

Project Description

The proposed project includes four specific components:

- Stadium
- Substation Relocation
- Off-Site Surface Parking
- Parking Garage (Shared Use)

Each of these project components are described below.

Stadium Component

The proposed stadium site is bounded on the north by Tasman Drive, on the east by the Santa Clara Youth Soccer Park (soccer park) and the existing Marie P. DeBartolo Sports Centre¹, on the south by Silicon Valley Power's Northern Receiving Station (receiving station) and the City of Santa Clara's North Side Water Storage Tanks (water storage tanks), and on the west by San Tomas Aquino Creek. Most of the stadium site is currently designated as an overflow parking lot for the nearby California's Great America theme park (Great America).

The stadium would be developed and owned by a public agency to be formed by the City of Santa Clara and the City's Redevelopment Agency. The stadium would be leased to the San Francisco 49ers (49ers team), a National Football League (NFL) franchise, for playing home games during the NFL pre-season, regular season, and post-season and other NFL related events. In addition to football events, use of the stadium may range from incidental use of meeting room facilities within the main building, including support of Convention Center activities, to significant activities such as concerts and other sporting events that could use a significant amount of the available seating. Approximately 20 non-NFL related significant events per year are contemplated.

The proposed stadium would have a permanent seating capacity of up to 68,500 seats and will be designed to expand to approximately 75,000 seats for special events. An NFL Super Bowl game would be an example of a special event requiring additional seating. The stadium structure would have a maximum height of 175 feet above the ground surface with light standards on top of the structure reaching a maximum height of 200 feet above the ground surface. The stadium would be five levels on the east, north, and south sides and nine levels (referred to as the Suite Tower) on the west side. The event level of the stadium (i.e., ground level) would include the playing field, locker rooms, main commissary, facilities for groundskeeping staff, operations (including management, security, and janitorial), truck docks, and facilities for various other support functions. The event level will be constructed at approximately the existing site elevation (an average of 12 feet above sea level²). The press as well as TV and/or radio broadcast personnel will have facilities at the Press Level located on the top floor of the west side. The box office, 49ers Team store, Stadium Authority office, and for-lease commercial space will be located on ground level along the Tasman Drive frontage.

¹ The Marie P. DeBartolo Sports Centre is the current training facility and corporate headquarters for the San Francisco 49ers football team and will be referred to in this document as the training facility.

² USGS, Milpitas Quadrangle California 7.5 Minute Topographic Map, NW/4 San José 15" Quadrangle.

RECEIVED

AUG 04 2008

City of Santa Clara
Planning Division

PLN 2008-06947

In order to accommodate the stadium as proposed, Centennial Boulevard south of Tasman Drive will need to be abandoned and the roadway removed. A two-lane access driveway will be added along the eastern boundary of the stadium site to provide access to the soccer park. With the new two-lane driveway, access to the soccer park will not change. Vehicular access to the training facility and the receiving station will be from Stars and Stripes Boulevard which is accessed via Centennial Boulevard north of Tasman Drive. During significant events, including NFL games, Tasman Drive may be closed to vehicle access (with the exception of emergency vehicles) between Centennial Boulevard and Great America Parkway to accommodate crowds entering and leaving the stadium. In addition to the temporary closing of Tasman Drive between Centennial Blvd. and Great America Parkway, the widening of the existing overflow parking lot bridge and the construction of a pedestrian-only bridge south of the Tasman Drive bridge over San Tomas Aquino Creek are also contemplated to enhance pedestrian movement.

Substation Relocation Component

The existing electrical substation equipment located on the Tasman Substation site, immediately west of San Tomas Aquino Creek, may be relocated to the west end of Silicon Valley Power's Northern Receiving Station. Specifically, the electrical equipment would be placed west of the 60k bus structure and just south of the Control House building. Relocation of the substation would include abandonment, removal and relocation of portions of the transmission lines serving the substation and surrounding properties. An existing electric service that serves the Light Rail would remain along Tasman. The abandoned substation site could be developed with additional surface parking.

Parking Component

The proposed 68,500 seat stadium would require 17,125 parking stalls under the City's zoning requirements. It is estimated, however, based on historic usage of the existing 49ers team stadium that approximately 19,000 attendee parking stalls and 1,740 employee parking stalls will be required for NFL Football events and other large non-NFL events. The anticipated parking demand could not be accommodated on the stadium site and would require approval of a parking arrangement or master plan that utilizes off-site parking facilities for events.

