

An aerial architectural rendering of the Related Santa Clara development. The image shows a large, modern urban complex with numerous multi-story buildings, many featuring green roofs. The development is situated in a valley, with a large body of water (likely a reservoir or bay) to the left and rolling green hills in the background. A major highway runs along the right side of the development. In the foreground, a large stadium with a red roof is visible. The overall scene is bathed in the warm, golden light of late afternoon or early morning.

# RELATED SANTA CLARA



# HUDSON YARDS

NEW YORK, NEW YORK

Hudson Yards is the largest private real estate development in the history of the United States, and home to some of the world's most iconic retail brands, global businesses, and cultural touchstones.



## KEY FEATURES

28 TOTAL ACRES

14 ACRES OF OPEN SPACE

18 MILLION+ SQUARE FEET  
OF COMMERCIAL AND  
RESIDENTIAL SPACE

1 MILLION SQUARE FEET OF  
SHOPS AND RESTAURANTS

4,000 RESIDENCES

750-SEAT PUBLIC SCHOOL

200 ROOM EQUINOX® HOTEL

THE SHED, VESSEL,  
OBSERVATION DECK



# THE GRAND

LOS ANGELES, CALIFORNIA

An arts-centric, architecturally-prominent project, designed by Frank Gehry, The Grand will continue the renaissance of downtown Los Angeles.



## KEY FEATURES

3.7 TOTAL ACRES

1.56 MILLION SQUARE FEET

200,000 SQUARE FEET  
OF RETAIL/RESTAURANT/  
ENTERTAINMENT

305-ROOM EQUINOX® HOTEL

423 RESIDENCES

OPENING IN 2021





# RELATED SANTA CLARA PROJECT TEAM



## FOSTER + PARTNERS

The global studio for architecture, urbanism and design, rooted in sustainability, was founded over 50 years ago in 1967 by Lord Norman Foster.



## GENSLER

Gensler is a global architecture, design, and planning firm with 48 locations and more than 6,000 professionals networked across Asia, Europe, Australia, the Middle East, and the Americas.



