

An aerial architectural rendering of a modern university campus. The scene is dominated by numerous multi-story buildings with flat roofs, many of which are covered in green vegetation. The buildings are arranged in a grid-like pattern with some curved streets. In the foreground, a large stadium with red seating is visible. The campus is surrounded by green fields and trees. In the background, there is a large body of water, possibly a bay or a large lake, and a long bridge extending across it. The sky is clear and blue, suggesting a bright day. The overall impression is one of a well-planned, sustainable, and modern educational environment.

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



ROSEMARY SQUARE

WEST PALM BEACH, FLORIDA

Rosemary Square is pioneering a unique approach to create interactive shopping, dining and entertainment experiences, examining the intersection among consumers, tastemakers, and the physical environment.



KEY FEATURES

1.8 MILLION SQUARE FEET

550K SQUARE FEET RETAIL AND F&B

48% RETAIL GLA DEDICATED TO F&B AND ENTERTAINMENT

\$430M+ TOTAL INVESTMENT IN PROJECT



TIME WARNER CENTER

NEW YORK, NEW YORK

Time Warner Center influenced a doubling of asking rents for area storefronts, added thousands of new jobs, and caused the nearby park access to become the #1 entrance to Central Park.



KEY FEATURES

16 MILLION ANNUAL VISITORS

2.8 MILLION TOTAL SQUARE FEET

338,500 SQUARE FEET OF RETAIL SPACE

1.1 MILLION SQUARE FEET OFFICE SPACE

DIVERSE RESTAURANT AND BAR COLLECTION

198 ROOM MANDARIN ORIENTAL HOTEL

122 SEAT JAZZ CLUB



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





**NORTH WEST
OFFICE
CAMPUS**

RESIDENTIAL

**NORTH EAST
OFFICE
CAMPUS**

**EQUINOX
HOTEL**

RESIDENTIAL

**GLOBAL
FOOD
MARKET**

**LOFT
OFFICE**

**TASMAN
EAST**

**GATEWAY
OFFICE**

**BUSINESS
HOTEL**