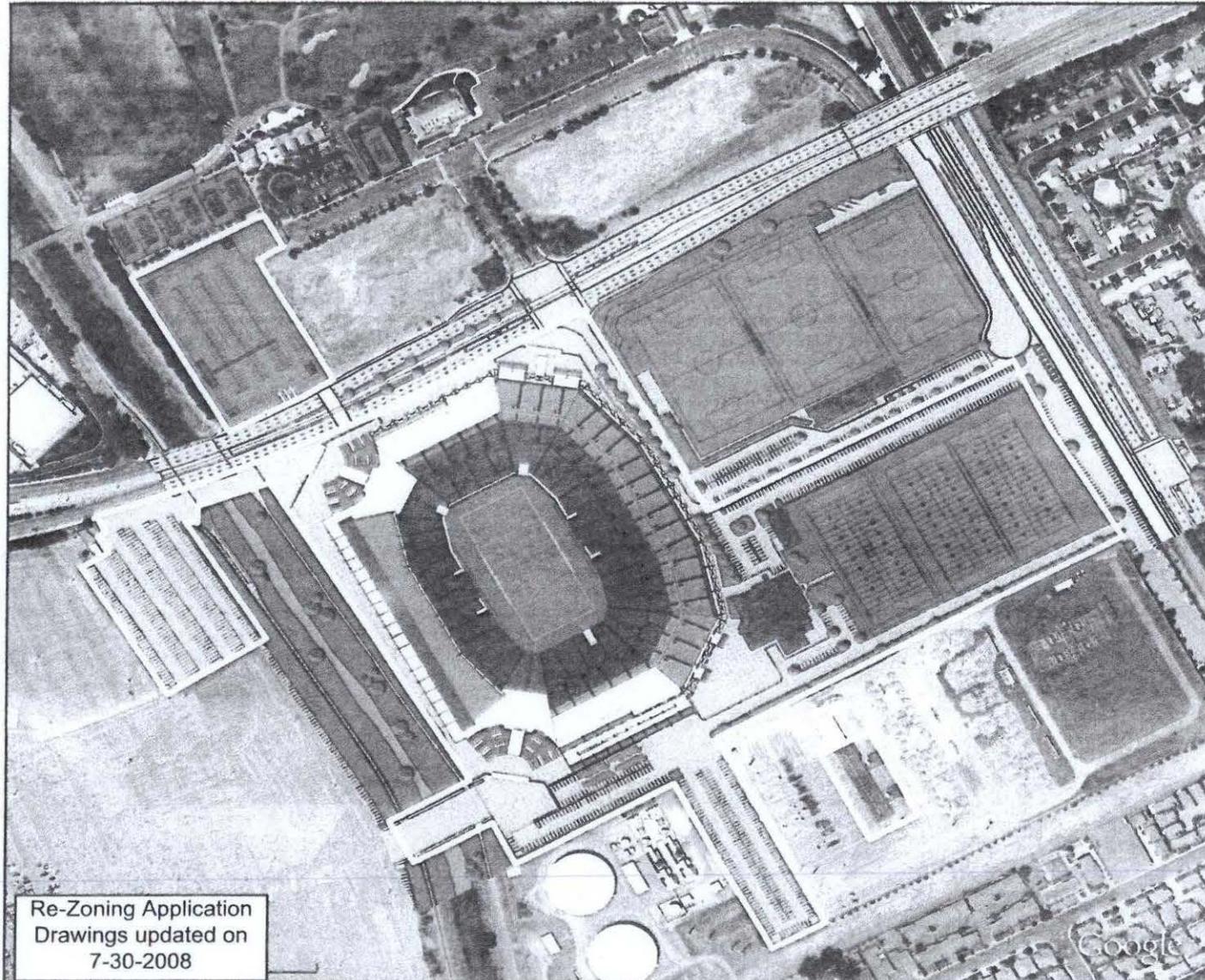
The required parking will be provided through existing and planned parking facilities in the immediate project area. New parking facilities will include the proposed shared parking structure north of Tasman Drive (discussed below), proposed surface parking immediately east and south of the stadium, and the additional surface parking proposed to replace the existing Tasman substation site. Existing parking lots in the area that could be utilized for large event parking include the main Great America parking lot, the undeveloped lots adjacent to the parking structure site (south of and adjacent to the Santa Clara Golf and Tennis Club), and the surface parking lots and structured parking of nearby businesses (most of which are located west of San Tomas Aquino Creek on both sides of Great America Parkway). These parking facilities, many of which are underutilized during weeknights and weekends, could be made available by contractual arrangements for large events at the stadium. Circumstances related to development or redevelopment of any or all of these parking sites could result in changes to the master parking plan over time. It is contemplated that rights to use off-site parking facilities will require land use entitlements within a prescribed parking overlay.

Parking Garage Component

The new six-story parking garage would be located on an approximately four-acre site directly across Tasman Drive from the proposed stadium. As stated above, the parking structure would have up to

1,780 parking stalls which could be utilized by the stadium, the convention center, and the Great America theme park³. Vehicular access to the parking structure will be provided directly from Tasman Drive and from Stars & Stripes Boulevard via Centennial Boulevard. A clear span pedestrian bridge could be included to connect the garage to the Convention Center across San Tomas Aquino Creek to the west.

³ The proposed stadium site is currently designated as an overflow parking lot for the Great America theme park with 1,823 parking spaces. The new parking in the parking structure (1780 spaces), and in the proposed surface parking north of Tasman (790 spaces), and in other proposed surface parking immediately east and south of the stadium would more than offset the loss of parking on the stadium site.

