippolyte, France, for the California in 1847 hoping to join in the riches of the gold rush in Trinity County. His hopes ran dry as the back-breaking work of mining proved difficult and unsuccessful, so he and his partner Giacomo Yocco headed to San Francisco where he soon realized that fruit being sold for \$1 proved more of a fortune than gold.

Louis, a horticulturist, headed south to the fertile lands of San Jose in early summer of 1850 and with his partner, Yocco, bought property in the northwestern area of town.

2.2 Cultural History | Louis Pellier ‘The Prune King’



By 1855 Pellier owned 12 acres and had established the City Gardens Nursery, located at the current site of Pellier Park.

Louis realized the need for a sturdier stock of prune and sent his brother Pierre back to France to obtain scions of the Petite Prune d’Agen. Pierre returned in the winter of 1854 with prune, peach, pear, apple, cherry, and grape cuttings that were then grafted onto native fruit stock. Lore has it that the scions were stuck in potatoes and then packed in straw and brought over in trunks to protect them from their long journey.

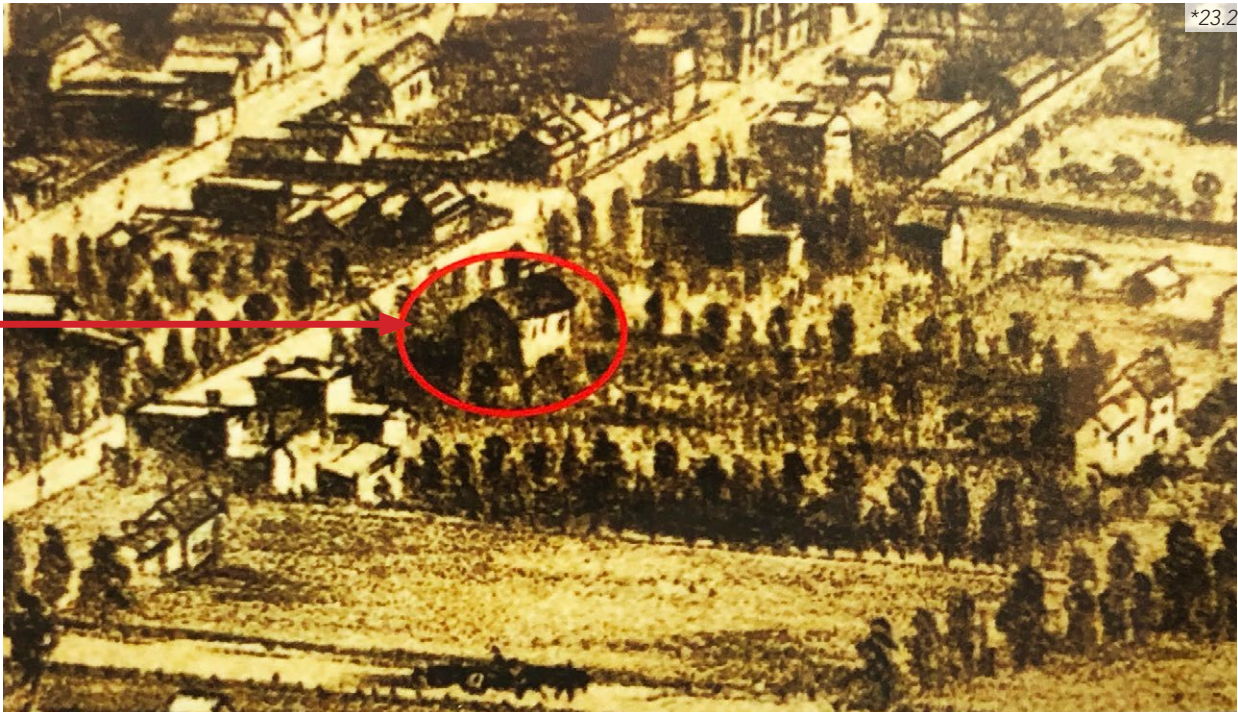


*23.1

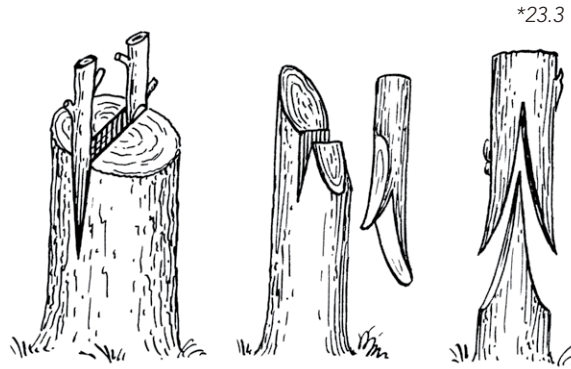
Louis Pellier’s downtown San Jose property and house in 1869

The Prune d’Agen sparked an industry in the valley and soon over 52,000 acres of prune trees thrived throughout San Jose. The transcontinental railroad increased the market for dried plums across the nation and in time California’s crop displaced imports, which reached a high of 46,000 tons in 1887. The California prune industry was in full swing.

Because of Louis and Pierre, in 2018 California bearing acreage is estimated at 44,000 acres and produces 96% of the prunes in the U.S., and historically has supplied 70% of the prunes worldwide.



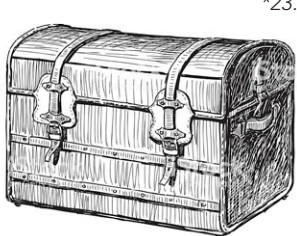
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*23.3

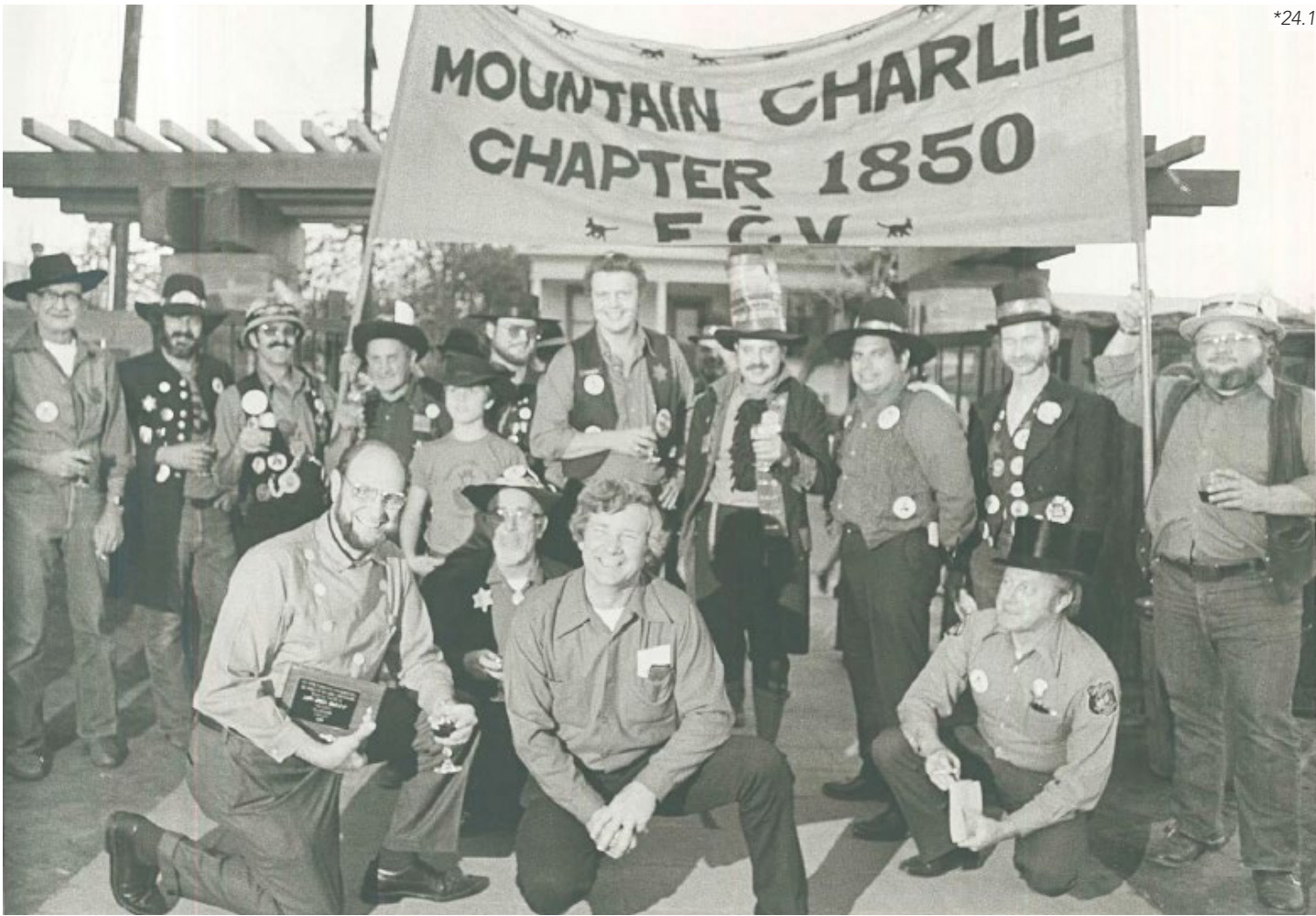


*23.4



*23.5

*See Appendix A1 for Image Credit



*24.1



*25.1



*25.2



*24.2



*24.3



*24.4

Pellier Park has been an important part of the community since its conception in the 1974 by the Mountain Charlie Chapter of E Clampus Vitus (ECV), a historical preservation group, championed the development of the park. The land was acquired from O.C. McDonald Company and descendants of the Pellier family by the City of San Jose, and with the acquisitions complete the designing of the park began.

Jim M. Arbuckle and Leonard McKay of ECV led the effort with Beals & Lechner Associates to create an orchard within a park, surrounded by a brick wall and iron fence, and included wood seating, kiosks with historical information, fruit trees, and donor plaques. With the help of volunteers and through ECV's fundraising, enthusiasm, and physical labor, the park was completed and ready for the dedication on November 29th, 1977 during the City's Bicentennial Birthday celebration.

*See Appendix A1 for Image Credit

2.2 Cultural History | Community Involvement



Through the 2018-2019 community process the design team was able to engage key players, with knowledge of the 1977 effort, that provided insight to the process of creating the original park. The Mountain Charlie Chapter of ECV, and Thomas and Clarice Shephard, descendants of the Pellier family, provided valuable input to historical references. During the master planning effort, the team also engaged students from San Jose State to develop a prototype website where more detailed information of the park can be accessed. This planning process honors the effort and dedication of a community coming together to create a new park that balances the preservation of history and the needs of a new neighborhood.



2.2 Cultural History | 1977 Pellier Park

*See Appendix A1 for Image Credit



*28.1



*28.2



*29.1



*29.2



*28.3



*28.4



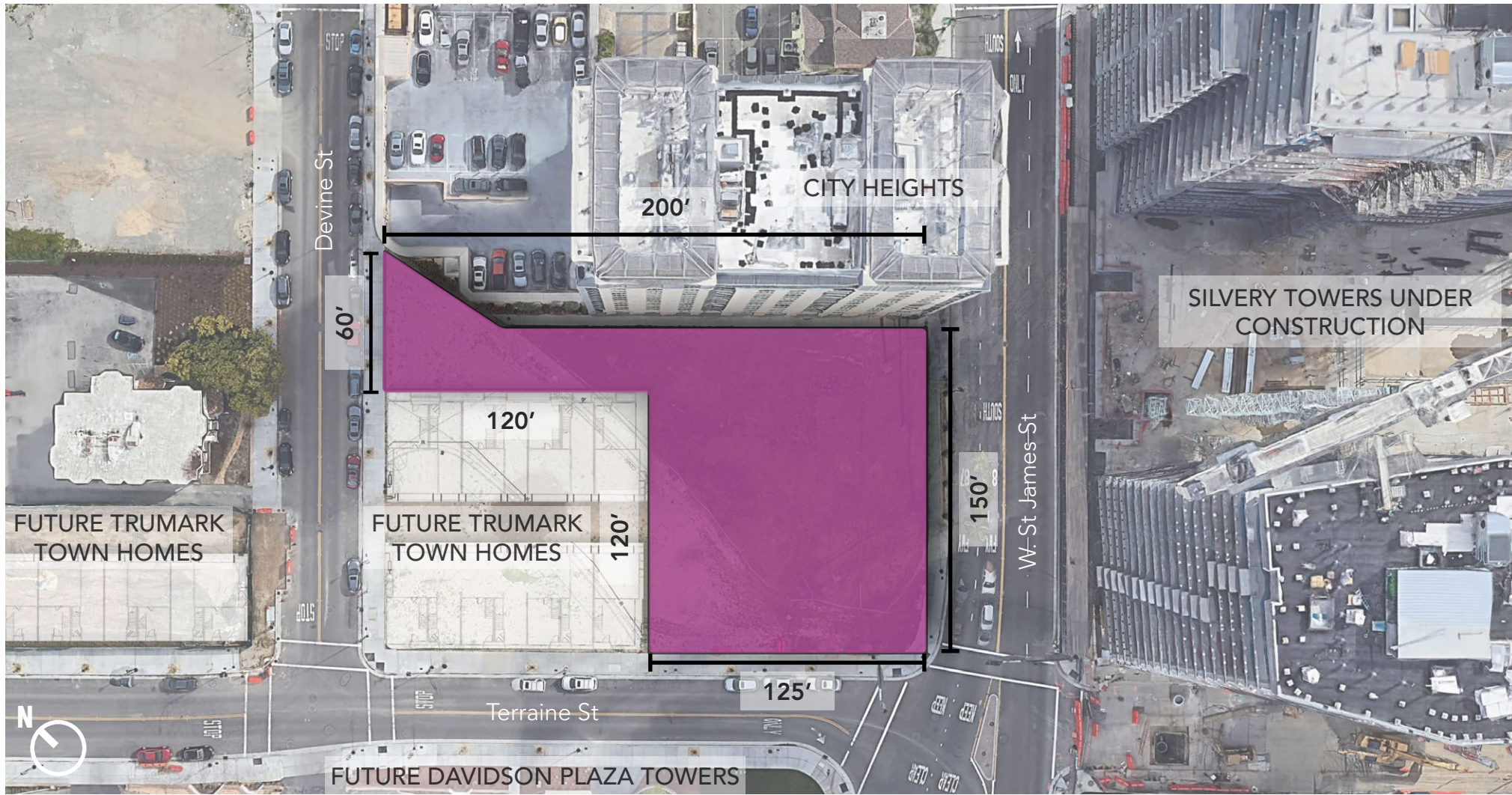
*28.5

Bringing the prune to San Jose launched an agricultural transformation of the Santa Clara Valley that would introduce the prune to American cuisine and culture. Pellier himself was used in the Sunsweet marketing campaign, making his story a part of pop culture. During the outreach process, the design team asked people to share any memories they had from this time and any associations they have with the prune.

