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**Title:** Action on Phase 1 of the Gateway Crossings Project design plan at 1205 Coleman Avenue

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**Attachments:** 1. DRH Draft Excerpt Minutes of January 13, 2021, 2. Gateway Crossings MMRP, 3. COA Rezoning, 4. Conditions of VTSM Approval, 5. Development Plan

Date	Ver.	Action By	Action	Result
2/3/2021	1		Development Review Hearing	

**REPORT TO DEVELOPMENT REVIEW HEARING**

**SUBJECT**

Action on Phase 1 of the Gateway Crossings Project design plan at 1205 Coleman Avenue

**File No.(s):** PLN2020-14667

**Location:** 1205 Coleman Avenue, a 9.82-acre portion of a 21.4-acre project site at the southwest corner of Coleman Avenue and Brokaw Road; APN: 230-46-069; property is zoned Very High Density Mixed-Use (VHDMU)

**Applicant:** Holland Partner Group, Alden Smith

**Owner:** Hunter Storm Properties

**Request:** **Architecture review** of the Gateway Crossings Phase 1 development plan consisting of two Type II buildings (5-stories wood frame over 2-story podium) containing a total of 16,600 square feet (sf) of commercial space, 22,500 sf. amenity space, 725 dwelling units, 1,127 vehicle parking spaces (cars and motorcycles); private streets and infrastructure; and site landscaping.

**Project Data**

	Gateway Crossings Project Approval	Phase 1 Development
<b>Site Area</b>	21.4 acres	9.82 acres
<b>General Plan Designation</b>	Santa Clara Station Very High Density Residential (51-120 du/ac) with minimum commercial FAR of 0.2	Same
<b>Zoning District</b>	Very High Density Mixed Use (VHDMU)	Same

<b>Land Use</b>	Mixed Use - Residential, Commercial and Park/Open Space	Same
<b>Commercial</b>	45,000 sf 152,000 sf 225 room hotel 0.2 FAR	Building 1: 5,300 sf retail Building 1: 10,800 sf amenity Building 2: 11,300 sf retail Building 2: 11,700 sf amenity
<b>Residential</b>	1,565 units du/ac	73 Building 1: 318 units Building 2: 407 units
<b>Parking</b>	2,332 spaces	1,127 vehicle spaces 419 bicycle spaces
<b>Park Space</b>	2.6 acres	2.1 acres
<b>Flood Zone</b>	X	X

**BACKGROUND SUMMARY**

On July 9, 2020, at a public noticed meeting, the City Council reviewed and approved land use entitlements for phased development of the Gateway Crossings Project located at 1205 Coleman Avenue. The project approvals included: (1) a General Plan Amendment to Santa Clara Station Very High Density Residential (51-120 du/ac) with a minimum commercial Floor Area Ratio (FAR) of 0.2; (2) a rezone of the 21.4 acre project site to Very High Density Mixed Use (VHDMU); (3) Vesting Tentative Subdivision Map; (4) a Development Agreement (DA); and (5) the certification of the Environmental Impact Report (EIR) for the project. The approvals allow construction of 1,565 multi-family dwelling units, 45,000 sf of ground floor supporting retail, a hotel with 225 guest rooms, surface and structured parking, private streets, landscaped open space, on- and off-site public and private right-of-way improvements, and associated site infrastructure in two phases; including the development and maintenance of two public parks totaling 2.6 acres on the project site.

A lease agreement has been entered into between Hunter Storm Properties and the Holland Partner Group for the construction of off-site roadway and traffic improvements along Coleman Avenue and Brokaw Road; sidewalks along the project frontage and private streets and site landscaping within the Phase 1 project area; Buildings 1 and 2 consisting of ground floor retail, Police Activities League (PAL) amenity space, structured parking with residential units above; and development of the 2.1 acre Neighborhood Park.

The DA between the City and the Property Owner secures the development rights, terms, and conditions for phased development of the Gateway Crossings Project.

A public noticed Development Review Hearing was held on January 13, 2021 and was continued to February 3, 2021 following public comment and request by the community to conduct an additional public hearing to garner additional public comment on Phase 1 building architecture. Comments stated at the January 13, 2021 Zoom meeting focused on building articulation and color palette, window style and patterning, exterior building materials, and type and location of trees. After receiving public comment, architectural review of Phase 1 development was continued to the Development Review Hearing of February 3, 2020.

A working session was held on January 21, 2021 between the developer, project architects and two community members that focused on specific design elements to create differentiation and rhythm in the style of architecture along the exterior building elevations, added texture and color, and deeper

reveals surrounding the windows.