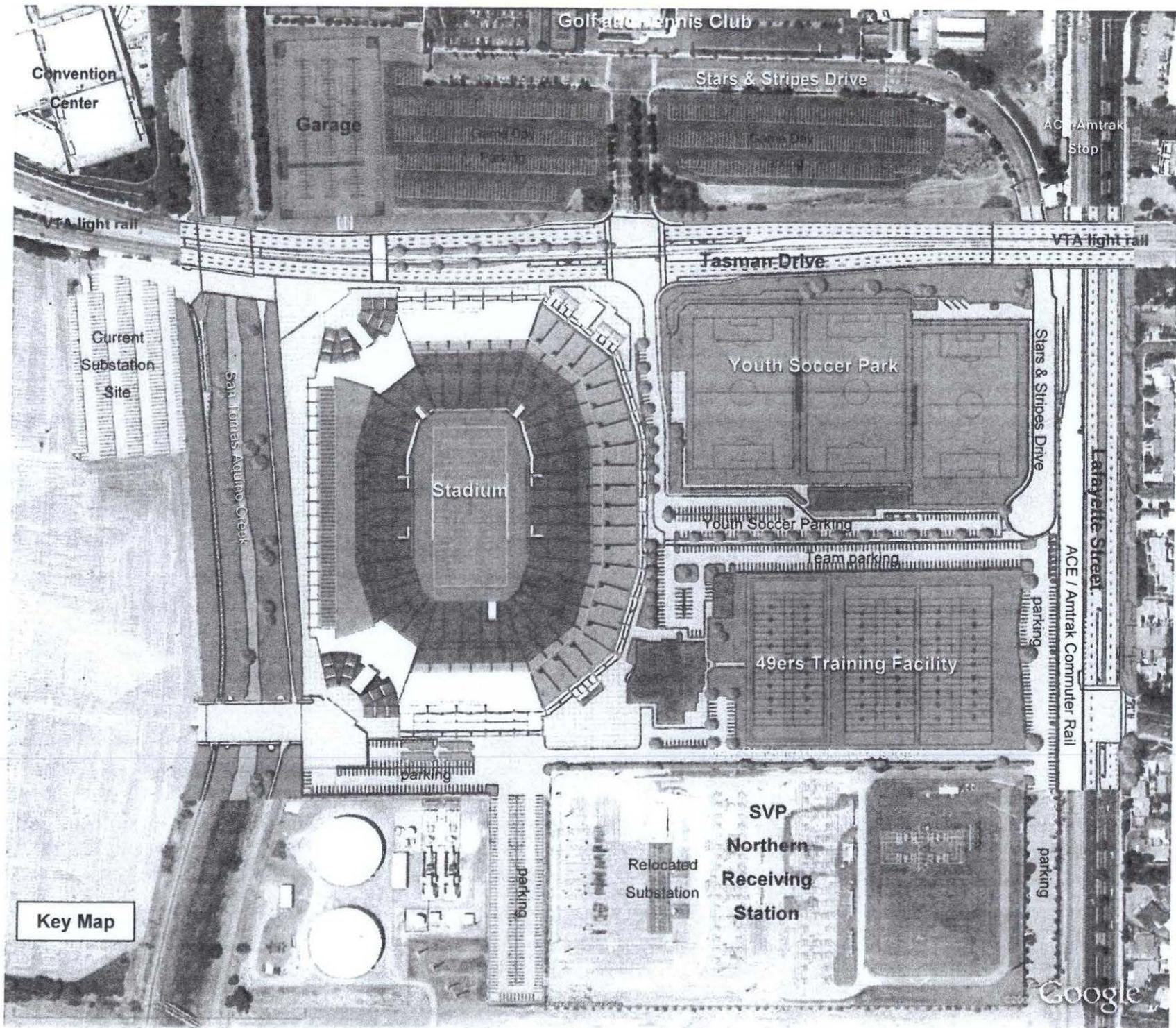


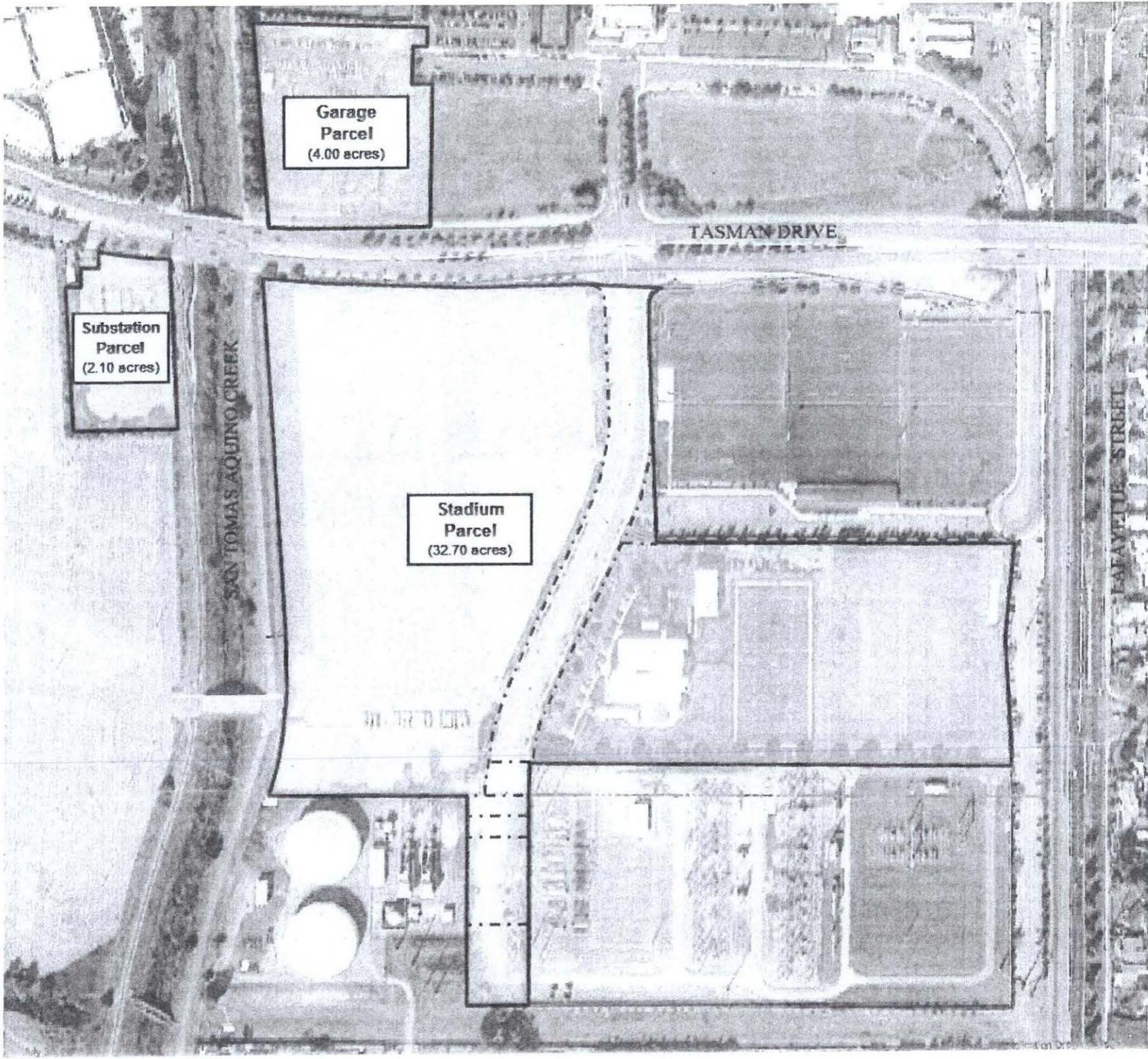
Re-Zoning Application
Drawings updated on
7-30-2008