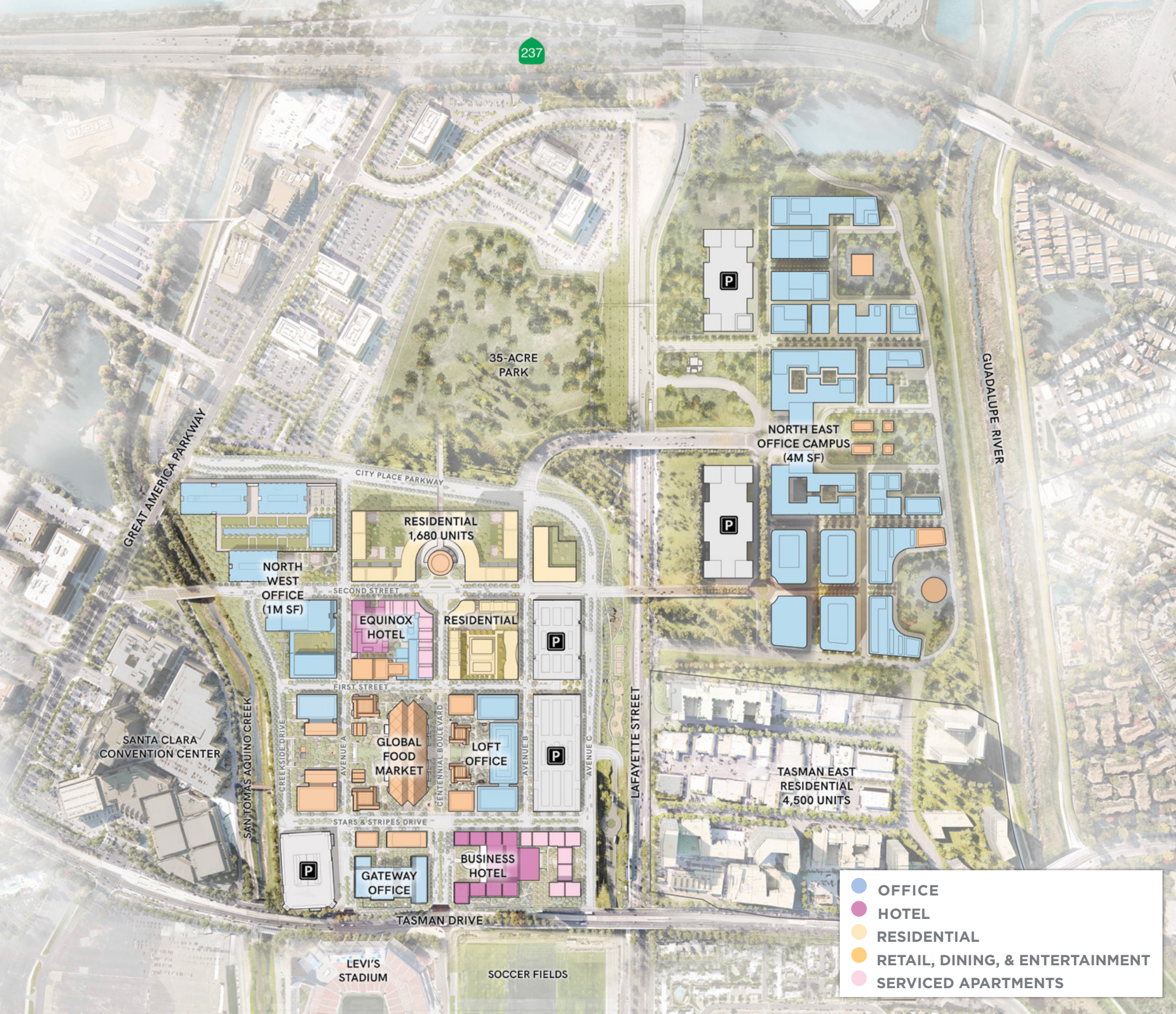
## WSP

As one of the world's leading professional services firms, WSP provides technical expertise and strategic advice to clients in the Transportation & Infrastructure, Property & Buildings, Environment, Industry, Resources and Energy sectors.



Related's Santa Clara development is an unrivaled destination where style and sophistication are realized through chef-driven restaurants, a globally-inspired food market, and a world-class collection of flagship shops, luxury brands and local favorites.

- 240  
ACRES
- 9.2M SF  
TOTAL PROJECT
- 5.7M SF  
OFFICE
- 700  
HOTEL ROOMS
- 1,680  
RESIDENTIAL UNITS
- 500K SF  
RETAIL
- 200K SF  
FOOD & BEVERAGE
- 100K SF  
ENTERTAINMENT







NORTH WEST  
OFFICE  
CAMPUS

EQUINOX  