Given the importance of this fruit to everyday life in the Valley, we wanted to share these untold stories and incorporate them into elements of the park. The storytelling wall described later in the section aims to provides a location for these anecdotes to be shared.

*See Appendix A1 for Image Credit

2.2 Cultural History | Thinking of Prunes

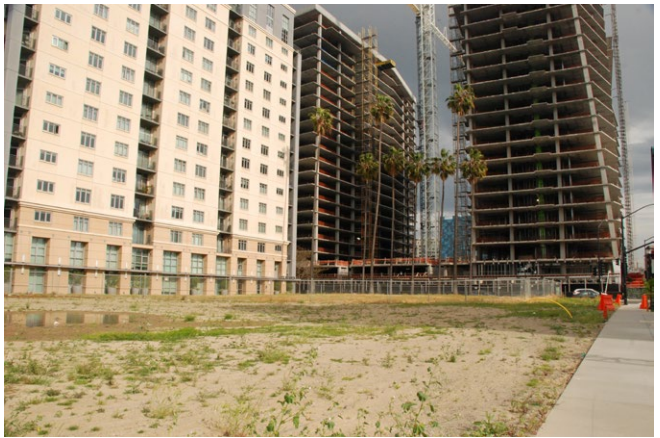


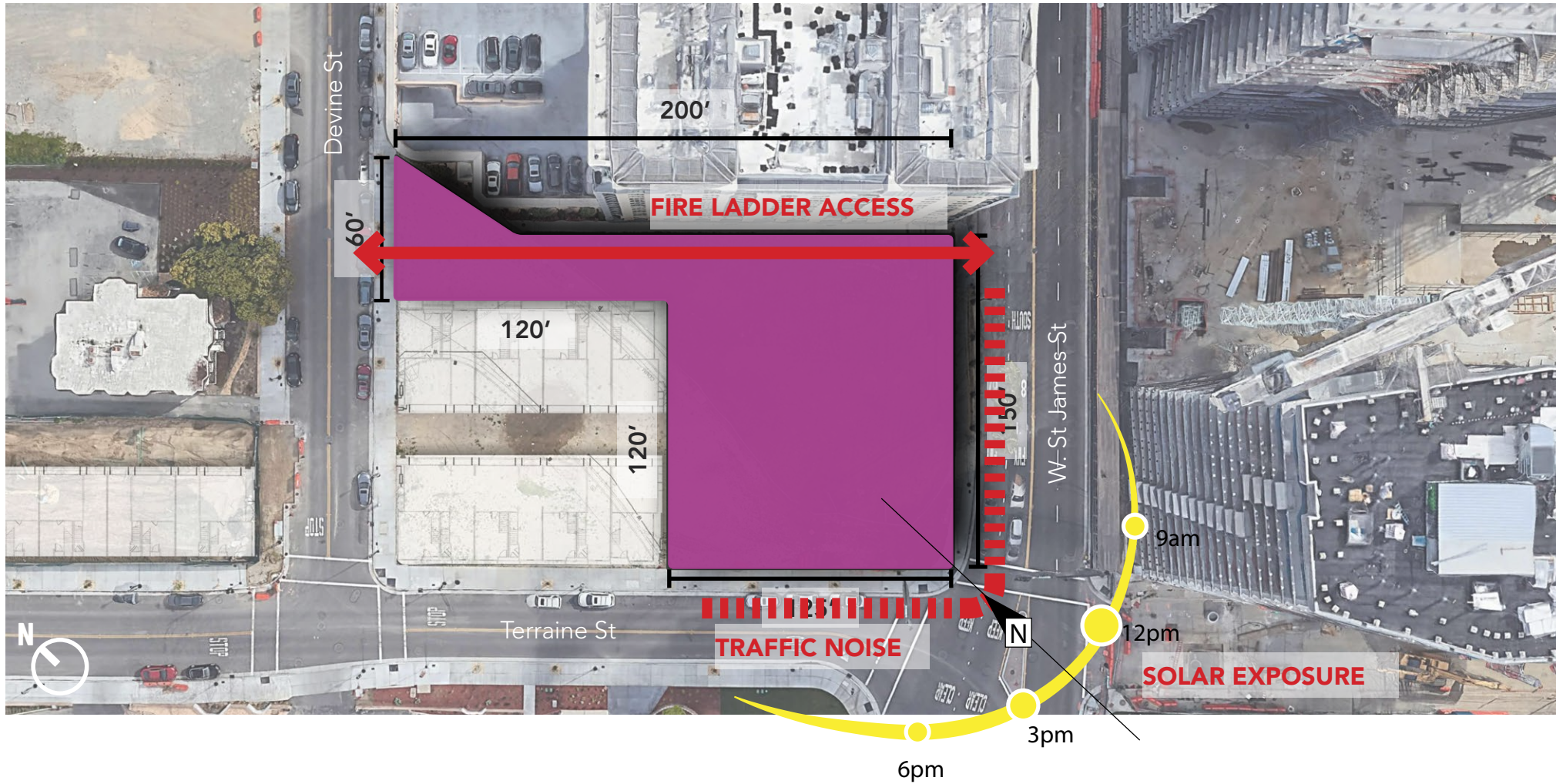
Pellier Site Area: 23,000 SF

Pellier Park is located at the corner of West St. James and Terraine Street, just off Highway 87 at the entry to Downtown San Jose. Recent road realignments give this a different footprint from the original park with a larger central area and the paseo connecting Devine and West St. James.

City Heights is the existing condo building along the park's east side with new development coming in on the other three sides: Silvery Towers across to the south, Davidson Plaza Towers across to the west, and Trumark town homes directly adjacent to the park to the north.

2.3 Site Analysis | Site Scale + Photos



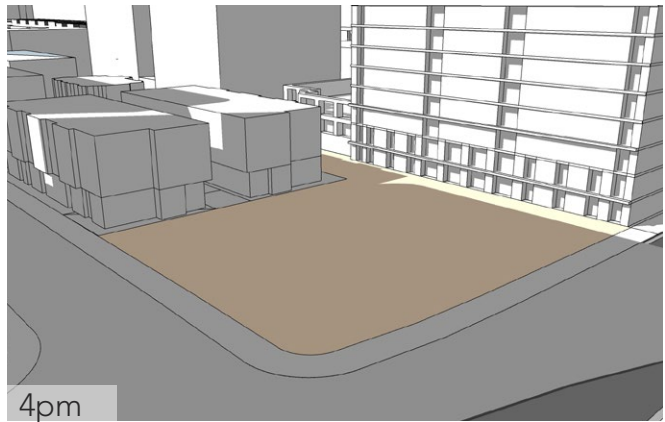
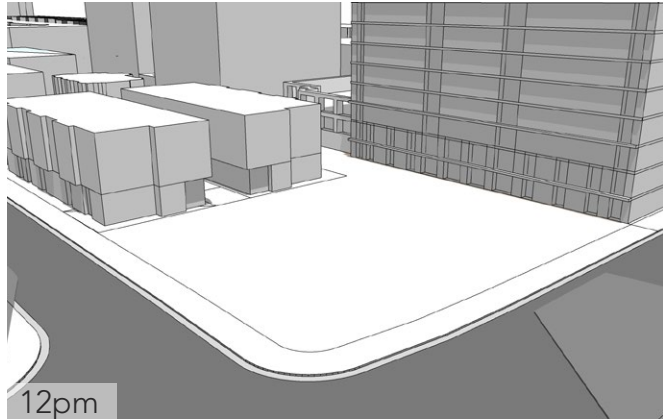
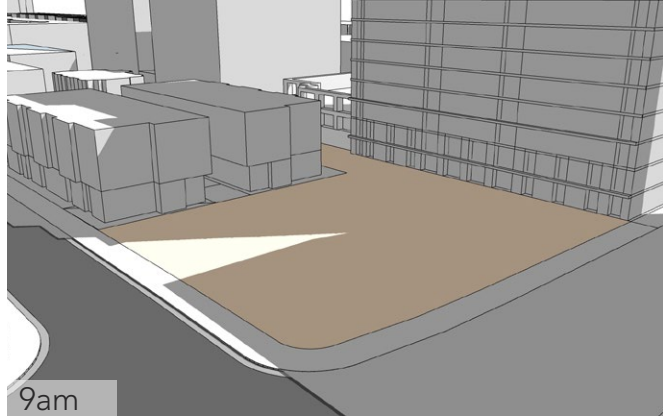


Located on a prominent intersection, one of the main design constraints for the site is the traffic noise along Terraine and West St. James, and the overhead noise from Highway 87 to the west. To help mitigate the noise the central gathering area is buffered by a layered concept starting with larger trees on the outside perimeter and graduating down to shrubs and lawn in the center. The park orientation results in peak solar exposure at the hottest part of the day during the summer and early fall months.

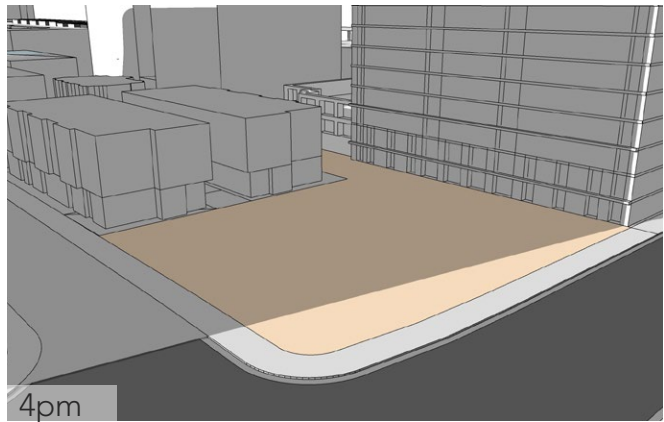
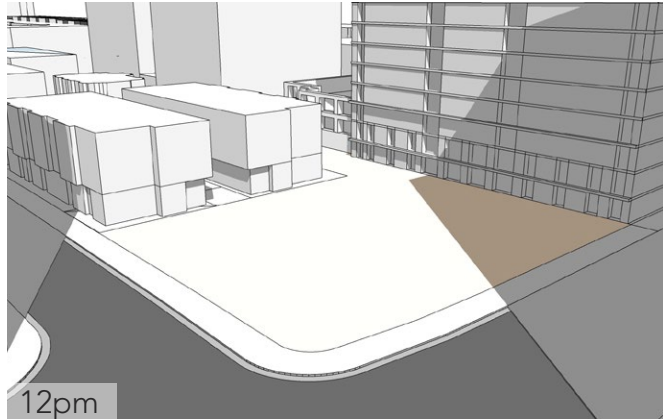
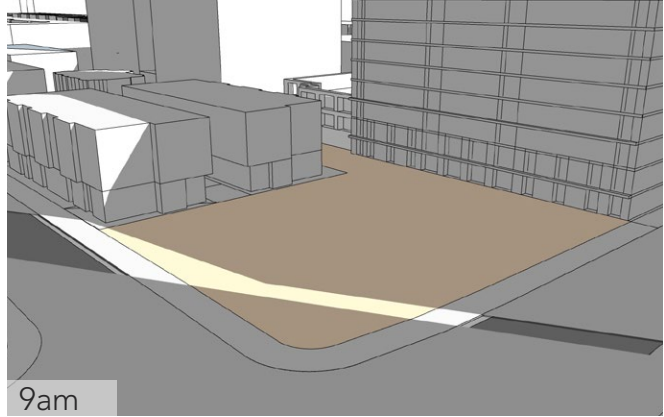
The new tower developments to the west and the south will cast more shade on the park in the mornings and evenings to alleviate exposure. Existing utilities are minimal with most of the underground utilities expected to be abandoned where the former Julian "S" curve bisected the northwestern portion of the site. Fire access via ladders will occur along the paseo and be coordinated with the City's Fire Department during construction documentation.

