Master Plan
Evergreen Valley College

Prepared for San Jose Community College District/San Jose/California by Skidmore, Owings & Merrill/San Francisco/California June 1971

The City of San Jose is one of the fastest growing urban centers in the United States. Its population change from 1960 to 1970 exceeds that of any other city over a quarter million. Its institutions of higher education are expanding to meet the educational needs of the increasing population. The role of the Community Colleges in this expansion is described in the State Master Plan for Higher Education, first published in 1960. The San Jose Community College District was formed in 1963 as recommended in that Plan and in accordance with enabling legislation.

Preparing for the new sites and the new construction that would be needed the Board of Trustees in 1966 engaged the firm of Skidmore, Owings & Merrill, Architects/Engineers, to assist in site selection, to prepare Master Plans for the several sites, and to design the new buildings.

The Board of Trustees also engaged as educational consultants and programmers the firm of URS Research.

This Master Plan for Evergreen Valley College is the result of the work since March 1969, by the Board of Trustees and the staff, faculty, and students of the College District together with the Architects and Planning Consultants.

This Master Plan will inform government and College administrators, trustees and legislators, taxpayers, faculty and students, about the construction programs needed for the growth of the College. With this plan as reference all those concerned with the future of the College can set priorities in their own plans, so that the building of the College can be accomplished with maximum efficiency and minimum cost.

More significantly the Master Plan is the design for the College environment.

What the College builds will be important in the education it gives about man in his environment. By both budget share and sensible impact on the students the physical plant will be as important as the curriculum and faculty in teaching awareness of that environment. Especially at this time of need for environmental quality, developing expectations about the art of building is a vital part of the College's responsibility.

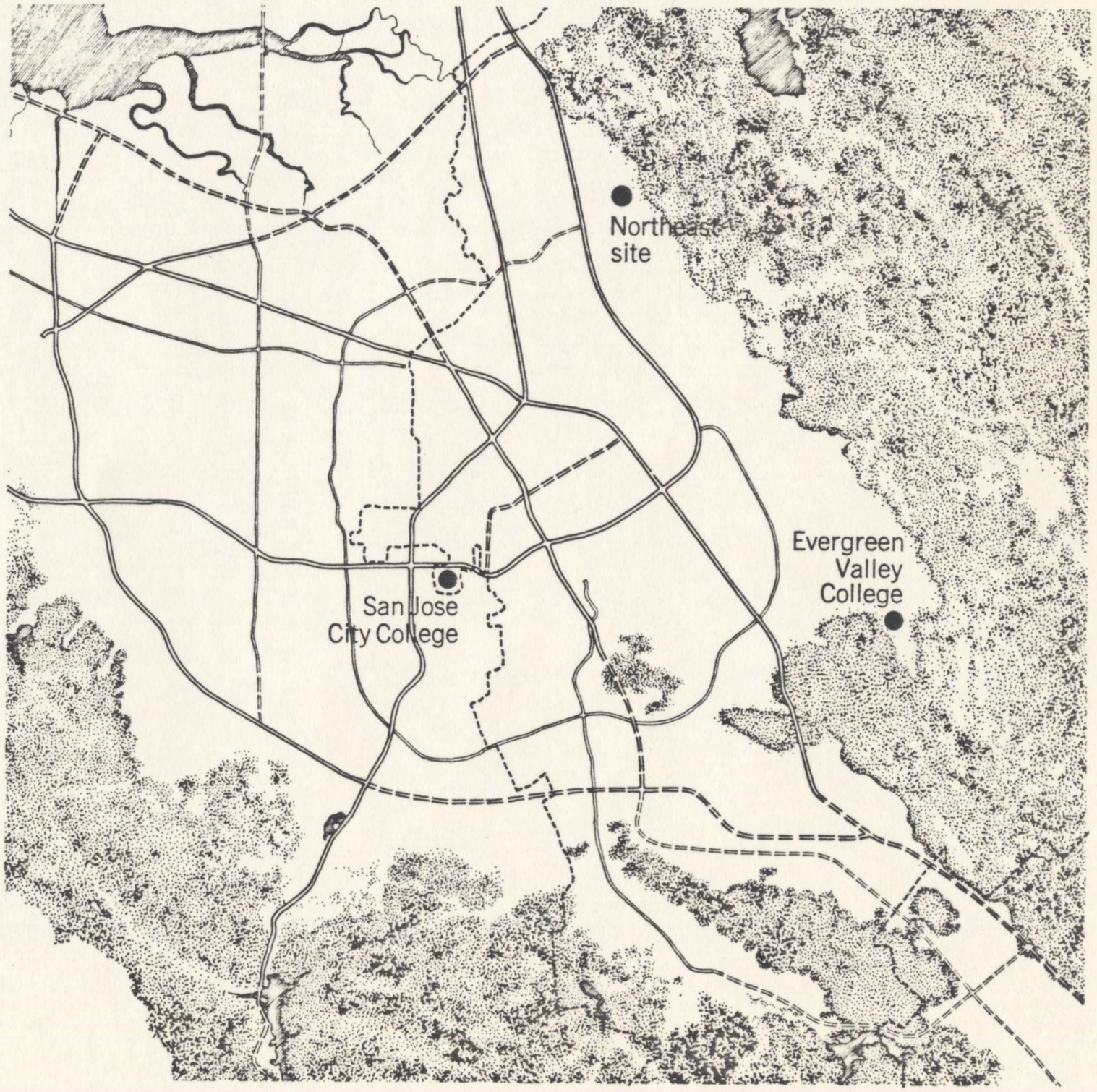
The success with which this College is made part of the fabric of land and city, and the beauty with which it will serve the many complex needs of its users, will depend on adherence to this Master Plan. This design has been made for growth. Integrity in carrying it forward will be a lasting lesson in the arts of building and the beginnings of ecological balance.

Evergreen Valley will be one of three locations for the colleges of the San Jose Community College District.

The existing San Jose City College is located at the western edge of the District. The new sites, this one at Evergreen in the southeast section of San Jose, and one in Milpitas in the northeast section of the District, were selected to distribute facilities evenly among the students served by the District. The selection was based on the San Jose Community College Site Selection Study by Skidmore, Owings, & Merrill in 1966.

The site is in a well defined area of San Jose. The Bay plane narrows here between the San Felipe Hills on the east and the Santa Cruz Mountains on the west. The Santa Theresa Hills further constrict the valley so that the college will be on one of the natural traffic routes southbound from the City. Montgomery Hill, a separate foothill feature of the eastern range near the intersection of Yerba Buena Creek with Thompson Creek, stands as a well-known landmark for the site. It is a major historical feature for the City, as the location for the first powered air flight in the United States. For almost a century these major geographical features have been complimented by a carpet of orchards on the valley floor to give the area its distinctive quality.

It will be significant for the future of the College to take advantage of this unique place so that the College will be a physical as well as institutional focus for the community.



Evergreen Valley College will be constructed with financial assistance from the State of California, and therefore must be programmed in conformance with the Community College Standards of the California Council of Higher Education.

At the present time these standards direct the minimum size of a college to be 10,000 students, and require a curriculum balanced among the many possible subjects and disciplines.

Within these standards and limitations, the District plans to organize the College into several sub-colleges, in order to avoid the depersonalization of very large numbers, and the separation of students from each other by the disciplines in which they are studying.

The philosophy of this organization, and the detailed program of space requirements and curriculum developed from it are presented in the Guide For Facility Development, prepared by URS Research and adopted by the Board of Trustees in November 1970.

Four hundred students, sharing a career interest, is considered the ideal college in which students may readily make meaningful contacts with their peers and teachers, and easily find those extra-curricular experiences which are important for successful education.

Sixteen hundred students is considered an efficient college size for governance, administration, counselling, provision of general courses and utilization of common building areas.

Therefore, the Evergreen Valley College will have basic units of four hundred students, called Educational Centers, grouped with three other Centers into larger units of approximately sixteen hundred students called Clusters. There will be five Clusters in the 10,000 student college. (Note: One of the five Clusters will have five Educational Centers.)

Each Educational Center will have a separately identifiable location within a Cluster building, and a central public space around which some of the faculty offices, classrooms and other service spaces will be grouped.

The curriculum of each Educational Center will be planned so that its students may attend most of their classes within the Center. Each Center will have a curriculum focus in some career and will offer most of the courses needed to accomplish specific diplomas or certificate requirements.

Each Cluster will have central administrative and service spaces and a lounge and eating area, where social and educational contacts among students and faculty from the different centers within the Cluster will be fostered.

The curriculum of each Cluster will cover a group of related careers for administrative, instructional and counselling efficiencies and in order to stimulate communication across the barriers between academic and vocational programs. For example, Drafting/Engineering, Physics, Automotive Technology and Chemistry will combine in one Cluster.

The variety of individual student's programs will generate considerable intermingling among the Clusters and sufficient traffic between the Clusters to maintain the cohesiveness of the College and the liveliness of the campus. The service facilities and the general educational facilities of the College—the Library, the Forum, the Performing Hall, the Administrative Offices, the Student Services and Bookstore, and the Gymnasiums will be centrally located for mutual convenience. The joint use of these facilities will be the coming together that gives identity and spirit to the College.

The neighborhood of the College is predominately an agricultural area with scattered residential uses. Large scale modern subdivision has taken place during the last decades and present city plans anticipate low density residential development of the valley and portions of the hillsides by 1985.