49ers Stadium Project - Overall Site Plan

Showing Project Boundary

Stadium Site Design is in process - updated drawings will be forwarded as they become available





**Garage
Parcel**
(4.00 acres)

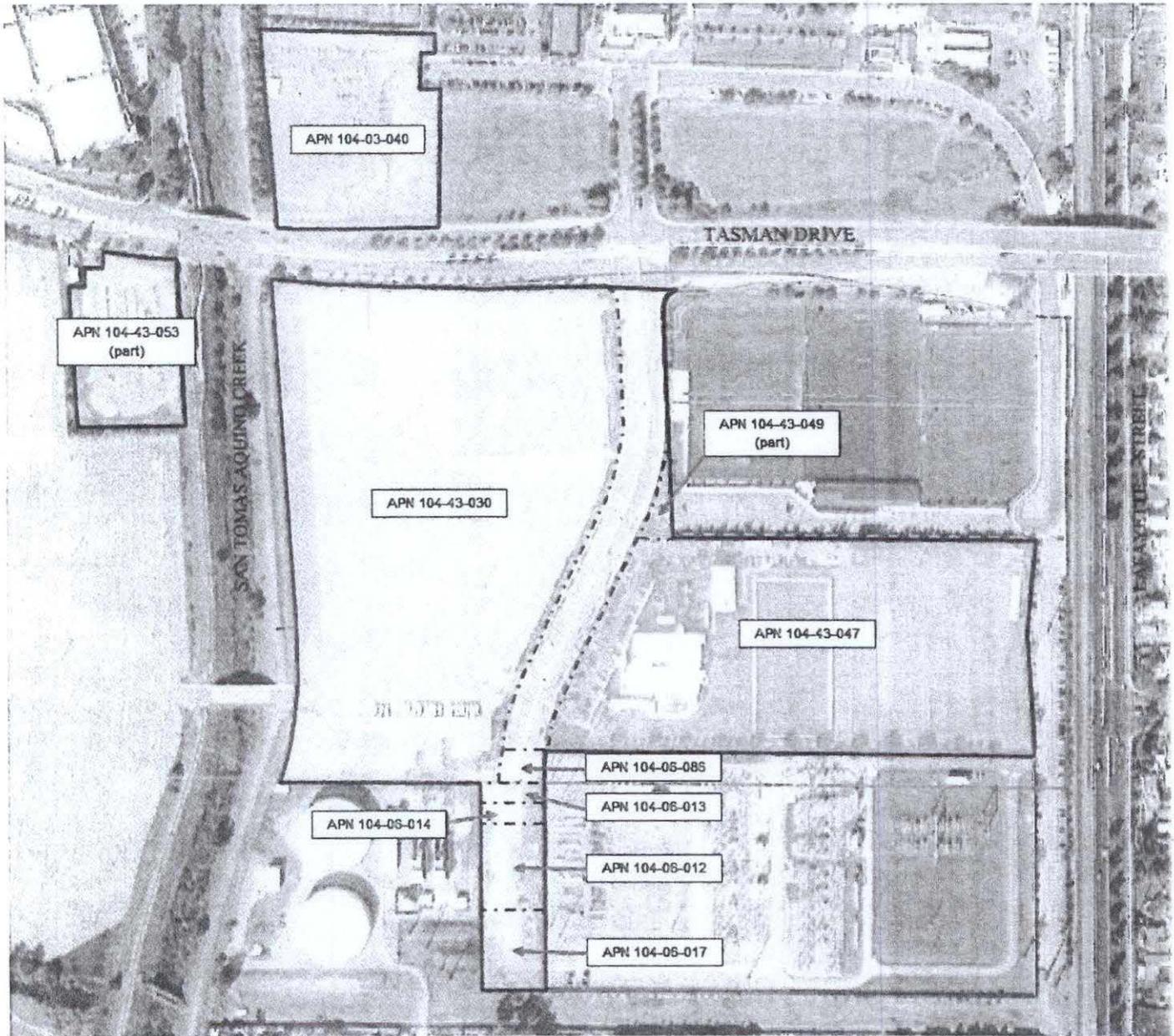
**Substation
Parcel**
(2.10 acres)

**Stadium
Parcel**
(32.70 acres)

TASMAN DRIVE

SAN TOMAS AQUINO CREEK

LAFAYETTE STREET



Parcel
 Overflow Lot
 4949 Centennial Blvd
 Youth Soccer Park (part)

