




**City Council Meeting**

**Public Hearing Item # 3**

**20-408 - Related Santa Clara Development Area Plan (DAP) 1**

**March 24, 2020**

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

**Related Santa Clara DAP 1**

**DAP Scope & Purpose**

- Phased implementation of a Planned Development-Master Community Zoning District (PD-MC)
- Establish block site design, uses, parking, & street layout consistent with Master Community Plan
- Approved by City Council but not a legislative action
- Developer will submit DAP 1 architecture through subsequent administrative review process



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**POST MEETING MATERIAL**





City of  
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## Related Santa Clara DAP 1

### Presentation Topics

1. Project 2016 Entitlements
2. DAP Required Findings
3. DAP 1 Overview
4. Master Community Plan Conformance
5. Environmental Review
6. Planning Commission
7. Recommendation

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City of  
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## Related Santa Clara DAP 1

### Project 2016 Entitlements

- Environmental Clearance: EIR & MMRP
- General Plan Amendments
- Planned Development – Master Community Zoning (PD-MC)
- Disposition and Development Agreement (DDA)
- Development Agreement (DA)



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POST MEETING MATERIAL



## **Related Santa Clara DAP 1**

### **Required Findings**

#### **Three required findings under Appendix C of the MCP:**

- 1) The DAP Application is consistent with the applicable Development Requirements of the Phase in the MCP;
- 2) The Infrastructure that Developer proposes to construct in connection with this DAP Phase is sufficient to serve the proposed development on the subject property; and,
- 3) The proposed shared outdoor space provided for the applicable Phase in accordance with the MCP is reasonable and appropriate to the proposed level of development.

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## **Related Santa Clara DAP 1**

### **MCP Architectural Review Process**

- 1) Priority Project Manager processes each Architectural Review Application using the same procedures as described for the review of DAP applications.
- 2) Community Development Director shall approve/disapprove application within 28 business days of the application being determined complete.
- 3) The Director's action may be appealed to the City Council within five (5) business days by the developers and others affected (property owners within 1000'), in accordance with City Code Section 18.108.060.

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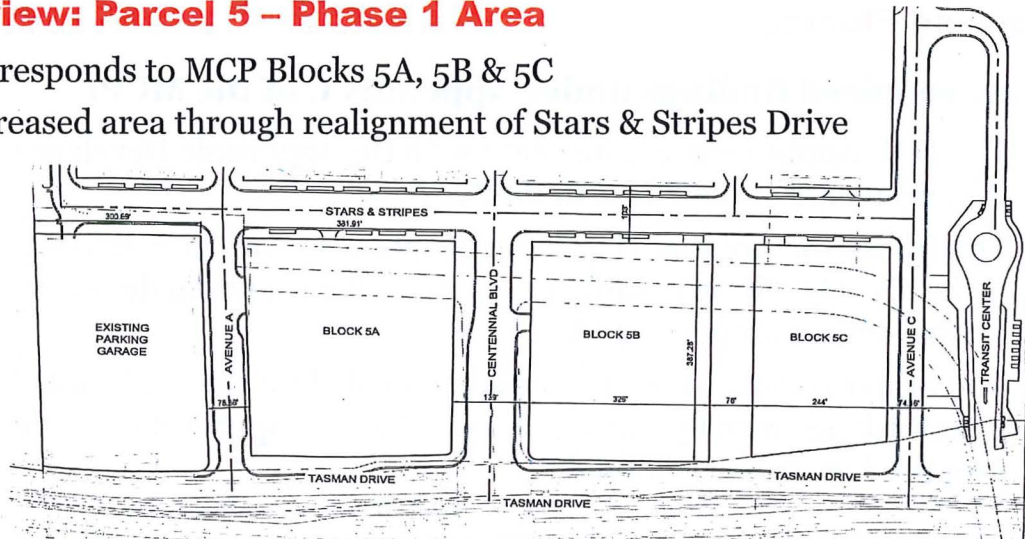




## Related Santa Clara DAP 1

### Overview: Parcel 5 – Phase 1 Area

- Corresponds to MCP Blocks 5A, 5B & 5C
- Increased area through realignment of Stars & Stripes Drive



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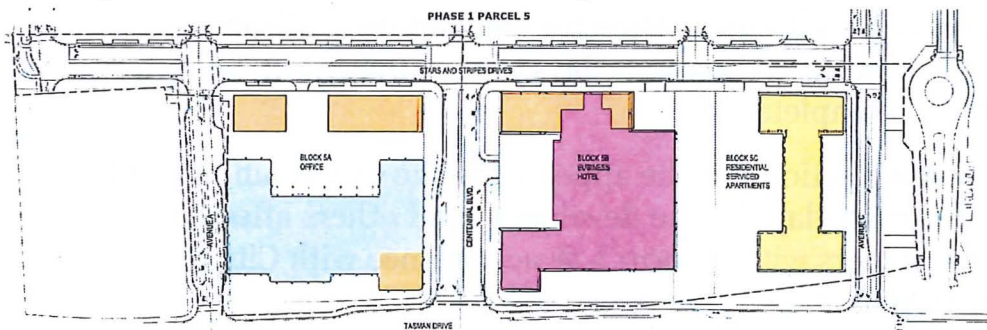
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## Related Santa Clara DAP 1

### Overview: Conceptual Block Plan

- Block 5A – 440,000 SF office + 35,200 SF retail
- Block 5B – 480-room hotel + 15,800 SF retail (food and beverage)
- Block 5C – 200 residential serviced apartments



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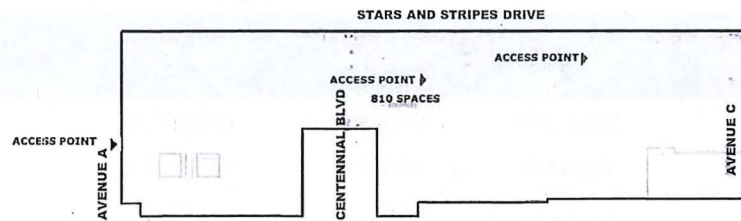