HOTEL

GLOBAL  
FOOD  
MARKET

GATEWAY  
OFFICE

RESIDENTIAL

RESIDENTIAL

LOFT  
OFFICE

BUSINESS  
HOTEL

SERVICED  
APARTMENTS

NORTH EAST  
OFFICE  
CAMPUS

TASMAN  
EAST



# PROJECT HIGHLIGHTS



5.7M SF OFFICE



800K SF OF RETAIL, DINING,  
AND ENTERTAINMENT



480-ROOM  
BUSINESS HOTEL



1,280 LUXURY RENTALS,  
400 BRANDED  
SERVICED APARTMENTS



220-ROOM FLAGSHIP  
EQUINOX HOTEL,  
CLUB, AND SPA



GLOBAL FOOD MARKET  
& OTHER EXCITING DINING  
DESTINATIONS



35-ACRE PUBLIC PARK,  
BIKE & PEDESTRIAN  
FRIENDLY



ADJACENT TO LEVI'S  
STADIUM AND SANTA CLARA  
CONVENTION CENTER



LEED GOLD



24/7 ONSITE SECURITY







GLOBAL FOOD MARKET & RETAIL





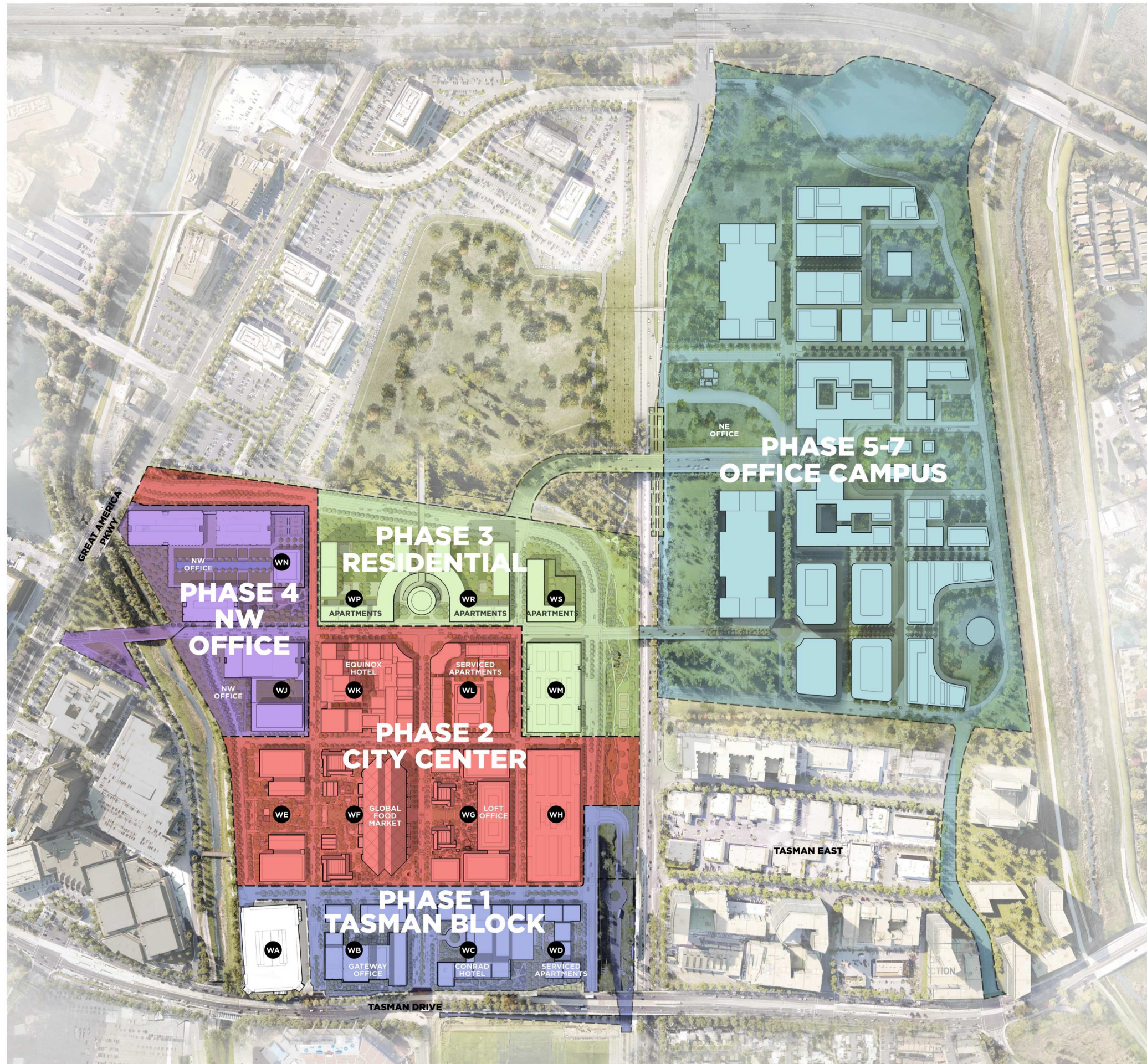
GLOBAL FOOD MARKET & RETAIL—CENTENNIAL BOULEVARD





