

City of Santa Clara

Item 4.B

6/26/18

City Council Meeting– June 26, 2018

575 Benton Street Mixed Use Project

Public Hearing Item #2

PLN2017-12489, PLN2017-12574, PLN2017-12575,
PLN2017-12837 and CEQ2015-01188



**City of
Santa Clara**
The Center of What's Possible



**City of
Santa Clara**
The Center of What's Possible

575 Benton Mixed Use Project

Request

- GPA to Santa Clara Station Very High Density Residential
- Rezoning of a 5.75 acre site from Light Industrial (ML), Single-Family (R1-6L), Duplex (R2-7L) and Thoroughfare Commercial (CT) to Planned Development (PD)
- Approval of a Vesting Tentative Parcel Map
- Approval of a Development Agreement
- Approval of Street Vacation of portions of Fremont and Sherman Streets
- To allow development of up to 355 apartment units and approximately 20,000 sq ft ground floor retail area



575 Benton Mixed Use Project

Project Site



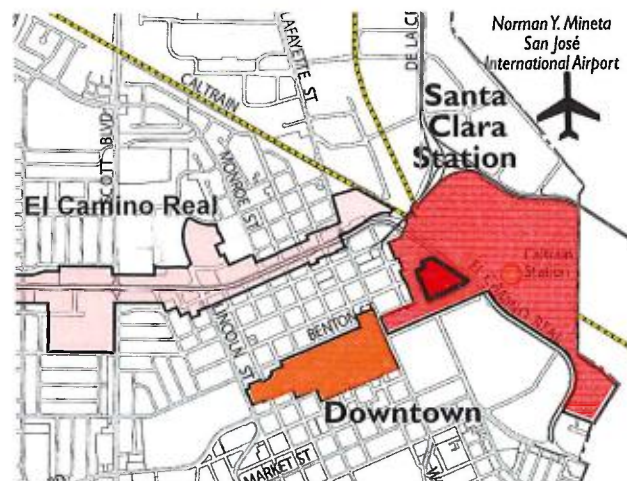
3



575 Benton Mixed Use Project

Background

- Relationship to Planning Areas



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575 Benton Mixed Use Project

Santa Clara Station Area Plan

- 244 acres
- Santa Clara station at the center
- Planned for transit-oriented development (TOD)
- 1,650 residential units
- 2,000,000 sf of non-residential

Legend

Land Uses Within the Focus Area

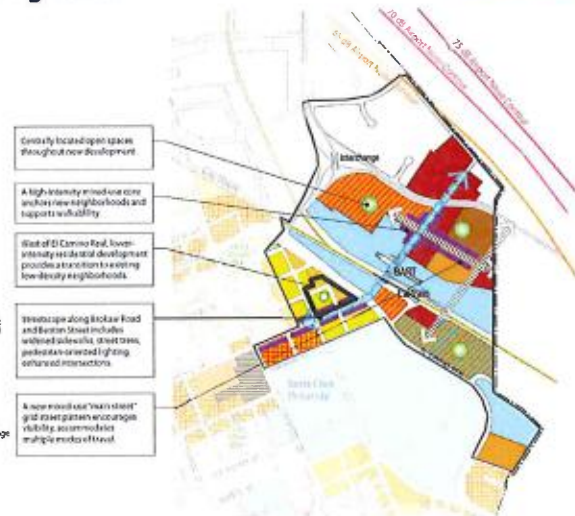
- Santa Clara Station Low Density Residential (R-18 du/ac)
- Santa Clara Station Medium Density Residential (R-36 du/ac)
- Santa Clara Station High Density Residential (R-50 du/ac)
- Santa Clara Station Very High Density Residential (R-100 du/ac)
- Santa Clara Station Regional Commercial (up to 3.0 FAR)
- Santa Clara Station Regional Mixed Use (Santa Clara Station Regional Commercial + Santa Clara Station High Density Residential) with an emphasis on residential and commercial uses
- Santa Clara Station Community Mixed Use Commercial (up to 0.45 FAR)
- Santa Clara Station Medium Density Residential
- Santa Clara Station Public/Quail Public (intensity based on policies 5.3.1, 5.5.1 and 5.9.2)
- Santa Clara Station Light Industrial (up to 0.6 FAR)