Public improvements for the new development of the area, such as streets, parks, recreation facilities, flood control structures, and utility services have not yet been built. Therefore, the College will have the opportunity to help plan further public improvements, and to set a standard of development for its neighbors.

Traffic to the College site is primarily from the College service area in the southeast section of San Jose. A few students will use the freeway system to get to the College neighborhood. The College site is presently served by San Felipe Road and Yerba Buena Road. These are two lane roads, which will be inadequate for the College traffic in 1974. Present city plans call for the widening of San Felipe Road to six lanes and of Yerba Buena to four lanes. These improvements are not yet funded, and no date has been scheduled for their construction. Additional means of access are to be provided by the extension of Tully Road to the east of the College and by the extension of Ruby Road to end at Evergreen Creek on the College's north boundary. These improvements would be built by the land developers as they construct new residential areas and may not be completed in time to meet the College's need. Further development of San Jose's traffic system will include extension of Yerba Buena Road southwest to the Capitol Expressway, increasing accessibility to the College from the south. Review of the city traffic plan for the College neighborhood is being continued by the Evergreen Traffic Study. The District is participating in this work with the assistance of Wilbur Smith & Assoc., Traffic Consultants.

Public transit in San Jose is limited and fragmented among several carriers. Extensions of service by one or more of the carriers may be anticipated when the College opens, but no plans have yet been made. In any case the collection areas of the carriers are not designed to serve the College, and public transit cannot be relied upon. Recent proposals for beginning a well planned integrated transit system for metropolitan San Jose have been voted down as recently as September 1970.

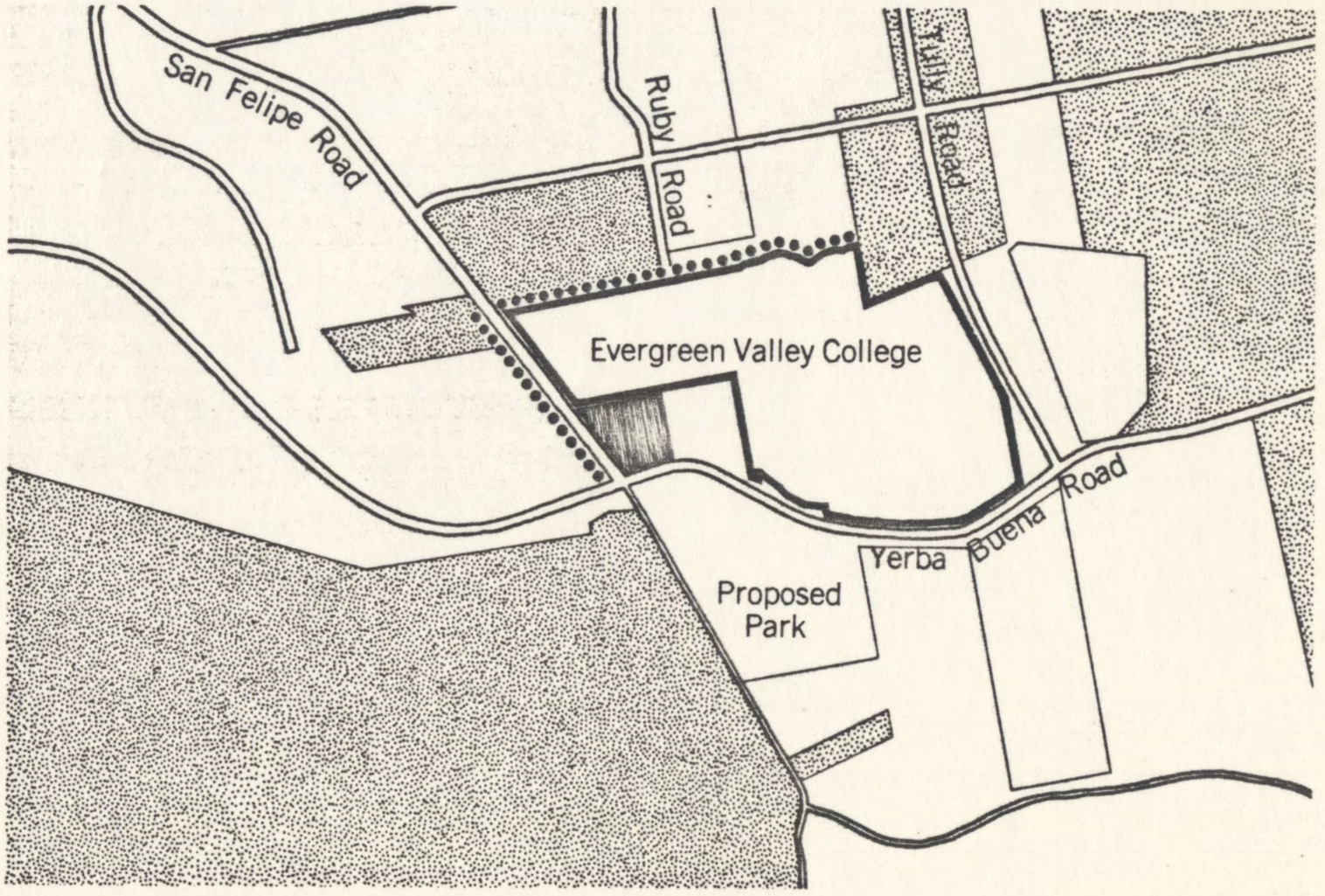
Park land ready for development is owned by the City at the Yerba Buena Road and San Felipe Road intersection. Extension of the park by additional land purchase and development along Yerba Buena Creek across from the College is being considered. Recreation and community service facilities are also being considered as part of the park development. The College District plans to cooperate with the City in the joint use of the park and of the College's sports fields for educational and recreational purposes.

Storm water from the adjacent hills is carried along the north boundary of the College by Evergreen Creek. A half-mile segment of the creek east of San Felipe Road has been filled and levelled by the orchards. As storm run-off is increased by the further development of the creek's drainage area, Evergreen Creek will be reconstructed as a flood control channel by the Santa Clara County Flood Control and Water Conservation District. The College plans to develop its boundary adjacent to the flood control channel as a linear botanical park and will work with the Flood Control District to provide a natural open space for its neighborhood.

The present zoning of the surrounding properties is single family residential, except for the parcel of land at the northeast corner of San Felipe Road and Yerba Buena Road, which is zoned for commercial use.
Planning and zoning controls to insure compatible development of that parcel should be examined by the City in order to protect the large public investment in the College property.

A large area to the east of the College site is designated open space preserve under the Williamson Act. This designation makes it still possible to preserve green belt plans that would have great value for the future of the College.

The College District expects joint use of its land and facilities by other public agencies, and by the people of the city. It will participate in the city planning work that must be done to promote inter-agency development, and to budget capital improvement expectations.



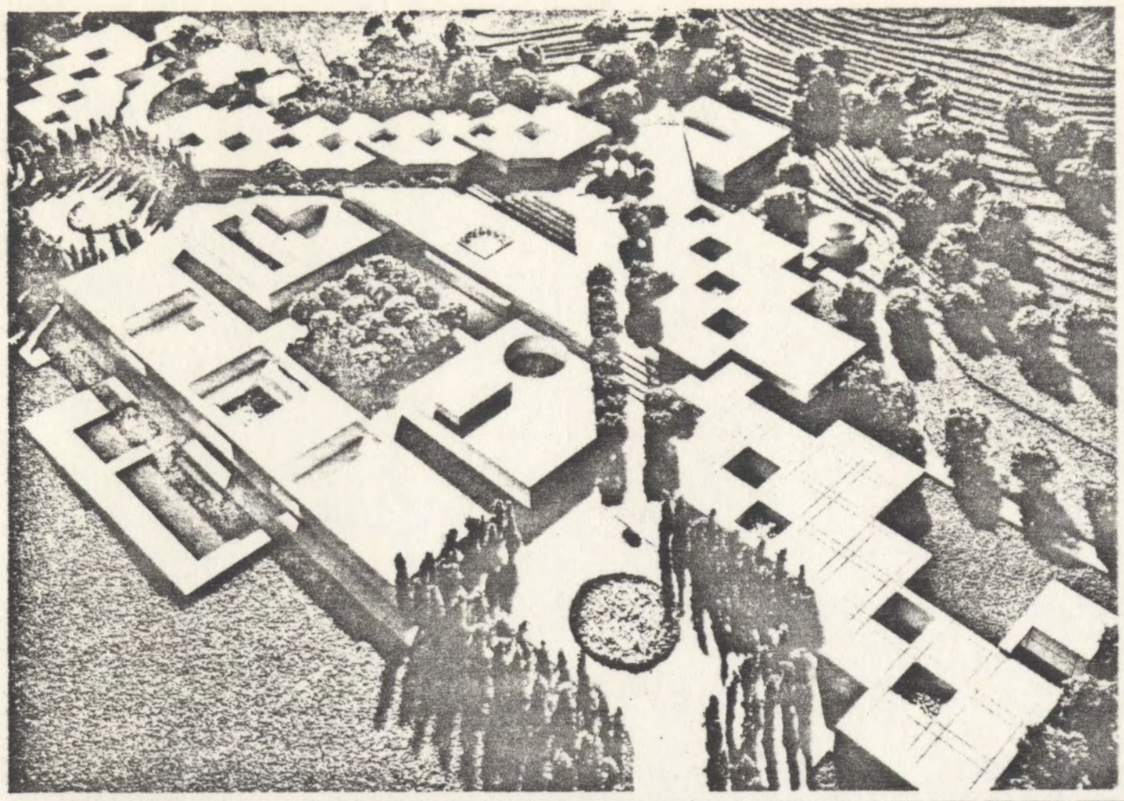
The Evergreen Valley College property is well defined by topography and other natural features. The site is a gently sloping orchard edged by hills on the east, and by tree lined creeks on the south, west, and north. Behind, on the east, is the San Felipe Range, a grand backdrop for the College. Across the valley, narrowing between the east bay and west bay mountain ranges, the Santa Theresa Hills, silhouetted against the Santa Cruz Mountains, mark this place on the southern edge of the urban San Francisco Bay Plain. The bay itself as the focus of the Bay Area can be seen from the high places of the site.