LOFT OFFICE BUILDING & PAVILION RETAIL





**RELATED**  
**SANTA CLARA**

City Center Phasing





GATEWAY OFFICE AND RETAIL PAVILIONS





**GATEWAY OFFICE ENTRANCE**





TASMAN BUSINESS HOTEL & SERVICED APARTMENTS





BUSINESS HOTEL VIEW OF GLOBAL FOOD MARKET







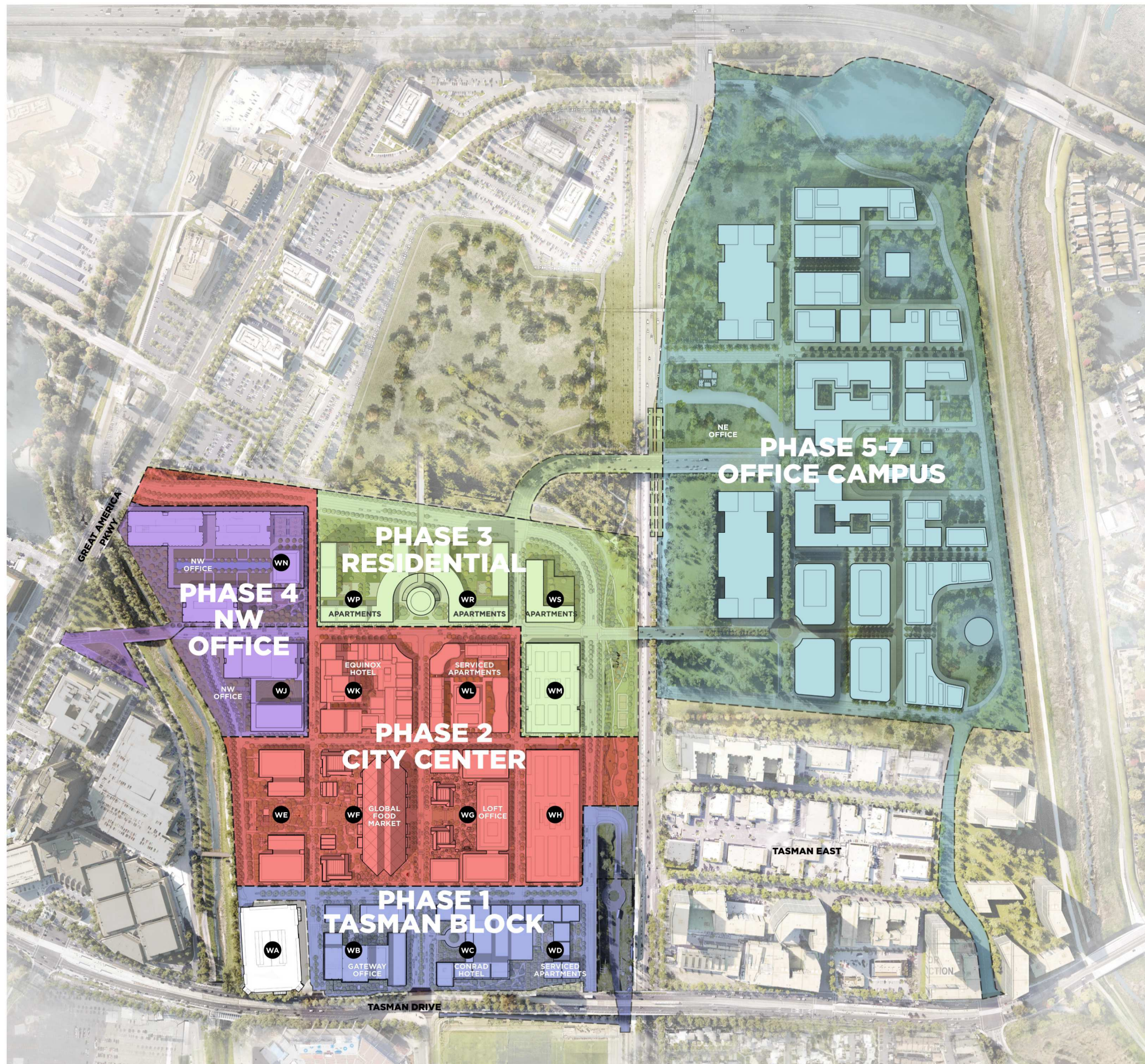




# Transit Center Improvements

- **The Transit Center anchors the new Stars and Stripes Drive**
- **New vehicle turnaround at North end of transit center**
- **Transit vehicles will have multiple routes to bypass event traffic**
- **New access route to transit center provided via a ramp from Tasman Drive.**
  - **Ramp includes a one-way vehicle access lane, and a protected bike/pedestrian path for easier access to the transit center from Eastbound Tasman.**
- **Provision of ADA compliant accessible paths within the new station area and slip ramp**
- **Additional area to accommodate bike storage**
- **New dedicated bike trail from station area going North**
- **Additional 6 transit bus loading positions**
- **Pedestrian level lighting**
- **Bus shelters, benches, and trash receptacles will be provided**