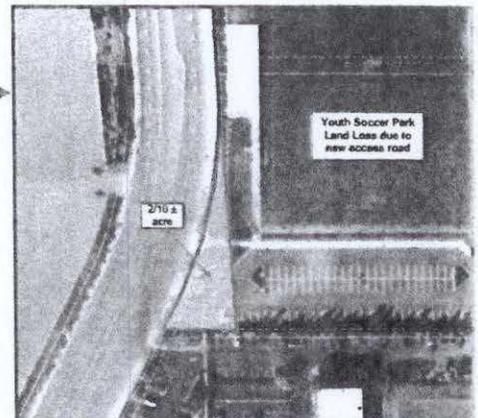
Substation

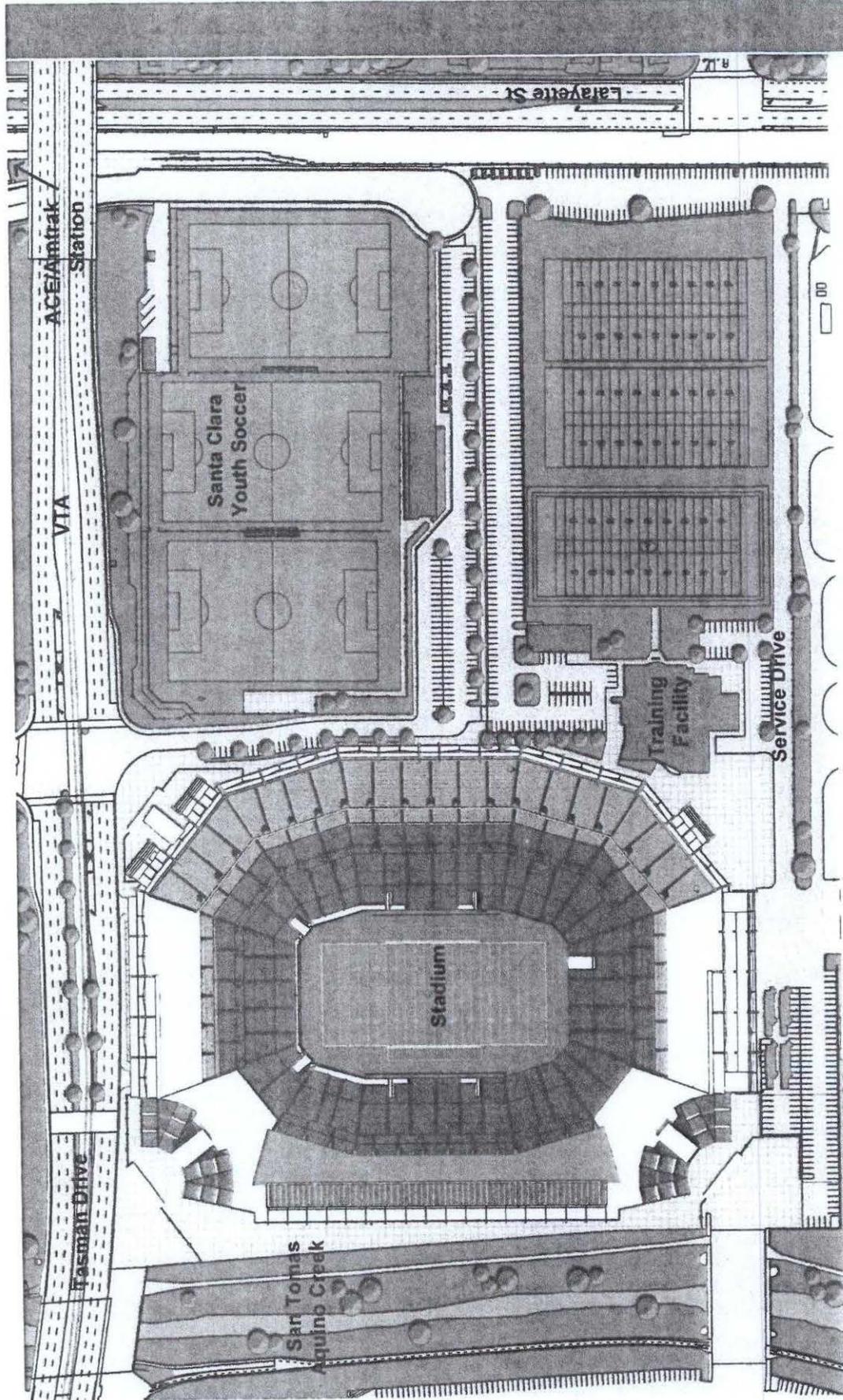
South Lot

Assessor's
 Parcel Number
 104-43-030
 104-43-047
 104-43-049 (part)

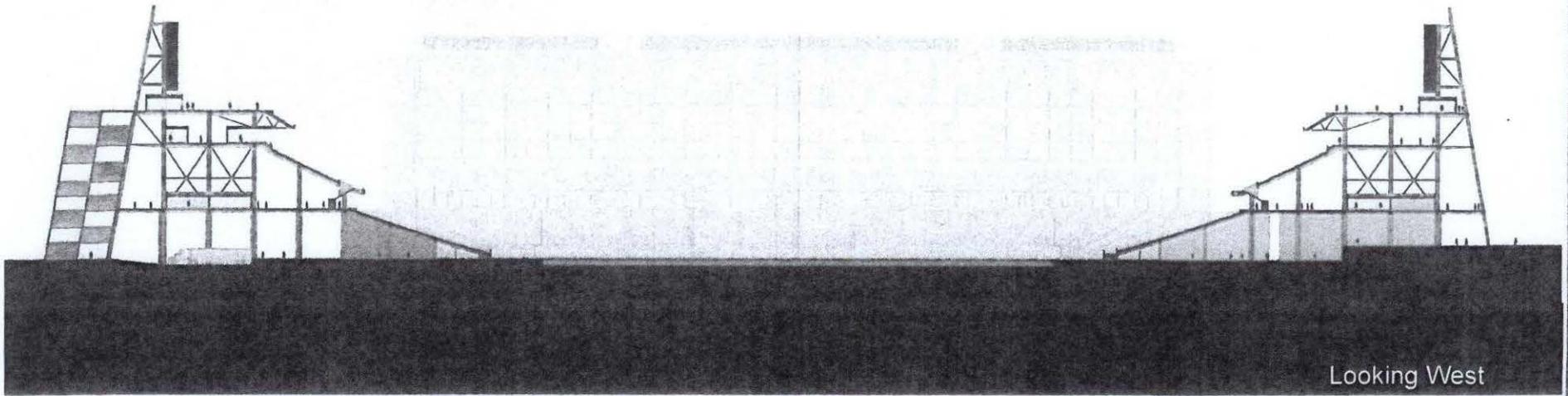
104-43-053 (part)