2.3 Site Analysis | Utility Constraints + Shadow Study

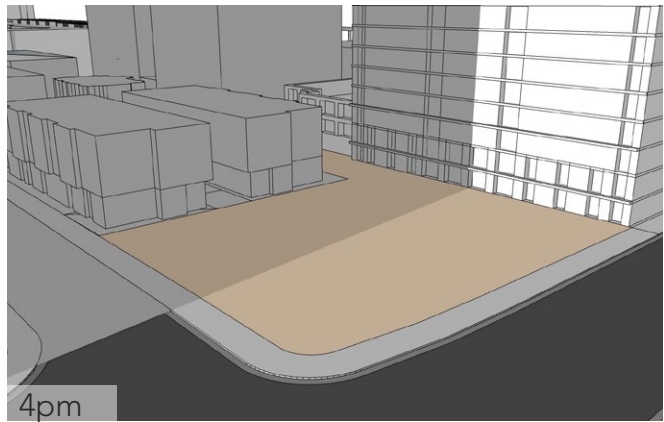
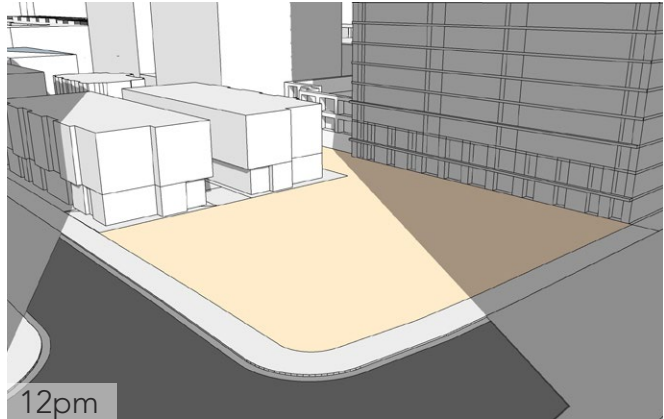
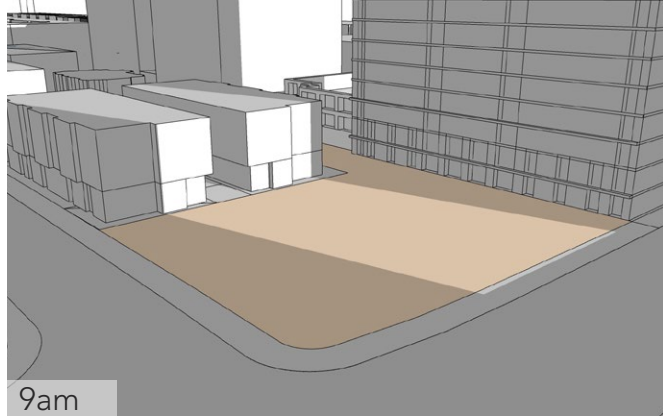
SUMMER SOLSTICE - June 21



FALL EQUINOX - September 22

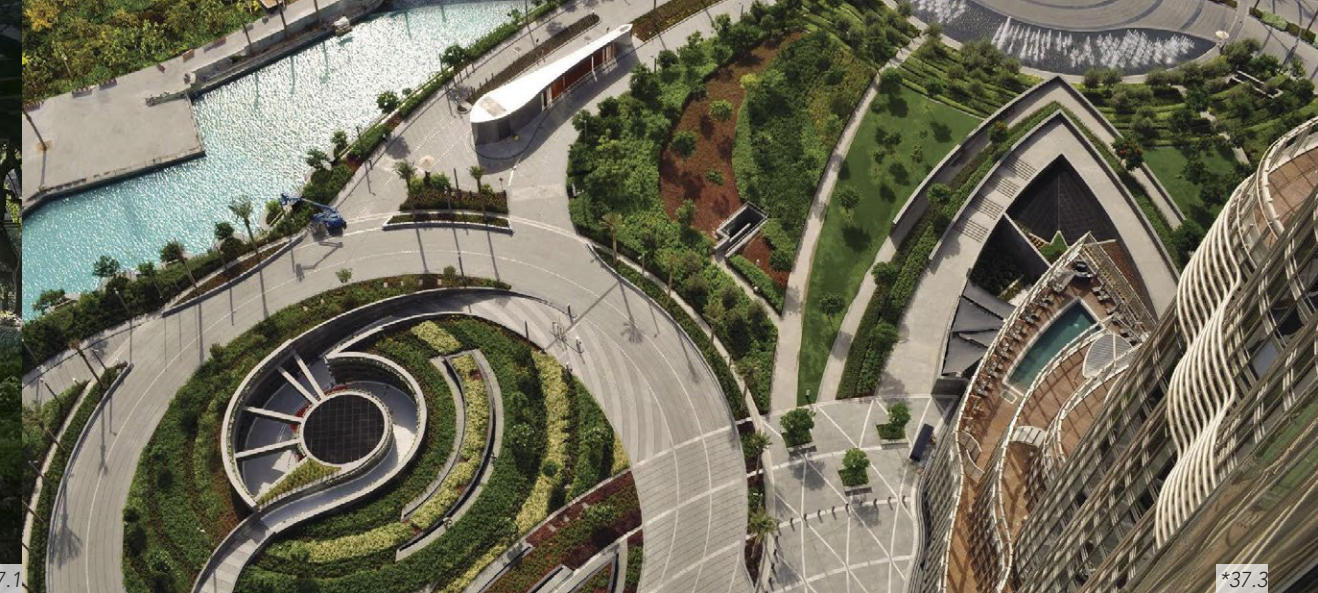


WINTER SOLSTICE - December 21



SECTION 3: PLANNING

PROCESS



swa
San Francisco

+

Norie Sato

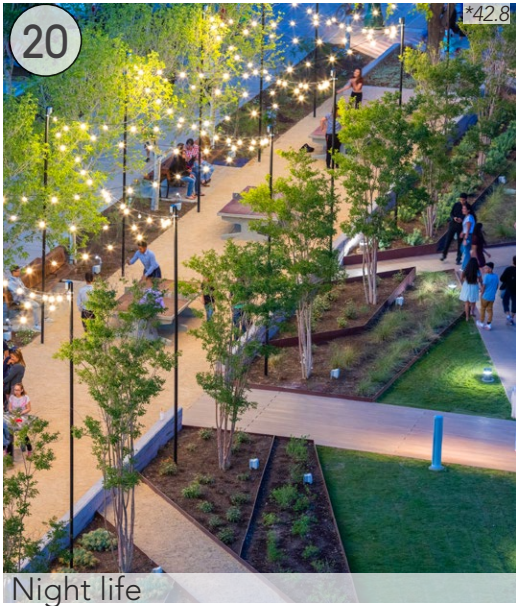
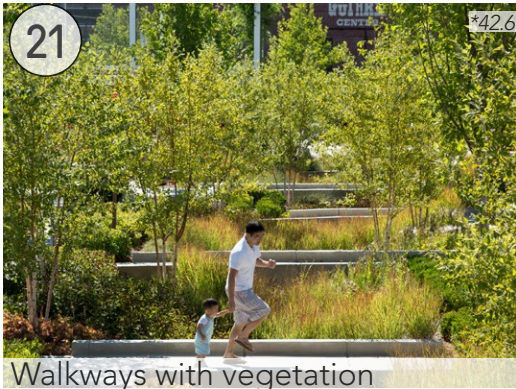
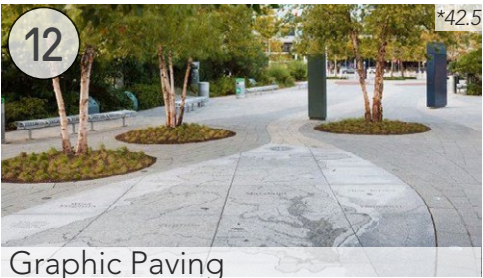
The design and community outreach for Pellier Park was a creative collaboration between PRNS, SWA Group, artist, Norie Sato, from Seattle, Washington, and the San José Public Art Program. Working closely together, the design process approach was enhanced by the involvement of an artist. The team engaged Norie throughout the community outreach process and during design development to help integrate cultural, historic and literal references into the site plan and to add a depth of meaning to the overall design. The result is a truly unique design that balances the commemorative features with the communities' aspirations for a passive respite from the urban context in the immediate surrounding area.





LANDSCAPING





"Calm peaceful island amongst a bustling downtown"

"Fun!"

"Era of selfies – wanting to be seen"

"Sense of place, not generic"

"Purple Park (plums, prunes)"

"Dog park! (at one of the parks in the neighborhood)"

"Get the residents in the new high-rise to want to cross the street."

"Interpretation, history"

"Something insta cool – like maybe looking down"

"Community garden space would be great."

"Connection to city's past. Fruit groves! Fruit trees! Orchard! Plums! Purple!"

"Sustainable"

"Green space with art"

"Historic elements to honor Pellier"

"Vibe in the park should be more passive than active"

"Quiet space. Respite."

"Neighborhood doesn't have a name or identity. How do we create that?"

"Something seen from afar – maybe a design in the pavement"

"Beautiful"

"Green space with art"

"Ecological"

"Views. This park is at an entrance into downtown and will be viewed from above by high-rises and planes."