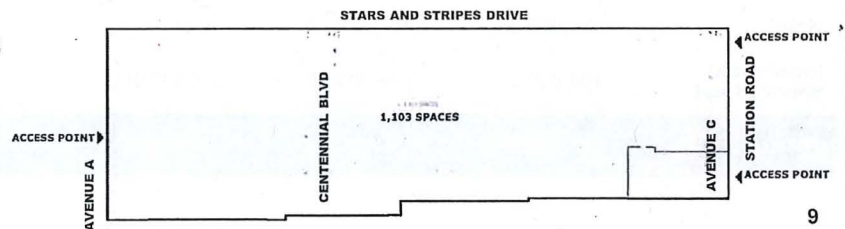
## Related Santa Clara DAP 1

### Overview: Underground Parking Plan

- Level 1: 810 spaces



- Level 2: 1,103 spaces



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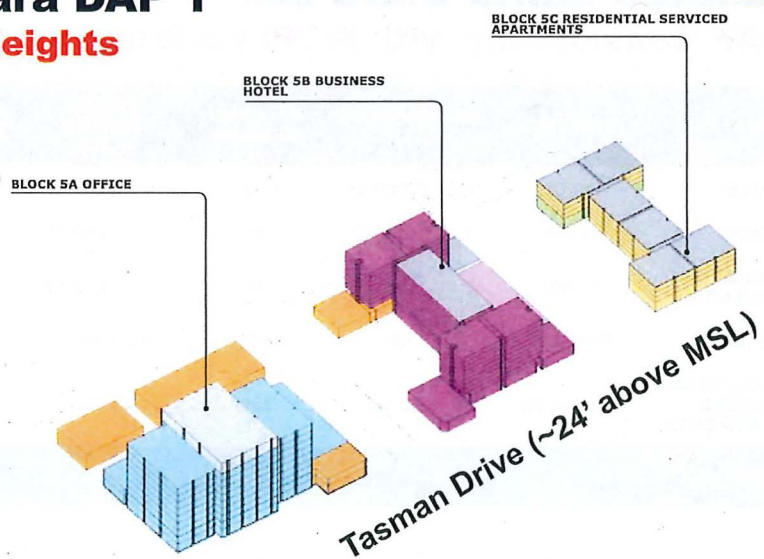
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## Related Santa Clara DAP 1

### Overview: Building Heights

- Block 5A  
9 Floors (174')  
198' above MSL
- Block 5B  
12 Floors (194')  
218' above MSL
- Block 5C  
7 Floors (111')  
135' above MSL



1  
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## Related Santa Clara DAP 1

### DAP Consistency with MCP: Proposed Uses

PROGRAM	MCP Table 3-2, pg. 41	PROPOSED	DIFFERENCE	PERMISSABLE OR CONDITIONAL SEE MCP V1,3.2, pg 37
Office	306,000 SF	440,000 SF	134,000 SF	Permissible
Retail	62,000 SF	21,400 SF	(40,600 SF)	Permissible
Food & Beverage	25,000 SF	29,600 SF	4,600 SF	Permissible
Hotel	280,000 SF	381,000 SF	101,000 SF	Permissible
Residential Serviced Apt.	200,000 SF	175,000 SF	(25,000 SF)	Permissible
<b>TOTALS</b>	<b>837,000 SF</b>	<b>1,047,000 SF</b>	<b>174,000</b>	<b>Permissible under Development Transfer Section 3.2, pg. 36</b>

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## Related Santa Clara DAP 1

### DAP Consistency with MCP: Parking

LAND USE	SIZE (SF)	MCP PARKING RATIO	PARKING DEMAND	SHARED PARKING RATIO	PARKING DEMAND	PROVIDED
OFFICE	440,000	3.0 / 1,000 SF	1,320	3.0 / 1,000 SF	1,320	
RETAIL	21,400	4.5 / 1,000 SF	96	3.0 / 1,000 SF	64	
FOOD & BEVERAGE	29,600	1.5 / 1,000 SF	44	3.0 / 1,000 SF	89	
HOTEL	480-KEYS	1 / KEY	480	0.5 / KEY	240	
RESIDENTIAL SERVICED APARTMENTS	200-UNITS	1.5 / UNIT	300	1.0 / KEY	200	
<b>TOTAL</b>			<b>2,241</b>		<b>1,913</b>	<b>1,913 COMPLIES</b>

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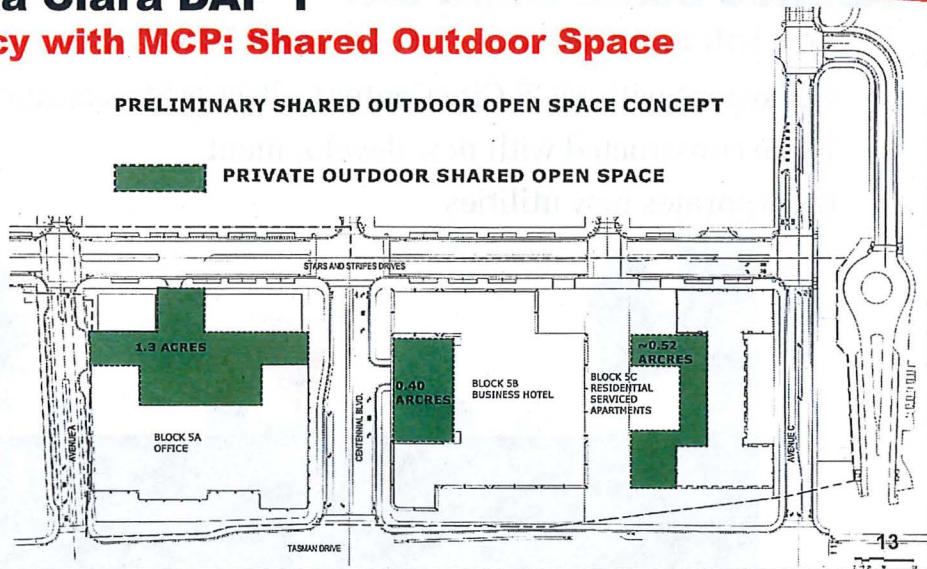




## Related Santa Clara DAP 1

### DAP Consistency with MCP: Shared Outdoor Space

- Private, shared open space
- 2.2 acres total
- Serve adjacent development
- Consistent with MCP – dedicated park not required on Parcel 5