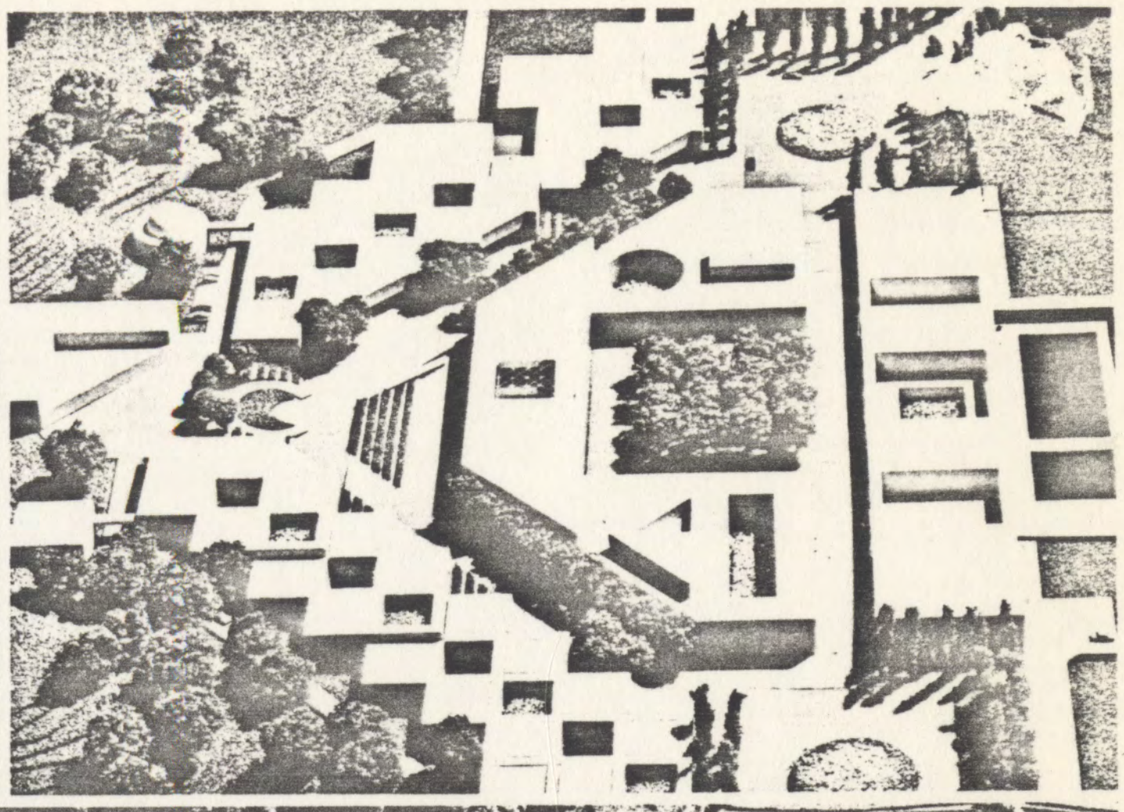
The site has 155 acres. There are three distinct qualities of place. Approximately 115 acres is in the level plain of the orchard, defined by the edges of the site, and the mountain forms beyond. Approximately 20 acres is in the land at the base of the hill, defined by the hill shape as a wall or shelter. The remaining 20 acres is the high places on the hills, where the long views of the mountains, plain, and bay dominate the scene.

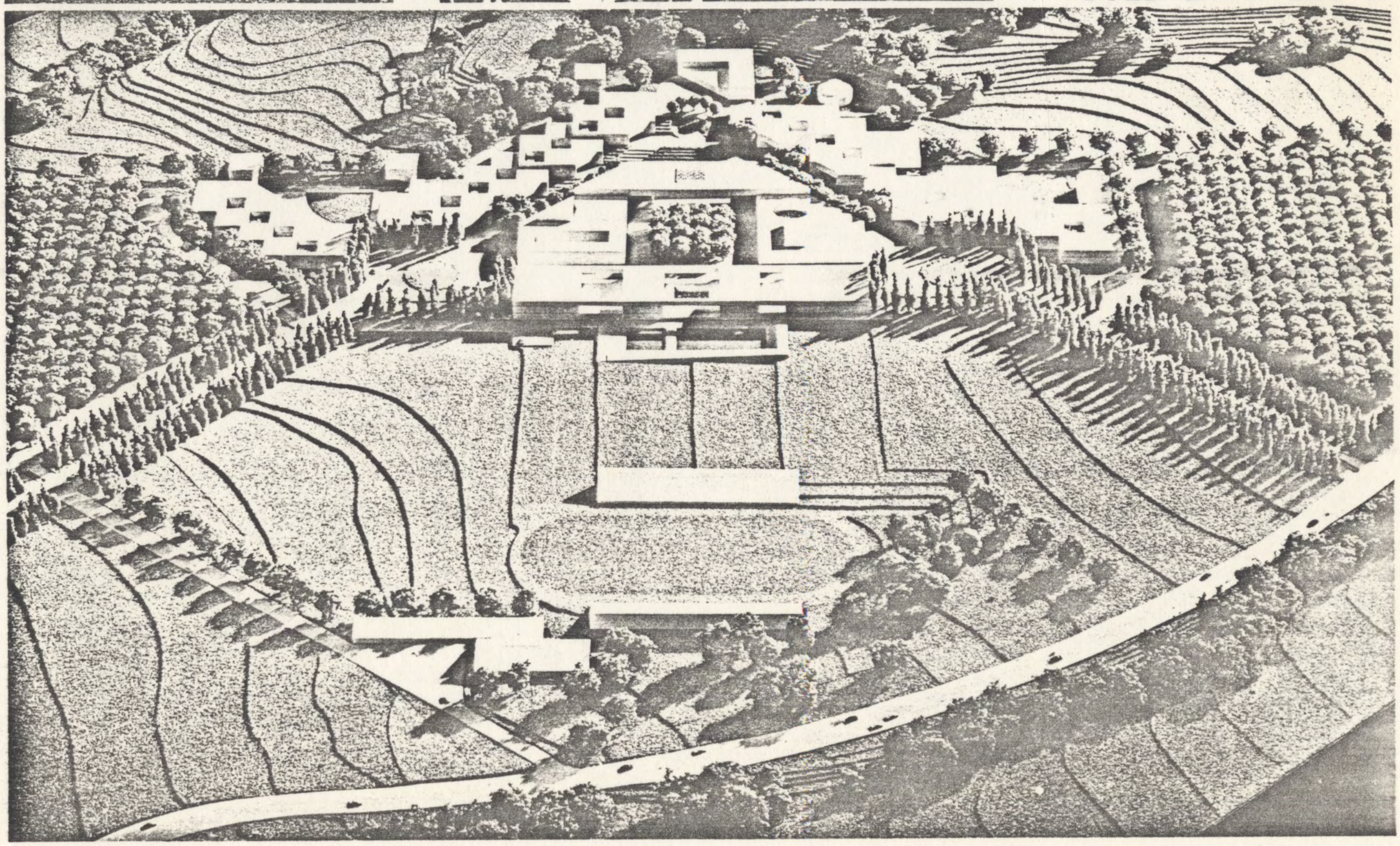
The climate of the area is well-known as the most equable in the Bay Area. The average daily high temperatures range from 58° in the winter, to 70° in the spring and fall, and to 81° in the summer. The average daily lows range from 41° in the winter, to 50° in the spring and fall, and to 55° in the summer. In the average year the temperature exceeds 90° on sixteen days and drops below freezing on five days. Rainfall is light, averaging 2½" in the wettest months, and with practically no rain from May to October. Winds can be strong, up to 40 mph., but usually they are less than 7 mph.