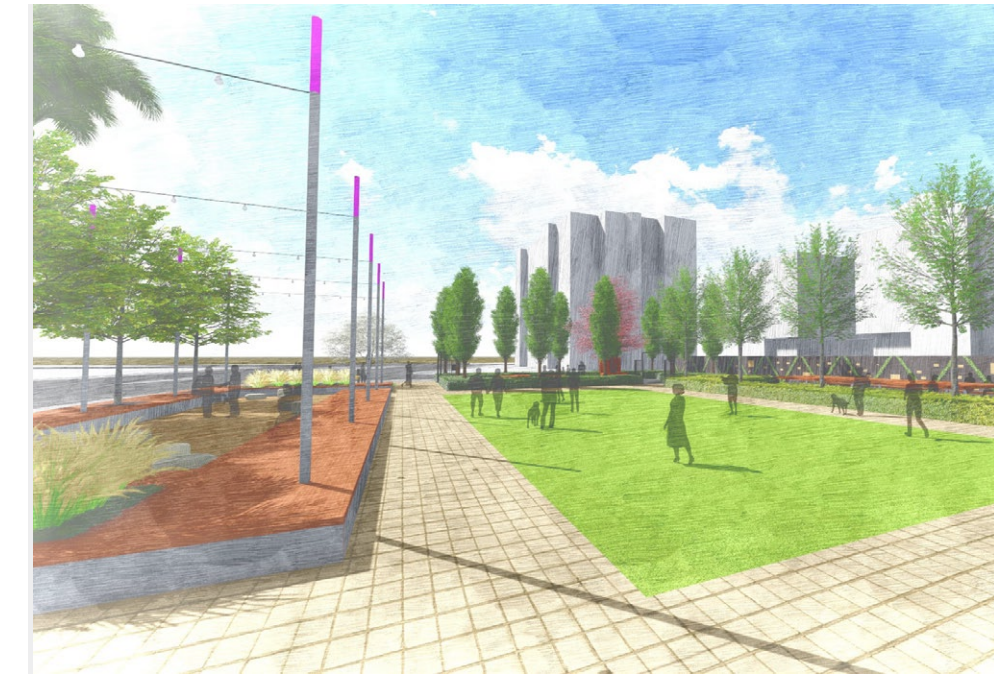
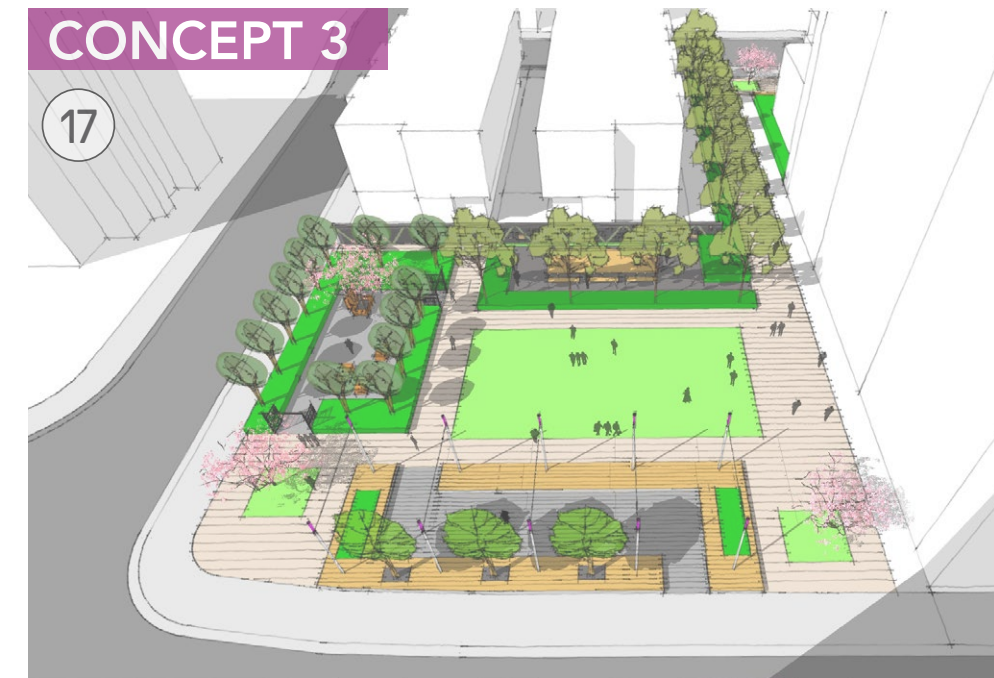
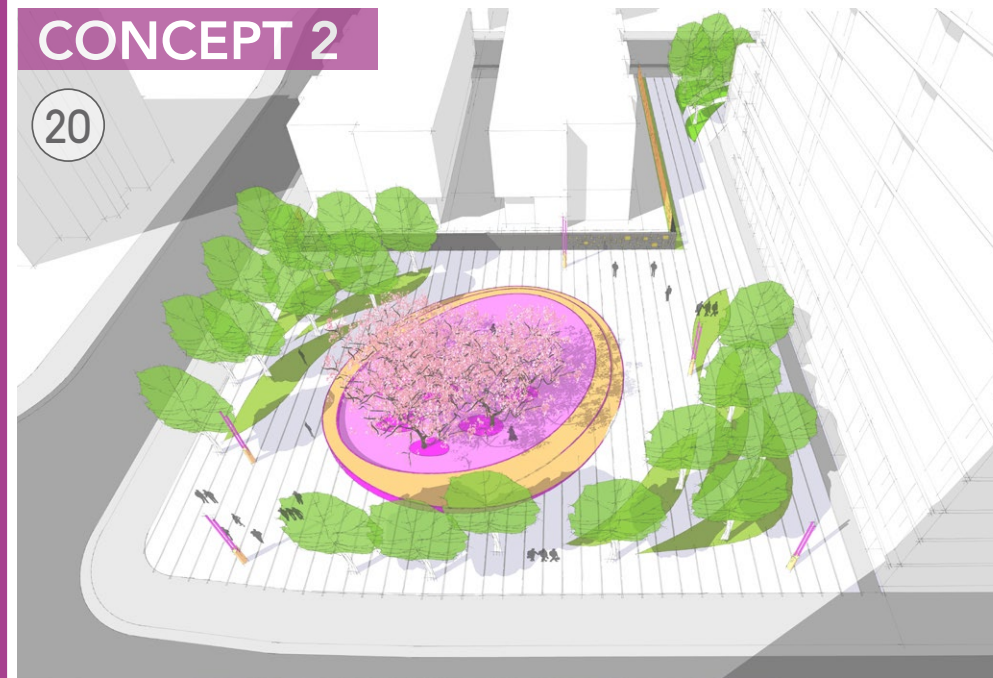
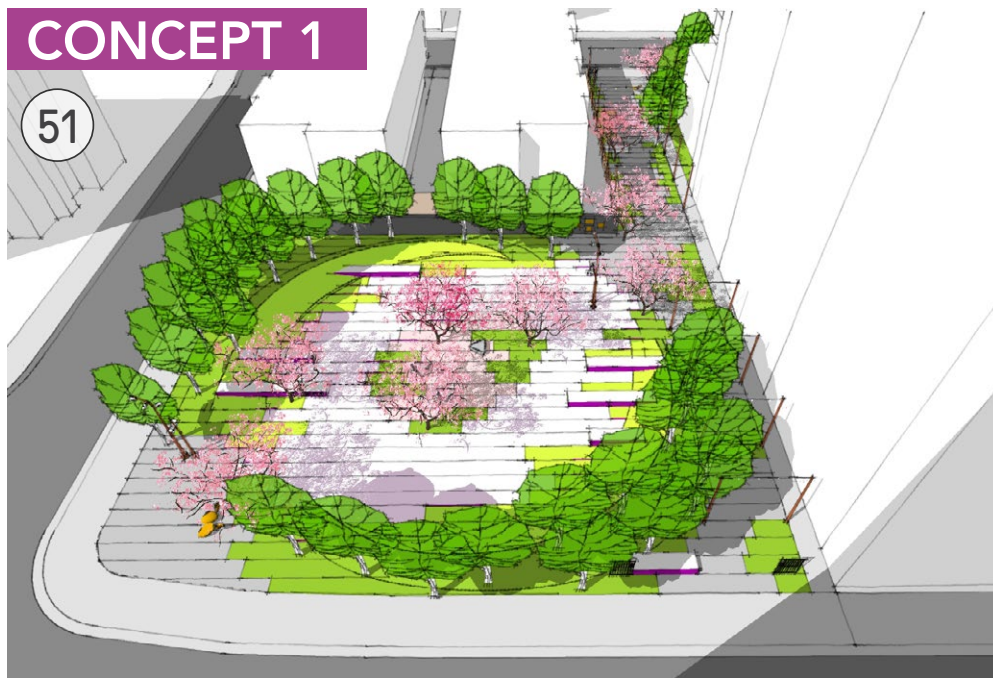
"As natural as possible, habitat for urban wildlife"

"Read, relax, visit historic elements"

The first community meeting kicked off with an introduction of SWA Group, Nori Sato, and the City team to the community. The focus of the presentation and outreach was to determine programmatic needs, cultural references to the plum, and what historical aspects were most important to the community.

Comments from the meeting can be seen above, but the community feedback focused on incorporating historic elements, creating identity, and developing a relaxing and passive area for the neighborhood.

Outreach Attendance: 15 attendees and 26 online survey responses



At the second community meeting, SWA and Nori Sato presented 3 Concepts to the community based on feedback from Public Meeting 1.

Concept #1- "Plum-Scape"
The concept behind Plum-Scape is that the plum provides the outline that shapes the spaces within the design. The central "pit" area is the space where the community can gather around a common table and get to know each other, the circulation and seating areas around the center act as the "flesh" of the design, and the tree lined berms form the "skin" providing a protective barrier against the urban setting.

Concept #2- "Plum as Object"
The concept behind Plum as Object was developed around a central piece forming the shape of a plum. This strong focal element provided a common gathering area where the community could experience a distinct separation from the flexible space and relax under flowering trees. Trees surrounded the flexible open space providing a natural barrier to West St. James Street and Terraine Street.

Concept #3- "Story Telling Room"
The concept behind the Story Telling Room design developed through a strong agricultural reference to crops and rows of planting. A large lawn area was surrounded by separate rooms that conveyed different experiences such as the Community Room, Pellier Room, and the Future Room.

Outreach Attendance: 10 attendees and 54 online survey responses



The last community meeting on April 10th, 2019 presented the preferred alternative plan, “Plum-Scape”, from the second community meeting. The final design expanded on the previous plan by incorporating the community’s requests for more green space, flexible seating, reduced lighting on the paseo, lower berms, shorter benches, and a robust gateway element. The plan commemorates the history of Pellier through using the shape of a plum to help inform the outline of the spaces which have been developed into a community grove, flexible hardscape areas, buffer planting, and a paseo.

Historical markers salvaged from the original park including state plaques, gates, donor plaques, and the E Clampus Vitus plaque are well integrated into the design. The plaque wall will tell a chronological history of Pellier and his contribution to the prune industry throughout the valley, along with cultural references to the prune, and space for future community recognition. In the community grove area Louis A. Pellier’s house (Louis Pellier’s nephew) will be indicated with markers and City Gardens Nursery described in the community table.

Outreach Attendance: 15 attendees

OVERALL COMMENTS

- The greener, the better!
- Softer materials and form as contrast to buildings
- Space to meander through and pause to enjoy
- Like the large green open space, more turf
- Space for picnics and informal group outings
- Something iconic, visible from above
- Enclosure and buffer from the streets; protects kids
- Berms low enough so people can’t hide
- Seating that doesn’t encourage loitering, safety
- Not ideal for nighttime activities like movie nights
- Minimize additional lighting at building
- Integrate history from the old kiosk, perhaps digitally

KEY IMPROVEMENTS

- Green space increased by **20%**
- Soft, curving forms emphasize the iconic figure from above
- Flexible seating concept including movable lounge chairs
- Removal of large seatwalls to discourage loitering/sleeping
- Community table at the core of the park
- Reduced lighting on paseo with lights concentrated at the core
- Plaque wall expanded to include history and community storytelling

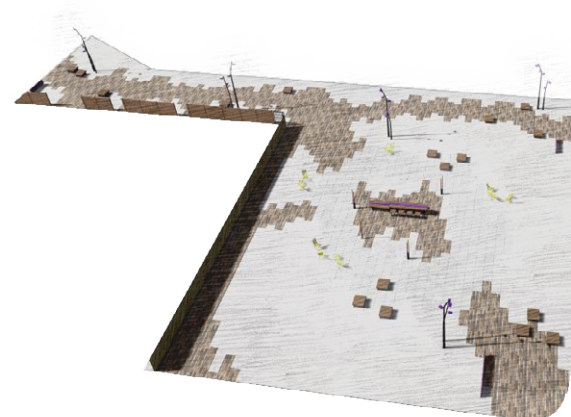
SECTION 4: SITE LAYOUT



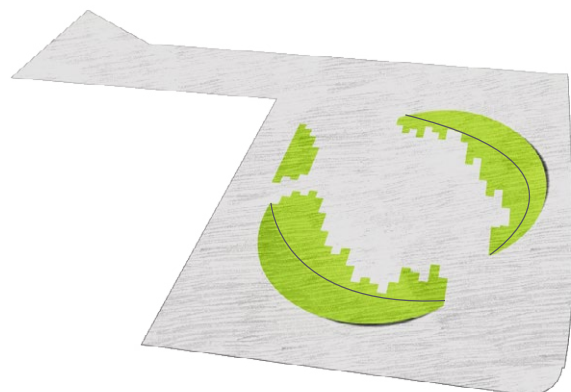
RELAX_{at} Pellier Park

The characteristic softness at Pellier is created by layering site elements and plant materials. The inspiration for our design of Pellier Park came from the agricultural history of the Valley and the shape of the prune itself. We imagined what the cut fruit before drying would look like if it was overlaid on the

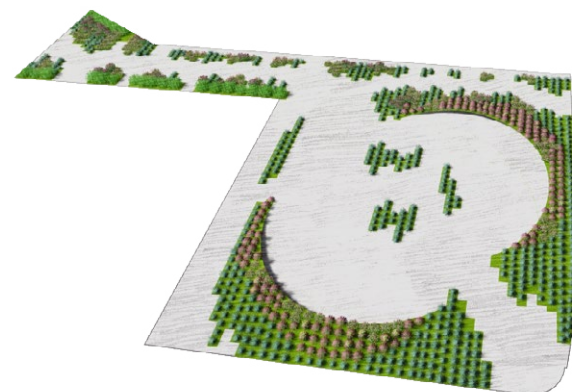
site. Abstracting the basic components - pit, flesh, leaves, and stem - these become the layers that define the park organization. Drawing on the row patterns of agriculture, the raking of different materials across the park still allow the prune shape to be visible from tall buildings and planes above while softening the strict organization. The resulting landscape is comfortable, relaxing, buffered, and human-scaled.