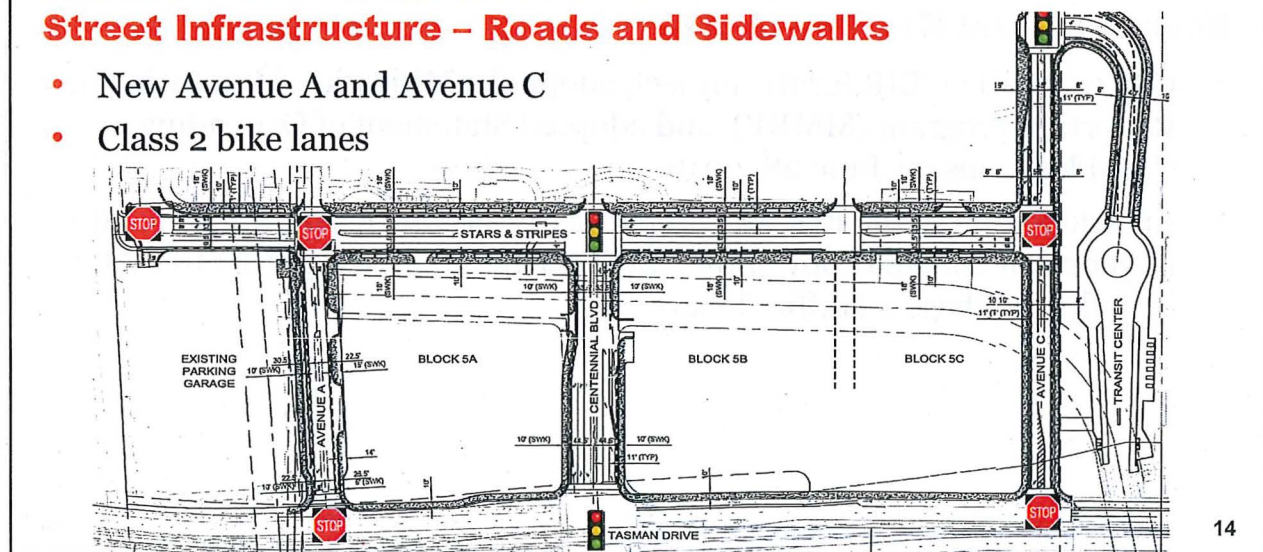
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## Related Santa Clara DAP 1

### Street Infrastructure – Roads and Sidewalks

- New Avenue A and Avenue C
- Class 2 bike lanes



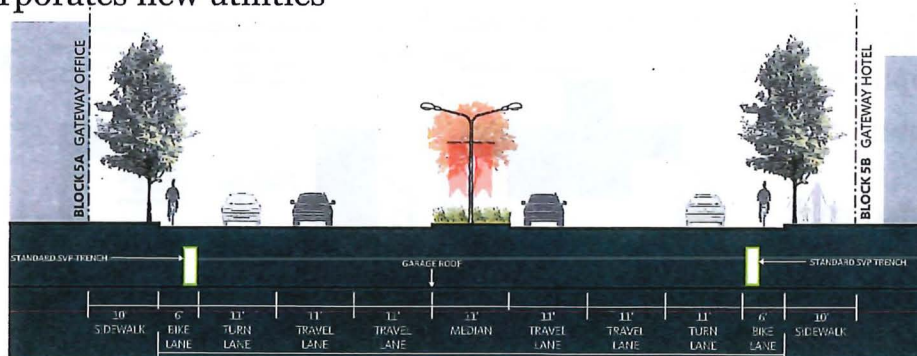
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## Related Santa Clara DAP 1

### Street Infrastructure – Centennial Blvd Cross Section

- Consistent with MCP City Center Collector Streetscape Typology
- To be constructed with new development
- Incorporates new utilities



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## Related Santa Clara DAP 1

### Environmental Review – CEQA

- City certified an EIR for the project, adopted a Mitigation Monitoring or Reporting Program (MMRP), and adopted Statement of Overriding Considerations on June 28, 2016
- An Addendum to the EIR was prepared for the DAP 1 Application, and includes an updated copy of the MMRP with notations specific to DAP 1, including a Phase 1 Traffic Report

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## **Related Santa Clara DAP 1**

### **Staff Recommendation for 3 Findings**

- 1) The DAP Application conforms to and is consistent with the applicable Development Requirements of the Phase or Partial Phase and the MCP;
- 2) The Infrastructure that Developer proposes to construct in connection with the applicable Phase or Partial Phase that is the subject of the DAP Application is sufficient to serve the proposed development on the subject property; and,
- 3) The proposed shared outdoor space provided for the applicable Phase or Partial Phase in accordance with the MCP is reasonable and appropriate to the proposed level of development.

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## **Related Santa Clara DAP 1**

### **Planning Commission Hearing February 20, 2020**

- One speaker from public
- Planning Discussion Topics:
  - 1) Pedestrian environment along Centennial Boulevard and Tasman Drive
  - 2) Need to further develop conceptual architecture
  - 3) Potential to add Transportation Demand Management (TDM) Strategies to achieve greater Vehicle Miles Travelled (VMT) reduction
  - 4) "Smart City" measures and 5G cellular coverage
  - 5) Rationale for proposed reduction of parking standards from the MCP
  - 6) The general need for affordable housing
  - 7) Consideration of environmental concerns (e.g., flooding, methane, etc.)

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## Related Santa Clara DAP 1

### Planning Commission Hearing February 20, 2020

Recommended adoption of first EIR Addendum and Approval of DAP 1 subject to conditions including a request that the Council engage in additional discussions with the Developer regarding:

1. Transportation Demand Management (TDM)
2. Provisions for more affordable housing

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## Related Santa Clara DAP 1

### Considerations

- Transportation Demand Management (TDM): The DAP 1 application will comply with adopted Project Mitigation Measure TRA-1.1
- Affordable Housing: The Developer is deferring the dedicated provision of 10% of the proposed 200 residential serviced apartments (20 units) to Phase 2 (per Development Agreement Section 4.5.2)
- Parks/Open Space: The Developer is deferring the 1.21 acres of required parks and open space to serve the 200 residential apartments on Block 5C to Phase 2 (per Development Agreement Section 4.3.5)

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

## **Related Santa Clara DAP 1 Recommendation**

Adopt resolutions for the Related Santa Clara (City Place) Phase I Development Area Plan application located at 5155 Stars and Stripes Drive to:

1. Adopt the EIR Addendum for Phase 1 DAP
2. Approve the Phase 1 DAP Application, subject to conditions

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## **City Council Meeting**

**Public Hearing Item # 3  
20-408 - Related Santa  
Clara Development Area  
Plan (DAP) 1**

**March 24, 2020**

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## Related Santa Clara DAP 1

### Transportation Demand Management (TDM)

- 1) The Climate Action Plan as amended for the Urban Center / Entertainment District calls for a 4%VMT reduction to be achieved through TDM measures for office development and a 2% VMT reduction for residential development through TDM measures for this project site, including:
  - Bicycle infrastructure improvements including on site short/long-term bike parking facilities and amenities,
  - On site commuter bus/private shuttle/rideshare stops

