

Related Santa Clara



ENVIRONMENTAL IMPACT REPORT (EIR)

On June 21, 2016, the City of Santa Clara approved the final Environmental Impact Report (EIR) for the Related Santa Clara Project. Over the last several years, the City of Santa Clara has commissioned, reviewed and compiled studies prepared by many different environmental experts, including biologists, arborists, traffic engineers, economists, geotechnical and environmental engineers into this comprehensive document to assess the project's environmental impacts as defined by the California Environmental Quality Act (CEQA).

PROJECT DESCRIPTION AND KEY FINDINGS

Related Santa Clara is a LEED-certified, multi-phased, mixed-use destination located in a transit-rich zone located immediately adjacent to Levi's Stadium. This new \$6.5 billion dollar center will incorporate up to 9.16 million square feet of residential units, restaurants, entertainment venues, hotels, retail, and office space to establish a new, mixed-use City neighborhood with a defined center to serve as a focal point for a pedestrian-oriented "live, work, and play" environment. When completed, Related California would include large, shared open spaces throughout, new pedestrian and vehicle entrances and roadway networks, new and expanded infrastructure, and new utilities.

The key finding in this EIR is that the most significant impact would be to traffic. While the EIR contemplates Related Santa Clara in its entirety, it is important to remember that this is a multi-phase development, which will take years to complete, with construction of the outlying office parcels likely not commencing until 2021 or later depending upon market demand. As with any undertaking in this

region, at this time, transportation management is critical to the success of Related Santa Clara and we are focused on implementing the very best transportation demand management techniques available. Our proximity to local and regional public transportation – not to mention the birthplace of car and ridesharing – helps us immensely in our endeavors.

The project has been split into multiple development phases with the first phase (construction of the City Center) likely to begin in 2017 and conclude in 2022. Future phases consisting of office space, with the potential inclusion of a mix of user serving retail and food and beverage offerings, will be developed over a period of 10-15 years subject to market demand. Although traffic mitigations will be implemented in the first phases of the project, it is expected that the traffic impacts described in the EIR would not be fully realized, if at all, until the completion of the final phases of the project.