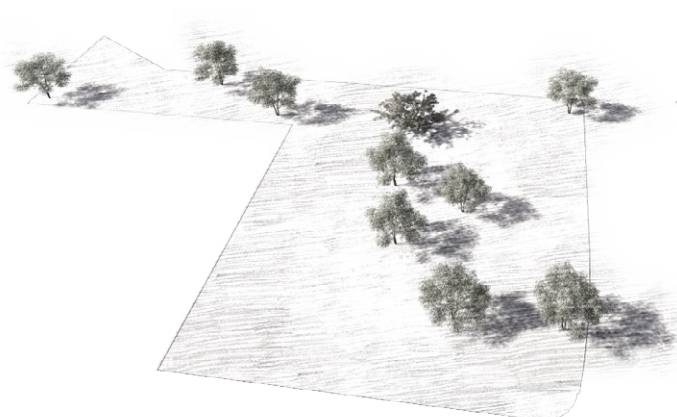
THE STEM + PIT
Paving + Furnishing



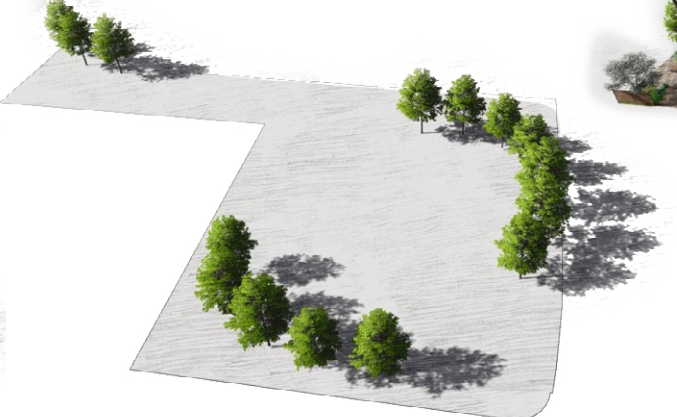
THE FLESH
Sloped lawn



THE LEAVES
Understory row planting



THE STEM
Flowering trees



THE LEAVES
Shade trees

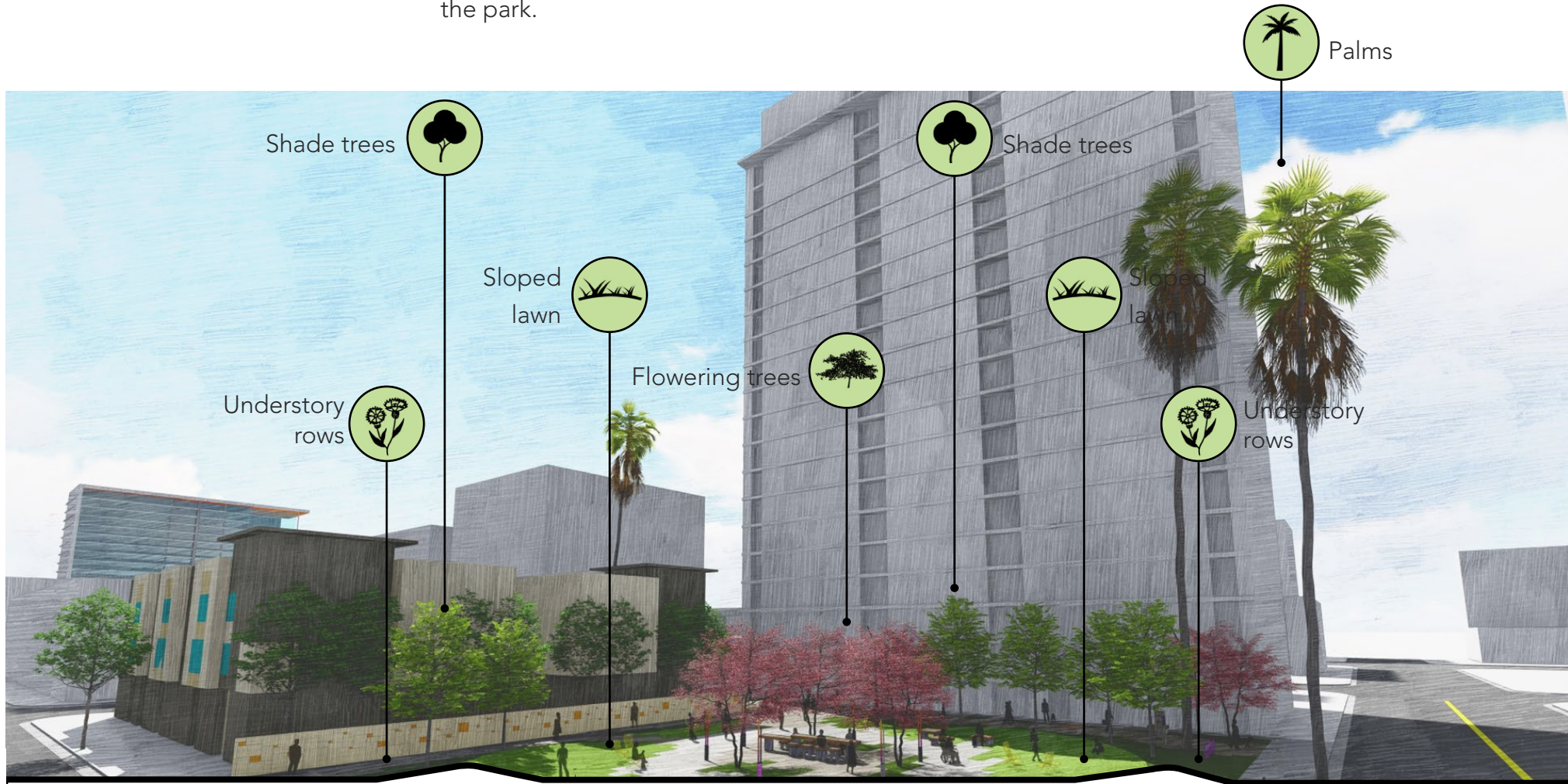


4.1 Proposed Design | Layers of Planting and Furnishing

*See Appendix A1 for Image Credit

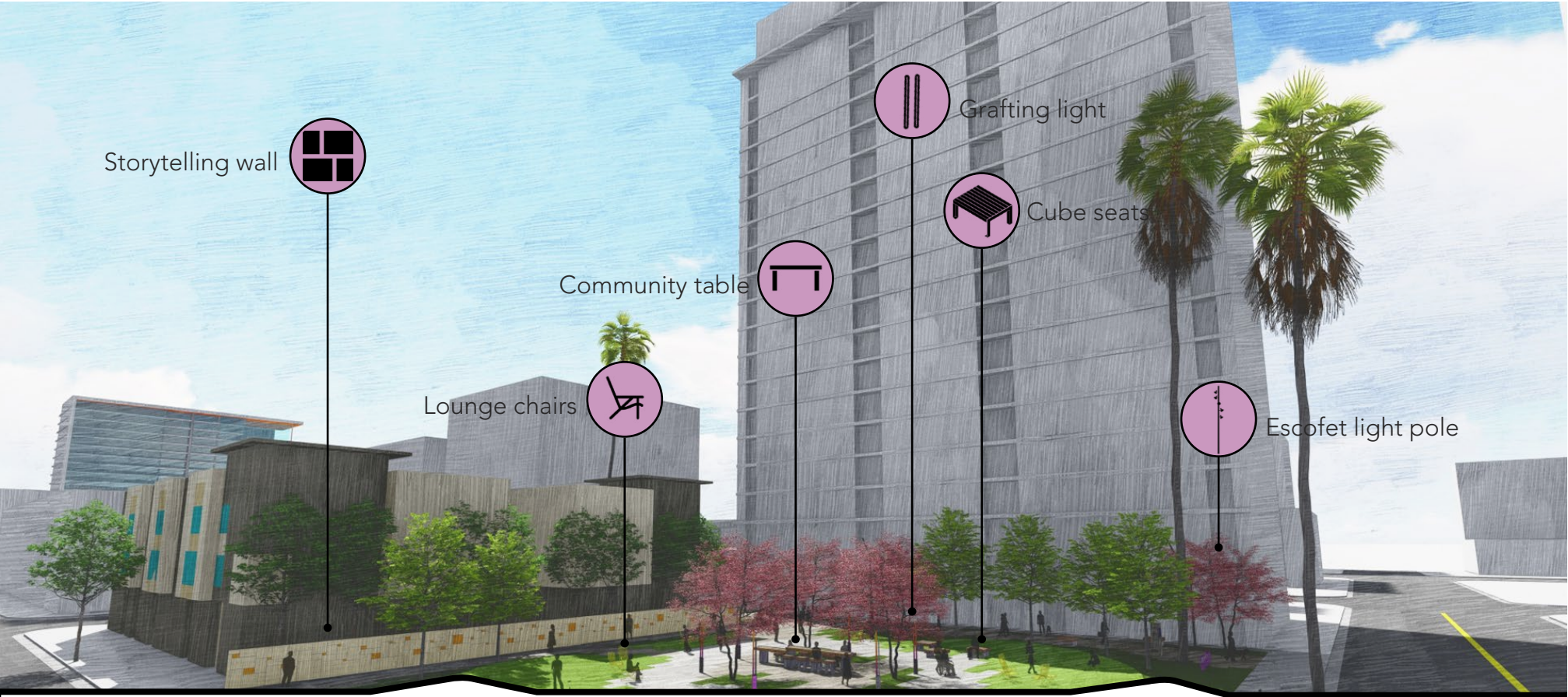
RELAX_{at} Pellier Park

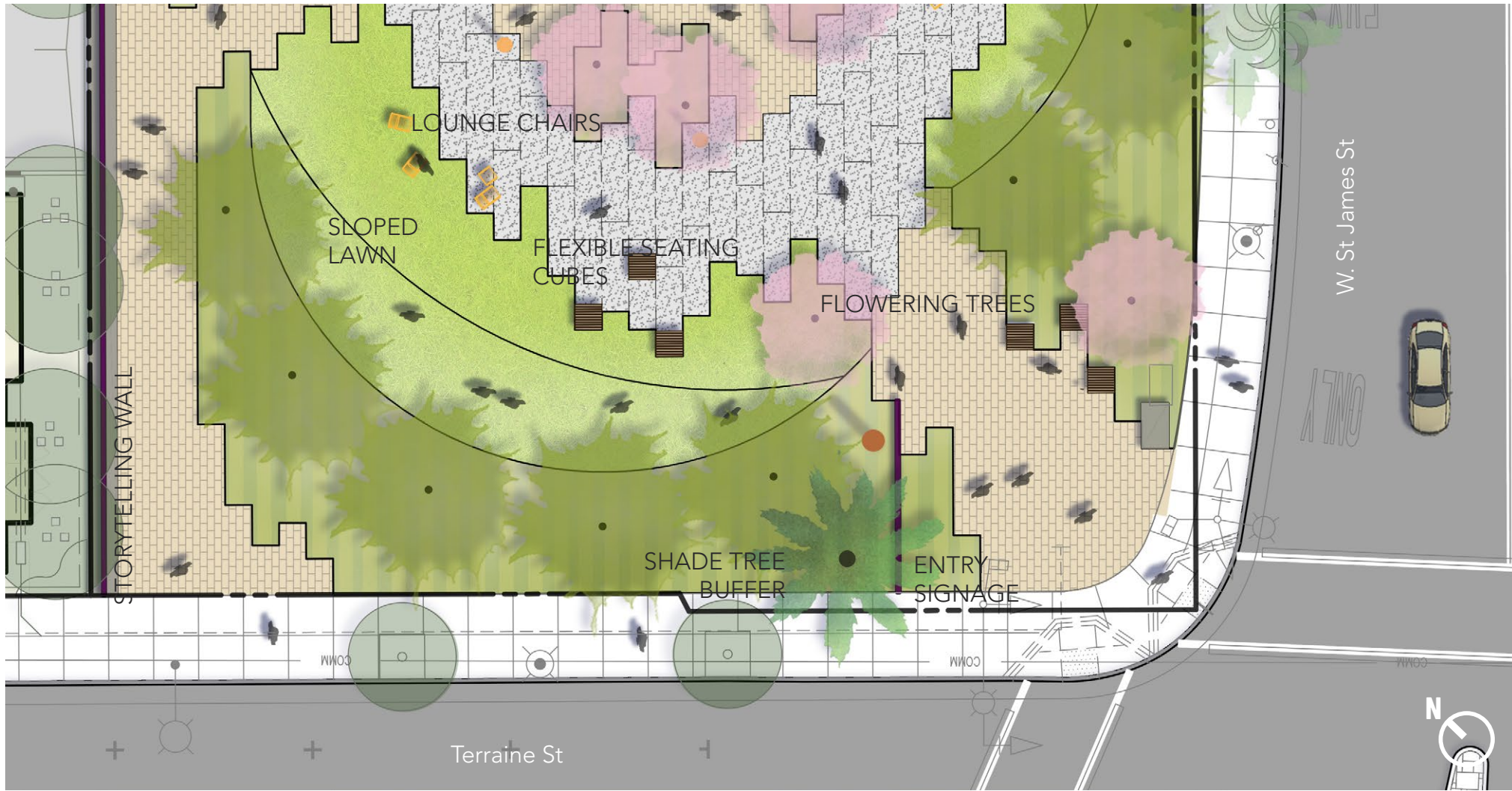
The layering of planting starts with the sloped lawn and grows in height moving out from the center of the park. The understory, shade trees, and the existing palm trees at the street edge create a multi-layered buffer for the space while the drift of lower flowering trees runs through the middle of the park.



RELAX_{at} Pellier Park

The different furnishing elements in the park allow for a range and flexibility of uses. The majority is fixed including the storytelling wall, signage, lighting, community table, and cube seats but interspersed are the lounge chairs and ottomans that add a flexible, movable option.