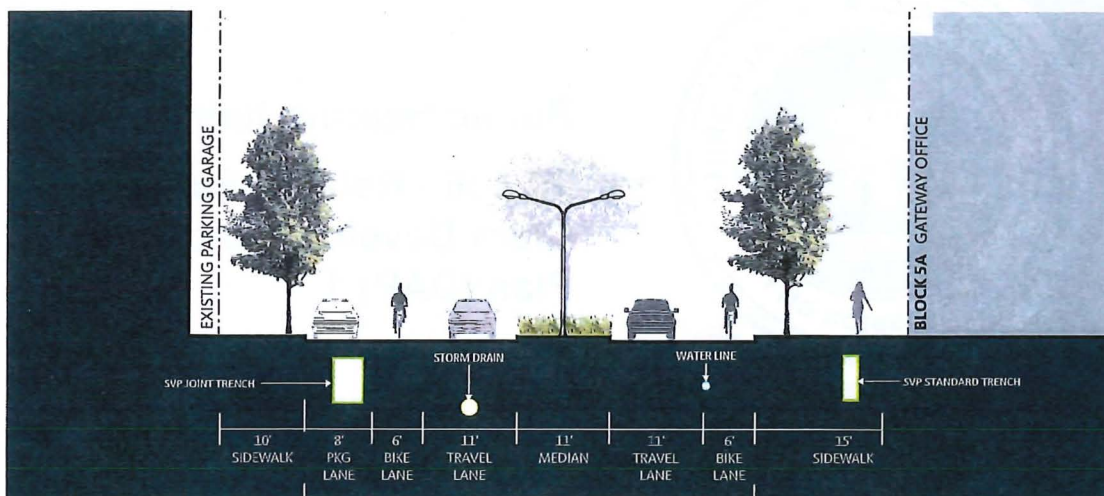
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## Related Santa Clara DAP 1

### Infrastructure: Avenue A Street Section



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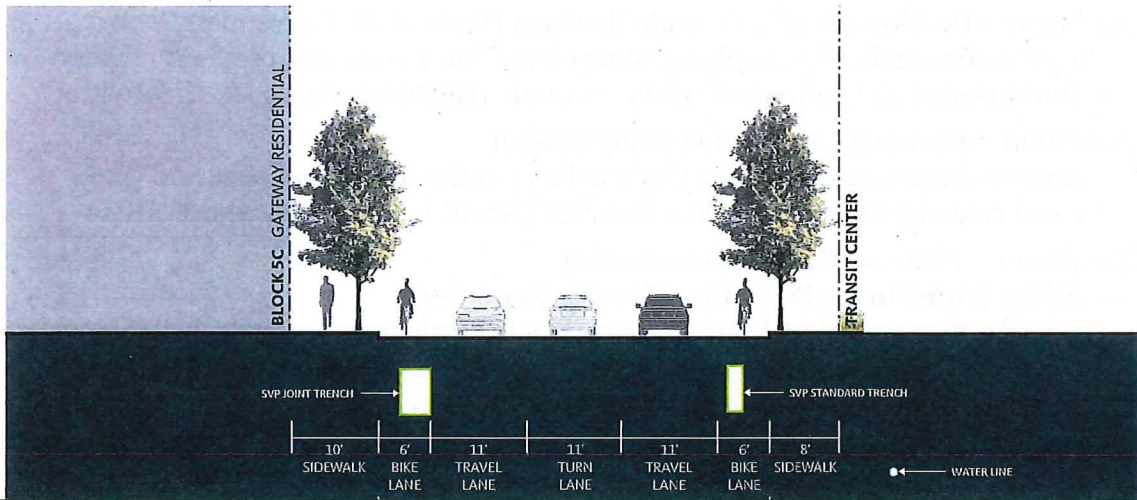
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## Related Santa Clara DAP 1

### Infrastructure: Avenue C Street Section



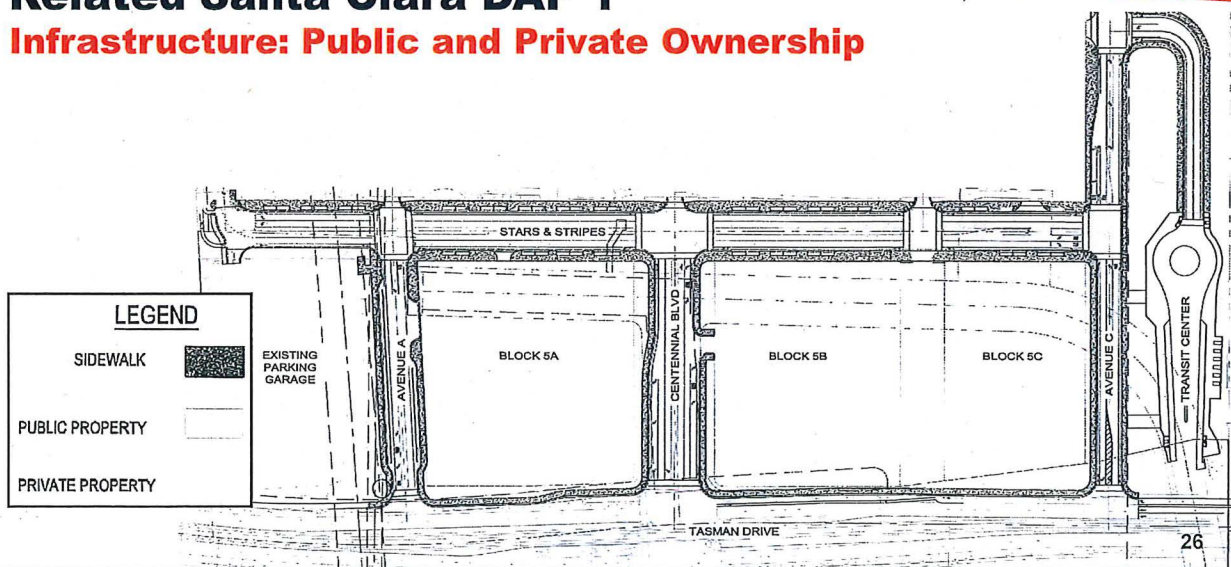
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## Related Santa Clara DAP 1

### Infrastructure: Public and Private Ownership



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## **Related Santa Clara DAP 1**

