

# Frequently Asked Questions | Related Santa Clara



## The Project

### **What is Related Santa Clara?**

Related Santa Clara is a unique partnership between the City of Santa Clara and Related Companies to create a LEED-certified, multi-phased, transit-oriented, mixed-use destination adjacent to Levi's Stadium. The 240-acre development consists of both a pedestrian-friendly urban City Center and office campuses, which altogether will offer residential housing, restaurants, entertainment venues, hotels, office space, and retail shopping.

### **What will be included in the City Center portion of the project?**

The City Center is the central core of the development and will incorporate retail shopping, restaurants, entertainment venues, hotels, office space and residential housing. It will feature multiple walkable districts, each with its own unique character and lifestyle affiliation.

### **Where is the project site located?**

The project site is located just north of Levi's Stadium and California's Great America amusement park. It is south of Highway 237 and fronts Tasman Drive to the south, Great America Parkway to the west and Guadalupe River to the east with Lafayette Street bisecting the project site.

### **Who owns the land?**

The City of Santa Clara owns the land. Related Companies will be entering into 99-year lease agreements with the City for the purpose of development and the developed property will revert to City ownership at the end of the lease agreements.

### **What is currently located on the project site?**

The 240-acre project site is currently occupied by the Santa Clara Golf & Tennis Club, Fire Station 10, a Bicycle-Motocross (BMX) track, a vacant lot used for parking, David's Restaurant and Banquet Facility, an Ameresco power generation facility, and other city service structures.

### **What will happen to the BMX track?**

The relocation process is being managed by the City of Santa Clara in cooperation with Related Companies.

**What will happen to Fire Station 10?**

It is anticipated that Fire Station 10 will remain fully operational during construction of the initial phases of the project. However, at such time as project plans require the station relocation, a new fire station will be built either within the project site or in the immediate vicinity.

**Is the City providing funding for the project?**

No, the entire project is financed by Related Companies.

**Why does Santa Clara need a new City Center?**

Santa Clara is home to a state-of-the-art stadium, some of the most innovative businesses in the country, and the University of Santa Clara, one of the first universities established in the state of California. City Center, which will be the first three or four phases of Related Santa Clara to be built, is meant to provide residents with a new inclusive, urban-scale, mixed-use community where they can “live, work, and play.”

**How many jobs will the project create for Santa Clara residents?**

Upon completion, the project will create approximately 25,000 new jobs – a number of which will be in the restaurant, retail, and hotel industries – providing employment options for Santa Clara City and County residents who work outside of the technology industry. It is envisioned that the office campuses will provide needed space for technology companies to locate within Santa Clara.

**What financial benefit does the project provide to the City?**

With completion of the City Center phase, the new annual tax revenue will be approximately \$42 million and upon full build-out, it will increase to \$70 million. In addition to tax revenue, at full build-out the project will also pay the city approximately \$12 million annually for ground rent.

**What community outreach has been conducted for the project?**

The project team has spent over two years working with city officials, government agencies and community members developing the program and concept plans for Related Santa Clara. During that time, there have been numerous publically noticed hearings, study sessions, and community meetings.

**Timelines/Construction****Is the project undergoing environmental review?**

Yes. A Draft Environmental Impact Report (DEIR) was issued on October 9, 2015 and comments were received through December 8, 2015. A copy of the DEIR is available on the City of Santa Clara's website: [www.santaclaraca.gov/CEQA](http://www.santaclaraca.gov/CEQA).

**Will the development be built all at once or in phases?**

The development will be built in multiple phases. Construction will start with the City Center, which is located on the land directly north of Levi's Stadium bordering Tasman Drive. Later phases will include the construction of office campuses, subject to market demand.

**What is the construction timeline?**

Construction of the City Center – which includes the majority of the residential, entertainment, retail, hotel, and restaurant space – is projected to begin in 2017 and complete in several phases concluding in approximately 2022. Future phases of construction primarily consisting of office space with a potential mix of retail and food and beverage options, will be developed over a period of 10-15 years subject to market demand.