104-06-012,013,014,017,086

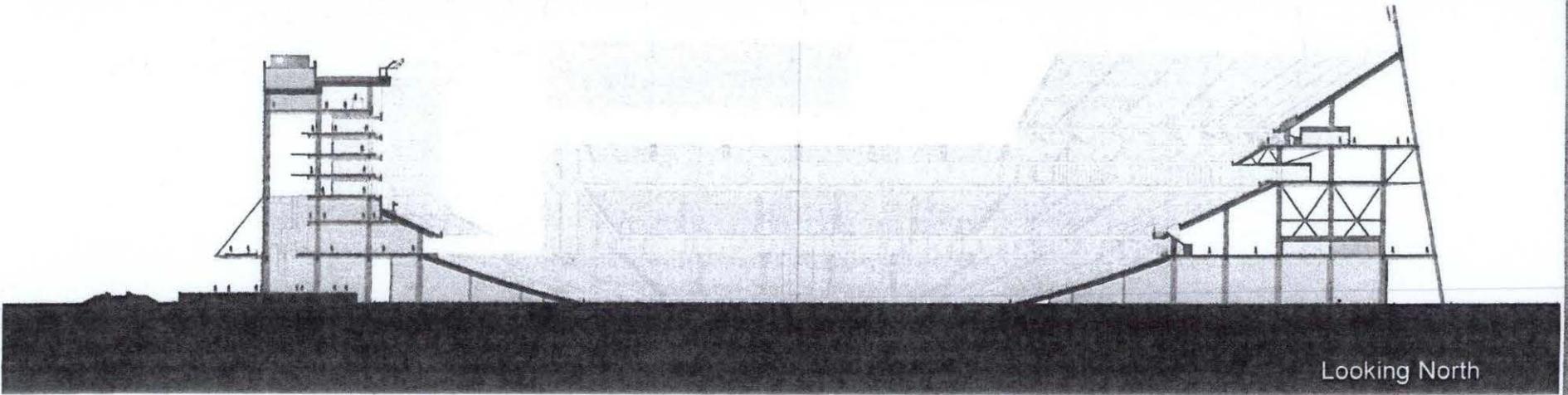




Site Plan



Looking West



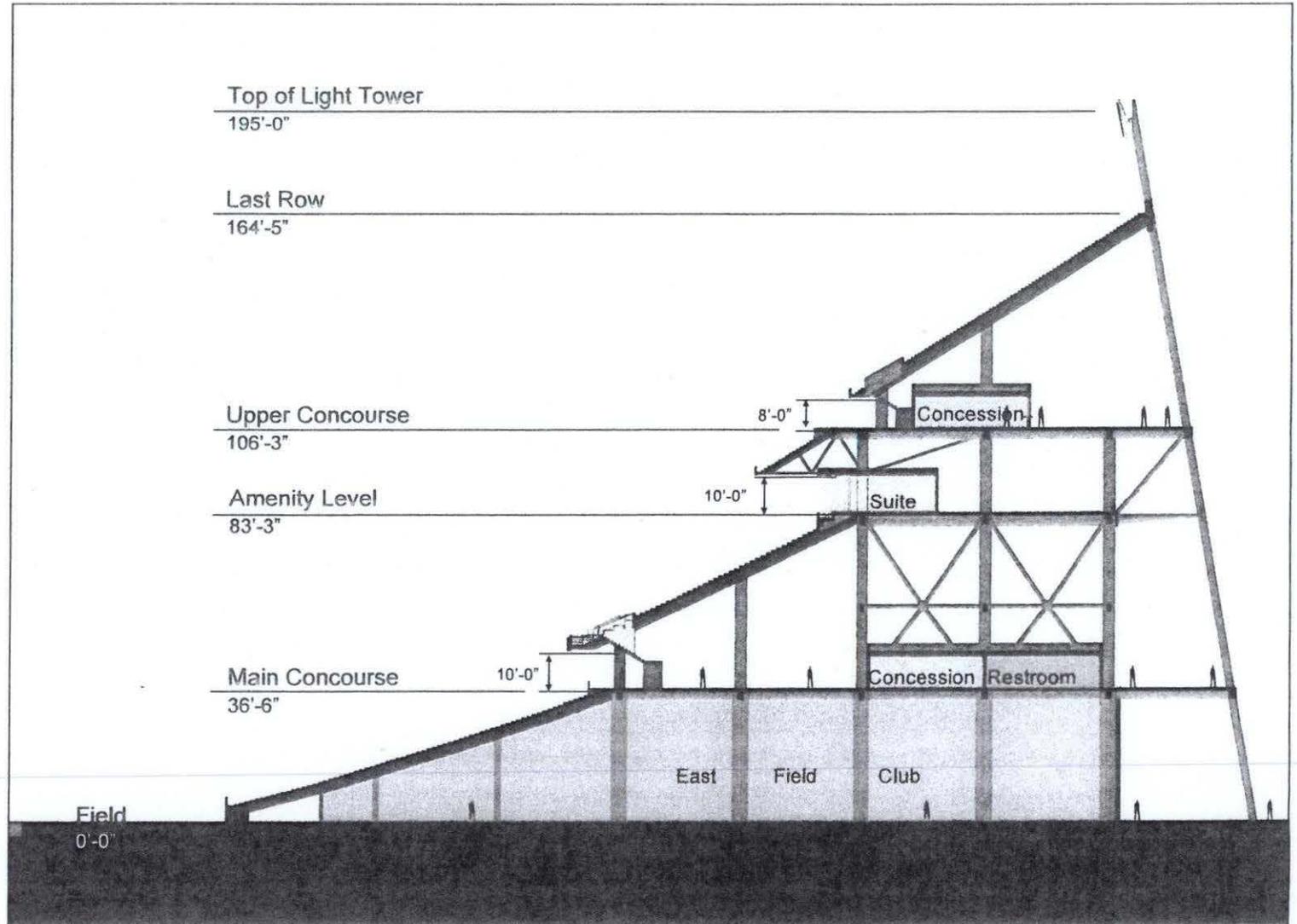
Looking North

Overall Building Sections



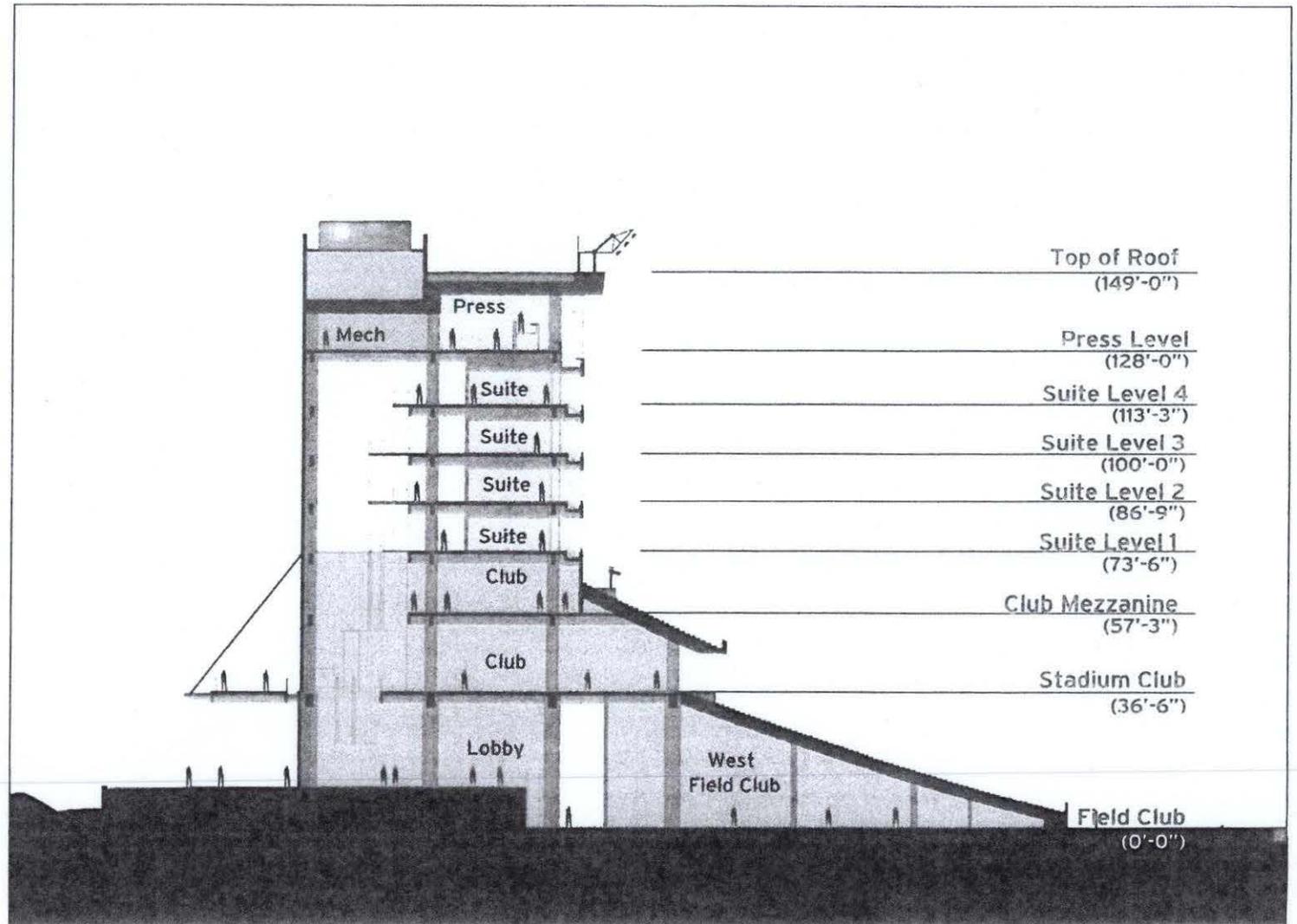
