



RELATED SANTA CLARA

SANTA CLARA, CALIFORNIA

JUNE, 28 2016

RELATED

RTKL

ELKUS | MANFREDI
ARCHITECTS

COMMUNITY & PUBLIC MEETING PROCESS

The project team has spent over **three and a half years** working with city officials, government agencies and community members developing the program and plans for Related Santa Clara. The following is a list of public meetings, study sessions and community meetings:

March 9, 2013	City Council Hearing – Project announcement (Noticed Public Hearing)
October 30, 2013	City Council Study Session – Project review (Noticed Public Hearing)
December 3, 2013	City Council Hearing – Project update (Noticed Public Hearing)
February 11, 2014	City Council Hearing – Project update (Noticed Public Hearing)
July 1, 2014	Project Clearance Committee – Pre-planning application meeting
July 1, 2014	City Council Hearing – Project update (Noticed Public Hearing)
July 31, 2014	Environmental Impact Report Scoping Meeting for the Centennial Gateway Mixed Use Project (Noticed Public Hearing)
August 12, 2014	Environmental Impact Report Scoping Meeting for City Place Santa Clara
February 18, 2015	Chamber of Commerce Presentation
April 21, 2015	City Council Study Session (Noticed Public Hearing)
April – Dec. 2015	Small Group Community Meetings
June 16, 2015	City Council Hearing – Project update (Noticed Public Hearing)
October 9, 2015	Draft Environmental Impact Report Issued
October 20, 2015	Community Open House

COMMUNITY & PUBLIC MEETING PROCESS - Continued

October 21, 2015	City of Santa Clara Bicycle and Pedestrian Advisory Committee & Silicon Valley Bike Coalition Meeting
October 26, 2015	Community Open House
November 2015	Project Clearance Committee, Master Community Plan Meeting
December 8, 2015	Draft Environmental Impact Report Comment Period Concludes
January 14, 2016	Sunnyvale Open House
March 10, 2016	Joint City Council/Planning Commission Study Session #1 (General Overview of Project)
March 21, 2016	Joint City Council/Planning Commission Study Session #2 (Phasing Scenarios & Infrastructure)
April 26, 2016	Joint City Council/Planning Commission Study Session #3 (EIR & Transportation)
May 3, 2016	Joint City Council/Planning Commission Study Session #4 (MCP)
June 7, 2016	Joint City Council/Planning Commission Study Session #5 (Transactional Documents & Fiscal Analysis)
June 8, 2016	Planning Commission Hearing and Affirmative Recommendation (Noticed Public Hearing)
June, 28 2016	City Council Hearing (Noticed Public Hearing)

15 Publicly Noticed Public Hearings

PROGRAM SUMMARY



239 ACRES
9.2 M SF
TOTAL PROJECT



5.4 M SF
OFFICE



1.1 M SF
RETAIL



1,680 UNITS
RESIDENTIAL



700 ROOMS
HOTEL



250,000 SF
FOOD & BEVERAGE



190,000 SF
ENTERTAINMENT

LEGEND

- Land Uses**
- Podium Residential
 - Retail Anchor
 - Retail and F & B
 - Hotel
 - Entertainment
 - Office

- Boundaries**
- Site
 - Parcel

1" = 800'



PARKS & OPEN SPACE

Public Parks
(Parcel 3 Park, North Park,
East Park and West Park)

38 acres

Other Open Space

14 acres

Sloped Habitat Areas

22 acres

Pedestrian Concourse,
Plazas and Paseos

10 acres

Retention Pond Area

12 acres

Total
96 acres
(40% parks & open space)



AFFORDABILITY

Residential Affordability Program

Related has a tradition of developing affordable housing throughout California at a variety of affordability levels and is proposing the inclusion of 10% affordable units as a component within the project's residential component.