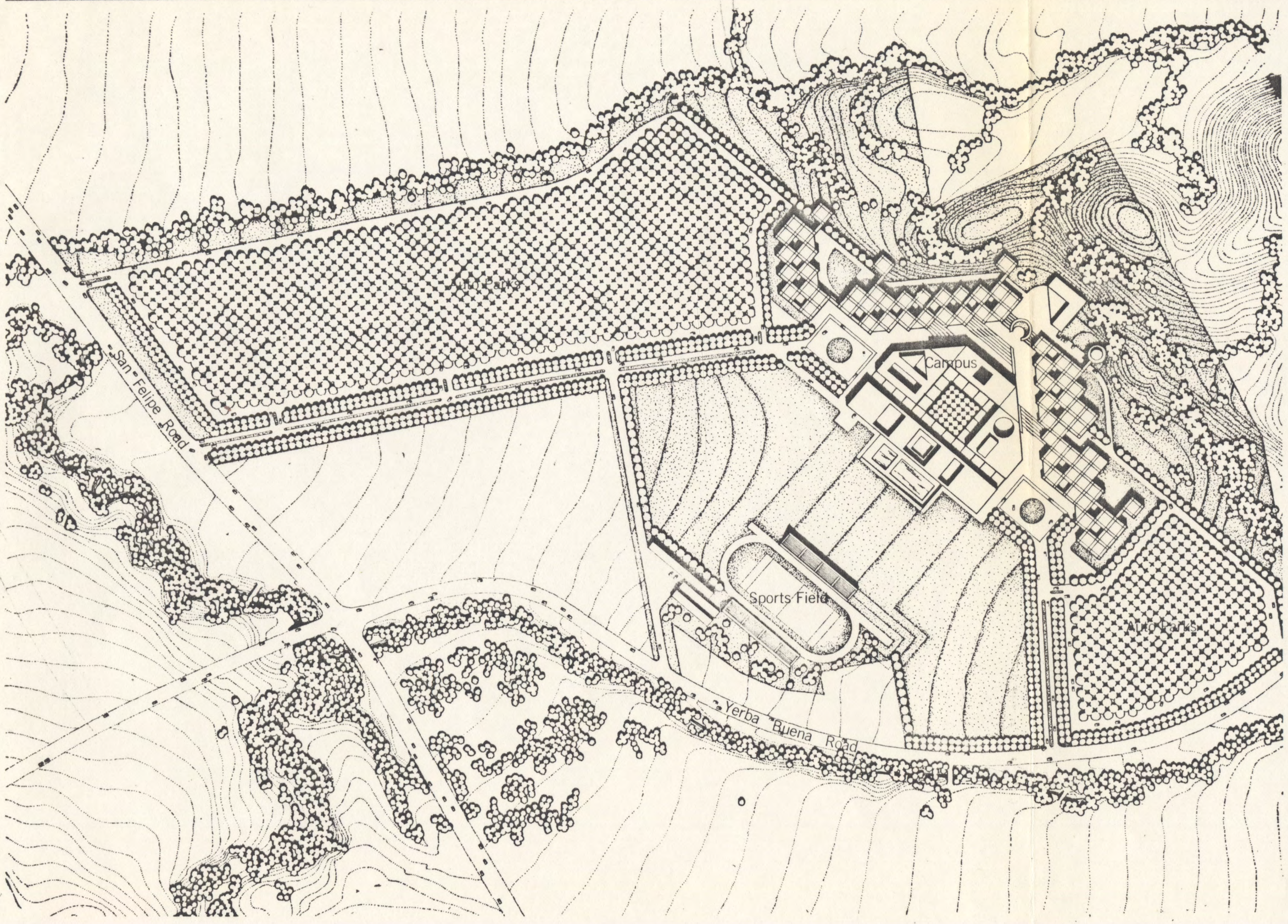
Soil characteristics in the orchard areas have been well cultivated for their present purpose and will be good for general landscaping with proper irrigation. On the hillsides top soils are very shallow and planting will be limited on account of soil replacement costs.

Soil bearing characteristics appear to be suitable for low-rise buildings at least. No earthquake faults are evident on the site.








Jim Parks
San Felipe Road
Campus
Sports Field
Yerba Buena Road

The four land uses of Campus, Sports Fields, Auto Parks and Open Space are clearly separate areas in the College Plan.

The Campus is located at the hill edge of the orchards where the slope of the land becomes too steep for Sports Fields and Auto Parks. There the buildings will be seen against the hills, the shapes of land next to the buildings will be counter-point to the architecture, and the sense of place within the valley will be secure.

The Campus occupies only twenty-five acres, in order to minimize walking distances within the building area. It will be made compact by locating two-story buldings close together and by excluding all automobile traffic and parking from among the buildings. Exclusion of automobiles will also eliminate traffic noise, activity, odor, and pollution from the pedestrian precinct of the Campus. There will be five instructional buildings for the five Clusters of the program. They will be built in a row, with one side opening on to a pedestrian street, and the other side facing the open hill. The pedestrian street, or mall, is a major feature of the campus plan. It is seventy feet wide, and almost a quarter of a mile long. It will be the principal traffic route between the campus buildings. The street turns with the hill. At the turn is a separation between the Clusters. There the street opens to the hillside, and widens to form a large area which will be the major gathering place for the campus. The Student Service building will be located there. Centered on this gathering place across the street from the Clusters, the buildings for Library, Administration, Forum, Audio-Visual Service, Performing Hall and Gymnasium will be grouped around a large plaza.

The Sports Fields are located next to the Campus, with pedestrian access thru and around the Gymnasium building. The swimming pools will be adjacent to the gyms and locker rooms. Beyond the pools will be twenty acres of practice fields, paved courts, and baseball fields, and a 10,000 seat stadium and running track for competitive sports. The turfed surface of the fields will form a great lawn for one side of the Campus balancing the open hills on on the other. One edge of the Sports Fields adjoins Yerba Buena Road with direct access from the proposed city park and recreational area along Yerba Buena Creek.

The Auto Parks are located at each end of the Campus, between the Campus and the public roads. They are separated from the Sports Fields by the formal entrance roads. Large enough for 5,500 cars, the Auto Parks and access roads require seventy-two acres. Eighteen acres are at the southeast end off Yerba Buena Road and fifty-four acres are at the northwest end off San Felipe Road. Suitable trees will be planted at close intervals between the parking spaces to replace the appearance of the orchards and control automobile blight in the neighborhood.

The Open Space recommended for the number of people and buildings of the College has been combined into a twenty-two acre park in the hilly area on the eastern edge of the site. There the slopes of land are too steep for economical development of other uses. The Open Space will provide attractive views for the Cluster buildings, and privacy and a natural setting for student activity, and will make the distant views of San Jose and San Francisco Bay a part of the College. It is an important part of the plan, complementing the densely built campus. Together with the proposed park on Yerba Buena Creek to the south, and the park type development of the Evergreen Creek flood control channel to the north, the Open Space Park will be a buffer to future uses of adjacent property.

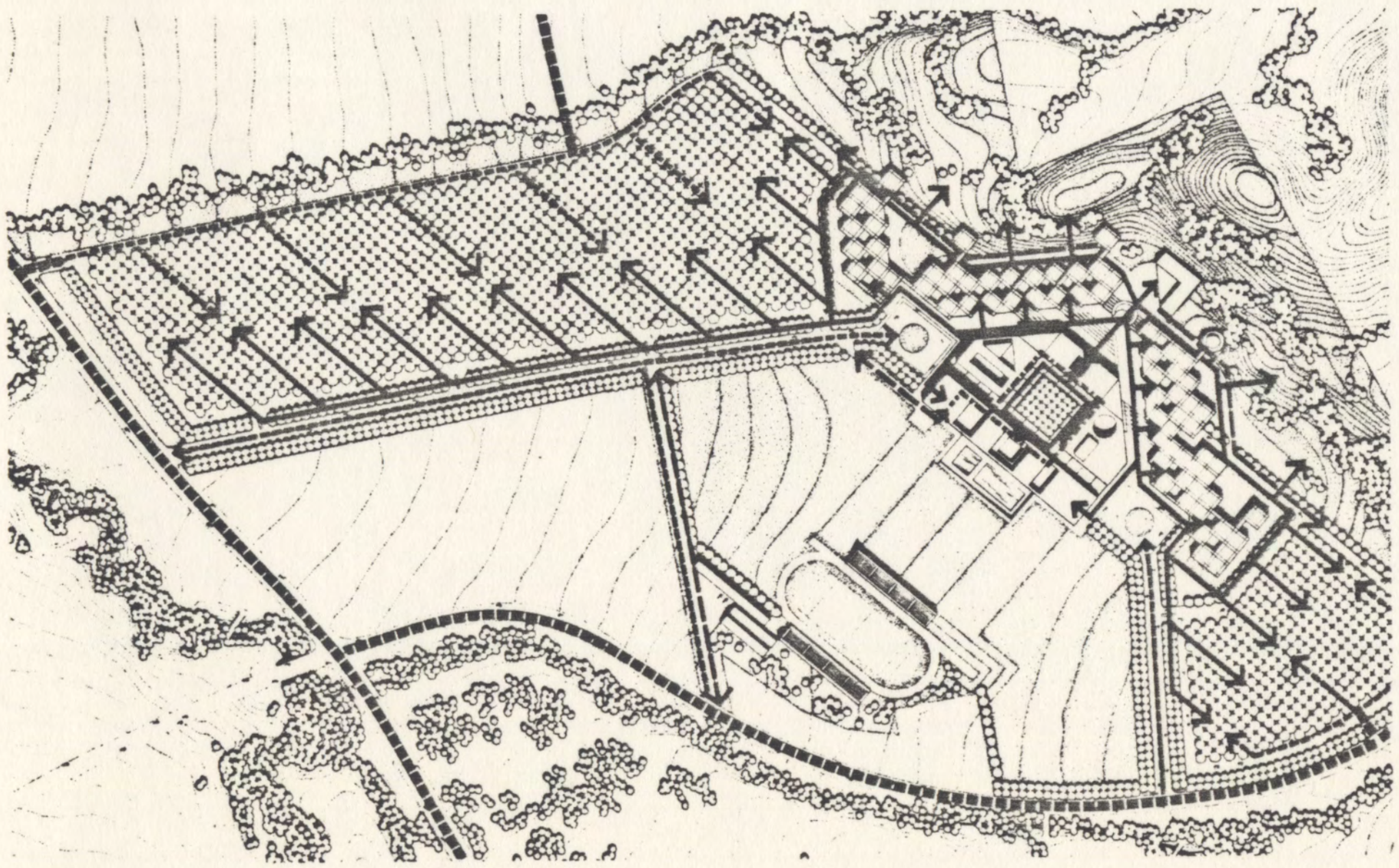
There are two formal entrance roads to the Campus; one from San Felipe Road on the northwest, and one from Yerba Buena Road on the southeast. These entrance roads serve visitor traffic, drop-off traffic, and bus traffic only. The roads end at large turn-arounds which provide access to the pedestrian street of the Campus, and to the general use buildings. Limited visitor parking is provided in the turn-arounds and bus-loading stations will be located along the entrance roads. The turn-arounds are connected thru the paved central plaza for emergency and service use only. No automobile traffic or parking will take place within the Campus. All casual vehicle traffic from one side of the Campus to the other will use the public streets and the service road west of the Sports Fields.