Stadium Sections

East 50 yd. Line
Section



Stadium Sections

West Suite Tower Section



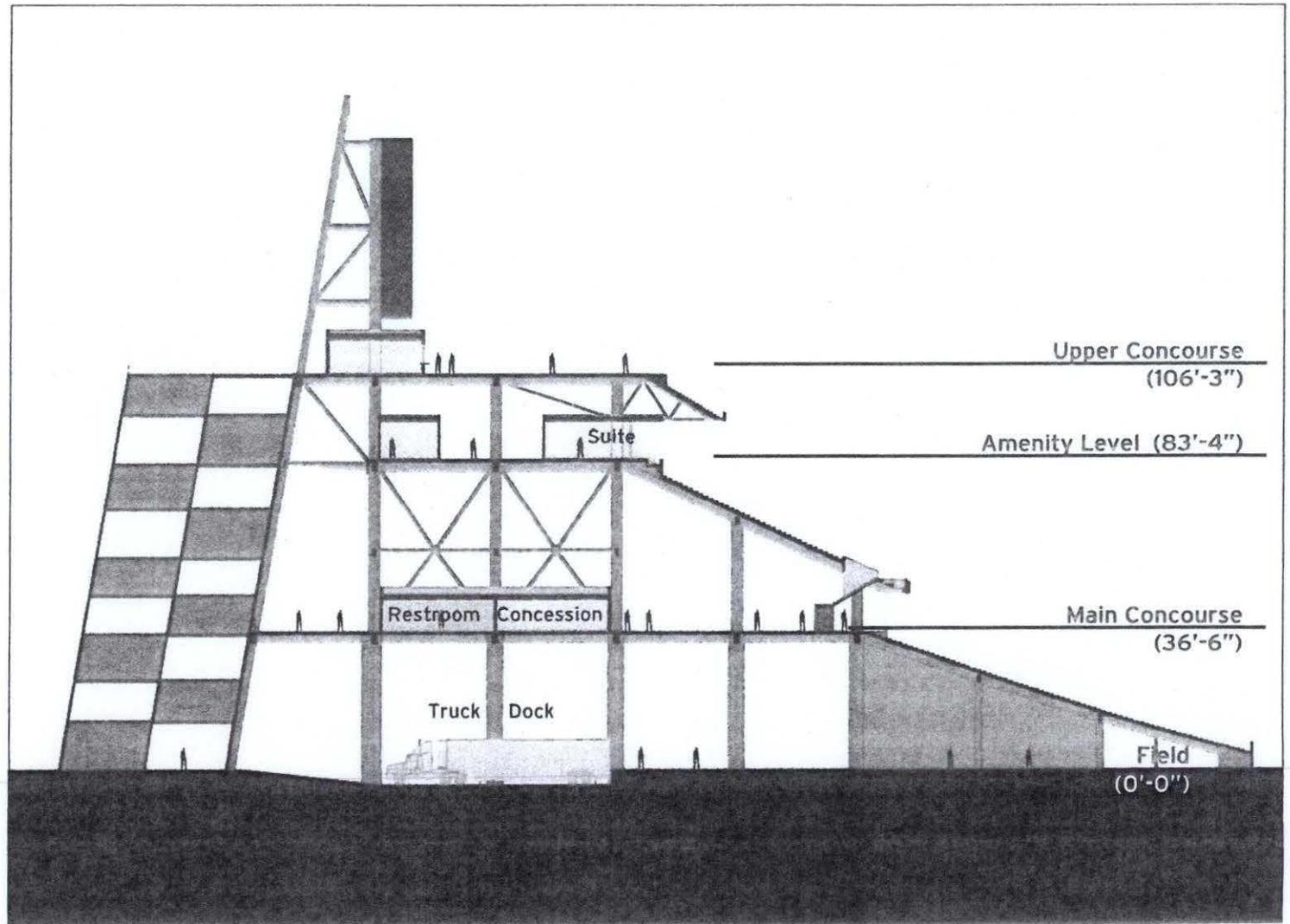
July 30, 2008

49TH | **HNTB**

Re-Zoning Application Drawing Up

Stadium Sections

South End Zone Section