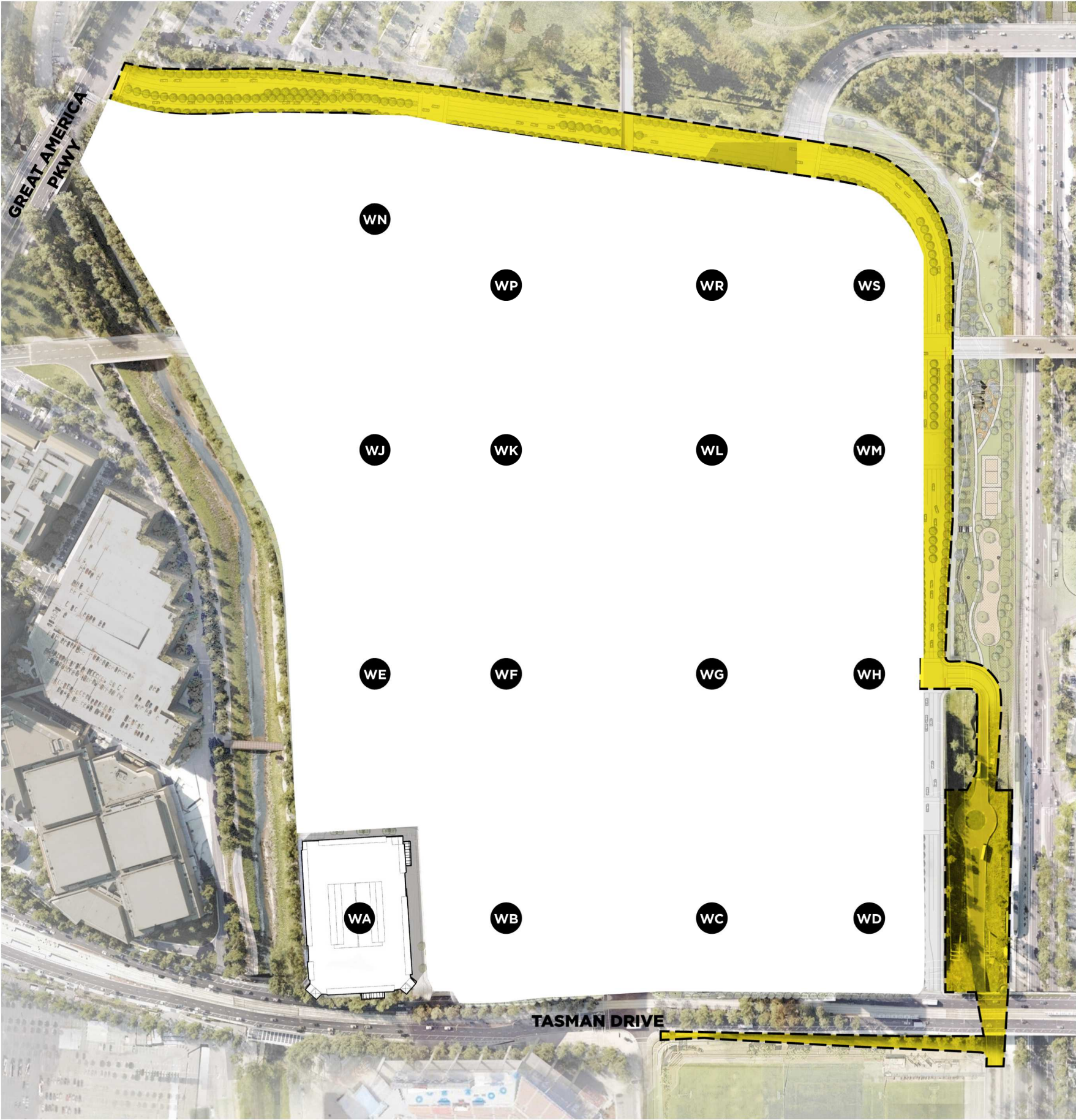




**RELATED**  
**SANTA CLARA**

City Center Phasing





# City Center Phasing

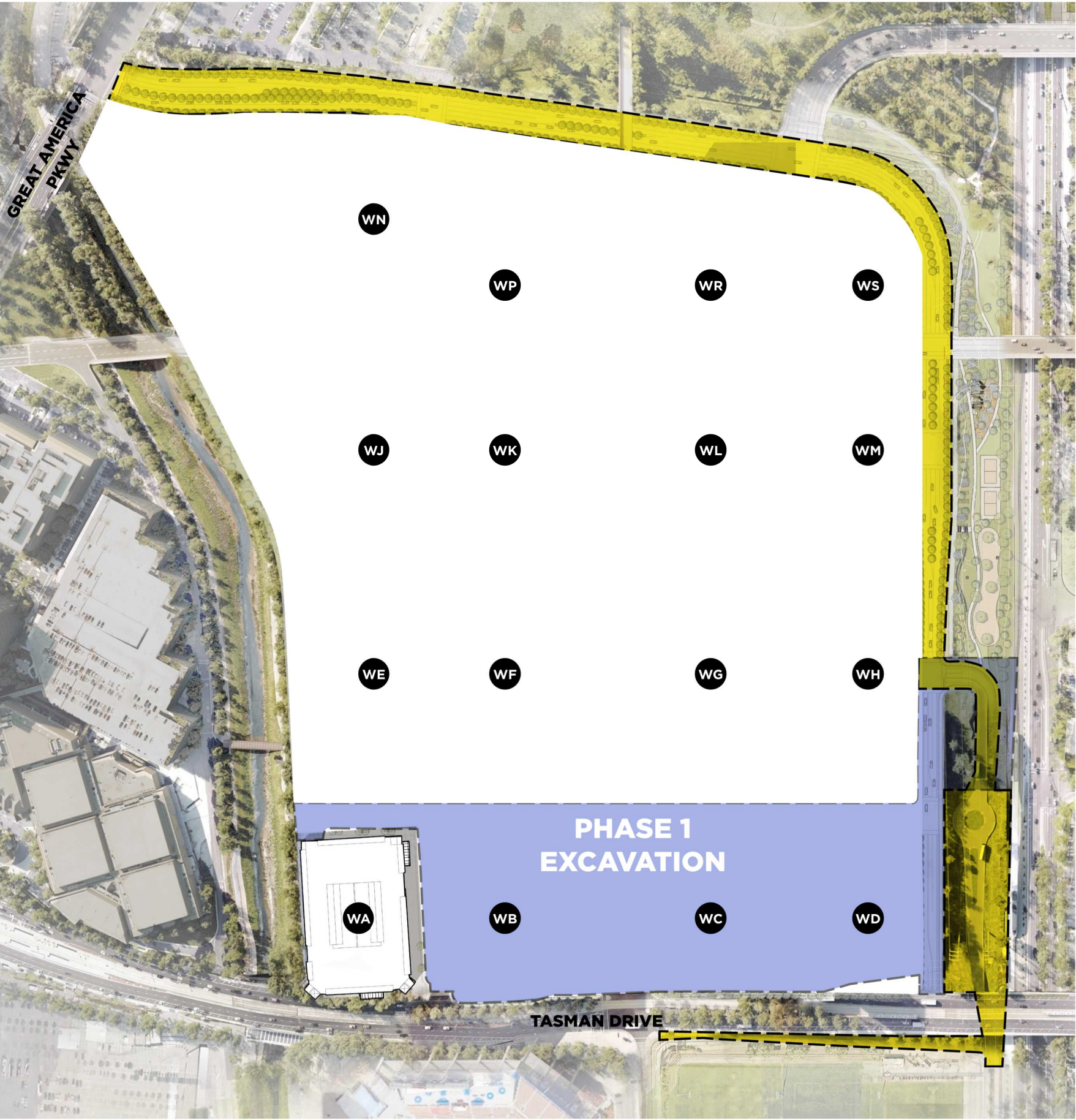
## EARLY SITE ACCESS

Phase			Schedule		
		GSF	Cumulative		
				Start	Opening
All	Early Site Work	-		Jun-19	Mar-20

## INFRASTRUCTURE

- TEMPORARY ROAD, SLIP RAMP, TEMPORARY FIRE STATION UPGRADE AND NEW TRANSIT PLAZA
- WORK UNDERWAY, 40% COMPLETE
- COMPLETION MARCH 2020