Commuter auto traffic, including students, faculty, and staff, is limited to the Auto Parks, which have separate entrance drives from the public streets as well as connection to the entrance roads and turn-arounds. The parking areas will be designed so that pedestrian traffic will not need to cross main vehicle routes. The high volume of commuter traffic will require widening, signalization, and turning lane improvements on San Felipe and Yerba Buena Roads. Over-flow traffic from one parking area to another will use the public streets and the service road west of the Sports Fields. Median walking time from the southeast parking area is five minutes. Maximum time is ten minutes. From the northwest parking area the median time is seven minutes, and the maximum time is fifteen minutes.

There are three routes for pedestrian traffic within the Campus. On the uphill side of the Cluster buildings there is a wide walkway serving the Clusters, and the park. This walkway will be designed for fire and service vehicles as well as pedestrians, and connects to the Auto Parks. Within the Cluster buildings the adjacent courtyards of the Educational Centers form an alternate route for inter-class traffic. The principle route is the pedestrian street or mall which provides access to all the buildings of the Campus.

Service traffic to the Clusters will use the walkway pavement on the park side of the buildings. Service to general use buildings will be from the paved central plaza or by means of a service tunnel from the Central Utilities Plant. Delivery service to the College and redistribution to the Campus buildings will be at the Corporation yard located in the northwest Auto Park. Special service yards with space for related auto parking will be located within the auto technology Clusters, adjacent to the Student Services building, and at the Central Utilities Plant.

Public events parking will be accommodated in the Auto Parks.



Automobiles
Pedestrians
Service
Service tunnel

A planning and construction system has been developed for the design of the Cluster buildings, so that construction of future phases of the College can continue the architecture of the Master Plan. This system has been developed for the following criteria of Evergreen Valley College.

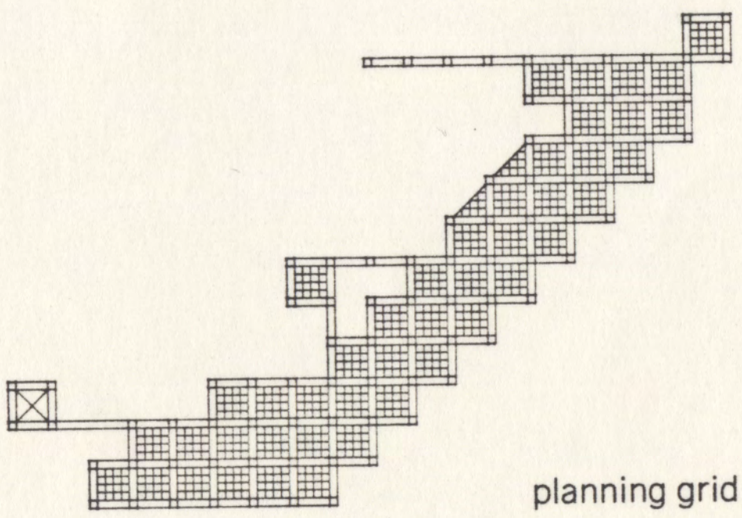
- Arrangement of Educational Centers around activity spaces, and groupings of Educational Centers into Clusters.
- Two-story construction of compactly arranged buildings for minimum site coverage.
- Removable walls for space flexibility and growth.
- Construction cost and materials appropriate to long term public operation and maintenance, and within the budget constraints of state assistance program.
- Exterior circulation system taking advantage of San Jose's climate and the attractive vistas from the site.
- Efficient ratio of circulation and service area to instructional space in accordance with state assistance standards.

A 40′ x 40′ square is the basic planning module of the system. This module is laid out on a 10′ wide grid spaced 40′ apart in both directions — providing access or service spaces on all sides of the planning modules. Any module may be subdivided, undivided, or combined with portions of adjacent modules for flexible planning and future changes.

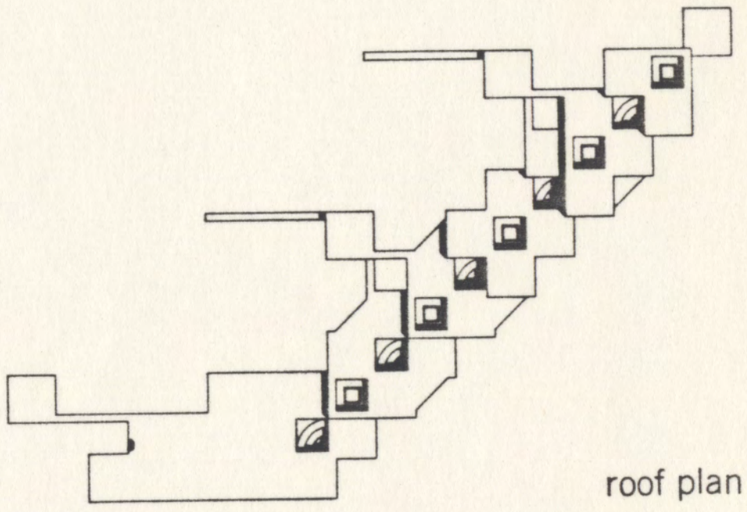
At intervals, planning modules are left open, making two-story courtyards, or a one-story courtyard over a utility core. These courtyards are the activity spaces for the Educational Centers. They are open to the street at one corner, and to the hillside at the opposite corner. Two Educational Centers are serviced from each utility core. The system fits the sloping terrain so that each level of the building is at grade on the uphill side, and one-story above grade on the downhill side.

Building plans for Clusters A & C have been completed within this system. Plans for Clusters B, D & E will be developed as those phases of construction are authorized.

The buildings for Library, Administration, Forum, Audio-Visual Service, Performing Halls, Gymnasium and Student Services have special space requirements, which exceed the Cluster system's limitations. They will be designed independently of the system as those phases of construction are authorized.