10%

of rental units will be set aside as **affordable** for sale and/or rental units

Plan is for all on-site affordable units

100%

Of the affordable units will be reserved for moderate income residents

The affordable units will be **built to market rate quality standards**

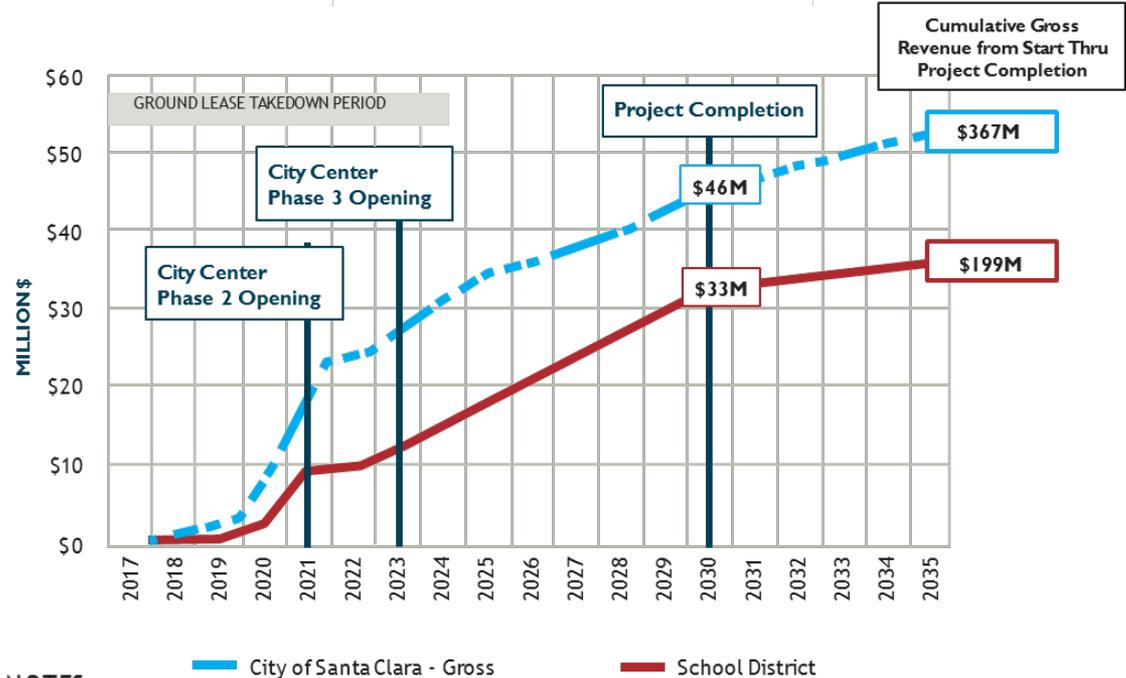
SCHOOL

One Time Fees and Revenue to District

ONETIME SCHOOL IMPACT FEES

Commerical Statutory Fee	\$4,191,000
Residential Statutory Fee	\$5,846,000
Voluntary Funding	\$5,846,000
Total Funding	\$15,883,000
Residential Units	1,680
Generated Students ¹	84
Total \$ Per Residential Unit	\$9,500
Total \$ Per Student	\$190,000

NEW ANNUAL REVENUE



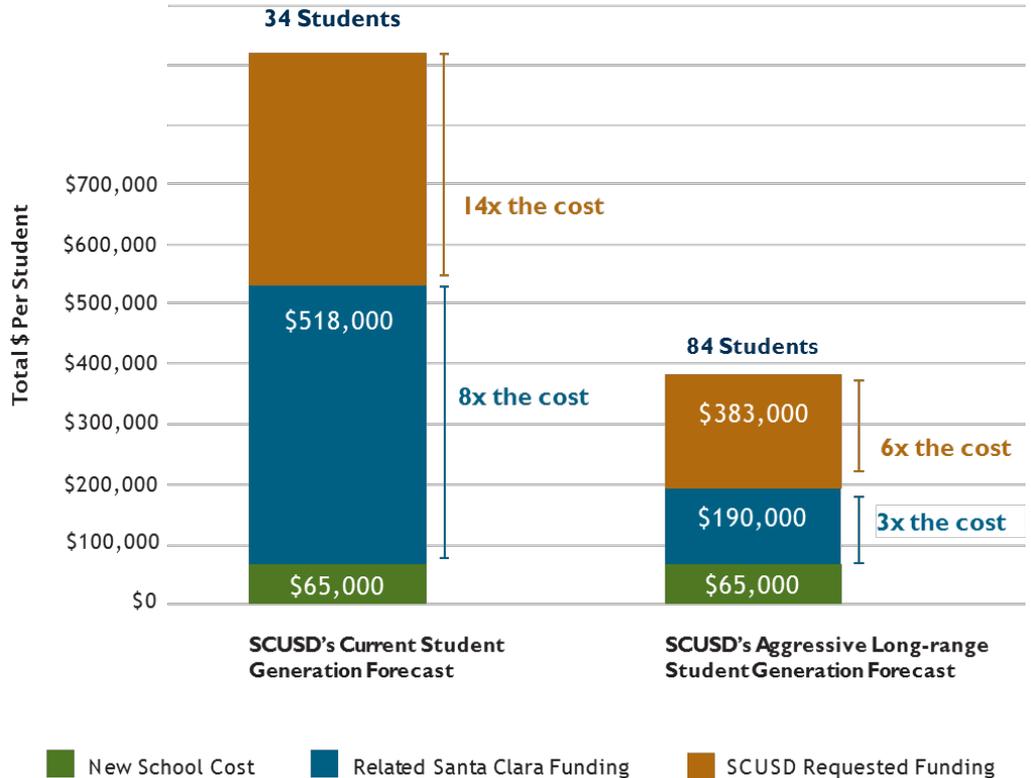
NOTES:

1.5 student generation based on SCUSD's report at highest rate (250% higher than current forecast)

SCHOOL

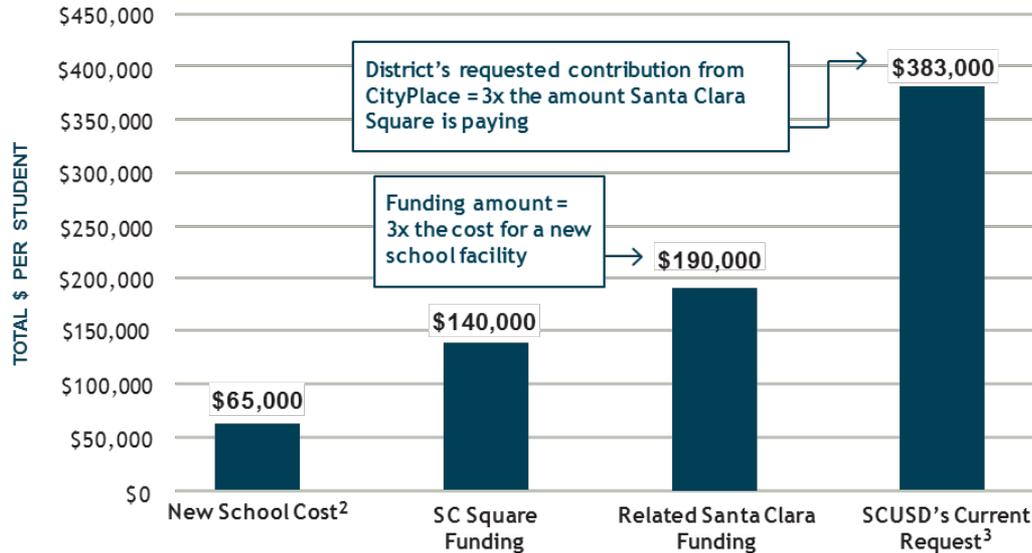
Impact Costs and Funding

- Related Santa Clara's funding provides 3x to 8x the cost to accommodate the projected new students
- SCUSD will also receive annual recurring property tax revenues of \$10M by City Center opening and growing to \$33M at Project Completion (\$390,000 to \$960,000 per student)
- \$33M annual revenue represents a 20% increase to district's current revenue



SCHOOL Impact Fees and Tax Revenues

SCHOOL IMPACT FEES PER STUDENT



NOTES:

1. Student generation based on SCUSD's report at highest rate (250% higher than current forecast)
2. New School Cost based on SCUSD's report that includes an additional 50% higher land acquisition cost
3. SCUSD's request is 3x the statutory fee plus land acquisition costs

ONE TIME SCHOOL IMPACT FEES

	Irvine SC Square	Related Santa Clara
Statutory Fee	\$7,000,000	\$10,037,000
Voluntary Funding	\$5,600,000	\$5,846,000
Total Funding	\$12,600,000	\$15,883,000
Residential Units	1,800	1,680
Generated Students ¹	90	84
Total \$ Per Residential Unit	\$7,000	\$9,500
Total \$ Per Student	\$140,000	\$190,000