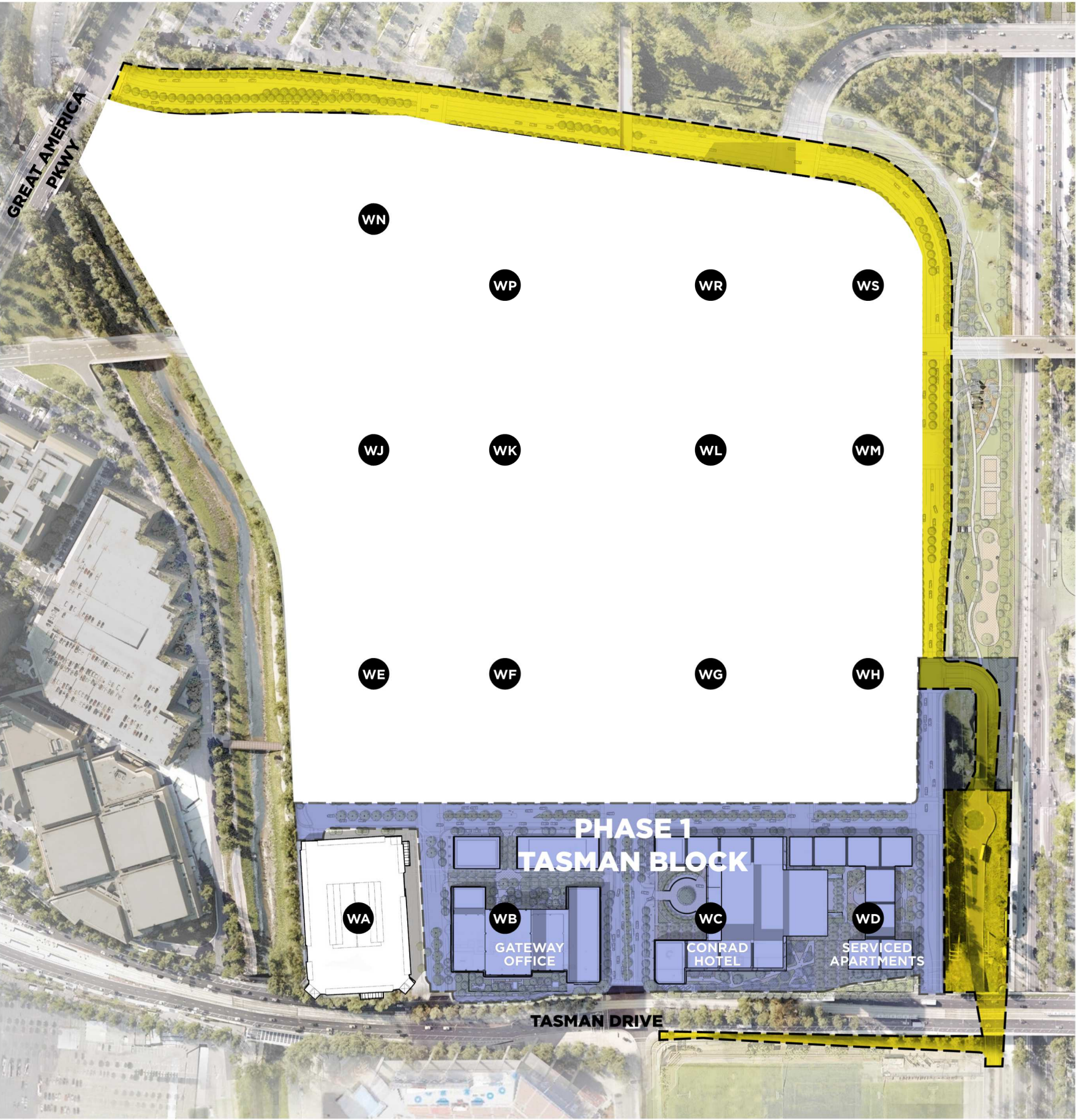


# City Center Phasing

## PHASE 1 - EXCAVATION

Phase			Schedule		
		GSF	Cumulative	Start	Opening
All	Early Site Work	-		Jun-19	Mar-20
1	Excavation, Shoring, Substation	-		Apr-20	Nov-20