0 1/4 1/2

MILES

Urban Design Features

- Focus Area Boundary
- Potential Street
- Pedestrian Connection
- Pedestrian Orientation/Active Street Frontage
- Proposed Open Space (Plot to scale)



575 Benton Mixed Use Project

Site Context

- Transit Oriented
- Proximity to Santa Clara University and Old Quad residential neighborhood
- Existing light industrial uses





575 Benton Mixed Use Project

Community Outreach

1. June 18, 2016, Old Quad meeting
2. July 5, 2016, Toured Old Quad board members at Madera
3. July 14, 2016, Met with Old Quad representatives
4. September 28, 2016, Presented project design at Old Quad meeting
5. October 20, 2016, Meeting with Old Quad board members
6. November 9, 2016, Follow-up architectural review with Old Quad
7. November 22, 2016, Follow-up architectural review with Old Quad
8. December 7, 2016, Follow-up architectural review with Old Quad
9. February 9, 2017, Meeting with Old Quad
10. May 3, 2017, Follow-up architectural review with Old Quad
11. July 11, 2017, community meeting-project plans has not changed since then

7



575 Benton Mixed Use Project

El Camino Real Elevation



KEY PLAN
SCALE 1" = 100'

- | | |
|---------------------------|------------------------|
| 1. BRICK VENEER | 6. HORIZONTAL Siding |
| 2. EXTERIOR PLASTER | 7. WOOD PATTERN Siding |
| 3. CORRUGATED METAL PANEL | 8. VINYL SIDING |
| 4. PORCELAIN TILE | 9. BALCONIES |
| 5. VERTICAL Siding | 10. GLASS STONEFRONT |
- MATERIALS



RENDERING - RETAIL ON BENTON ST

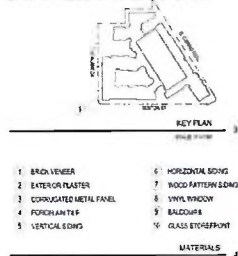


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575 Benton Mixed Use Project

Benton Street Elevation



BENTON ST



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Prior Mission Town Center Entitlement

On February 23, 2016, City Council approved the following:

- GPA to Santa Clara Station High Density Residential (37-50 du/acre) with use of discretionary policy to increase the density to 55 (du/acre).
- Rezoning to Planned Development to allow 318 units, 10,000 sf amenity and leasing space, and 22,000 sf ground floor retail space. Including removal of all buildings on site.
- A Development Agreement
- FEIR



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575 Benton Mixed Use Project

Project Description

- 355 units including 8 live-work
- Retail space: 19,985 sf
- 2,364 sf commercial space within live-work units
- Leasing office: 1,601 sf
- Pet spa area: 346 sf
- Bike amenity space: 1,528 sf
 - 248 bike lockers
- 48 bike racks along the street frontage
- Two historic single family homes (3410 and 3370 The Alameda) remain on the site

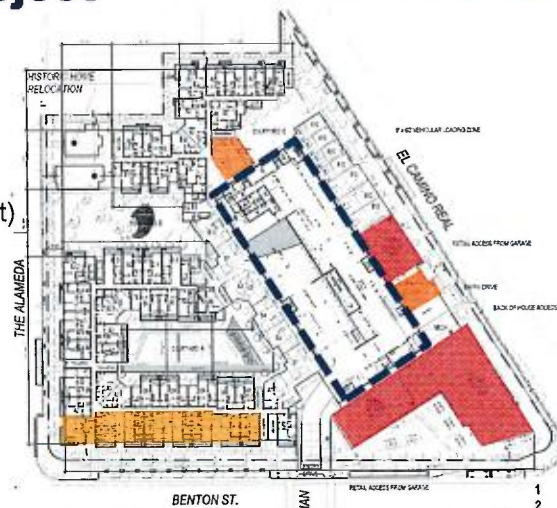


575 Benton Mixed Use Project

Project Description

650 parking spaces

- 536 residential
 - 472 (1.5 parking spaces per unit)
 - 64 (Guest parking 18% of unit-count)
- 114 non-residential/Retail
 - 4 spaces per 1,000 sf
 - 1 space for each 3 outdoor seats
- EV charging stations
 - Based on the code
 - Additional up to 10%