CONSTRUCTION JOBS: A Union Construction Project

BY THE NUMBERS

Total Cost
Of Development

\$6.7B

Construction Costs

\$5.0B¹

Built by Union Workers

\$4.3 - \$4.6B²

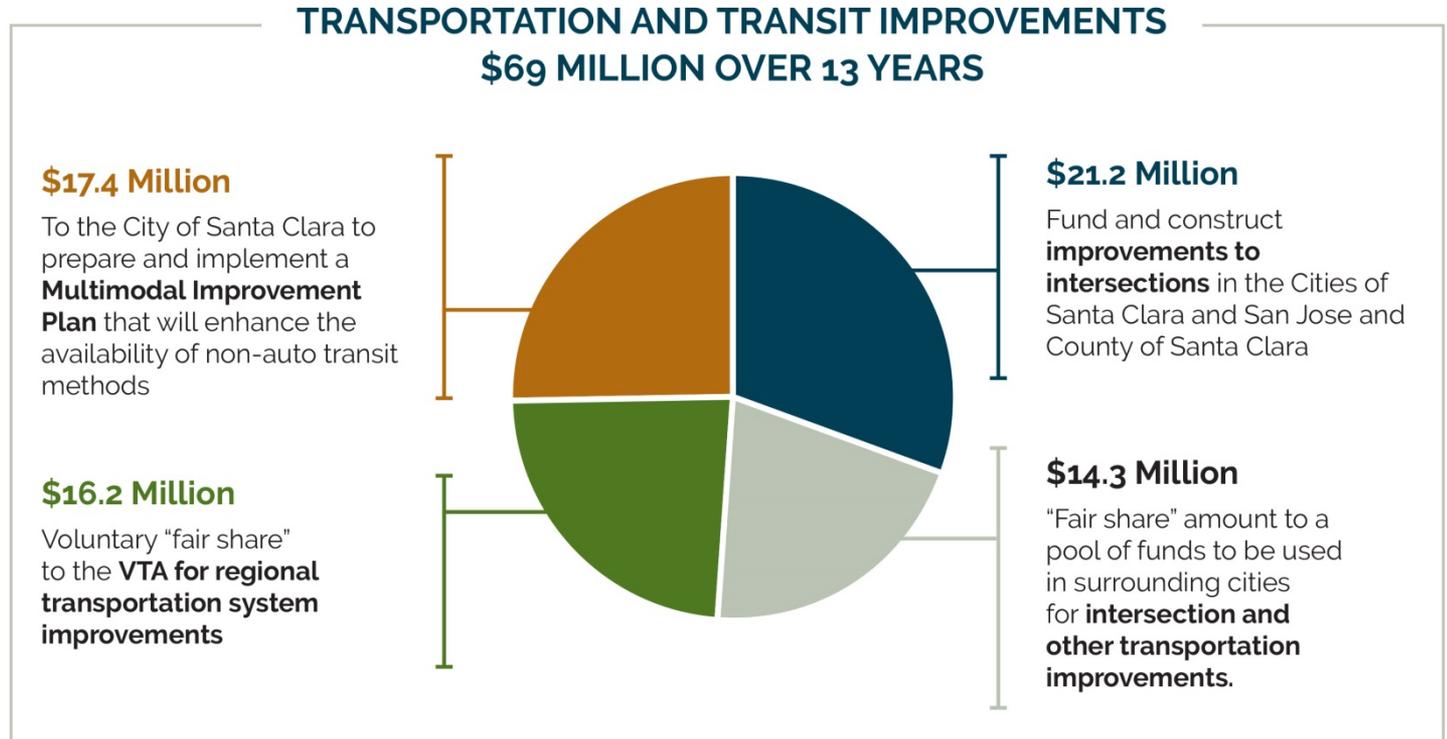
% Union Work

86% - 92%

PROJECTED TOTAL CONSTRUCTION BUDGET/JOBS/WAGES BY YEAR

Year	Volume	Construction Jobs	Wages/Benefits
Year 1	\$154M	350	\$ 60.0M
Year 2	\$669M	1,345	\$230.0M
Year 3	\$735M	1,500	\$270.0M
Year 4	\$613M	1,330	\$235.0M
Year 5	\$235M	514	\$ 90.0M
Year 6	\$162M	350	\$ 60.0M
Year 7	\$265M	550	\$100.0M
Year 8	\$147M	320	\$ 55.0M
Year 9	\$363M	750	\$120.0M
Year 10	\$216M	500	\$ 40.0M
Year 11	\$451M	930	\$170.0M
Year 12	\$252M	525	\$ 90.0M
Year 13	\$319M	725	\$120.0M
Year 14	\$270M	560	\$100.0M
Year 15	\$149M	345	\$ 60.0M
TOTAL	\$5.0B¹	10,600³	\$1.8B³

