

**THE HEART OF SILICON VALLEY**

Adjacent to Levi’s Stadium and the convention center, at the nexus of various public transportation options and major arteries, Related’s 240-acre mixed-use development will bring more than nine million square feet of innovative, sustainable and tech-enabled commercial and residential spaces, hotels, shopping, dining and entertainment venues to Santa Clara and the heart of the greater Silicon Valley region. The development will also bring expansive public spaces, and a 30-acre park for fitness and recreation.

Foster + Partners will serve as the lead design architect for the first phases of the project, and will collaborate with Gensler, the executive architect, on many aspects of the design and execution. Together, along with Related, these premier architectural partners will deliver the first mixed-use development in Silicon Valley to offer the scale of an urban destination and the variety of choices that support all facets of life—in one integrated pedestrian community. WSP USA will serve as the development’s lead engineering firm on the main infrastructure of the project.

Related’s Santa Clara development is the result of a multi-year, forward-thinking public-private partnership between the City of Santa Clara and Related Companies to transform an underutilized golf course into a world-class destination for residents, visitors, companies and their employees. When complete, the property will feature a compelling mix of uses and expansive public spaces, expertly integrated into the city’s existing network of pedestrian, bicycle and public-transit connections. The development will also feature new roadways and access upgrades to public transit to make the project one of the premiere urban mixed-use destinations in Silicon Valley.



240  
ACRES

9.2M SF  
TOTAL PROJECT

5.4M SF  
OFFICE

700  
HOTEL ROOMS

1,680  
RESIDENTIAL UNITS  
(INCLUDING 400 SERVICED APARTMENTS, AND NEARLY 170 AFFORDABLE UNITS)

1.0M SF  
RETAIL, FOOD & BEVERAGE, ENTERTAINMENT

- OFFICE
- HOTEL
- RESIDENTIAL
- RETAIL, DINING, & ENTERTAINMENT
- SERVICED APARTMENTS



RELATED SANTA CLARA — GLOBAL FOOD MARKET AT DUSK  
Courtesy of Related

## A PARTNERSHIP THAT BENEFITS THE COMMUNITY

Related's Santa Clara development will be an economic engine for the city and the region, generating 25,000 jobs; nearly \$17 million in taxes, fees and lease revenue annually; plus, millions more for schools and transportation improvements.

## CENTRALLY LOCATED

The property enjoys proximity to a variety of public transit options and alternative transportation modes, including the Santa Clara Valley Transit Authority (VTA), Commuter Rail and a commuter shuttle program. BART is expected to serve Santa Clara as early as 2025.

## AUTHENTICITY

Reflecting the local culture, lifestyle, and natural landscape of Northern California, the development will showcase the area's diversity and affinity for multi-ethnic and multi-cultural experiences, as well as cater to the local community's desire for gastronomic novelty and native cuisines.

## INNOVATION

Creating a stimulating workplace environment that allows companies to disrupt their respective industries, Related's Santa Clara development will be the new center of cutting-edge technology in Silicon Valley. With an investment in the future of mobility, the project will embrace technology across Santa Clara through data management, public wi-fi, and Smart Meters.

## SUSTAINABILITY

The development will be at the forefront of sustainability with buildings designed to reach LEED Gold certification, transformative mobility and a "smart" development.

## OUTDOOR LIFESTYLE

The development will capitalize on the adjacent waterways, bike trails, and hiking paths, seeding the project perimeter with retail, open space and public parks.

## URBAN LIVING

Related Santa Clara is a community with the connectivity and easy accessibility of an urban environment—a pedestrian place with a main street experience and an opportunity to enjoy the outdoors.

- Related’s Santa Clara development will have three primary components: a 5.2M square foot city center, 4.0M square feet of office campus area, and a 30-acre park. The central part of the development will feature the project’s restaurant, retail, and entertainment space, and will serve as the main gathering place for visitors, shoppers, and workers.
- The large scope of the project allowed the design team to create an ambitious, environmentally sound masterplan that pioneers several design initiatives to promote wellbeing, sustainability and future mobility solutions. The design also utilizes sustainable building materials, creating a model of urbanism that exceeds present green building guidelines.
- Located in a transit-rich area just north of Levi’s Stadium, the development provides access to a robust network of transit options, conveniently accessible from anywhere within the project.
- The first phases of early site work for this fully-entitled project began in May 2019, with vertical construction starting in early 2020. The first phases are scheduled to open to the public in 2023.
- Related Santa Clara will generate 25,000 jobs; nearly \$17 million in taxes, fees, and lease revenue annually at the beginning of project operations; plus, millions more for schools and transportation improvements.
- The centerpiece of the project’s expansive green network is the new city park; 30 acres of land earmarked for the creation of a new open green space.. Related will make a \$5 million contribution to the City of Santa Clara to help finance the design and construction of this new outdoor space.
- A new Transportation Demand Management (TDM) Plan will be implemented to incorporate the use of local and regional transportation options, as well as adopt forward-looking approaches such as private shuttles, ridesharing options and bicycle support facilities.
- Related Santa Clara will provide nearly 170 affordable housing units.
- Since its introduction in 2013, the project has held dozens of meetings with the community, and completed a thorough Environmental Impact Report (EIR) that involved the review and feedback of multiple local, regional and state agencies.



**ABOUT RELATED COMPANIES**

Related Companies is the most prominent privately owned real estate firm in the United States. Formed 46 years ago, Related is a fully integrated, highly diversified industry leader with experience in virtually every aspect of development, acquisitions, management, finance, marketing and sales. Headquartered in New York City, Related has offices and major developments in Boston, Chicago, Los Angeles, San Francisco, South Florida, Washington D.C., Abu Dhabi, and London and boasts a team of over 3,500 professionals. The Company's portfolio of over \$50 billion in real estate assets owned or under development is made up of best-in-class mixed-use, residential, retail, office and affordable properties in premier high-barrier-to-entry markets. Related has developed preeminent mixed-use projects such as Time Warner Center in New York and Rosemary Square in West Palm Beach and the 28-acre Hudson Yards project on Manhattan's West Side.

Successful mixed-use developments are driven by a dynamic program that connects to the fabric of the city. Related has decades of experience in placemaking and expertise in the curating of restaurant and beverage programs, wellness programming, cultural experiences and the execution of some of the most trafficked public spaces including Grand Park in Los Angeles, and Columbus Circle and Hudson Yards' Public Square and Gardens in New York City.

For more information about Related, please visit [www.related.com](http://www.related.com).

**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. Since then, he and the team around him have established an international practice with a worldwide reputation for thoughtful and pioneering design, working as a single studio that is both ethnically and culturally diverse. The studio integrates the skills of architecture with engineering, both structural and environmental, urbanism, interior and industrial design, model and film making, aeronautics and many more—the collegiate working environment is similar to a compact university. These diverse skills make the team capable of tackling a wide range of projects, particularly those of considerable complexity and scale.

For more information about Foster + Partners, please visit [www.fosterandpartners.com](http://www.fosterandpartners.com).

**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. Founded in 1965, the firm serves more than 3,500 active clients in virtually every industry. Gensler designers strive to make the places people live, work, and play more inspiring, more resilient, and more impactful.

For more information about Gensler, please visit [www.gensler.com](http://www.gensler.com).

**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 (including Mining and Oil & Gas) and Energy sectors, as well as offering project and program delivery and advisory services. Their experts include engineers, advisors, technicians, scientists, architects, planners, surveyors and environmental specialists, as well as other design, program and construction management professionals. With approximately 48,000 talented people globally, WSP is uniquely positioned to deliver successful and sustainable projects.

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