575 Benton Mixed Use Project

Project Description

- Courtyard A: 9,654 sf (BBQ area)
- Courtyard B: 5,278 sf
- Retail Plaza: 8,800 sf
- Courtyard C: 4,493 sf (dog park)
- The Alameda Public Courtyard: 6,219
- Amenity roof deck with 4,341 sf club room-fitness center
- Preservation of historic residences (3410 and 3370 The Alameda)



575 Benton Mixed Use Project

Changes between current and previous project

Project Info	Mission Town Center	575 Benton
Units	318	355
Density	55 du/acre	61.7 du/acre
Commercial	22,000 sf	19,985 sf
Live-work commercial	-	2,364 sf
Amenities	10,000 sf	6,000 - 7,000 sf
Affordable Housing	10% (30% low income, 70% moderate income)	10% (30% low income, 70% moderate income)
Historic Preservation	Removal of All Buildings on Site	Retention of Two Historic Single Family Homes



575 Benton Mixed Use Project

Changes to Project Elevations



Mission Town Center



575 Benton Mixed Use

1
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575 Benton Mixed Use Project

Development Agreement Changes

- Increase the allowed height from 73 feet to 86 feet, 6 inches;
- Reduce conditioned amenity space from 10,000 square feet to 5-6,000 square feet of interior or roof top amenity space;
- Eliminate relocation of the two historic houses from the project site;
- Make transportation improvements up to \$310,000 in value (in lieu of a mandated payment of \$310,000);
- In lieu of an objective to attain LEED Gold building standards or an equivalent, the Project will seek to attain GPR Silver standards or an equivalent;

1
6



575 Benton Mixed Use Project

General Plan Conformance

Consistent General Plan Policies:

- Four primary goals for the Santa Clara Station Focus Area
- Mixed-use Land Use Policies
- Santa Clara Station Focus Area Policies
- Transition Goals and Policies
- General Land Use Goals and Policies



575 Benton Mixed Use Project

CEQA Review

- February 23, 2016 - City Council certified the Mission Town Center FEIR
- The FEIR analyzed construction of a mixed-use residential with 385 apartment units, 27,000 sf retail, 10,000 sf amenity space and 839 parking space
- The current project includes fewer residential units and less retail
- Addendum#1 concludes that the proposed project
 - is substantially the same as the previously evaluated project
 - not result in an increase of any previously identified significant environmental impacts identified in the FEIR.



575 Benton Mixed Use Project

Planning Commission / Staff Recommendation

- Adopt Addendum#1 to the Mission Town Center Final Environmental Impact Report (FEIR)
- Approve the requested:
 - General Plan Amendment
 - Rezoning to PD Zoning District
 - Development Agreement

City of Santa Clara

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575 Benton Street Mixed Use Project

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575 Benton Mixed Use Project

Transit Oriented Development Sites (Transform Data)



101 San Fernando
101 San Fernando St, San Jose, CA 95128

Parking Management

Parking Assigned: 100
Parking Permits Required: 100
Special Features: None

Cost of Parking

Total Cost: \$100,000

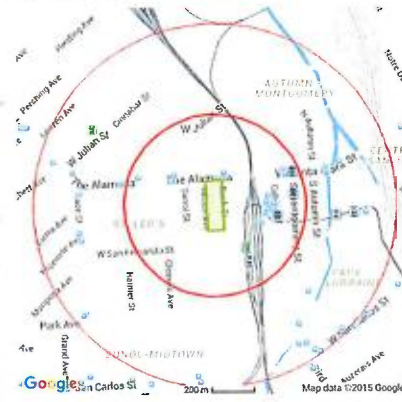
Utilization

323 / 557
Total Units / Parking Spaces

1.72
Spaces Provided per Unit

0.89
Spaces Used per Unit

0.66
Spaces Used per Bedroom



Avalon at Cahill Park
Avalon at Cahill Park, San Jose, CA 95128

Parking Management

Parking Assigned: 100
Parking Permits Required: 100
Special Features: None

Cost of Parking

Total Cost: \$100,000

Utilization

218 / 283
Total Units / Parking Spaces

1.30
Spaces Provided per Unit

1.06
Spaces Used per Unit

0.71
Spaces Used per Bedroom



575 Benton Mixed Use Project

Transit Oriented Development Sites (Transform Data)