TRAFFIC & TRANSPORTATION FUNDING



TRANSPORTATION DEMAND MANAGEMENT (TDM)

Preparation and Implementation of a TDM plan that will succeed in meeting auto trip reduction goals. The project's TDM Plan will be independently monitored, with annual reporting to the Planning Commission, summarizing TDM efforts throughout the City. TDM measures under consideration Include:

- **Private shuttles** from nearby public transit
- **Ridesharing options** such as carpool and vanpool matching services
- **Commuter Checks, Clipper Cards or VTA passes** for all employees
- **Bicycle support facilities** such as showers and changing rooms, storage rooms and racks, and bicycle repair stands throughout the project site.
- **Bike share pods** to enable trips on-site and to nearby destinations
- **Car share services** such as ZipCar
- **Ride-share services** such as Uber Pool, and Lyft Line
- **Parking management strategies** such as paid parking and unbundled parking to restrict the parking supply and discourage private vehicle use

SUPPORTING VTA AND OTHER REGIONAL PUBLIC TRANSIT*

8,320

Estimated number of new daily public transit riders the project will generate, bringing new fare revenue to VTA, ACE and Capitol Corridor trains

\$14 Million

Estimated amount VTA will be receiving in annual tax revenues

* At project completion

NEW ANNUAL REVENUE (ESTIMATED)