# City Center Phasing

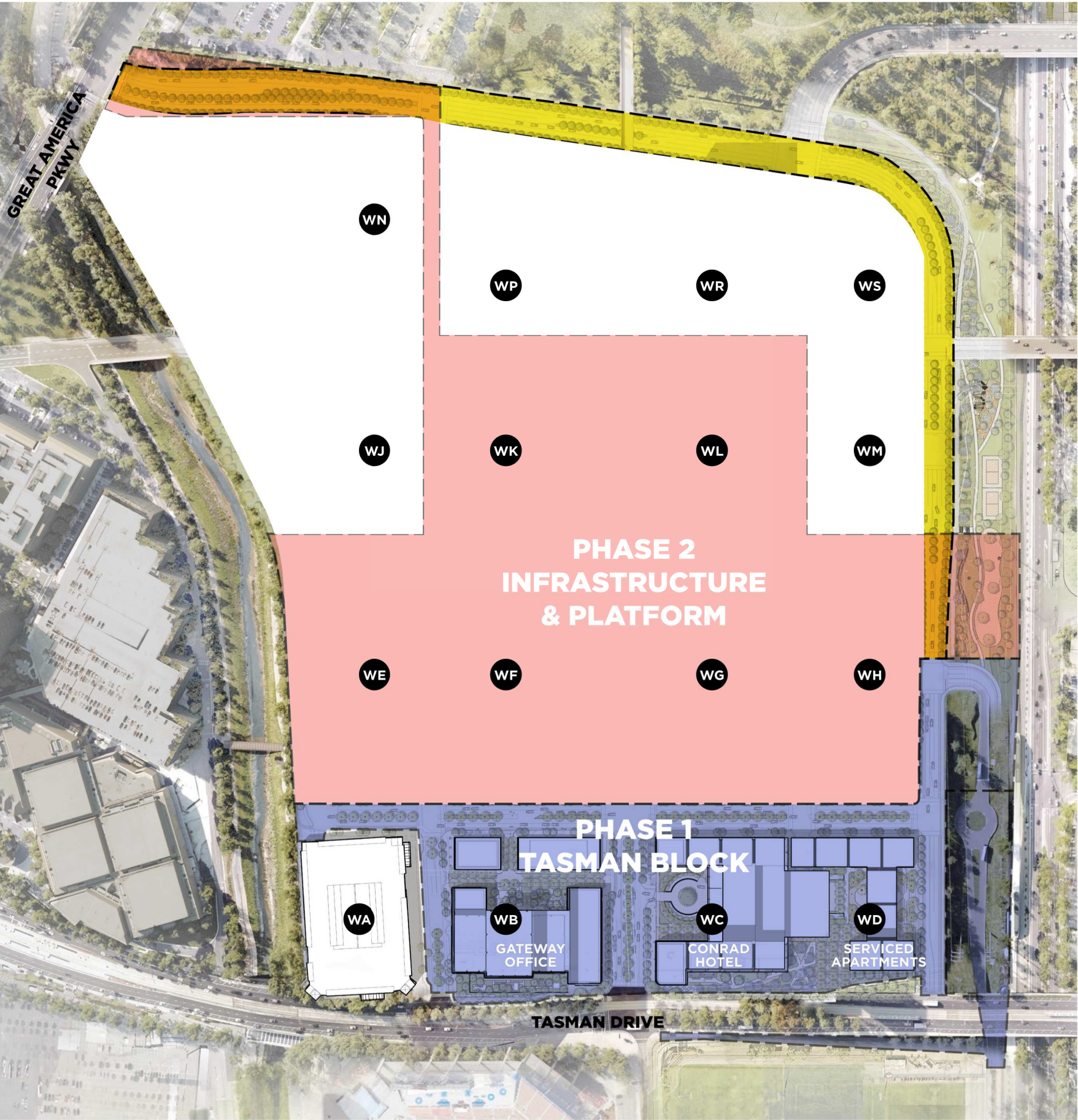
## PHASE 1 - TASMAN BLOCK

Phase		GSF	Cumulative	Schedule	
				Start	Opening
All	Early Site Work	-		Jun-19	Mar-20
1	Excavation, Shoring, Substation	-		Apr-20	Nov-20
1	Tasman Block	1.0		Oct-20	Apr-23

### VERTICAL CONSTRUCTION

- 430K GSF OFFICE BUILDING (MAY '22)
- 480 KEY BUSINESS HOTEL
- 200 SERVICED APARTMENTS
- 50K GSF F&B/RETAIL
- 1,900 SPACE UNDERGROUND GARAGE