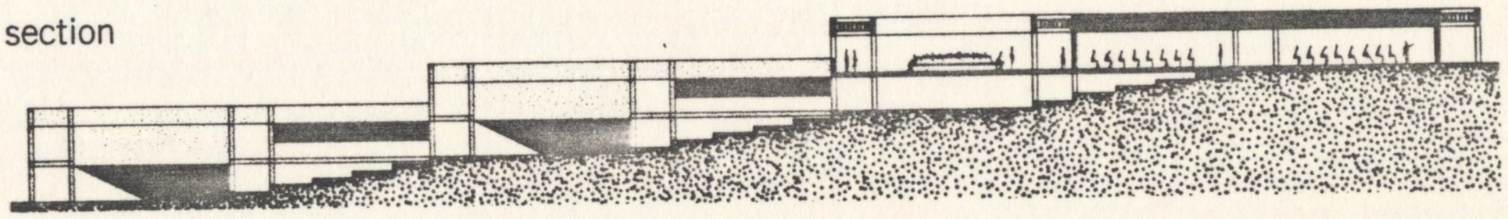


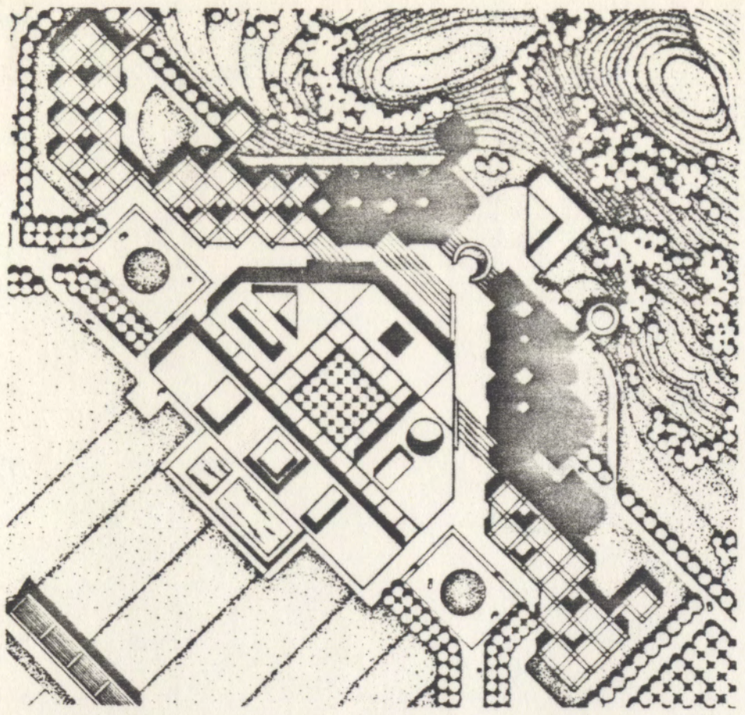
planning grid



roof plan

section





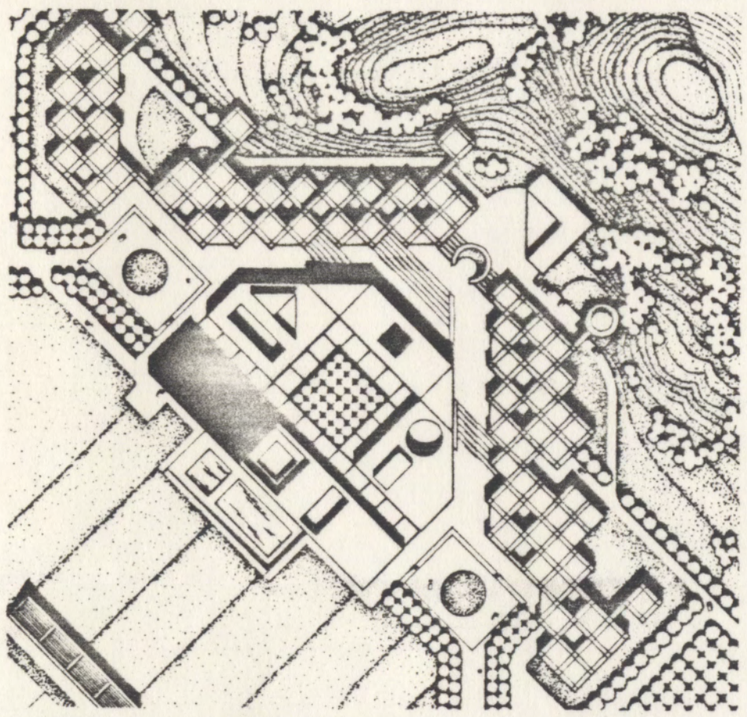
Phase One 1974

Cluster C

Cluster A

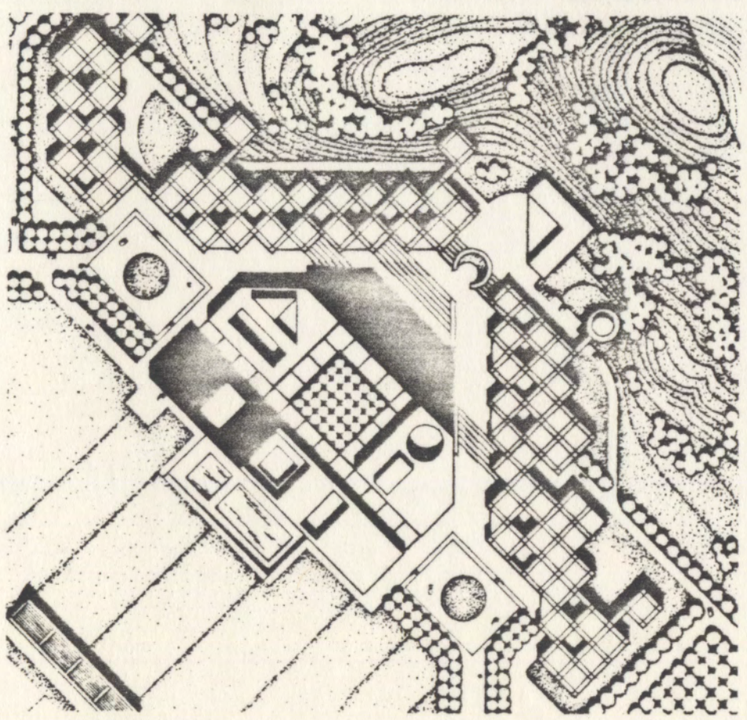
The Guide For Facilities Planning, prepared by URS Research, includes a phasing schedule for Evergreen Valley College. This schedule is summarized here.

At each phase portions of completed buildings will be used for temporary occupancies. The Library and Administration will be in Cluster C until Phase Two is built. Biology and Nursing will use portions of Cluster A until Phase Three is built. These and other temporary uses are needed in order to offer a balanced curriculum at all times of the College's growth.