\$20 MILLION

CITY NET ANNUAL REVENUE @ COMPLETION OF PHASE 2

\$41 MILLION

CITY NET ANNUAL REVENUE @ PROJECT COMPLETION

\$33 MILLION

SCHOOL DISTRICT ANNUAL REVENUE @ PROJECT COMPLETION

\$17 MILLION

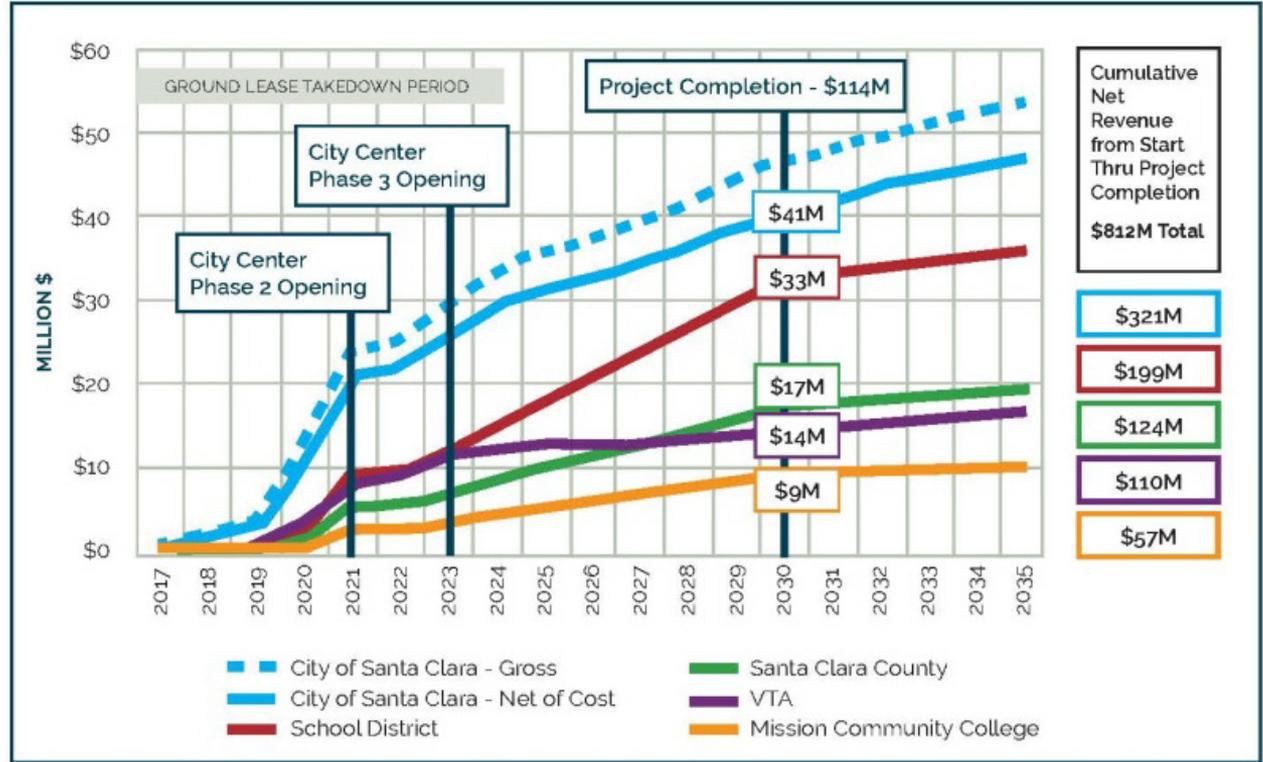
COUNTY REVENUE @ PROJECT COMPLETION

\$14 MILLION

VTA REVENUE GROWTH - PLUS LOCAL RIDERSHIP INCREASE OF 52%

\$114 MILLION

TOTAL ANNUAL RECURRING REVENUE TO ALL JURISDICTIONS AT COMPLETION



NOTES:

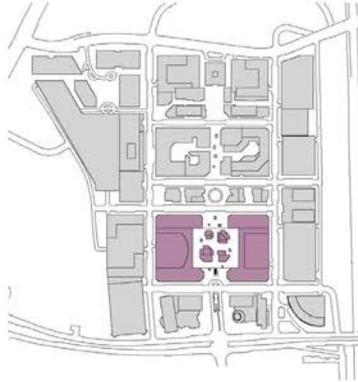
- Schedule assumes construction start of Phase I in 2018 and the first office park Phase 4 in 2022
- Annual inflation rate projected at 3% with multi-year period of 5% growth in retail and hotel sales once Project opens
- Annual property tax growth capped at 2% and City operating expenses inflate annually at 3%
- Without project, the property would generate approximately \$0.3 Million in property tax residual distributions at project completion to the above taxing authorities (\$4.2 million cumulative over a 13-year buildout period thru 2030)