Via
Via, San Jose, CA 95128

Parking Management

Parking Assigned: 100
Parking Permits Required: 100
Special Features: None

Cost of Parking

Total Cost: \$100,000

Utilization

284 / 301
Total Units / Parking Spaces

1.06
Spaces Provided per Unit

0.94
Spaces Used per Unit

0.61
Spaces Used per Bedroom



Park Place
Park Place, San Jose, CA 95128

Parking Management

Parking Assigned: 100
Parking Permits Required: 100
Special Features: None

Cost of Parking

Total Cost: \$100,000

Utilization

375 / 501
Total Units / Parking Spaces

1.34
Spaces Provided per Unit

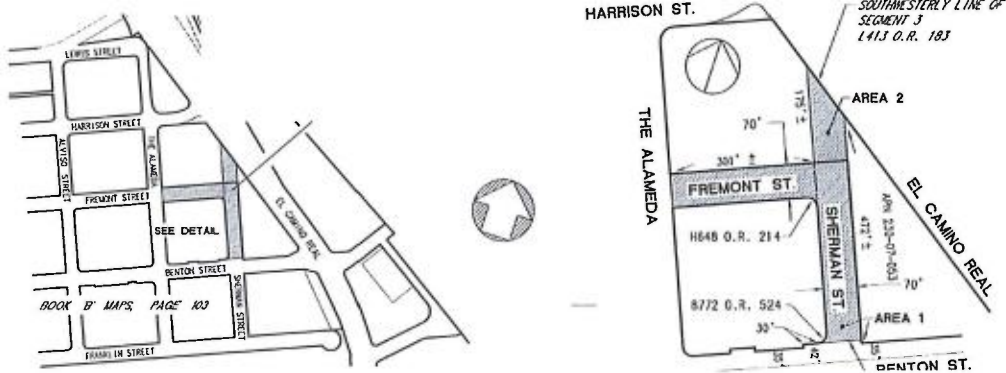
0.94
Spaces Used per Unit

0.61
Spaces Used per Bedroom



575 Benton Mixed Use Project

Street Vacation



2
3



575 Benton Mixed Use Project

Historical Review

- Preserves 3410 and 3370 The Alameda on site
- Cultural Resources Treatment Plan
- Presented to HLC on September 2017 and February 2018

2
4

6/26/18

ITEM # 4.B

Robert C. Fitch

Santa Clara, CA 95050

City Council
City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

Dear Mayor and Council,

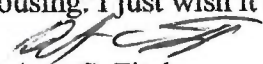
Re: 575 Benton Street Mixed-Use Project

I strongly support constructing housing at Benton St and El Camino Real. Working for the past 9 months to simply add a single bathroom and convert a home office into a 4th bedroom for my son, reminds me how hard we have made it to add any kind of housing here in Santa Clara County. Our lack of housing prevents so many other sons and daughters of Santa Clara residents from finding homes here. We as a community should work to encourage housing, so our families do not have to leave the community they were raised in.

This proposed pedestrian-oriented development is located across the street from the Santa Clara train station. There is no better location to provide substantial and badly needed housing. While any intense development brings traffic and other impacts, this location minimizes that impact by its proximity to the train station.

This development will also improve the area. Now, anyone arriving in Santa Clara for the first time sees the ugliest building in town across the street. What should be welcoming, instead gives the wrong introduction to the Old Quad and its historic and remaining beautiful buildings. Construction of this proposed project will help link our train station, soon to be the terminus of BART, to the heart of Santa Clara. It will encourage pedestrian traffic from the station along Benton and further into the community.

I strongly encourage the council to not put any barriers in the way of providing this critically needed housing. I just wish it could be even more units.