### **Community Outreach**

- 1/15/2020 – Developer held a Community Open House at SC Convention Center
  - 1000' notice mailed by developer to residents, businesses and property owners
  - Notice posted on City's social media accounts (Nextdoor, Facebook and Twitter)
- 1/29/2020 – Planning Commission Study Session
  - Announcement posted on the City's website under the project page and City event calendar and social media accounts (Nextdoor, Facebook and Twitter)
- 2/20/2020 – Planning Commission Meeting
  - Notice posted in the Santa Clara Weekly Newspaper
  - 1,000' notice mailed and posted for residents, businesses and property owners
  - Notice posted on the City's website under the development project page and social media accounts (Nextdoor, Facebook and Twitter)





## 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







## 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



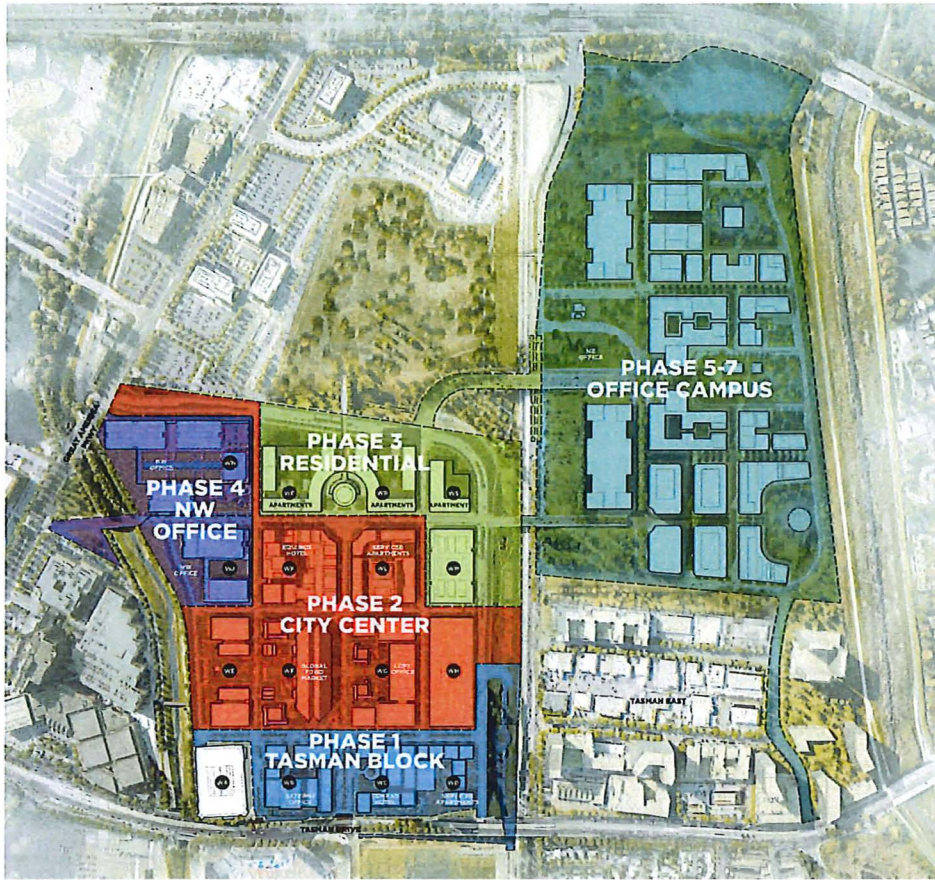
GLOBAL FOOD MARKET & RETAIL—CENTENNIAL BOULEVARD