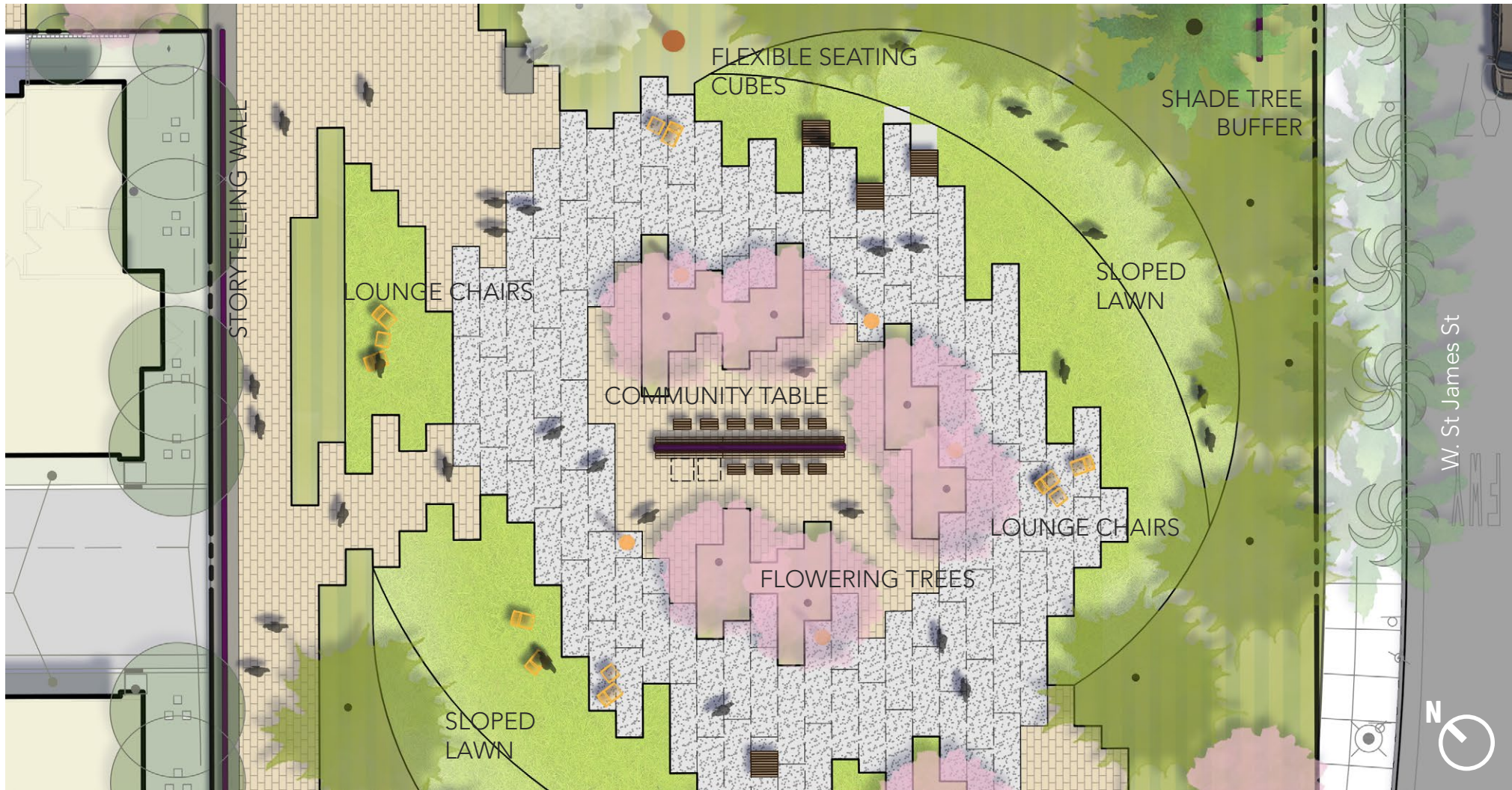




The main entry point for Pellier Park is on the highly visible corner of Terraine and West St. James. Buffered on either side by the rows of understory and shade trees, the entry court welcomes visitors into the park with its signage and opportunities for seating. The drift of flowering trees begins at this corner and draws people into the core of the park and through to the paseo.

*See Appendix A1 for Image Credit

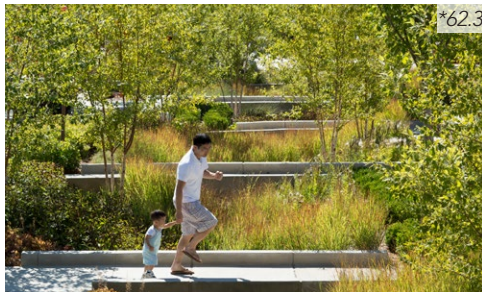
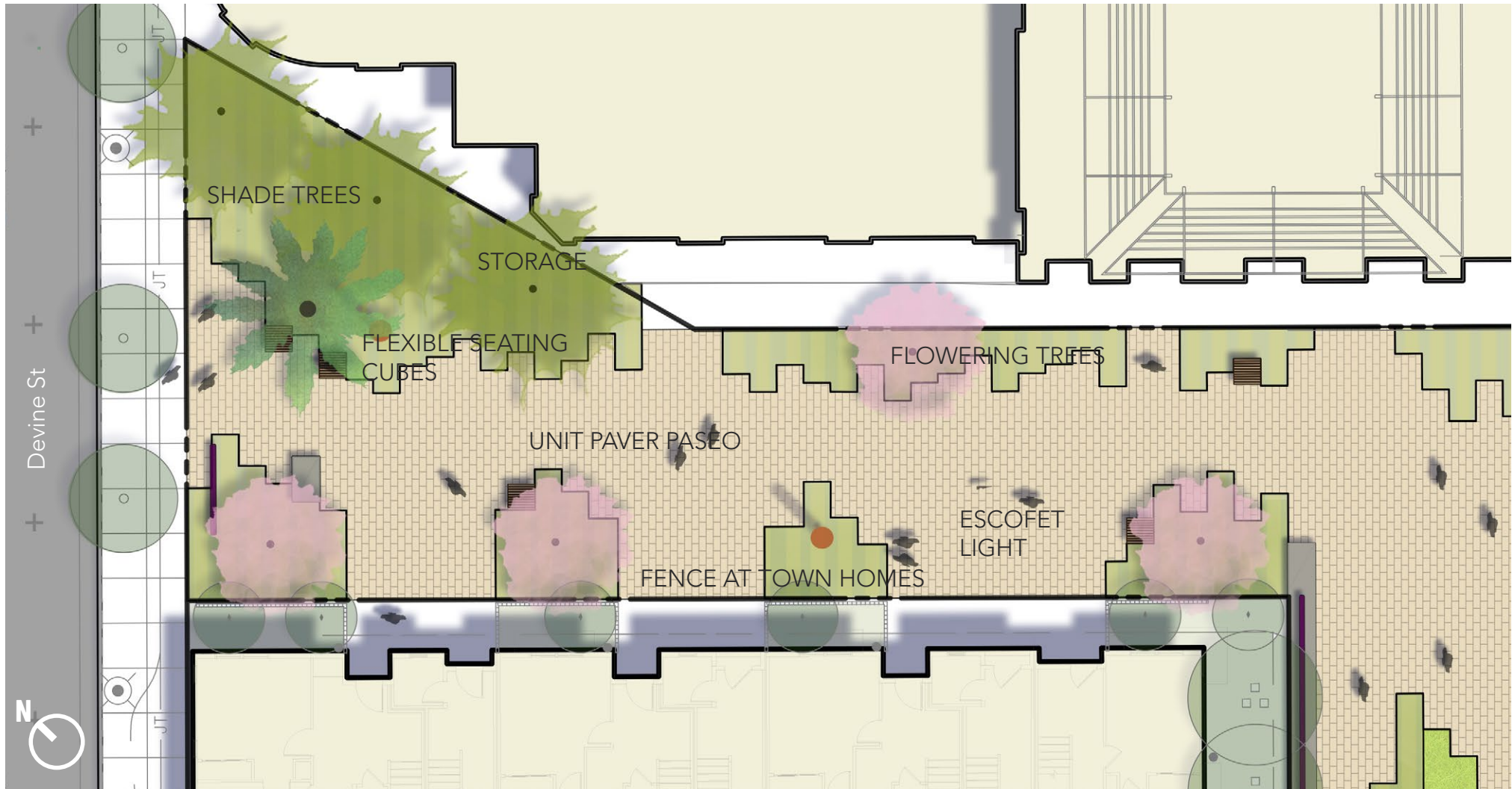
4.1 Proposed Design | Entry Court



The center of the park is formed by a pair of arcing berms, providing a feeling of enclosure and creating an occupiable edge. The backside of the berms are planted with low understory and mid-level shade trees while the fronts are a comfortable sloped lawn for relaxing. The lawn continues at the base of the berms, spreading into the center and providing space for flexible lounge seating.

*See Appendix A1 for Image Credit

4.1 Proposed Design | Sloped Lawn

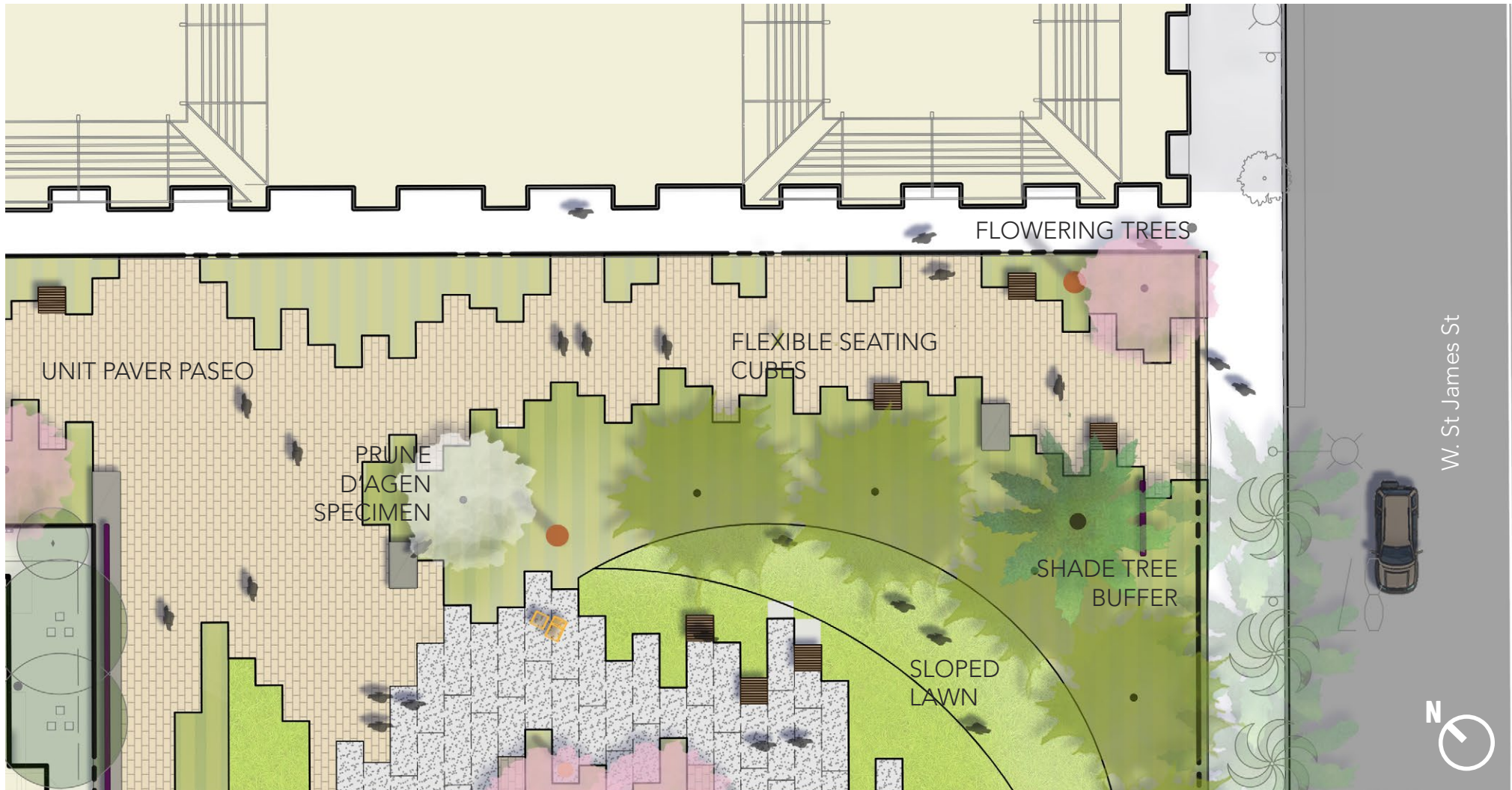


4.1 Proposed Design | Paseo North



The paseo runs from north to south connecting Devine and West St James Street. These secondary entrances are equally important for circulation in the park and feature the plaques commemorating Pellier Park as a historic site. The meandering quality of the unit paver path mixed with soft vegetation draws people through the space while offering opportunities for seating. On the north end, Trumark town home residents have direct access onto the paseo while the fence screens the units from view.