GATEWAY DISTRICT



STATION





VIEW OF STATION BUILDING

BOULEVARD



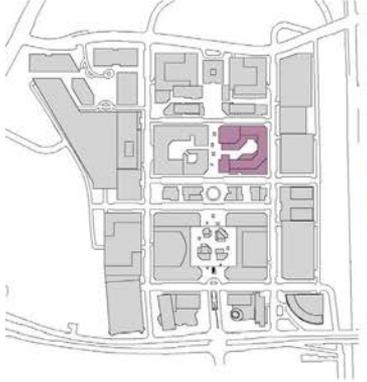


BOULEVARD VIEW LOOKING EAST

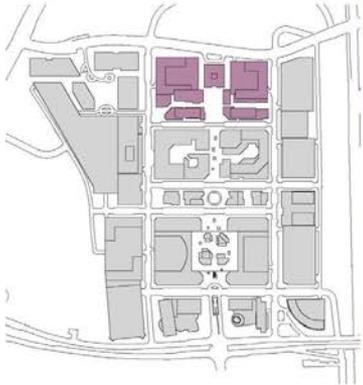
HOTEL DISTRICT



LIVE/WORK DISTRICT



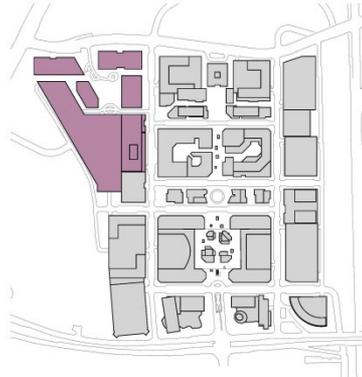
DESIGN DISTRICT





VIEW OF DESIGN DISTRICT

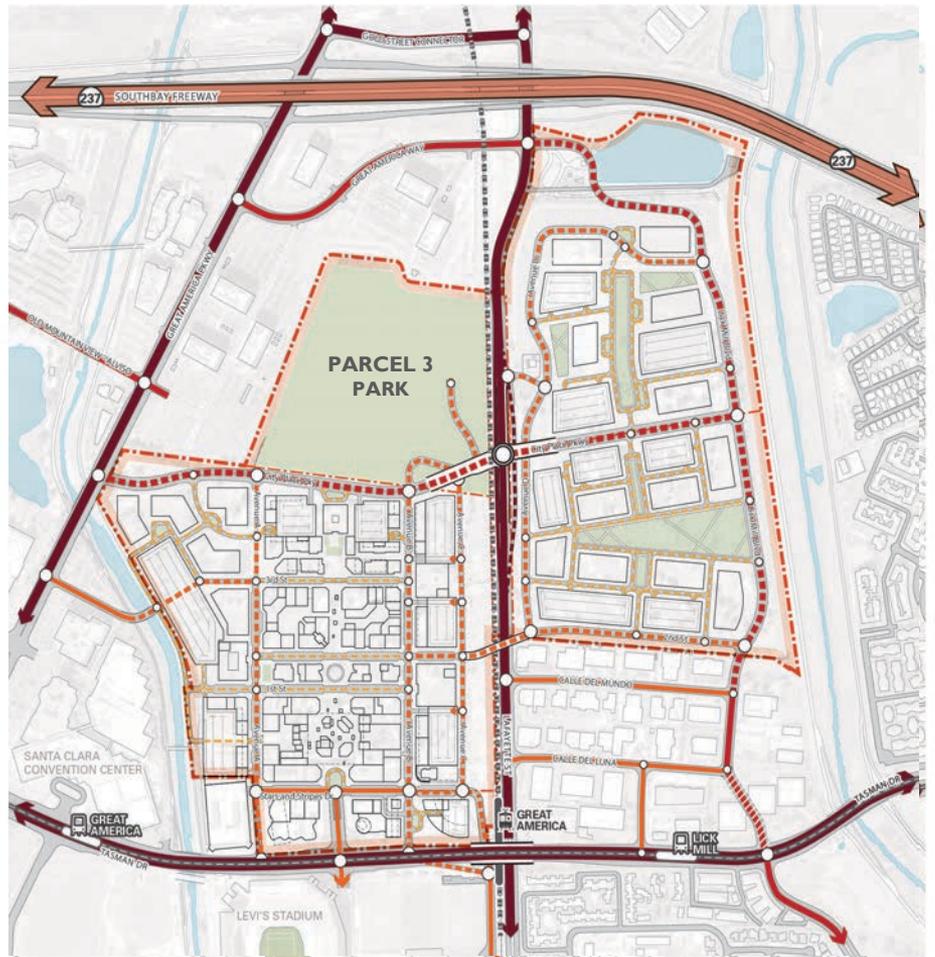
OFFICE CAMPUS



STREET NETWORK

LEGEND

- Vehicular Circulation**
- Major Arterial
 - Minor Arterial (Existing)
 - Minor Arterial (Proposed)
 - Collector Street (Existing)
 - Collector Street (Proposed)
 - Local Street (Proposed)
 - Potential Connection
- Intersections**
- Urban Interchange
 - Full Intersection
 - Right in Right out Intersection
- Transit**
- VTA Light Rail
 - Capitol Corridor/
Altamont Commuter Express
- Boundaries**
- Site
 - Parcel



BICYCLE NETWORK

LEGEND

- Existing Facilities**
-  Existing Bike Path
-  Existing Lane
- Proposed Facilities**
-  Proposed Bike Path (Related)
-  Proposed Bike Path (Others)
-  Proposed Bike Lane (Off Site)
-  Proposed Bike Lane (Others)
-  Proposed Shared Bike Route
-  Potential Bike Center Locations
- Transit**
-  VTA Light Rail
-  Capitol Corridor/
Altamont Commuter Express
- Boundaries**
-  Site
-  Parcel



OPEN SPACE NETWORK



TRANSIT OPTIONS

LEGEND

- Bus Routes**
- - - - Municipal Bus Line
 - - - - Potential Employer-Operated Commuter Shuttle Route
 - - - - Potential Cityplace Internal Shuttle Route
 - - - - ACEVTA Shuttle Bus Route
- Bus Stops**
- Municipal Bus Stop
 - Commuter Shuttle Stop
 - Internal Shuttle Stop
 - ACEVTA Shuttle Bus Stop
- Boundaries**
- - - - Site
 - - - - Parcel