### **Points for consideration for the Architectural Committee**

- The project site is located in the Santa Clara Station Focus Area, as designated in the General Plan, adjacent to high volume rail and traffic corridors. This Focus Area is envisioned as a gateway into the City and opportunity to expand the City's economic base with new office, hotel, retail and high density residential development to maximize the use of existing and planned transit facilities and operations, and reduce vehicle miles travelled on the local and regional roadway network.
- The Gateway Crossings Project is designed as a transit and pedestrian-oriented mixed-use development consistent with General Plan goals and policies of the Santa Clara Station Focus Area; as it includes high density residential development, neighborhood serving retail, centrally located park, pedestrian connections to adjacent development and existing and planned transit services, and complete street sections with landscaped park strips and wide sidewalks.
- The 21.4 acre project site is subdivided into four mixed-use parcels (Lots 1 - 4) one commercial parcel (Lot 5), a dedicated park parcel (Lot 6), and six common lots (Lots A - F) for site access/circulation and utility corridors to serve the development.
- Phase 1 involves the development of the mixed-use Buildings 1 and 2 on Lots 1 and 2 respectively; the centrally located Neighborhood Park on Lot 6; and on- and off-site public and private right-of-way improvements and infrastructure by the Developer, Holland Partner Group.
- The property owner, Hunter Storm Properties, conducted multiple public outreach meetings that have influenced the site design and building architecture during the development review process, prior to Council approval of the Gateway Crossings Project. Holland Partner Group, Developer, has since held two virtual community outreach meetings and one working session to present and engage the community in the refinement of the design plan for Phase 1 development. The first Zoom meeting was held on September 2, 2020 and the second on November 16, 2020 to present further enhancements of the design in response to public comments requesting further breaks in massing, textural materials, and active outdoor spaces.
- In response to the comments made during the Development Review Hearing of January 13, 2021, an interim working session was held on January 21, 2021 between the developer, project architects and two community members that focused on specific design elements to create differentiation and rhythm in the style of architecture along the exterior building elevations, added texture and color, and deeper reveals surrounding the windows. Direction to the design team for enhanced elevations and addressing the scale of the buildings is under review and design consideration at the time this report was prepared.

### **Architecture and site design**

Gateway Crossings is designed as a district of urban buildings that feature contemporary architectural forms and integrated uses that are spatially arranged to provide connectivity, promote activity, and create a sense of place. The project is planned to achieve USGBC LEED silver

standards or their equivalent for each phase of development

Building 1 is a 107,603 sf structure planned on Lot 1 behind landscaped setbacks at the northeast corner of the project site fronting Coleman Avenue and Brokaw Road. The 133,545 sf Building 2 is to be centrally located on Lot 2 interfacing the approved Neighborhood Park and landscaped streetscape along Champions Way.

Building heights vary across the site to offset mass and scale and create visual interest. Phase 1 Buildings 1 and 2 tier from six to seven stories in height and include ground floor retail, two levels of podium parking and residential units above. Maximum building height established with the VHDMU zoning designation of the site is 150 feet. The design of the buildings vary and include structures having a modern aesthetic that take inspiration from shipping warehouse architecture with simple building forms, a regular fenestration pattern, expressed columns and beams, and traditional articulation of the building's base, middle, and top.

Exterior materials include store front glazing along the base of the buildings, plaster (with smooth-finished plaster in highly visible areas), horizontal and vertical siding, rainscreen siding, and brick veneer. Metal cornices and canopies are added as accent elements to key locations. Balcony features include metal railings and glass panels for varied ornamentation. The project includes pedestrian pole lighting along the new private streets and pedestrian walkways as well as wall light mounting of the buildings.

The project incorporates C3 post construction stormwater control measures in the site design and landscaping along public and private streetscapes and Neighborhood Park. A varied plant palette is proposed that includes canopy street trees, green screens to obscure visibility of podium parking and mechanical equipment along the streetscape, bioretention planting, and drought tolerant plantings across the project site.

A Master Sign Program for the project will be submitted separately for City review and approval.

Further design refinements of the neighborhood park will be conducted with public input and facilitated by the Parks and Recreation Department.

### Circulation and Parking

The project includes the construction of public and private roadway improvements to facilitate traffic, bicycle mobility, and pedestrian connectivity to and from the site. The improvements consist of new access points for ingress and egress to the site on Coleman Avenue and Brokaw Road and the construction of on-site private streets and an off-site public street to serve the site. Coleman Avenue will have two access points. The first is a new right-in and right-out only driveway located between Building 1 and the hotel. The second includes the construction of a new signalized intersection at the southern edge of the project site and new public street (Champions Way) that will provide access to the hotel, Building 2 and neighboring Phase 2 development of the Coleman Highline Project. Two driveways are proposed on Brokaw Road that would allow right and left turn movements in and out of the site. The first is located between Building 1 and the east side of the park and the second is located between the west side of the park and Building 4. This second access on Brokaw Road is proposed as a full access intersection and will include the construction of a signalized intersection designed to align with the existing Costco driveway mid-block.