Phase One A 1974

Lower level:
central utilities,
lockers, showers



Phase Two 1977

Library

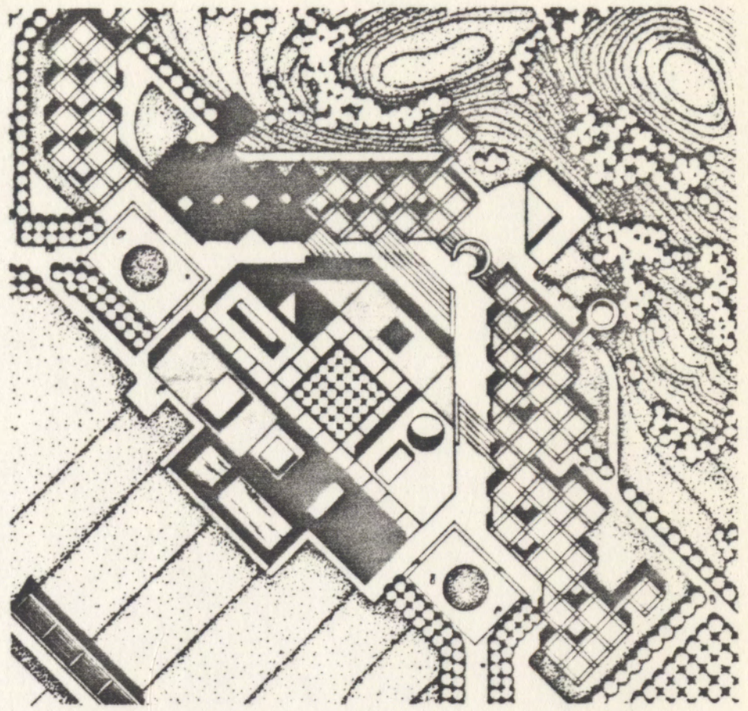
Upper level:
Women's Gymnasium

Phase Three 1980

Cluster B

Forum & Audio Visual

Cluster E
Physical Education

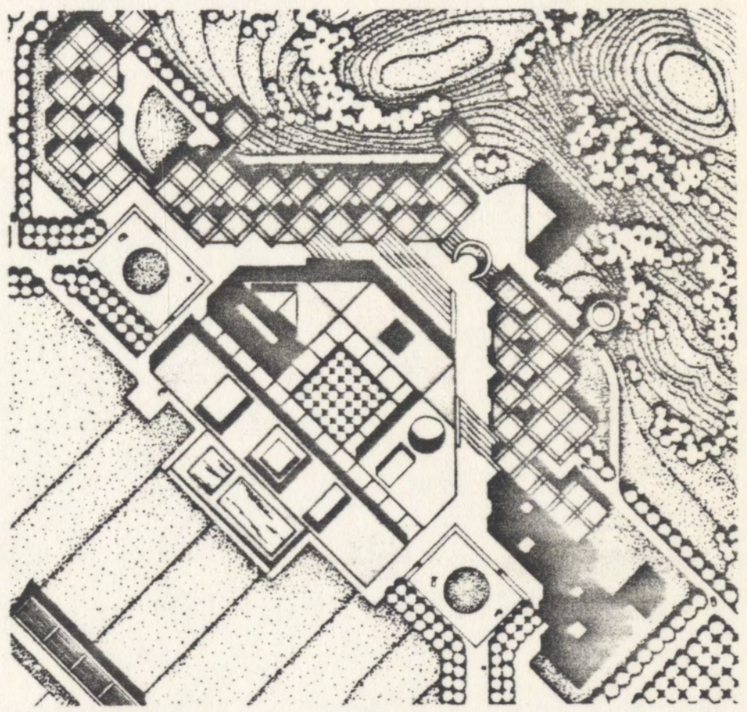


Phase Four 1983

Student Center

Administration & Counselling

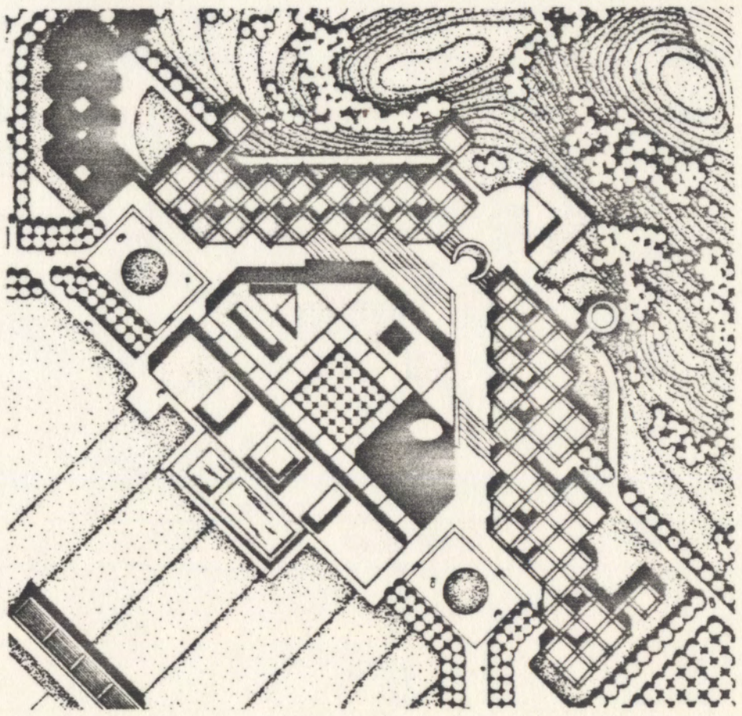
Cluster E

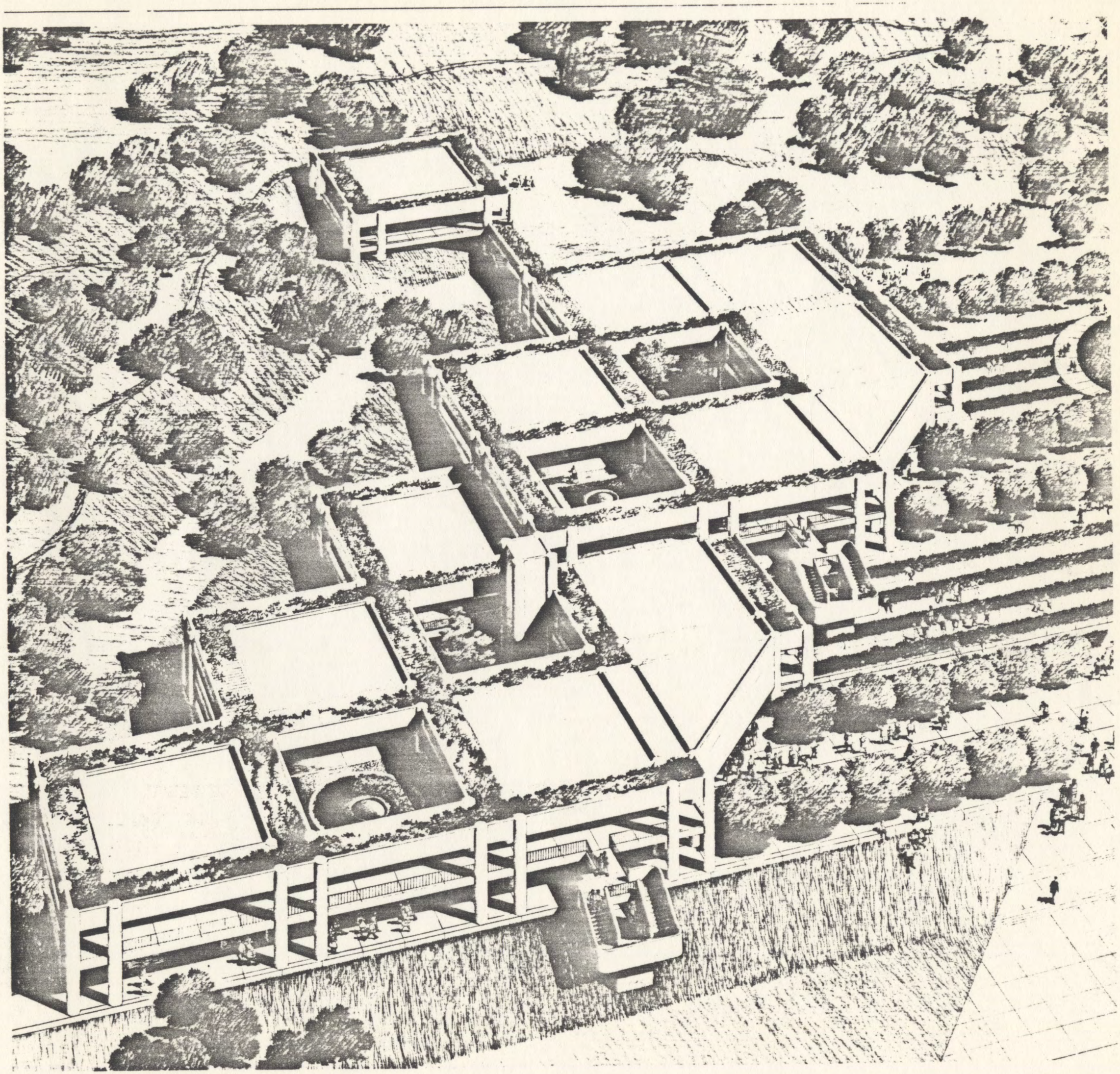


Phase Five 1987

Cluster D

Television & Performance Hall





GENERAL: Occupancy is Group C; Contruction is Type I.

SITE DEVELOPMENT: Utilities, grading roads, walks, irrigation landscaping, site drainage, site lighting, paving at open courts, and street "furniture" for open areas.

FOUNDATION: Reinforced concrete soil bearing foundation system for concentrated loads and continuous loads. Reinforced concrete retaining walls at sub-grade areas.

FLOOR SYSTEM: Slab on grade construction for lower floor. Pre-cast concrete framed floor system at upper floors. Framing system to provide wall relocation flexibility within 40 foot square planning module.

WALLS AND COLUMNS SYSTEM: Concrete columns for vertical loads and for horizontal shear loads located to provide wall location flexibility within 40 foot square planning module. Exterior walls of stucco on steel studs. Interior walls of steel studs and plaster board with finished surfaces suitable to uses planned.

ROOF SYSTEM: Pre-cast concrete framing system providing wall location flexibility within 40 foot square planning module. Composition and gravel roof over rigid insulation, with nonferrous flashing and interior roof drainage connected to storm drainage system.

WATERPROOFING SYSTEM: Composition asphalt membrane at sub-grade areas. Built-up membrane at roof-deck promenade areas and at roof-deck planting areas.

FLOOR FINISHES: Carpet at all suitable classroom, library, and office areas. Resilient tile or sheet at laboratories and other similar spaces. Concrete at open corridors. Ceramic tile at toilet rooms.

WALL FINISHES: Painted surfaces or vinyl covered composition board at classrooms. Ceramic tile wainscot at toilet rooms. Acoustic tile applied where needed for sound reduction.

CEILING FINISHES: Exposed structure with applied sound absorption material at perimeters.

DOORS: Solid core wood doors at interior and at exterior. Pressed steel frames throughout. Fire retardant types as required.

SASH AND ENTRANCE DOORS: Aluminum system with tempered glass.

MILLWORK AND BUILDING SPECIALTIES: Custom grade natural finished wood cabinets, chalkboard, pinboard, projection screens, map rails, instructional benches and other specialties as required by program.

PAINTING: Painting as required for finishing usable areas and exposed surfaces.

ELEVATORS: One combination passenger and freight elevator, hydraulic operation, in each building.

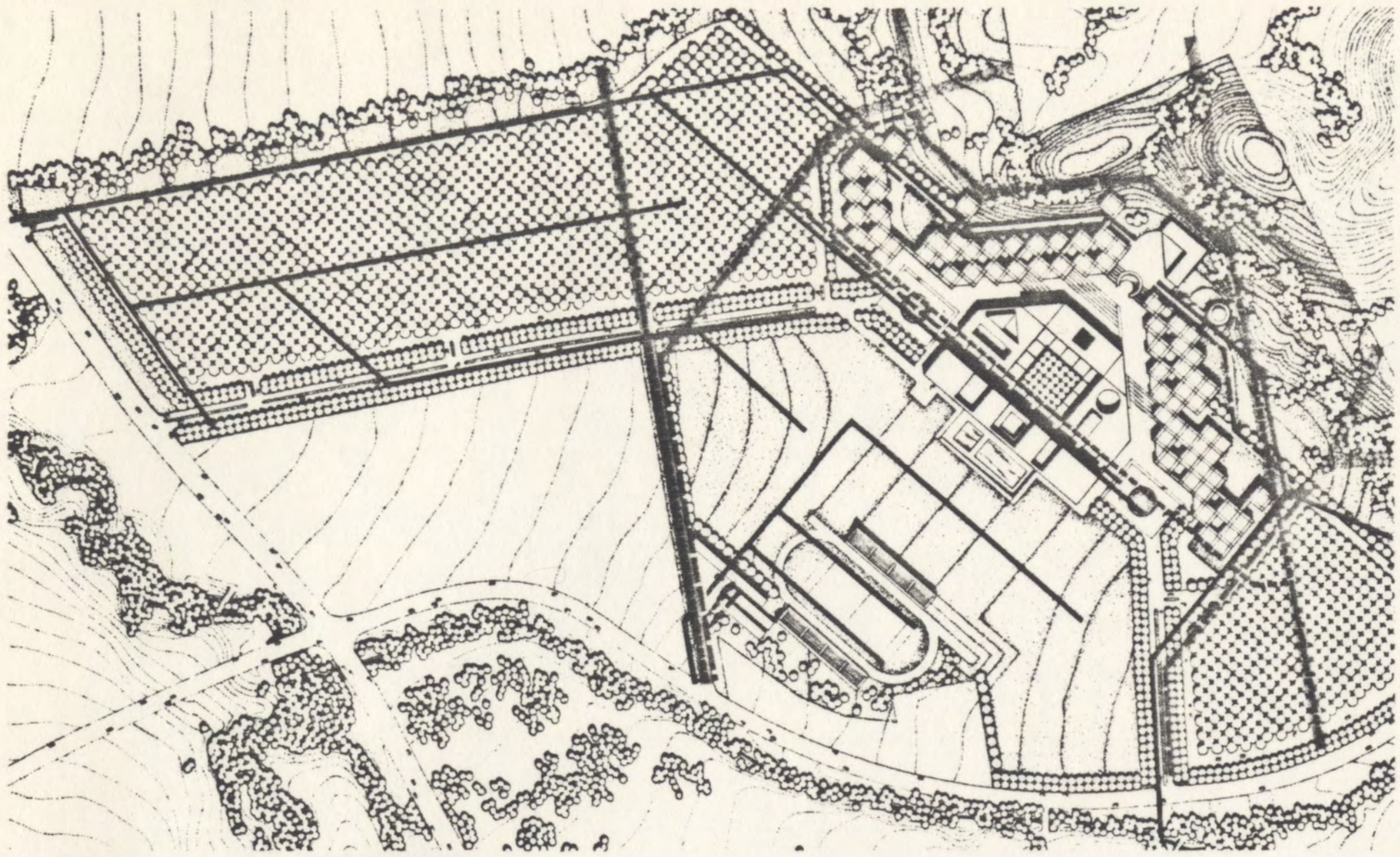
MECHANICAL SYSTEM: Mechanically ventilate or air condition as required for individual space use and cost consideration. Central boiler plant under separate project will supply hot and/or chilled water to several fan rooms. Ventilation only at toilets, storage rooms and other service spaces. Special exhaust for laboratories and shop spaces.