**How tall will the development be?**

While the City Center is built on a human scale, it is an urban environment and the proposed project allows for several taller, higher-density buildings to create that environment as well as take advantage of its proximity to mass transit. The maximum height of the buildings, which is determined by FAA restrictions, will likely be around 190 feet (approximately 17 stories). As a comparison, Levi's Stadium is 200 feet tall.

**Given the size of the project, is there any possibility Related Companies won't be able to complete the development?**

No. Related Companies is one of the largest and strongest privately held real estate companies in the nation, giving it the financial stability and expertise to design and complete very large development projects. The company has a proven track record of completing extremely complex, large-scale, multi-phase projects similar to Related Santa Clara in other parts of the country.

**Will the construction disrupt public transportation in the area?**

No. The transit systems will continue to function throughout the construction process. Also, new access roads and pathways will be built to service facilities such as the Santa Clara Great America Train Station.



## Housing

**How much housing will be built?**

The project includes 1,360 residential housing units that will be located directly above retail and/or parking structures. Multiple housing types are under consideration, including traditional mixed-use and loft-style mid-rise buildings that range in height from three to six stories, along with buildings that may be up to 17 stories.

**Will any of the housing be available for sale?**

It is anticipated that all of the units built on the landfill portion of the project will be rental housing. It is

possible that the residential on the non-landfill area could be offered as for-sale housing.

### **What steps are required when building on top of a landfill?**

The City and Related Companies engaged national environmental firms and local government agencies to develop engineering systems and mitigations that will ensure the community's safety. One mitigation example is the construction of a concrete platform over a portion of the landfill that incorporates a vapor membrane and a methane collection system to extract and remove the landfill vapors. These details are available in the DEIR, which can be accessed at [www.santaclaraca.gov/CEQA](http://www.santaclaraca.gov/CEQA).



## **Retail, Restaurants and Entertainment**

### **How much retail space is being proposed?**

The plan includes over 1.5 million square feet for retail, restaurant and entertainment uses.

### **What types of retail uses are being considered?**

Related Santa Clara will feature everything from anchor retail stores to local boutiques, surrounded by wide sidewalks that will allow space for retail kiosks and outdoor gathering. These stores will be distributed throughout four unique districts in the City Center, each of which will be connected by wide walkways to accommodate outdoor dining and special event space. Unlike other nearby retail destinations, Related Santa Clara will be a mixed-use hub, with residential housing, offices, and hotels interspersed throughout, making it unique to the region.

### **What types of restaurants will be included?**

The restaurant collection will offer an assortment of the best chef-driven, locally-sourced eateries and an unrivaled array of international cuisines, from casual to formal dining.

### **What entertainment venues will be included?**

The entertainment spaces being considered include a cinema, live performance space, nightclubs, bowling alley, and venues that specialize in virtual entertainment.



## **Hotels and Office Space**

### **What types of hotels will be included?**

The development will include two hotels that offer a total of 700 hotel rooms: a business hotel that will cater to the local and visiting business community, and a boutique hotel that may include a full-scale health club and spa. The hotels will incorporate meeting spaces and restaurants.

**What type of office space will be included?**

The office campuses will surround the project's City Center and feature an exclusive mix of office space, convenience retail, and food and beverage offerings. Workers can expect everything from customizable, build-to-suit headquarters to flexible, co-working spaces. Inside City Center, several of the office buildings will be loft-like and more suitable for start-ups and smaller ventures looking for inspiration in an urban setting.

**Transportation****How will people get to Related Santa Clara?**

Related Santa Clara will be well-served by a local and regional transportation system, including convenient commuter and light rail connections that provide access to cities located throughout the South Bay, East Bay, and San Francisco. Given its proximity to a variety of public transit options and extensive pedestrian and bicycle networks, this urban mixed-use destination is heavily focused on mobility options that support alternative modes of transportation. The Santa Clara Valley Transit Authority light rail, bus system, commuter rail, commuter shuttles, easy bicycle access, and the upcoming BART extension all make the project easily accessible through alternative modes of transportation.