**SERVICED
APARTMENTS**

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



GLOBAL FOOD MARKET & RETAIL



GLOBAL FOOD MARKET & RETAIL—CENTENNIAL BOULEVARD



GLOBAL FOOD MARKET & RETAIL—CENTENNIAL BOULEVARD



ENTERTAINMENT BLOCK PLAZA

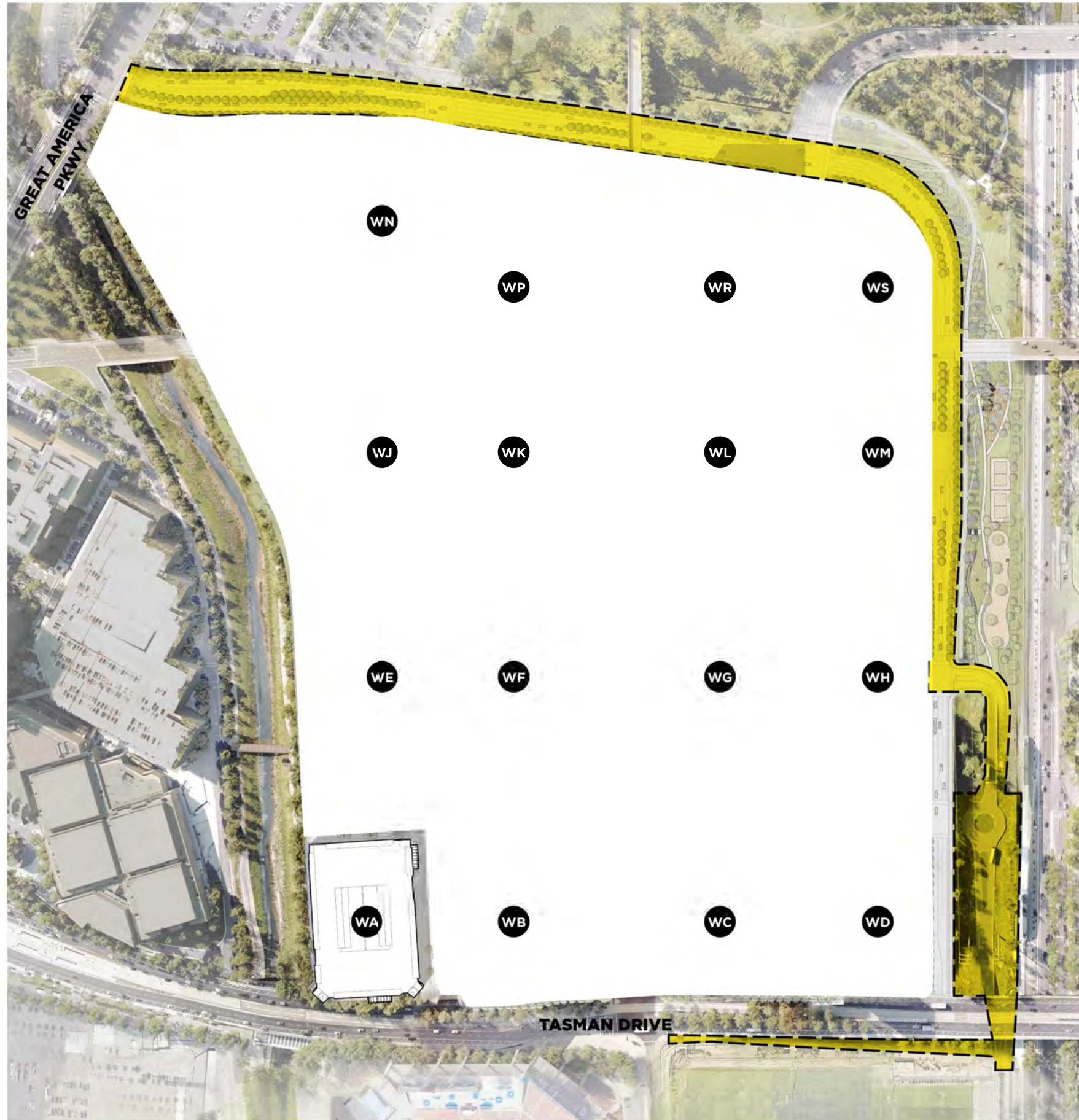


EQUINOX® HOTEL PLAZA



RELATED SANTA CLARA

City Center Phasing



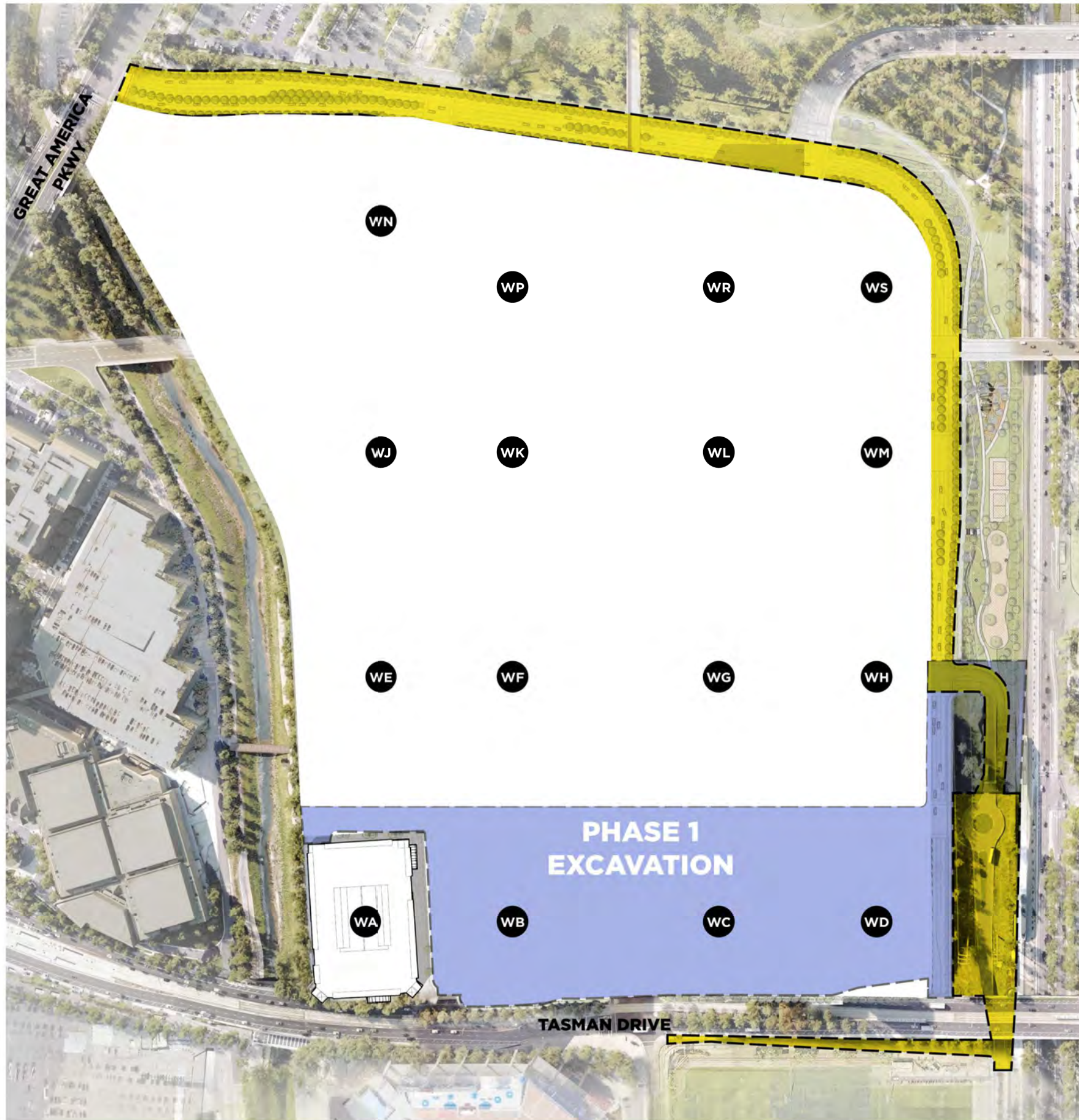
City Center Phasing

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



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



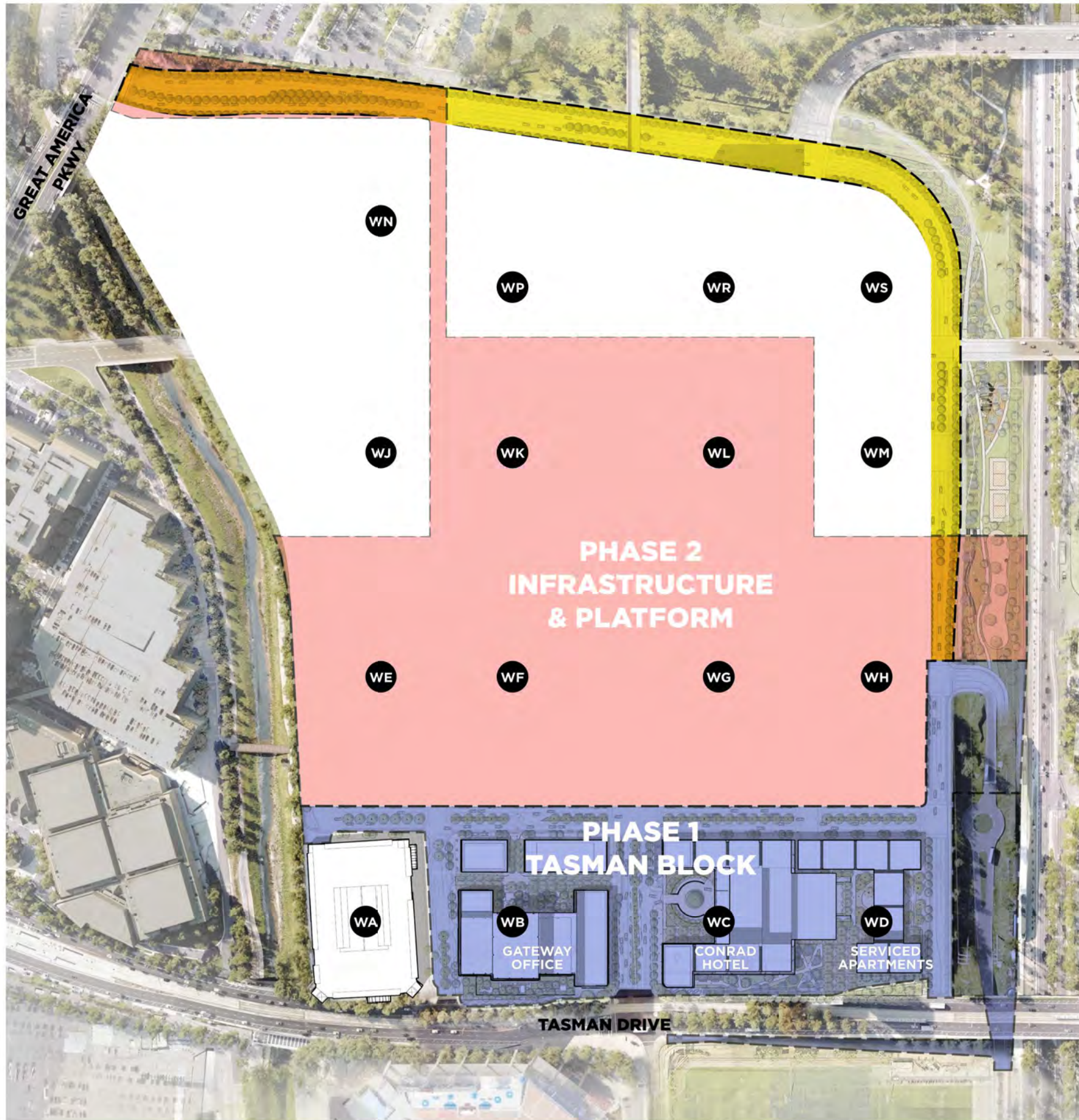
City Center Phasing

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



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



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)



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)



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



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