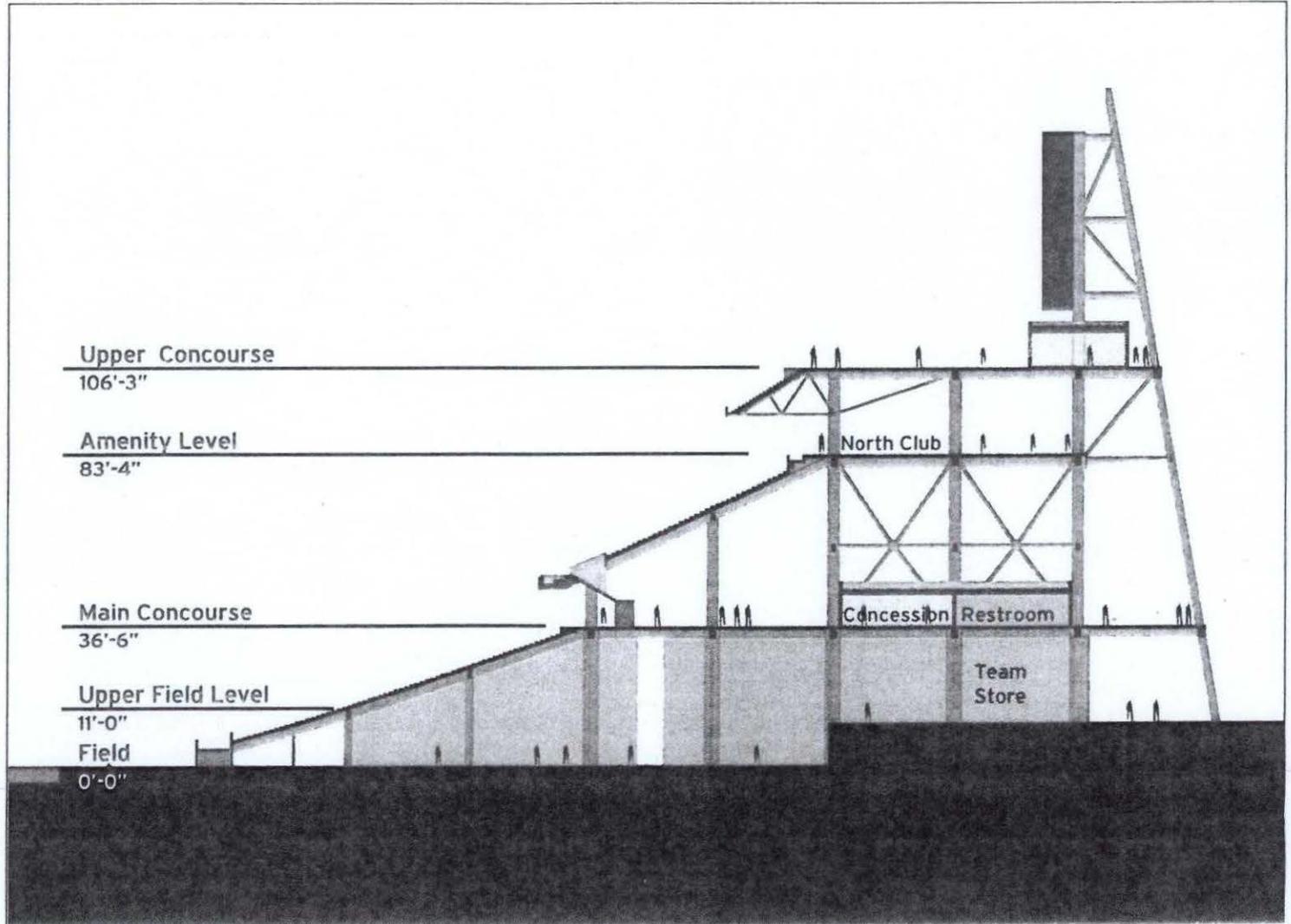
July 30, 2008

4000 | **HNTB**

Re-Zoning Application Drawing Upd

Stadium Sections

North End Zone Section



July 30, 2008

49ERS | **HNTB**

Re-Zoning Application Drawing Up