**Will the project include shuttle service?**

Yes. A shuttle system will be included and will provide a convenient way to traverse across the development or to other nearby locations such as the ACE and Capital Corridor Train Station.

**Will the VTA station stay on Tasman Boulevard?**

Yes, there are no anticipated changes to VTA's light rail station system on Tasman Drive.

**How much vehicle parking will be provided?**

At full build-out, the project will include approximately 25,000 parking spaces for visitors, office workers, and residents. Almost 12,000 of these will be exclusively for visitors to the City Center. Parking will be strategically located along the perimeter of the City Center to reduce the amount of vehicular traffic within its pedestrian-oriented districts.

**Will the project provide parking for stadium events?**

Related Santa Clara will provide a total of 3,000 parking spaces to the 49ers approximately 10-12 days per year, limited to NFL football games. The spaces will be provided within both the southern end of the City Center along Tasman Boulevard and elsewhere throughout the project, including future office parcels. A similar parking arrangement is being made with the City for other special events at Levi's Stadium.



## Bicycle and Pedestrian Access

### **Will new bike lanes be added?**

Yes, Related Santa Clara is developing a bike and pedestrian network that will integrate with already-existing systems throughout the area. Extensive pedestrian paths make the whole development walkable – 10 minutes from end to end – and multiple access points from bike paths provide easy access for cyclists. Related Santa Clara will include an on-site network of multi-use trails and designated bicycle lanes to make grabbing a coffee, going shopping, catching a train, heading to the office, or simply going out for a bike ride an enjoyable experience.

### **Will there be any bicycle amenities on-site?**

Yes. Ample on-site amenities such as secure bike parking with concierge services, bike repair shops, bike rentals, and shower facilities will be provided at strategic locations within the development.

### **Will new pedestrian paths be incorporated throughout the development?**

Yes. A continuous network of dedicated pedestrian pathways will secure safe and convenient connections between transit stops, parking facilities, building entrances, and shared open spaces. Stroll between shopping districts along streets that boast wide sidewalks, enhanced crosswalks, paseos, and pedestrian amenities such as street furniture and active storefronts.



## Open Space / Recreation

### **Will open space be included?**

Open space is a critical element of urban design for a variety of reasons. While building denser projects near mass transit is a key sustainable feature of Related Santa Clara, so is providing both active and passive outdoor open spaces. For this reason, Related Santa Clara incorporates a vast network of outdoor spaces including streetscapes, landscaped areas, active and flexible plazas, and restful campus greens. With an eye towards sustainability, drought-resistant landscapes will be planted throughout the site and irrigated using technologically advanced irrigation systems with reclaimed water.



## Sustainability

### **What kind of sustainable systems will be incorporated in the development?**

The City Center will be built to meet LEED for Neighborhood Development (LEED ND) certification with

the commercial buildings designed for LEED v2009 Gold certification and residential buildings designed for LEED v2009 Silver certification.

As a LEED-certified project, Related is exploring a number of sustainable options that will minimize water and energy usage. The large scope of the project allows the design team to take advantage of technologies – such as water reclamation, cogeneration, and other sustainability options – that aren't available to projects of a smaller scale. Related is also examining additional options to limit potable water usage and incorporate additional alternative energy sources to increase the amount of power generated on-site and to reduce greenhouse gases.

**Will there be enough resources, such as water, to support a development of this size?**

A Water Supply Assessment (WSA) report prepared and approved by the City of Santa Clara demonstrates that the City has sufficient water capacity to serve the project. Other options being explored by the project to further reduce water usage include planting drought-tolerant vegetation, low flow fixtures in kitchens and bathrooms and the use of recycled water for landscaping and mechanical demands.



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