

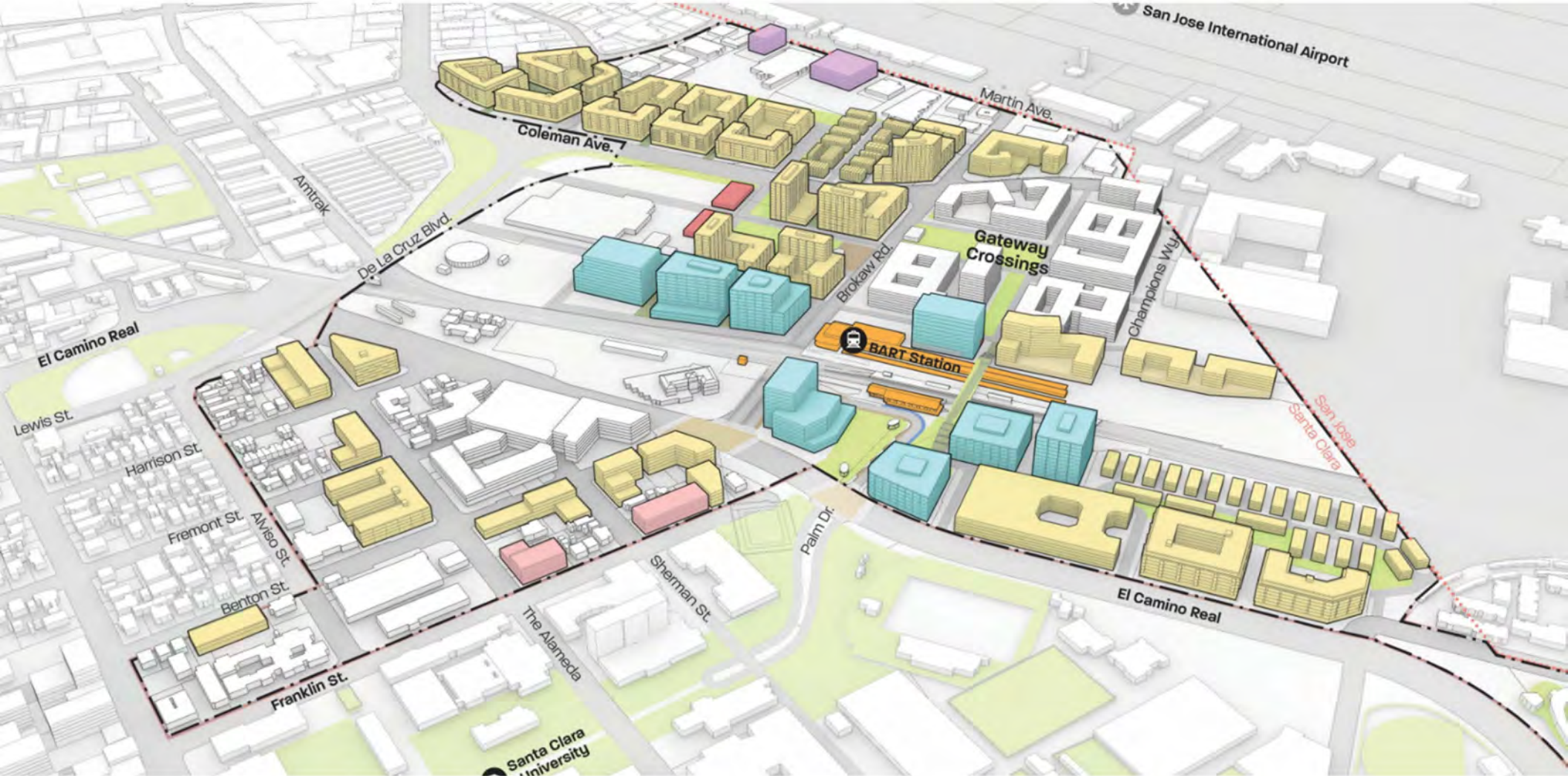


# Santa Clara Station Area Task Force Update

**Bicycle and Pedestrian Advisory  
Committee**

**June 29, 2026**

# Preferred Plan Visualization



# Jobs-Housing Balance Monitoring Framework

**Intent:** Maintain long-term jobs-housing balance and support a balanced transit-oriented mixed-use district.

Plan Buildout Milestone	Office Threshold Trigger	Residential Catch-Up Requirement	Result
50% of Residential + Office Plan Capacity (6,787,600 sq ft)	Office exceeds 15% of cumulative development (1,018,100 sq ft)	Residential must reach 85% of cumulative development	Additional standalone office development limited until residential catch-up occurs
75% of Residential + Office Plan Capacity (10,181,500 sq ft)	Office exceeds 20% of cumulative development (2,036,300 sq ft)	Residential must reach 80% of cumulative development	Additional standalone office development limited until residential catch-up occurs

# Amenities to Incentivize

Daytime population support	Evening/weekend activators	Thriving residents and families
<ul style="list-style-type: none"><li>• Neighborhood-scale healthcare services</li><li>• Nonprofit office space at below-market rates</li><li>• Live/work artist housing with deed restrictions</li><li>• Co-work spaces</li></ul>	<ul style="list-style-type: none"><li>• Community/Recreation centers (public-private partnerships)</li><li>• Satellite library branch (public-private partnership)</li><li>• Indoor recreation (climbing gym, pickleball, esports/gaming lounge)</li></ul>	<ul style="list-style-type: none"><li>• Daycare centers and preschools</li><li>• After-school and youth programming spaces</li><li>• Senior day programs and adult care centers</li><li>• Small-format grocery stores</li></ul>

## **Option 1 - Require Ground Floor “Active Community Uses”**

At least 25% of ground-floor frontage along Priority Streets shall consist of active community-serving uses.

Potential qualifying uses:

- childcare space,
- clinics,
- nonprofit uses,
- cultural facilities,
- small-format grocery,
- educational facilities,
- workforce development

## **Option 2 - Space Dedication by Project Size**

Projects over 150 residential units, or 300,00 office sf,

Must provide one or more:

- childcare,
  - clinics,
  - nonprofit uses,
  - cultural facilities,
  - small-format grocery,
  - educational facilities,
  - workforce development
-

# Parking Maximums

Land Use	Maximum Parking Standard	Notes
Multi Family Residential	0.8 spaces per dwelling unit	Maximum reflects observed demand within one-half mile of high-capacity transit; additional reductions encouraged for affordable and senior housing through project-level TOD or TDM review.
Office/Employment	1 space per 530–1,000 sq ft GFA	Maximum range linked to TDM performance to ensure parking supply does not undermine transit ridership at Santa Clara Station.
Ground Floor Retail	No parking permitted	The VTA TOC policy explicitly prohibits dedicated retail parking in station cores. Retail demand is expected to be accommodated through internal capture and shared district parking rather than dedicated on-site supply.
Mixed Use Development (Aggregate)	Use specific maximums above, managed as shared parking	Parking calculated by land-use component and operated as a shared, unassigned resource to align supply with actual demand over time.