LOFT OFFICE BUILDING & PAVILION RETAIL





**RELATED  
SANTA CLARA**

City Center Phasing



GATEWAY OFFICE AND RETAIL PAVILIONS













TASMAN BUSINESS HOTEL & SERVICED APARTMENTS



BUSINESS HOTEL VIEW OF GLOBAL FOOD MARKET





SANTA CLARA - SERVICED APARTMENTS  
COURTYARD - GREY  
FEBRUARY 07, 2020

MARMOL RADZINER



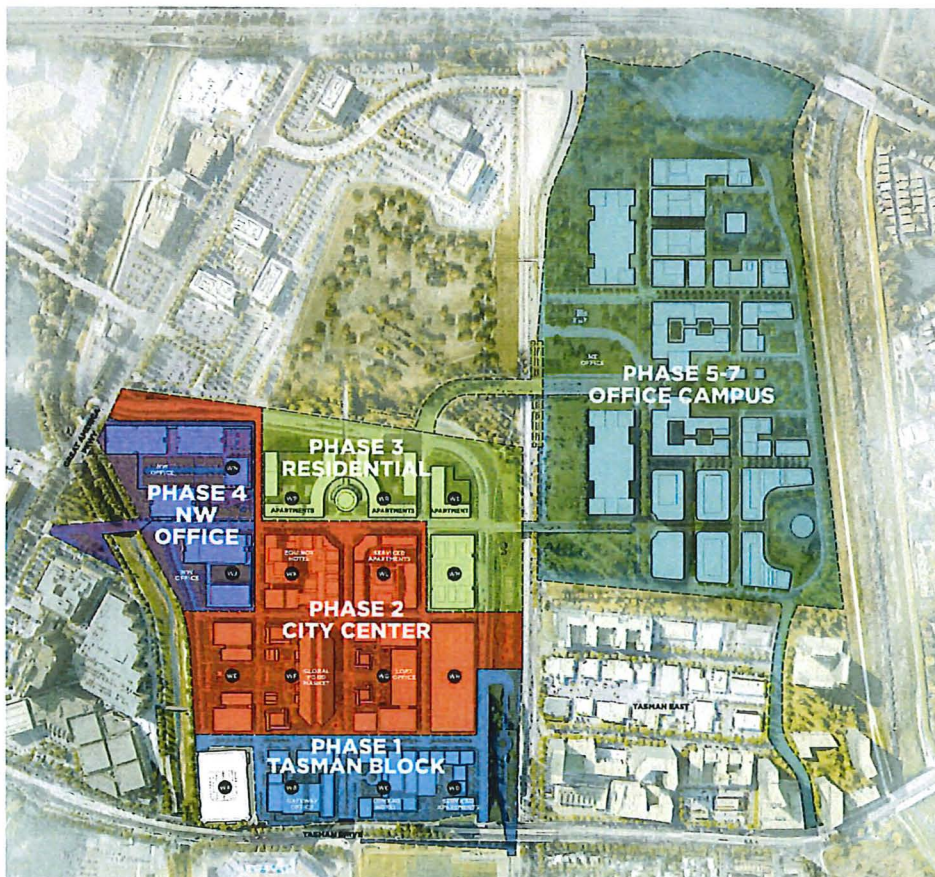
SANTA CLARA - SERVICED APARTMENTS  
COURTYARD - GREY  
FEBRUARY 07, 2020

MARMOL RADZINER



# Transit Center Improvements

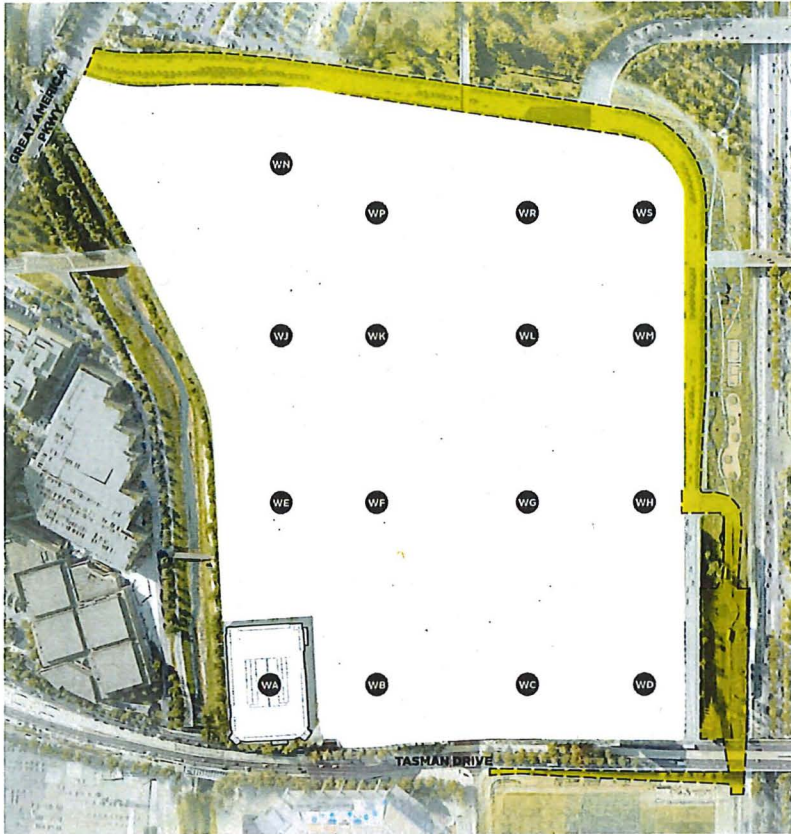
- The Transit Center anchors the new Stars and Stripes Drive
- New vehicle turnaround at North end of transit center
- Transit vehicles will have multiple routes to bypass event traffic
- New access route to transit center provided via a ramp from Tasman Drive.
  - Ramp includes a one-way vehicle access 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

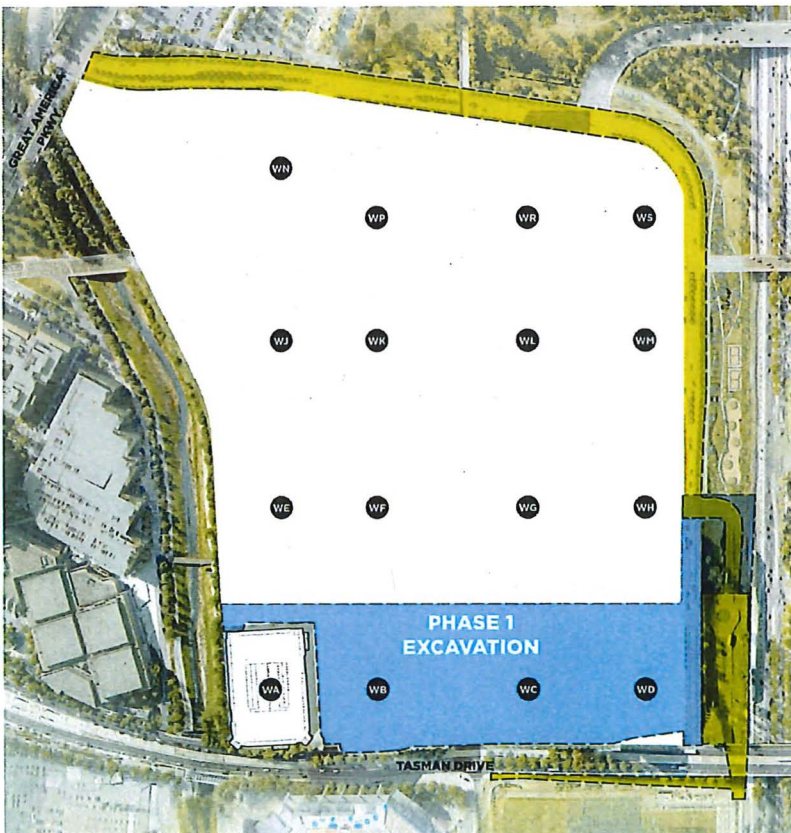
### EARLY SITE ACCESS

Phase	GSF	Cumulative	Schedule	
			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