The road network would provide access to parking structures in each of the buildings, surface

parking spaces, and loading areas on-site; as well as through access from Brokaw Road to Champions Way and the planned street network for the neighboring Coleman Highline Project and Avaya Stadium in San Jose.

Additional roadway improvements include the addition of shared through, left turn and right turn lanes on the east and westbound approaches of Brokaw Road at Coleman Avenue within the existing right-of-way, and widening of Coleman Avenue along the project's frontage. The project would also include the relocation and construction of a bus duck-out, bus pad, and bus shelter near the Coleman Avenue/Brokaw Road intersection with the widening of Coleman Avenue. These improvements are to facilitate vehicle traffic, accommodate bike lanes on both roadway segments, and improve an existing transit facility.

The project includes the construction of sidewalks for pedestrian connectivity with a complete street design along the public streets fronting the project site and internal private streets. Accent paving on the private streets is also incorporated in the design at pedestrian crossings and bicycle racks are located adjacent to building entries.

### **Findings supporting the Staff Recommendation**

1. *That any off-street parking area, screening strips and other facilitates and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that;*
  - Phase 1 development provides the requisite number of vehicle parking spaces consistent with the approved VHDMU zoning designation for the Gateway Crossings Project.
  - Phase 1 development provides complete street sections with landscape planter strips and wide sidewalks.
  - Phase 1 development includes public and private roadway improvements and infrastructure to serve the development.
  
2. *That the design and location of the proposed development and its location to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood. And will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that:*
  - The project is compatible in terms of land use, intensity of development and building orientation, height and architecture with adjacent existing and planned development, subject to changes recommended by the community.
  - The project is subject to the terms and conditions of the DA for the Gateway Crossings Project and shall implement and comply with the mitigation measures set forth in the EIR and Conditions of Rezoning and Vesting Tentative Subdivision Map approvals for the Project to avoid and reduce potential development impacts.
  
3. *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that;*
  - The development is consistent with the General Plan designation for the project site and is compatible with the planned transit-oriented uses in the Santa Clara Station Focus Area in which it is located.
  - The project is compatible in terms of land use, intensity of development and building orientation, height and architecture with adjacent existing and planned development.

4. *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that;*
- The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health, safety and general welfare.
  - The project is subject to the terms and conditions of the DA for the Gateway Crossings Project and shall implement and comply with the mitigation measures set forth in the EIR and Conditions of Rezoning and Vesting Tentative Subdivision Map approvals for the Project to avoid and reduce potential development impacts.
5. *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office, in that;*
- The design of Phase 1 development provides for an attractive, inviting and functional site arrangement of the buildings, obscured parking podiums, screened rooftop mechanical equipment, landscaped streetscapes, centrally located public park space, common and private open space and amenities.
  - The project incorporates high quality materials and landscaping in the site design and building architecture.
  - The project provides for proper access, visibility and identity, and transit accessibility to existing and planned transit facilities
  - The project provides new high-quality market rate and affordable housing units to the City's housing stock at 73 du/ac in proximity to existing and planned transit services.

## **CONDITIONS OF APPROVAL**

- 1) Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to, site plans, floor plans, elevations, landscaping, lighting and signage.
- 2) The developer shall implement and comply with the project conditions of approval and the Mitigation Monitoring and Reporting Program (MMRP) for the Gateway Crossings Project with Phase 1 development of the project site.

## **ENVIRONMENTAL REVIEW**

An EIR for the Gateway Crossings Project was prepared and circulated for public and agency review and comment in accordance with the California Environmental Quality Act and was certified by the City Council on July 19, 2019 at a public noticed meeting; in conjunction with the approval of a MMRP for the Project.

## **FISCAL IMPACT**

There is no impact to the City for processing the requested application other than administrative staff

time and expense typically covered by processing fees paid by the applicant.

### **PUBLIC CONTACT**

On December 21, 2020, a notice of public hearing of this item for the January 13, 2021 Development review Hearing was mailed to properties within 1,000 feet of the project site and within the Old Quad. The hearing notice was also posted in at least three conspicuous places with 300 feet of the project site. The project was reviewed at the January 13, 2021 hearing and continued to the Development Review hearing date of February 3, 2021, following public comment, to garner additional community input on Phase 1 building architecture.

### **RECOMMENDATION**

Review and accept public comments and continue to the Development Review Hearing of March 17, 2021.

Prepared by: Associate Planner, Community Development Department

Approved by: Gloria Sciara, Development Review Officer, Community Development Department

### **ATTACHMENTS**

1. Development Review Hearing Draft Excerpt Minutes of January 13, 2021
2. Mitigation Monitoring and Reporting Program
3. Conditions of Rezoning
4. Conditions of Vesting Tentative Subdivision Map
5. Development Plan