Robert C. Fitch
Resident of Santa Clara

POST MEETING MATERIAL

6/26/18

ITEM 4B

575 BENTON MIXED USE

{Santa Clara, CA}



CONTEXTUAL SITE PLAN



PROMETHEUS REAL ESTATE GROUP

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POST MEETING MATERIAL

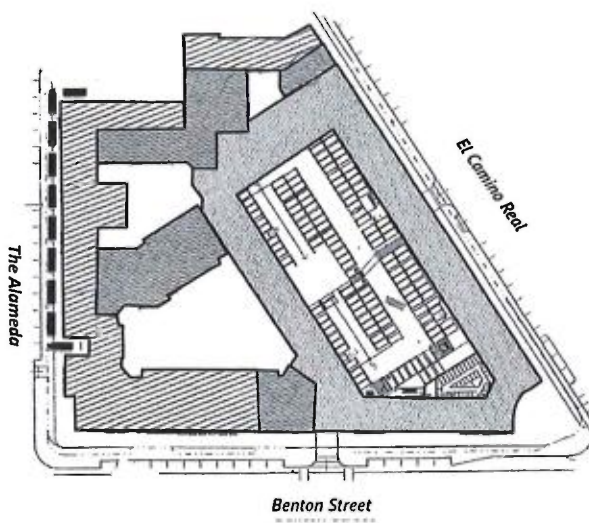


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11.1.2016 11:07:52

**Irvine Approved Plan
February 2016**

Current Proposed Plan



PROMETHEUS REAL ESTATE GROUP

11.1.2016 11:07:52

DEVELOPMENT PLAN CHANGES

<u>Irvine Approved Plan (Feb. 2016)</u>	<u>Current Plan</u>
• 318 units (Initially 470 units, 385, 370) • 22,000 sq. ft. Commercial • El Camino Real height 72'6" • Benton/The Alameda 3-4 stories • "Fortress" like massing around entire perimeter • 2 Historic Homes: Relocate off-site • 6,534 sq. ft. Public Open Space • Architectural Style: Mediterranean	• 355 units • 22,349 sq. ft. Commercial • El Camino Real height 75'7" • Benton/The Alameda 3 -4 stories • Openings designed around perimeter • 2 Historic Homes: Remain on-site • 15,019 sq. ft. Public Open Space • Architectural Style: Consistent historical context of neighborhood

COMMUNITY OUTREACH

- June 18, 2016: Old Quad meeting at Taplands to introduce project and design concepts
- July 5, 2016: Toured Old Quad board members at Madera, a newer Prometheus property
- July 14, 2016: Met with Old Quad representatives to discuss design
- September 28, 2016: Presented project design at Old Quad meeting at Senior Center
- October 20, 2016: Met with Old Quad board members to discuss updated design
- November 9, 2016: Follow-up architectural review meeting with Old Quad representatives
- November 22, 2016: Follow-up architectural review with Old Quad representatives
- December 7, 2016: Follow-up architectural review with Old Quad representatives
- February 9, 2017: Meeting with Old Quad representatives to discuss project status
- May 3, 2017: Follow-up architectural review meeting Old Quad
- July 11, 2017: Community meeting



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10.1.2021



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10.1.2021



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P | AM HOME



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SANTA CLARA PARKING STUDY

{September 2017 at 3am}

		Hearth North		Hearth South		Cobalt		Park Central		Mansion Grove		Weighted Average	
		Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend
Apartment Units	1 bedroom units	129		114		118		85		502			
	2 bedroom units	180		145		104		88		494			
	3 bedroom units									4			
	Total Apartment Units	289		259		222		173		1,000		1,943	
	Total Bedrooms	449		404		326		261		1,502		2,942	
Parking Supply	Gated/Assigned Spaces	416		417		337		173		1,227		2,570	
	Guest/Unassigned Spaces	58		45		41		172		443		759	
	Total Parking Spaces	474		462		378		345		1670		3329	
	Parking spaces per unit	1.64		1.78		1.70		1.99		1.67		1.71	
	Parking spaces to bedroom ratio	1.06		1.14		1.16		1.32		1.11		1.13	
Parking Demand	Gated/Assigned Spaces	261	268	239	235	223	213	115	113	935	912	1773	1741
	Guest/Unassigned Spaces	50	55	43	43	30	35	97	106	382	373	602	612
	Street Parking	42	41	35	36	21	23					98	100
	Total Occupied parking spaces	353	364	317	314	274	271	212	219	1,317	1,285	2,473	2,453
	Occupied spaces per unit	1.22	1.26	1.22	1.21	1.23	1.22	1.23	1.27	1.32	1.29	1.27	1.26
	Occupied spaces per bedroom	0.79	0.81	0.78	0.78	0.84	0.83	0.81	0.84	0.88	0.86	0.84	0.83

Weekday parking counts were conducted on 9/12/2017-9/14/2017; weekend parking counts were conducted on 9/16/2017-9/17/2017.