**RELATED**  
SANTA CLARA



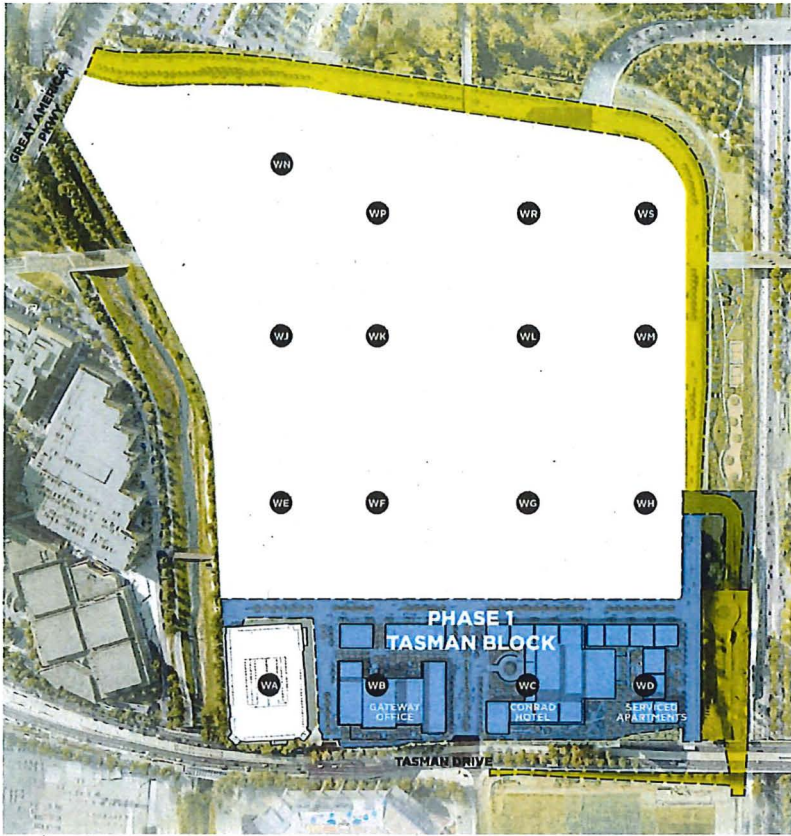
## City Center Phasing

### PHASE 1 - EXCAVATION

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

**RELATED**  
SANTA CLARA





## City Center Phasing

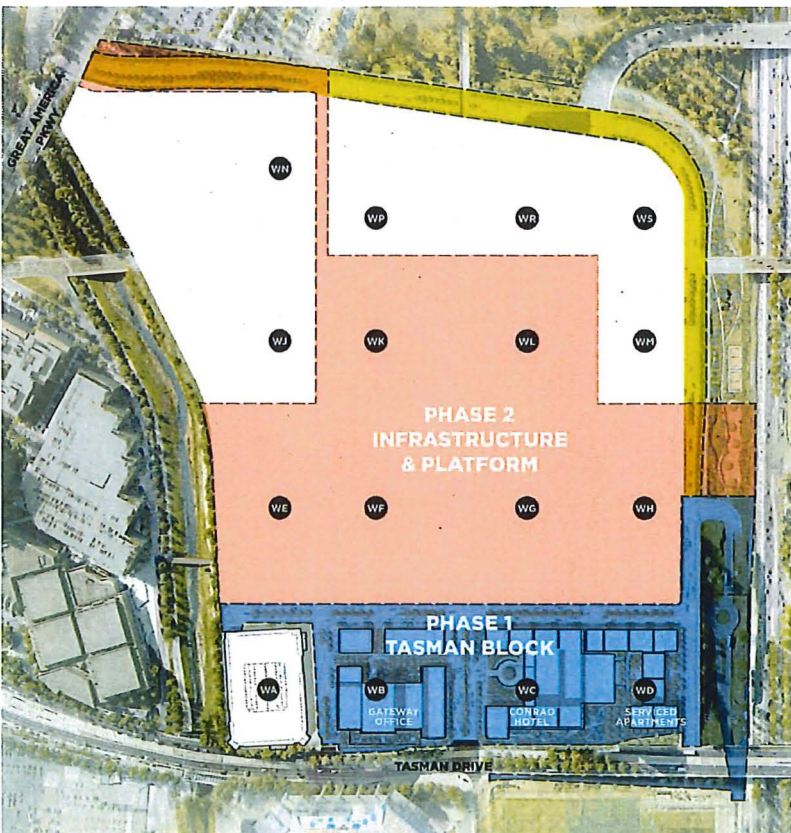
### PHASE 1 - TASMAN BLOCK

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

**RELATED**  
SANTA CLARA



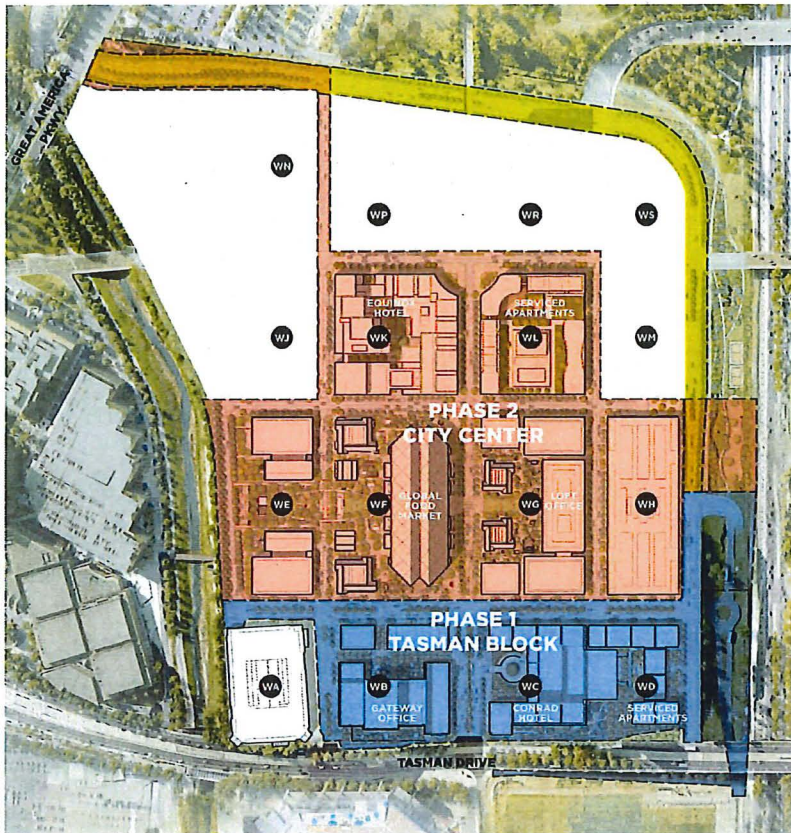
## City Center Phasing

### 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

**RELATED**  
SANTA CLARA





## City Center Phasing

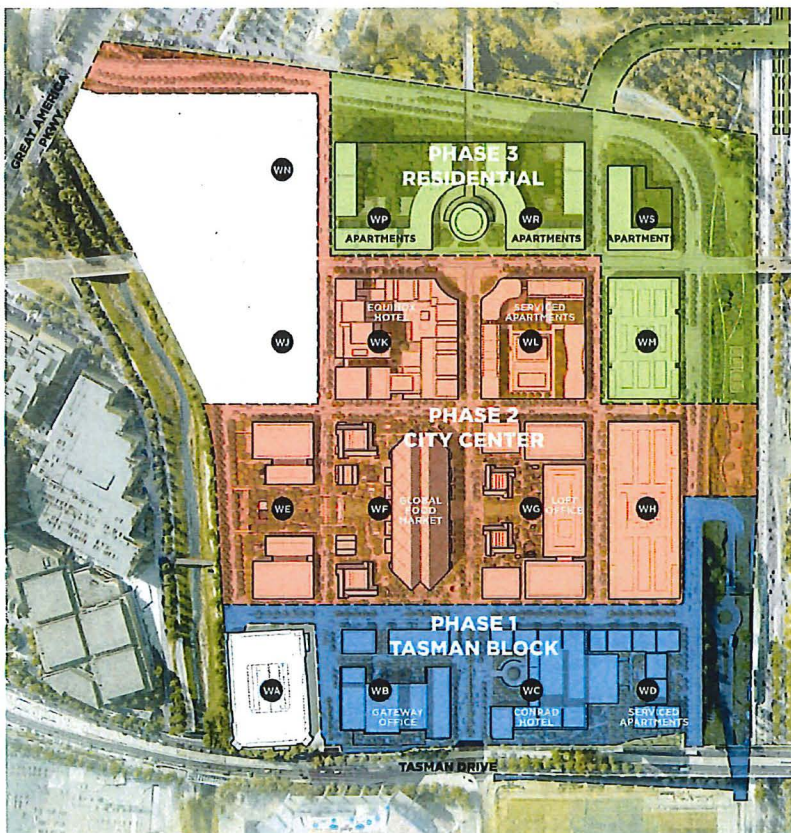
### PHASE 2 - CITY CENTER

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)