PLUMBING SYSTEMS: Standard plumbing fixtures, domestic hot and cold water system, sanitary waste and vent system, wet standpipe system, storm drainage system. Chemical waste system, industrialized water systems, compressed air system, vacuum system, oxygen and acetylene systems for laboratories and shop areas as required.

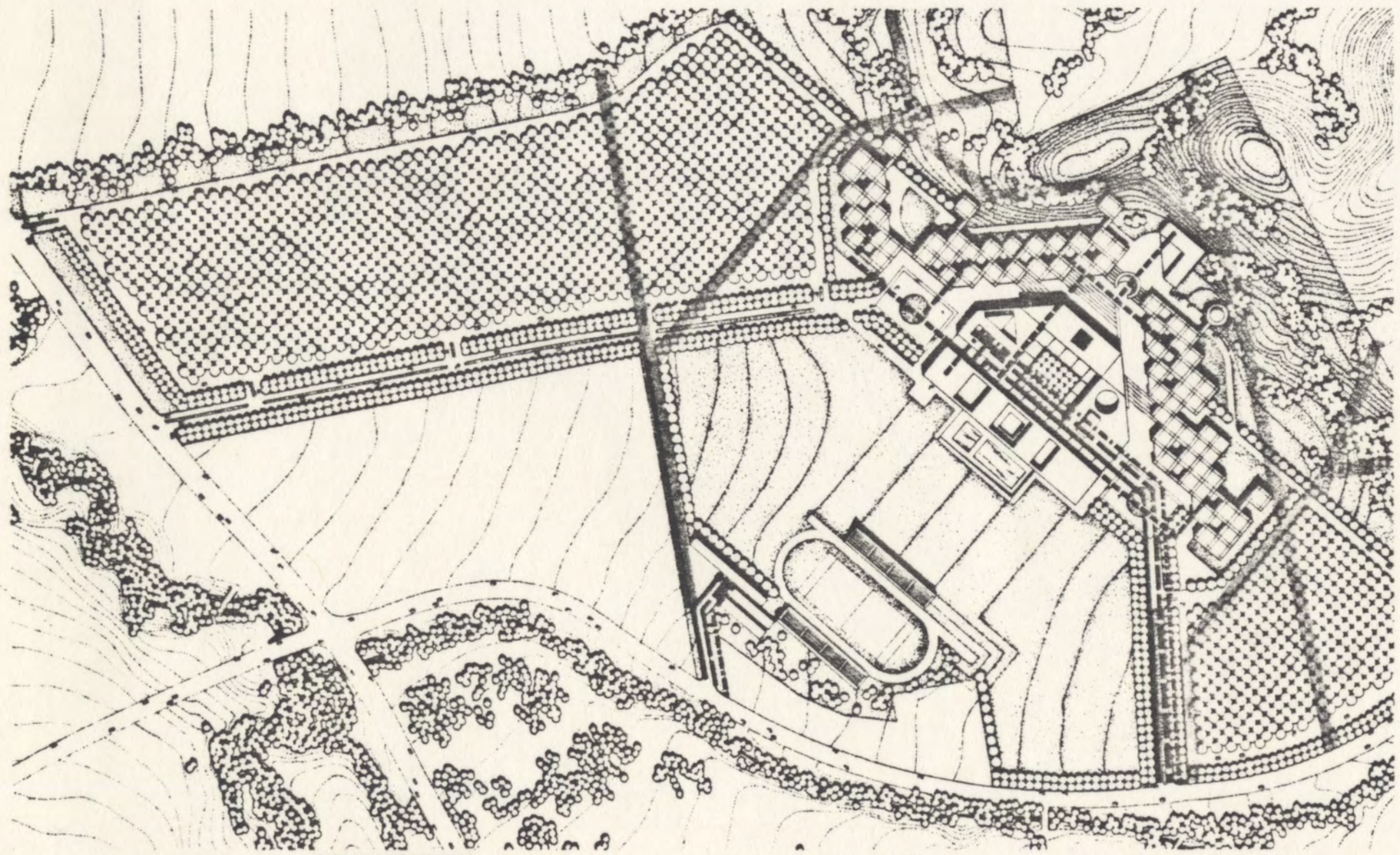
ELECTRICAL SYSTEM: Power system including step-down unit substation, low voltage distribution board, feeders, panelboards, and branch circuits to apparatus and devices. Telephone system of conduit raceways for installation of instruments and cable by the Pacific Telephone Company. Intercom system as directed on a limited basis. Fire alarm system as required by State and local code. Clock system without programming. Illumination of types suitable to particular environment and tasks, at foot candle levels in accordance with IES recommendations.

LANDSCAPING: Planting, with irrigation system, of ground covers, turfs, shrubs and trees; for erosion control, sports fields, automobile screening, botanical specimens, and general landscaping of walks, courts and open areas. Planting and irrigation of trellis at buildings.

Utility Distribution Plan



Utilities easement
Water supply main
Sewer main
Storm drain



Utilities easement
Gas supply main
Electric service
Telephone & fire alarm
Utilities loop

The site will be serviced by utilities from Yerba Buena Road.

Water will be supplied by the San Jose Municipal Water System, who will have to increase their main in Yerba Buena Road. The water company main will be extended in an easement on the College property to a meter location at the Central Utilities Building. Branch lines to the Campus buildings will be run in a utilities loop.

Gas will be supplied by the Pacific Gas and Electric Company from their main at Villa Vista Road. It will also be extended in the utility easement to a meter location at the Central Utilities Building. Branch lines to the Campus buildings will be run in the utilities loop.

Electricity will also be supplied by PG&E from 12 KV overhead lines on Yerba Buena Road. Underground service will be extended in the utility easements to a main switchgear location in the Central Utilities Building. High voltage feeders will be run in the utilities loop to transformers in the buildings. A transformer for site service will be located in the Central Utilities Building.

Telephone service will be extended overhead along San Felipe Road and Yerba Buena Road, and underground in the utilities easement to a telephone board in the Central Utilities Building. Distribution to the buildings will be run in the utilities loop.

Sanitary sewer mains will be connected to the existing mains in Yerba Buena Road. Easements will be established for the sewers and will be extended to the east property line as needed to service the low points of adjacent property.

Storm drain lines will connect to the channels of the Santa Clara County Flood Control and Water Conservation District. The southeast section of the site will run to Yerba Buena Creek. The balance of the site will be run through the northwest Auto Park to an outfall in Thompson Creek across Yerba Buena Road.

Steam and chilled water will be generated in the Central Utilities Building and distributed to the Campus buildings in the utility loop. A central power plant will be the most economical long-run system for heating and cooling for a Campus of the size and capacity planned for Evergreen Valley College. The central location in the Gymnasium buildings is efficient for first phase as well as for ultimate development.

Vacuum, compressed air, acetylene, and oxygen will be distributed from local sources at the buildings where they are needed.

Those buildings at Evergreen Valley College which will be constructed with financial assistance from the State of California must be designed to meet cost and specification standards of the State. Any construction cost or specifications which exceed those standards will be included without State assistance in their funding.

The following estimates are taken from the URS Research Guide for Facility Development, Table 39. They include all project costs, including fees, escalation and equipment, and are based on average allowable costs on State assisted projects.

Phase One & One A		1974
Cluster A	$4,700,493	
Cluster C	2,076,307	
Move Portables	66,548	
Outdoor Phys Ed	1,000,000	
Central Utilities	1,111,960	
Site Development	829,500	
Remodeling	100,000	
Total		$9,884,808

Phase Two		1977
Women's Gymnasium	$2,237,010	
Library	2,950,446	
Move Portables	72,618	
Site Development	400,000	
Remodeling	150,000	
Total		$5,810,074

Phase Three		1980
Cluster B	$4,262,314	
Forum	831,289	
Men's Gymnasium	3,932,098	
Move Portables	117,000	
Audiovisual Center	1,426,924	
Swimming Pools	606,300	
Outdoor Phys Ed including completion of bleachers	437,500	
Site Development	400,000	
Remodeling	200,000	
Total		$12,213,425

Phase Four		1983
Cluster E	$6,323,141	
Administration & Counselling	1,825,404	
Student Center	2,788,532	
Site Development	400,000	
Remodeling	200,000	
Total		$11,537,077

Phase Five		1987
Cluster D	$4,612,172	
Library	843,341	
Men's Gymnasium	1,022,683	
Television Center	573,214	
Performance Hall	1,136,411	
Planetarium	674,531	
Site Development	410,000	
Remodeling	200,000	
Total		$9,472,352

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Edward Charles Bassett, Partner-In-Charge of Design
Jacob Robbins, Project Manager
Richard Quinn, Project Designer

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Cooper Clark & Associates

Site Surveyors
Ruth & Going, Civil Engineers

Credits
Report Design: Bonnie Laurie Russell
Photographs: Jeremiah Bragstad
Model: Architectural Models