DEVELOPMENTS NEAR TRANSIT PARKING STUDY

{October 2017 at 3am}

		Ironworks North			Ironworks South			Montrose		Midera			Biltmore			Weighted Average		
		Weekday	Saturday	Sunday	Weekday	Saturday	Sunday	Weekday	Sunday	Weekday	Saturday	Sunday	Weekday	Saturday	Sunday	Weekday	Saturday	Sunday
Apartment Units	1 bedroom units	7			41			148		116			118					
	2 bedroom units	72			23			82		87			140					
	3 bedroom units	36			0			0		6			8					
	Total Apartment Units	117			67			228		263			266					881
Parking Supply	Total Bedrooms	249			90			398		289			422					1,379
	Gated/Assigned Spaces	227			91			307		313			277					1,215
	Guest/Unassigned Spaces	17			18			47		29			206					317
	Total Parking Spaces	244			109			354		342			483					1532
Parking Demand	Parking spaces per unit	2.09			1.63			1.55		1.68			1.82					1.74
	Parking spaces to bedroom ratio	0.92			1.21			1.15		1.18			1.14					1.11
Parking Demand	Gated/Assigned Spaces	133	131	133	33	31	35	176	171	175	175	167	175	64	63	578	558	581
	Guest/Unassigned Spaces	16	14	15	14	12	13	43	41	43	11	8	8	183	175	182	256	250
	Street Parking	1	0	0	7	6	4	0	0	24	24	30	32	32	36	61	61	69
	Total Occupied parking spaces	148	145	148	54	48	52	219	212	215	210	189	214	279	278	806	870	899
Parking Demand	Occupied spaces per unit	1.26	1.24	1.26	0.81	0.72	0.78	0.96	0.93	0.94	1.03	0.96	1.05	1.05	1.03	1.05	1.03	1.03
	Occupied spaces per bedroom	0.55	0.50	0.56	0.60	0.53	0.58	0.71	0.69	0.70	0.72	0.69	0.74	0.66	0.65	0.66	0.64	0.66

Weekday parking counts were conducted on October 17-19, 2017; weekend parking counts were conducted on October 14-15, 2017

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PHYSICAL HOME

SANTA CLARA HISTORIC INDUSTRIAL BUILDINGS



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PHYSICAL HOME



575 BENTON ST. MIXED USE SANTA CLARA, CA

 PROMETHEUS

 Civil
Engineering
Associates

PLACE

 STUDIO
F SQUARE

SCALE: 1" = 20'
0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'
A-3.2
BUILDING ELEVATIONS
ARCHITECTS ORANGE
11111 124TH STREET, SUITE 200, SANTA CLARA, CA 95050
408.227.1234 WWW.ARTISTSTUDIOARCHITECTS.COM



PROMETHEUS REAL ESTATE GROUP

9:45 AM 10/10/18

SUSTAINABLE FEATURES

- Smart LED Lighting systems with occupancy sensors in parking garage, apartments, and corridors
- State of the art Water and energy conserving fixtures used throughout
- Smart irrigation controllers for drought tolerant landscape
- All electric kitchen with Energy star rated appliances
- Solar thermal hot water for pool as well as solar photovoltaic prep
- Extensive use of recycled content carpeting, padding, framing materials, concrete aggregates, and other products
- Diversion of 75% or more of construction and demolition waste
- TPO ("cool roof") reflective roofing
- 250 secured bicycle parking stalls to encourage bike transportation rather than vehicle use. 48 perimeter bicycle racks
- Zipcar letter of intent to provide 1 Zipcar
- Make-ready EV charging parking spaces for 10% of residential parking spaces
- Recycle waterline for certain on-grade landscape areas