

HUNTER STORM

September 25, 2018

Santa Clara Planning Commissioners
Santa Clara City Councilmembers
1500 Warburton Avenue
Santa Clara, CA

Planning Commissioners and City Councilmembers,

We view Gateway Crossings as the residential component of a much larger transit-oriented development that includes our ongoing Coleman Highline project, Avaya Stadium, Coleman Crossroads which contains the Costco complex and Coleman Landings anchored by Lowes. With the existing retail centers bookending our projects, and the 1.5 million square feet of Class A office product that we're currently building, the missing ingredient is residential, which Gateway Crossings will provide.

To facilitate the development of our current site plan which includes 1600 apartment units, broken up into two distinct construction phases, a full-service 225 room hotel and up to 15,000 square feet of ancillary retail, we will need to adjust several current City designations for the property. These requirements include changing the existing zoning of *Light Industrial* (ML) to *Very High Density Mixed Use* and amending the General Plan to change the land use designation to *Very High Density Residential* with a minimum commercial FAR of 0.20.

It is our intention to make Gateway Crossings an economically viable mixed-use project that is a landmark destination in the City of Santa Clara. It is well known that Santa Clara is an employment node, and that new housing is critical in maintaining the upward trajectory of the City. Bringing 1600 apartment units to bear is unique for this market, but one that we believe will provide necessary housing, including below market rate options, to help ease the crisis we find ourselves in.

Additionally, we believe that it is imperative to cater our project to the active lifestyle; therefore, we've made first-class amenities an integral part of our design phase. We intend to provide a variety of both residential and non-residential comforts to this project, including a neighborhood public park in excess of two acres. This park will ultimately be programmed in conjunction with the City, but we imagine it will include a children's playground, BBQ area, dog park, hammock gardens and many other features that will be the envy of other municipalities. We also expect to have a rooftop amenity at the top of our full-service hotel that will have unparalleled views of the surrounding area, and certainly become a destination location for both resident and visitor alike.

In conclusion, we believe that Gateway Crossings will be an iconic Santa Clara destination as the first mixed use project at the future BART station, and it is necessary that the City amend the zoning and General Plan so that we can make this exciting future a reality.

Thanks,

A handwritten signature in blue ink, appearing to read 'Ed Storm', with a long horizontal flourish extending to the right.

Ed Storm
Hunter/Storm