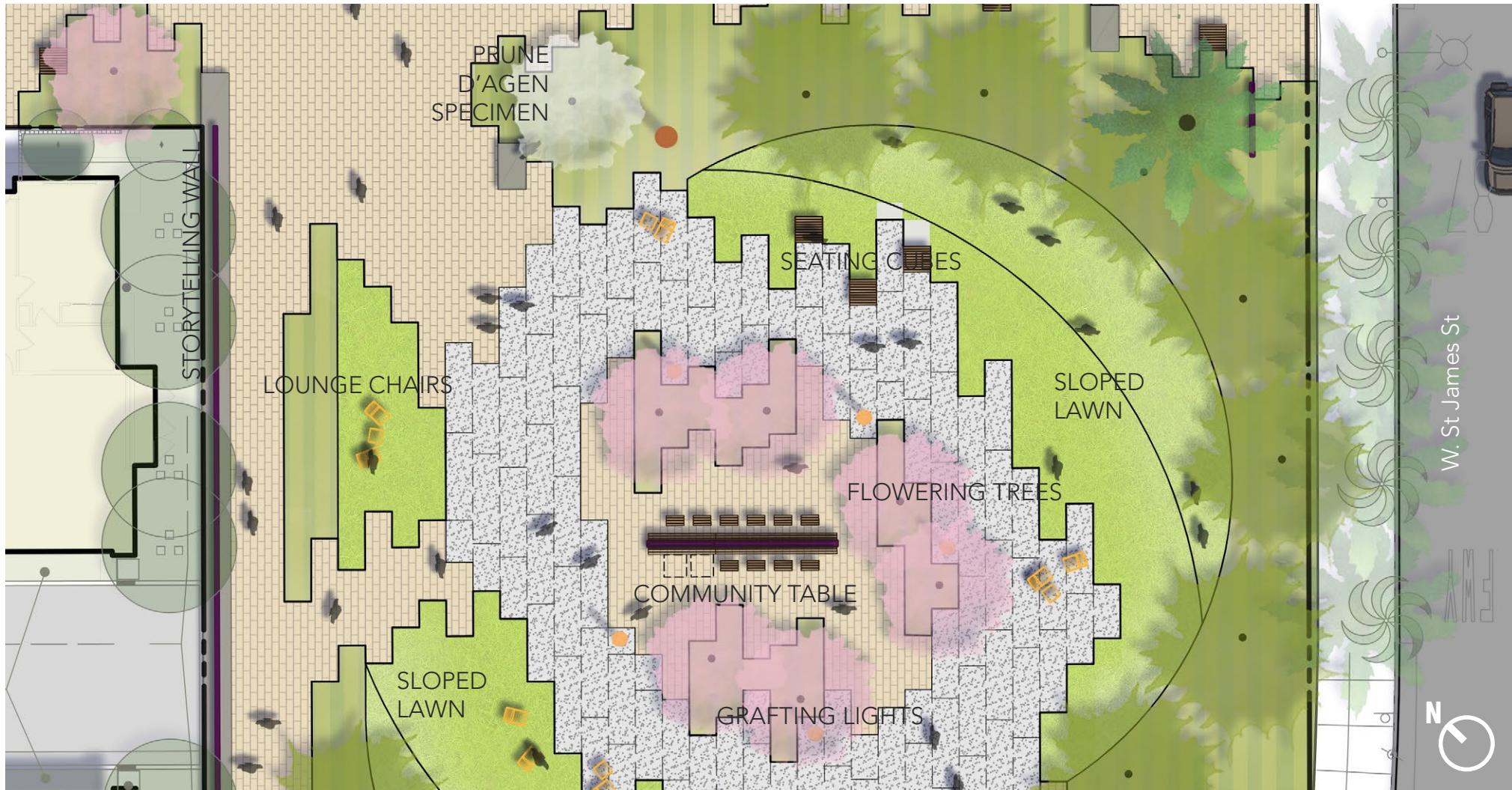
*See Appendix A1 for Image Credit



The south end of the paseo opens up right across the street from Silvery Towers, receiving neighbors coming from there as well as people from Downtown and San Pedro Market. This end of the paseo will also be heavily trafficked by residents of City Heights coming off their lobby.

4.1 Proposed Design | Paseo South

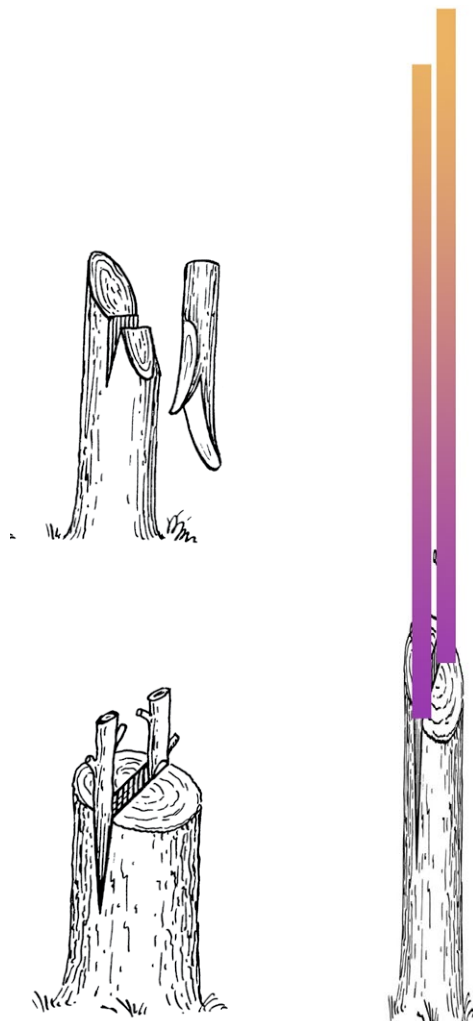
*See Appendix A1 for Image Credit



At the very center of Pellier Park is the community grove. Anchored by the community table, this grove of flowering trees creates a calm, intimate gathering place for neighbors to come together. The table is designed with two heights to encourage adults and children alike while also providing an accessible area for wheelchairs. Viewed from above, this is the “pit” of the fruit with the concrete unit pavers floating in the field of concrete and highlighted by the custom grafting lights laid out in a grid around the space.

*See Appendix A1 for Image Credit

4.1 Proposed Design | Community Grove



Highlighting the importance of the community grove as the central gathering place in the park, these custom light fixtures are located around the table area to provide subtle evening lighting. The inspiration for the lights is the process of grafting that was used to originally graft the French prune clipping onto the native rootstock.

These “grafting lights” reference this practice and explore the concept of grafting the modern onto the historical. The custom bar-height community table will also feature under lighting to fill the grove with a soft, purple glow and make it a comfortable gathering place at dusk.

4.1 Proposed Design | Grafting Lights + Community Table



With history playing such an important role in Pellier Park, we wanted to build on the tradition of plaques started in the original 1970s park. The storytelling wall has been designed to serve as a location not only for the 22 donor plaques from before but also as a place for new plaques that tell more about the story of the Pellier family, the history of agriculture in the valley, and the memories of prunes shared by the community. More than a wall, we want this to be a beautiful feature along the edge of the park.



4.1 Proposed Design | Storytelling Wall



Plaque and Gate from original Pellier Park

The design of the wall panels will draw inspiration from the espalier tradition of branching structure, with stone integrated into the base referencing natural materials typically found in cultivated areas. The plaques will be displayed in a cohesive time line reflecting Pellier's history mixed with cultural references to the prune gathered from community input, and future events.

*See Appendix A1 for Image Credit

SECTION 5: DEVELOPMENT

GUIDELINES



*74.1



*74.2



*75.1



*75.2



*74.3



*74.4



*75.3



*75.4

The inspiration of the prune and the agricultural landscape of the Valley of Heart's Delight is reflected in the way materials are used in Pellier Park. Hardscape materials are simple yet evoke the patterns created by agricultural practices through the layout of jointing and the orientation of linear pavers. The understory species have similarly been selected for a growth habit that will allow them to be planted in clean rows that reference that historical landscape. The plants used will be selected from an overall palette of mixed purples and yellows, chosen for their durability, pollinator benefits, and bloom times. In the spring these will be complemented by the white blossoms and in the fall, by the changing color of the deciduous mid-level shade trees.

*See Appendix A1 for Image Credit

5.1 Materials Inspiration | Agricultural History



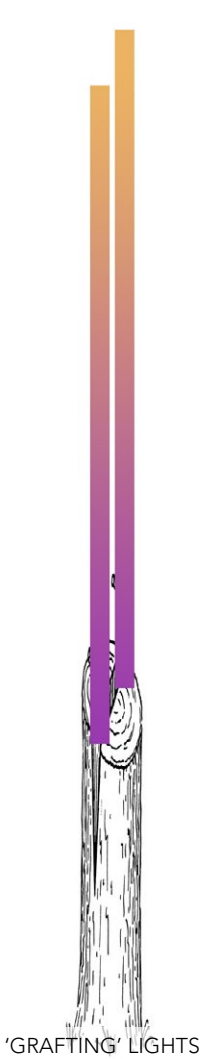
STREETLIFE ROUGH & READY CUBES



LANDSCAPE FORMS PARC CENTRE LOUNGE CHAIR AND OTTOMAN



ESCOFET LIGHT POLE



'GRAFTING' LIGHTS



LINEAR CONCRETE UNIT PAVERS



CONCRETE BANDING PAVING PATTERN

Suggested furnishing elements listed as guidelines only. This selection has been chosen based on durability for ease of maintenance and replacement. The character of these elements is consistent with overall park design and relates to the other two parks. Hardscape will all be universally accessible and use materials that Parks and Rec maintenance staff approve of.

*See Appendix A1 for Image Credit

5.2 Site Amenities | Furnishing + Hardscape Guidelines

RECOMMENDED UNDERSTORY



LANTANA
Lantana montevidensis
'Lavender Swirl'



COMMON BLUE FESCUE
Festuca glauca



YARROW
Achillea 'Moonshine'



CLEVELAND SAGE
Salvia clevelandii



COMMON YARROW
Achillea millefolium



ROCK PURSLANE
Cistanthe grandiflora



PINK MUHLY GRASS
Muhlenbergia capillaris



JERUSALEM SAGE
Phlomis fruticosa



SILVER CARPET
Dymondia margaretae



SCARLET BUGLER
BEARDTONGUE
Penstemon centranthifolius



CALIFORNIA GRAY RUSH
Juncus patens



DWARF RED FOUNTAIN GRASS
Pennisetum setaceum
'Red Riding Hood'



AUTUMN JOY STONECROP
Sedum spectabile 'Autumn Joy'



CONEFLOWER
Echinacea purpurea



HUMMINGBIRD SAGE
Salvia spathacea



SEA THRIFT
Armeria maritima



JAPANESE HONEYSUCKLE
Lonicera japonica 'Purpurea'

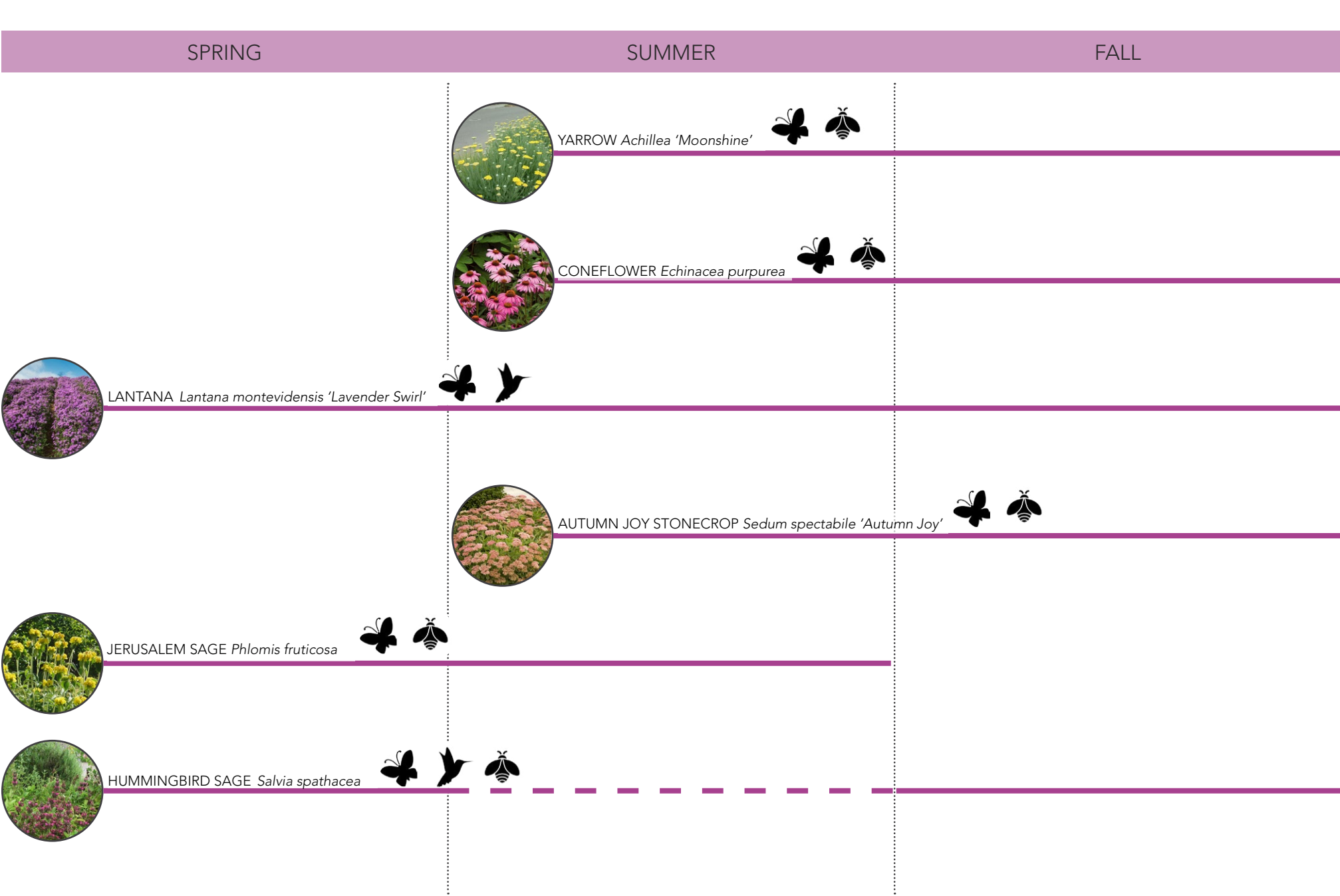


CREeping RED FESCUE
Festuca rubra 'Pt. Molate'

ADDITIONAL UNDERSTORY

Understory planting options listed as guidelines only. These plants have been chosen based on the color scheme of the park, maintenance requirements and review, drought tolerance, durability, and pollinator friendly qualities. Emphasis on California natives when possible.