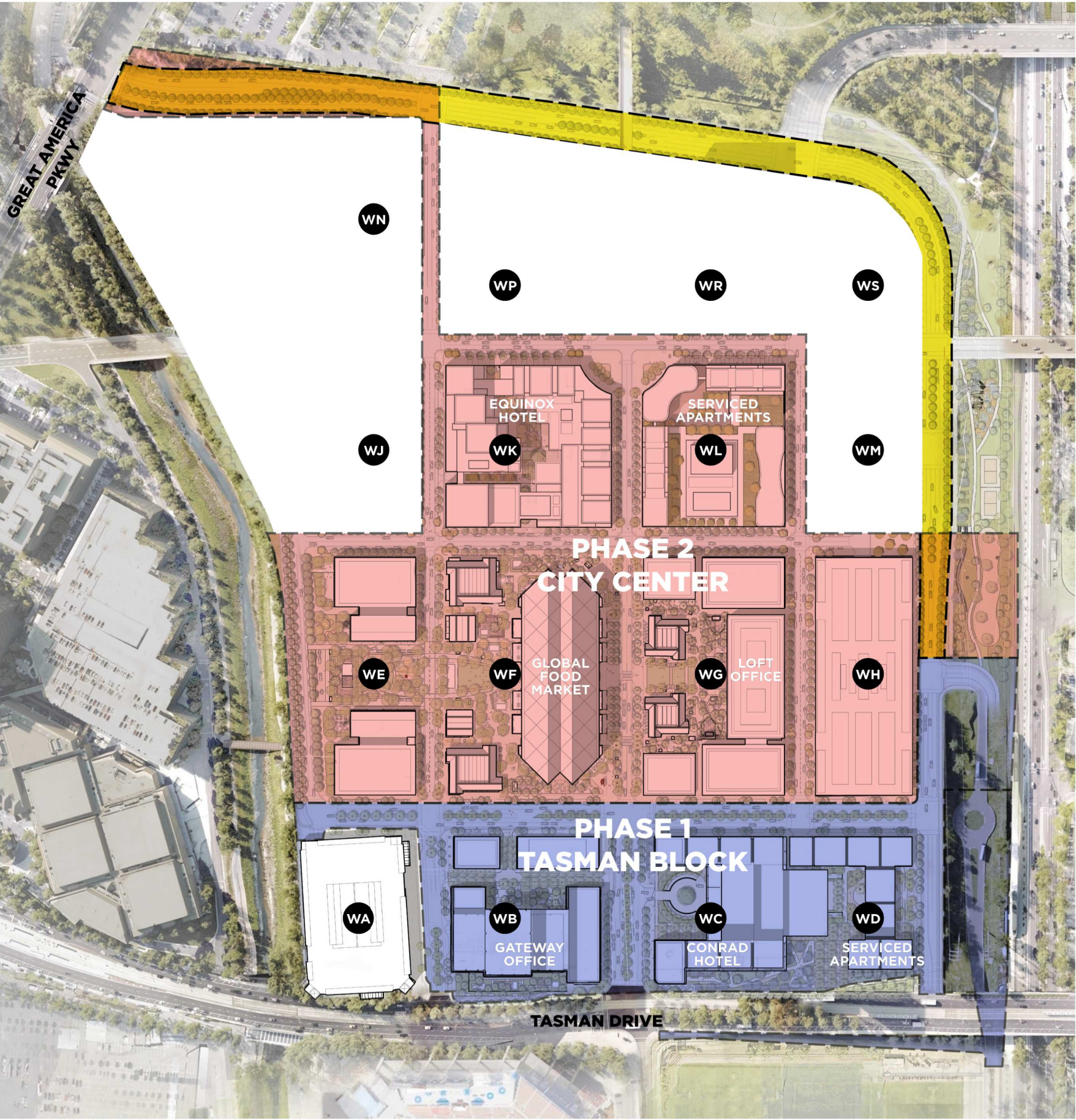


# City Center Phasing

## PHASE 2 - INFRASTRUCTURE & PLATFORM

Phase		GSF	Cumulative	Schedule	
				Start	Opening
All	Early Site Work	-		Jun-19	Mar-20
1	Excavation, Shoring, Substation	-		Apr-20	Nov-20
1	Tasman Block	1.0		Oct-20	Apr-23
2	Infrastructure/ Platform/Piles	-		Jan-21	Jan-22





# City Center Phasing

## PHASE 2 - CITY CENTER

Phase		GSF	Cumulative	Schedule	
				Start	Opening
All	Early Site Work	-		Jun-19	Mar-20
1	Excavation, Shoring, Substation	-		Apr-20	Nov-20
1	Tasman Block	1.0		Oct-20	Apr-23
2	Infrastructure/ Platform/Piles	-		Jan-21	Jan-22
2	City Center	1.8		Jun-21	Aug-23

### VERTICAL CONSTRUCTION

- 405K GSF OFFICE
- 450K GSF RETAIL/F&B
- 115K GSF GLOBAL FOOD MARKET
- 220 KEY EQUINOX HOTEL
- 35K GSF EQUINOX GYM
- 30K GSF EQUINOX COWORK
- 200 SERVICED APARTMENTS
- 300 UNIT RESIDENTIAL
- 3,500 PARKING SPACES (2 ABOVE GRADE GARAGES)





# City Center Phasing

## PHASE 3 - RESIDENTIAL

Phase		GSF	Cumulative	Schedule	
				Start	Opening
All	Early Site Work	-		Jun-19	Mar-20
1	Excavation, Shoring, Substation	-		Apr-20	Nov-20
1	Tasman Block	1.0		Oct-20	Apr-23
2	Infrastructure/ Platform/Piles	-		Jan-21	Jan-22
2	City Center	1.8		Jun-21	Aug-23
3	Residential	1.2		Oct-22	Oct-24

### INFRASTRUCTURE

- ROADS, UTILITIES, PLATFORM, CITYPLACE PARKWAY BRIDGE

### VERTICAL CONSTRUCTION

- 812 RESIDENTIAL UNITS
- 168 AFFORDABLE UNITS
- 175K GSF RETAIL/F&B
- 1,600 PARKING SPACES (2 ABOVE GRADE GARAGES)





# City Center Phasing

## PHASE 4 - NW OFFICE

Phase		GSF	Cumulative	Schedule	
				Start	Opening
All	Early Site Work	-		Jun-19	Mar-20
1	Excavation, Shoring, Substation	-		Apr-20	Nov-20
1	Tasman Block	1.0		Oct-20	Apr-23
2	Infrastructure/ Platform/Piles	-		Jan-21	Jan-22
2	City Center	1.8		Jun-21	Aug-23
3	Residential	1.2		Oct-22	Oct-24
4	NW Campus	1.0		Based on BTS	

### INFRASTRUCTURE

- GAS COLLECTION SYSTEM, CREEKSIDE BRIDGE, INNER ROADWAYS

### VERTICAL CONSTRUCTION

- 1M GSF OFFICE
- 2,800 PARKING SPACES





# City Center Phasing

PHASE 5-7 - NE OFFICE CAMPUS

Phase		GSF	Cumulative	Schedule	
				Start	Opening
All	Early Site Work	-		Jun-19	Mar-20
1	Excavation, Shoring, Substation	-		Apr-20	Nov-20
1	Tasman Block	1.0		Oct-20	Apr-23
2	Infrastructure/ Platform/Piles	-		Jan-21	Jan-22
2	City Center	1.8		Jun-21	Aug-23
3	Residential	1.2		Oct-22	Oct-24
4	NW Campus	1.0		Based on BTS	
5-7 NE Campus		4.2		Based on BTS	
Total		9.2			

## INFRASTRUCTURE

- GRADING, GAS COLLECTION SYSTEM, INNER ROADWAYS, UTILITIES
- LICK MILL EXTENSION

## VERTICAL CONSTRUCTION

- 4.2M GSF OFFICE
- 11,500 PARKING SPACES