**RELATED**  
SANTA CLARA



## 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

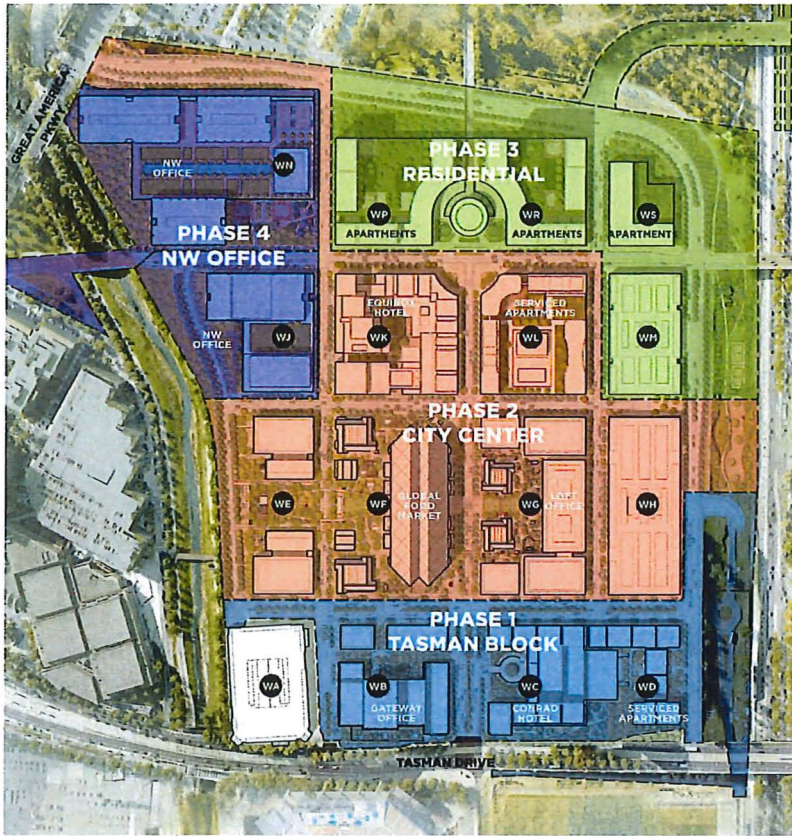
- ROADS, UTILITIES, PLATFORM, CITYPLACE PARKWAY BRIDGE

#### VERTICAL CONSTRUCTION

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

**RELATED**  
SANTA CLARA





## 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	

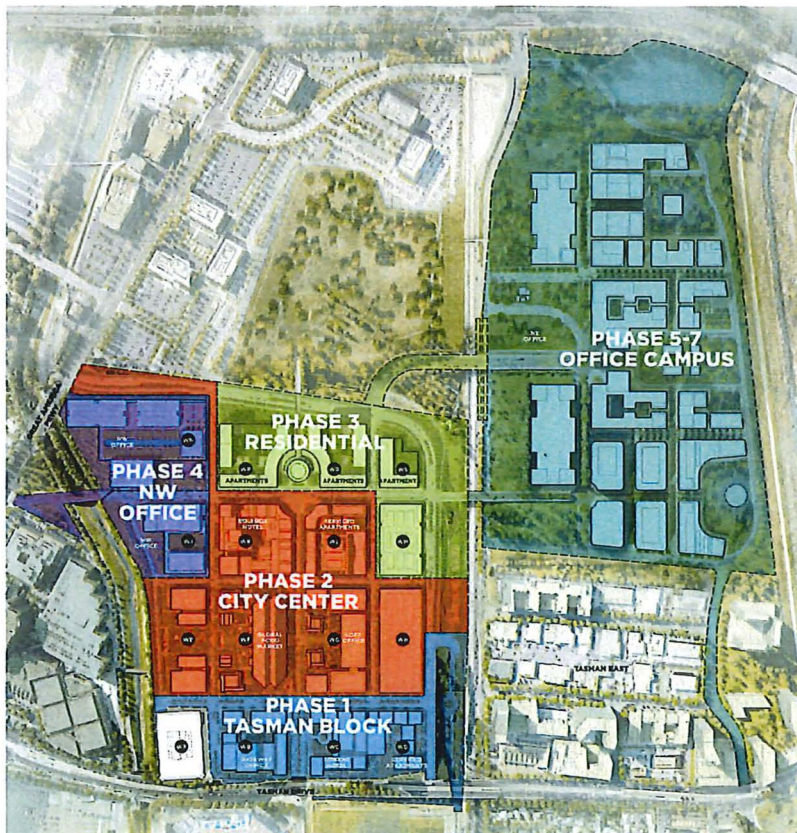
#### INFRASTRUCTURE

- GAS COLLECTION SYSTEM, CREEKSIDE BRIDGE, INNER ROADWAYS

#### VERTICAL CONSTRUCTION

- 1M GSF OFFICE
- 2,800 PARKING SPACES

**RELATED**  
SANTA CLARA



## 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

**RELATED**  
SANTA CLARA