5.3 Planting | Understory Guidelines



RECOMMENDED SHADE TREE



AUTUMN GOLD GINKGO
Ginkgo biloba 'Autumn Gold'

RECOMMENDED FLOWERING TREE



YOSHINO FLOWERING CHERRY
Prunus x yedoensis

RECOMMENDED SPECIMEN PRUNE TREE



FRENCH PRUNE
Prunus domestica d'agen

ADDITIONAL SHADE TREES



JEFFERSRED FREEMAN MAPLE
Acer freemanii 'Jeffersred'

BIG LEAF MAPLE
Acer macrophyllum

STERLING SILVER LINDEN
Tilia tomentosa 'Sterling'

ADDITIONAL FLOWERING TREES



CHERRY PLUM
Prunus cerasifera

Tree species options listed as guidelines only. These French Prune is a specific historic reference while the other flowering trees have been chosen for their white blossoms and green foliage, consistent with the prune orchards. Minimizing number of fruiting trees meets the maintenance requirements for the park. Shade tree options were chosen for clean form, fall color, and durability.



END OF MASTER PLAN REPORT

CONTINUE TO APPENDICES FOR MORE DETAILED INFORMATION

APPENDICES

A1: IMAGE CREDIT

A2: PRELIMINARY COST ESTIMATE

A3: HISTORICAL BACKGROUND REPORT

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28.4	Image in public domain	53.1	Image © Razqa's Prosperity				
28.5	Image © Wilbur Packing Company	53.2	Image © Oregon State University				

<p>SAN JOSE PARKS PELLIER PARK, NORTH SAN PEDRO PARK, AND BASSETT PARK SAN JOSE, CA</p> <p>PRELIMINARY ESTIMATE OF PROBABLE CONSTRUCTION COST BASED ON 90% SCHEMATIC DESIGN</p> <p><u>A) PROJECT CONTACT INFORMATION</u></p> <p>OWNER: City of San Jose 200 East Santa Clara Street, 6th Floor San Jose, CA 95113 Attention: Yoshifumi Yano, AICP Email: Yoshifumi.Yano@sanjoseca.gov Phone: 1-408-535-8362</p> <p>Prepared for: SWA Group 530 Bush Street, 6th Floor San Francisco, CA 94108 Attention: Mariana Ricker, Associate Email: mricker@swagroup.com Phone: 1-415-293-1521</p> <p>Prepared by: M LEE CORPORATION Construction Management & Consulting 601 Montgomery Street, Suite 2040 San Francisco, CA 94111 Attention: Franklin Lee, PE, LEED AP, CEP Certified Estimating Professional Email: flee@mleecorp.com Phone: 1-415-693-0236</p> <p>Date: 7/9/2019 Draft</p>
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<p>SAN JOSE PARKS PRELIMINARY ESTIMATE OF PROBABLE CONSTRUCTION COST BASED ON 90% SCHEMATIC DESIGN</p> <p><u>B) BASIS OF ESTIMATE</u></p>	<p>Date: 7/9/2019 Draft</p>
<p>1 Basis of Estimate: This Estimate is based on the following:</p> <p>1.1 Pellier Park 90% Schematic Design Plans, a total of 15 sheets, dated 6/10/2019</p> <p>1.2 North San Pedro Park 90% Schematic Design Plans, a total of 12 sheets, dated 6/10/2019</p> <p>1.3 Bassett Park 90% Schematic Design Plans, a total of 11 sheets, dated 6/10/2019</p> <p>1.4 Meeting with design team on 2/26/2019</p> <p>1.5 Sensitile Systems quote for PIXA custom slab, a total of 2 sheets, dated 3/22/2019</p> <p>1.6 Streetlife quote for Solid Podium Discs, a total of 2 sheets, dated 4/12/2019</p> <p>1.7 Streetlife pricing for various seating options, a total of 5 sheets, dated 5/1/2019</p> <p>1.8 Clarifications from design team</p>	
<p>2 General Scope of Work The general scope is to build the following new parks in San Jose:</p> <p>2.1 Pellier Park</p> <p>2.2 North San Pedro Park</p> <p>2.3 Bassett Park</p> <p>The scope of work in each park includes paving, site furnishings, planting, and lighting.</p>	
<p>3 Exclusions The estimate specifically excludes the following items:</p> <p>3.1 Permit and plan check fees</p> <p>3.2 Administration costs such as bidding, advertising and contract award</p> <p>3.3 Professional fees for architect, engineers, consultants, construction management and other soft costs</p> <p>3.4 Costs for third party testing and inspections</p> <p>3.5 Hazmat abatement, if any</p> <p>It is assumed that the above items, if needed, are included elsewhere in the owner's overall project budget.</p>	
<p>4 Assumptions & Qualifications</p> <p>4.1 The work will be done in one continuous phase during normal work hours.</p> <p>4.2 Based on three separate construction general contracts, one per park.</p> <p>4.3 An allowance for construction contingency has been included at the Estimate Summary level.</p> <p>4.4 The estimate is based on estimated prices current as of July 2019, with four to five responsible and responsive bids under a competitive bidding environment for a fixed price lump sum contract (a fair market condition).</p>	

<p>SAN JOSE PARKS PRELIMINARY ESTIMATE OF PROBABLE CONSTRUCTION COST BASED ON 90% SCHEMATIC DESIGN</p> <p><u>B) BASIS OF ESTIMATE</u></p>	<p>Date: 7/9/2019 Draft</p>										
<p>Note: Experience indicates that fewer bidders may result in higher bids, and conversely more bidders may result in more competitive bids. Therefore it is important to obtain as many bids as possible.</p> <p>The following table provides a general guideline for probable impacts due to number of bids:</p> <table><tr><td>1 bid</td><td>+20% to +50%</td></tr><tr><td>2-3 bids</td><td>+10% to +20%</td></tr><tr><td>4-5 bids</td><td>0% to +10%</td></tr><tr><td>6-7 bids</td><td>0% to -10%</td></tr><tr><td>8 or more bids</td><td>-10% to -20%</td></tr></table> <p>4.5 The following is a list of some items that may affect the cost estimate: Modifications to the scope of work or assumptions included in this estimate Unforeseen sub-surface conditions Any specified item of equipment, material, or product that cannot be obtained from at least three different sources Any other non-competitive bid situations</p> <p>4.6 Unit costs include costs for material, labor, equipment, sales tax, and installing contractor's markup. Labor costs are based on prevailing wages for Santa Clara County.</p> <p>4.6 Cost escalation allowance of 6.0% per year is included: Pellier Park - 1 year escalation North San Pedro Park - 2 year escalation Bassett Park - 2 year escalation</p> <p>4.7 The estimate represents M Lee Corp's opinion of probable construction costs based on current market conditions and the assumptions and qualifications in this Basis of Estimate.</p> <p>4.8 Client acknowledges that our estimating service is consistent with and limited to the standard of care applicable to such services, which is that we provide our services consistent with the professional skill and care ordinarily provided by consultants practicing in the same or similar locality under the same or similar circumstances. The estimate is intended to be a determination of fair market value for the project construction. Since we have no control over market conditions, costs of labor, materials, equipment and other factors which may affect the bid prices, we cannot and do not warrant or guarantee that bids or ultimate construction costs will not vary from the cost estimate. We make no other warranties, either expressed or implied, and are not responsible for the interpretation by others of the contents herein the cost estimate.</p> <p>4.9 It should be noted that the cost estimate is a "snapshot in time" and that the reliability of this opinion of probable construction cost will inherently degrade over time.</p>	1 bid	+20% to +50%	2-3 bids	+10% to +20%	4-5 bids	0% to +10%	6-7 bids	0% to -10%	8 or more bids	-10% to -20%	
1 bid	+20% to +50%										
2-3 bids	+10% to +20%										
4-5 bids	0% to +10%										
6-7 bids	0% to -10%										
8 or more bids	-10% to -20%										

<p>SAN JOSE PARKS PRELIMINARY ESTIMATE OF PROBABLE CONSTRUCTION COST BASED ON 90% SCHEMATIC DESIGN</p> <p><u>B) BASIS OF ESTIMATE</u></p>	<p>Date: 7/9/2019 Draft</p>
<p>4.10 This estimate has been prepared based on preliminary design information. It should be updated when more detailed project information is available.</p> <p>4.11 Abbreviations used in the estimate: CIP = cast in place CY = cubic yard (E) = existing EA = each GSF = gross square foot LF = linear foot LS = lump sum MTH = month SF = square foot</p>	

D) ESTIMATE SUMMARY - PELLIER PARK

Date: 7/9/2019 Draft

Item	Item Description	Estimated Cost \$
1	Site Demolition/Preparation	11,460
2	General Site Work, Paving and Walks	334,167
3	Site Furnishings	329,910
4	Landscaping	310,366
5	Site Utilities	101,688
6	Site Lighting	244,820
Direct Estimated Cost		1,332,411
Markups (compounded):		
	Design Phase Estimating Contingency 20.0%	266,482
	General Conditions 18.0%	287,801
	General Contractor OH&P 8.0%	150,936
	Insurance and Bonds 2.5%	50,941
Total Estimated Construction Cost in July 2019 \$		2,088,571
	Escalation to Midpoint of Construction @ 6%/year 6.0%	125,314
Total Estimated Construction Cost, Escalated		2,213,885
	Construction Contingency 10.0%	221,389
Total Estimated Construction Cost, Escalated with Construction Contingency		2,435,274
	Work Area 22,922 GSF	
	\$/GSF \$106/GSF	

SAN JOSE PARKS

PRELIMINARY ESTIMATE OF PROBABLE CONSTRUCTION COST

BASED ON 90% SCHEMATIC DESIGN

G) ESTIMATE DETAILS - PELLIER PARK

Date: 7/9/2019 Draft

Line	Item	Component Description	Quantity	Unit	Unit Cost \$	Estimated Cost \$
1	1	Site Demolition/Preparation				
2		Relocate (E) tree	3	EA	850.00	2,550
3		Tree protection fencing	460	LF	8.50	3,910
4		Misc. demo and site preparation	1	LS	5,000.00	5,000
5						
6	1	Subtotal - Site Demolition/Preparation				11,460
7						
8						
9	2	General Site Work, Paving and Walks				
10		Aggregate base, say 6" thick	213	CY	67.00	14,271
11		CIP concrete paving, pedestrian	2,886	SF	20.00	57,720
12		Precast concrete unit pavers	8,193	SF	32.00	262,176
13						
14	2	Subtotal - General Site Work, Paving and Walks				334,167
15						
16						
17	3	Site Furnishings				
18		Custom community table	1	EA	16,500.00	16,500
19		Custom bar height stool	10	EA	1,200.00	12,000
20		'Rough & Ready' seating cube	17	EA	3,500.00	59,500
21		Concrete footing, 1' W, allow	159	LF	30.00	4,770
22		Storytelling wall	714	SF	230.00	164,220
23		Entry sign wall	240	SF	230.00	55,200
24		'Parc Centre' Lounge chair	8	EA	720.00	5,760
25		'Parc Centre' Ottoman	4	EA	490.00	1,960
26		'Single Locker' storage	2	EA	5,000.00	10,000
27						
28	3	Subtotal - Site Furnishings				329,910
29						
30						
31	4	Landscaping				
32		Metal header	238	LF	20.00	4,760
33		Soil amendment at planting	280	CY	62.00	17,360
34		Bark mulch, say 3" thick, allow	7,571	SF	1.70	12,871
35		Wood chips, 2" thick	859	SF	0.80	687
36		Lawn berm	1,426	SF	1.40	1,996
37		Lawn	2,358	SF	1.10	2,594
38		Planting	7,571	SF	23.00	174,133
39		Tree, 36" box	28	EA	1,300.00	36,400
40		Tree, 48" box	1	EA	2,600.00	2,600
41		Tree, 36" box, material only, for destructive inspection	2	EA	700.00	1,400
42		Tree, 48" box, material only, for destructive inspection	1	EA	1,300.00	1,300
43		Palm tree, material only, for destructive inspection	1	EA	2,300.00	2,300
44		Extend (E) irrigation to (N) planting	11,355	SF	3.00	34,065
45		Tree bubblers	56	EA	250.00	14,000
46		Planting maintenance, allow	3	MTH	1,300.00	3,900
47						
48	4	Subtotal - Landscaping				310,366
49						
50						

SAN JOSE PARKS
PRELIMINARY ESTIMATE OF PROBABLE CONSTRUCTION COST
BASED ON 90% SCHEMATIC DESIGN
G) ESTIMATE DETAILS - PELLIER PARK

Date: 7/9/2019 Draft

Line	Item	Component Description	Quantity	Unit	Unit Cost \$	Estimated Cost \$
51	5	Site Utilities				
52		Site drainage, allow	22,922	GSF	4.00	91,688
53		Allow for site utilities work	1	LS	10,000.00	10,000
54						
55	5	Subtotal - Site Utilities				101,688
56						
57						
58	6	Site Lighting				
59		Light pole, including footing	5	EA	10,500.00	52,500
60		Custom grafting light	5	EA	8,000.00	40,000
61		Embedded lighting strips	176	LF	500.00	88,000
62		Lighting controls	1	LS	10,000.00	10,000
63		Conduit and wiring for lighting	1,270	LF	31.00	39,370
64		Trenching and backfill	830	LF	15.00	12,450
65		Connect to (E) electrical	1	EA	2,500.00	2,500
66						
67	6	Subtotal - Site Lighting				244,820