City of Santa Clara
Planning Commission
November 14, 2018
Gateway Crossings Project
1205 Coleman Avenue

PLN2016-12318, PLN2016-12321, PLN2016-12481, and
CEQ2016-01025
Gateway Crossings Project

Request
- GPA to Santa Clara Station Very High Density Residential (51-100 du/acre) with a minimum commercial FAR of 0.2
- Zoning Code Amendment to add a new zoning designation of Very High Density Mixed-Use (VHDMU) to facilitate development of the proposed land uses and building types
- Rezone from Light Industrial (ML) to the new VHDMU zoning district
- Vesting Tentative Subdivision Map
- Development Agreement
Gateway Crossings Project

Proposal

1,600 multi-family dwelling units
15,000 sq.ft. ground floor retail
182,000 sq.ft. full service hotel
  • 225 rooms
  • 5,500 sq.ft. food & beverage uses
  • 4,400 sq.ft. amenity space
  • 6,300 sq.ft. conference space
2.1 acre park
2,783 parking spaces
Street network
Gateway Crossings Project

21.4 acre project site
• 20.4 acres in City of Santa Clara
• 1.0 acre in City of San Jose

Previously developed with 272,840 sq.ft. of industrial and office/R&D uses

Buildings and site improvements demolished in 2016-2017
Gateway Crossings Project

Santa Clara Station Focus Area

- 244 acres
- Gateway into the City
- Santa Clara Transit Station at the center
- Planned for pedestrian and transit oriented development
- 1,650 residential units
- 2,000,000 sq.ft. of non-residential uses
## Gateway Crossings Project

### Existing General Plan Designations

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acres</th>
<th>Commercial sq.ft.</th>
<th>Dwelling Units</th>
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<td>High Density Residential</td>
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<td>531 – 1,042</td>
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<td>Very High Density Residential</td>
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<td>146 – 198</td>
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<td>Regional Commercial</td>
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- **Santa Clara Station High Density Residential (37-50 du/ac)**
- **Santa Clara Station Very High Density Residential (51-90 du/ac)**
- **Santa Clara Station Regional Commercial (up to 3.0 FAR)** (with an emphasis on office and hotel uses)

[Map of Gateway Crossings Project]
Gateway Crossings Project

Transit Facilities

Existing Santa Clara Transit Center
- VTA bus service (routes 10, 22, 32, 60, 81, 522)
- Caltrain, ACE, Capitol Corridor
- Pedestrian undercrossing connection

Future BART Station (2021 - 2026)
- Station concourse
- 5-level parking structure (500 spaces)
- Kiss-n-ride, bus & shuttle loading areas
Gateway Crossings Project

- Phased development
  - Phase 1 complete
  - Phase 2 under construction
  - Phases 3 & 4 construction 2021

- 1,500,000 sq.ft. of office, retail, hotel uses, Avaya Stadium, & street network
- 4 – 7 story buildings
- City of San Jose practice soccer fields

Coleman Highline Project
Gateway Crossings Project

Timeline
- January 21, 2016 – preliminary application
- November 9, 2016 – project application

Community Outreach
- April 27, 2017 - Senior Center
- July 19, 2017 - Mission Branch Library
- May 30, 2018 - City Council Chambers
Gateway Crossings Project

Site & Landscape Plan
Retail & Amenity Space
Public & Private Open Space
Gateway Crossings Project
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Recommendation

• Approve and Certify EIR, adopt CEQA Findings and SOCs and the MMRP;
• Approve GPA #87 from Regional Commercial, High Density Residential and Very High density Residential to Very High Density Residential with minimum commercial FAR of 0.2; amendment to the General Plan Land Use Map for the Santa Clara Station Focus Area to reflect the General Plan change; and revision to the CAP to add TDM goals for the new land use designation;
• Approve Rezone from ML to Very High Density Mixed-Use to allow phased construction of a mixed-use development consisting of 1,600 residential units, 182,000 square foot full-service hotel, 15,000 square feet of supporting retail, park and open space, surface and structured parking facilities, private streets, and site improvements; subject to conditions that include additional pedestrian, decorative paving and landscape enhancements to the 30-foot wide north – south private street on the west side of the public park and Building 2 that connects Brokaw Road to Champions Way;
Gateway Crossings Project

Recommendation (continued)

• Approve the Vesting Tentative Subdivision Map for the purpose of developing six mixed-use parcels and six common lots for site access/circulation and utility corridors to serve the development; and

• Adopt an Ordinance to approve the Development Agreement.
City of Santa Clara
Planning Commission Study Session
October 24, 2018

Gateway Crossings Project
1205 Coleman Avenue

Public Hearing Item #
PLN2016-12318, PLN2016-12321, PLN2016-12481 and
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COLEMAN

CHAMPION’S WAY