



SANTA CLARA STATION AREA SPECIFIC PLAN

STATION AREA TASK FORCE MEETING

September 18, 2025



City of Santa Clara
The Center of What's Possible





Agenda

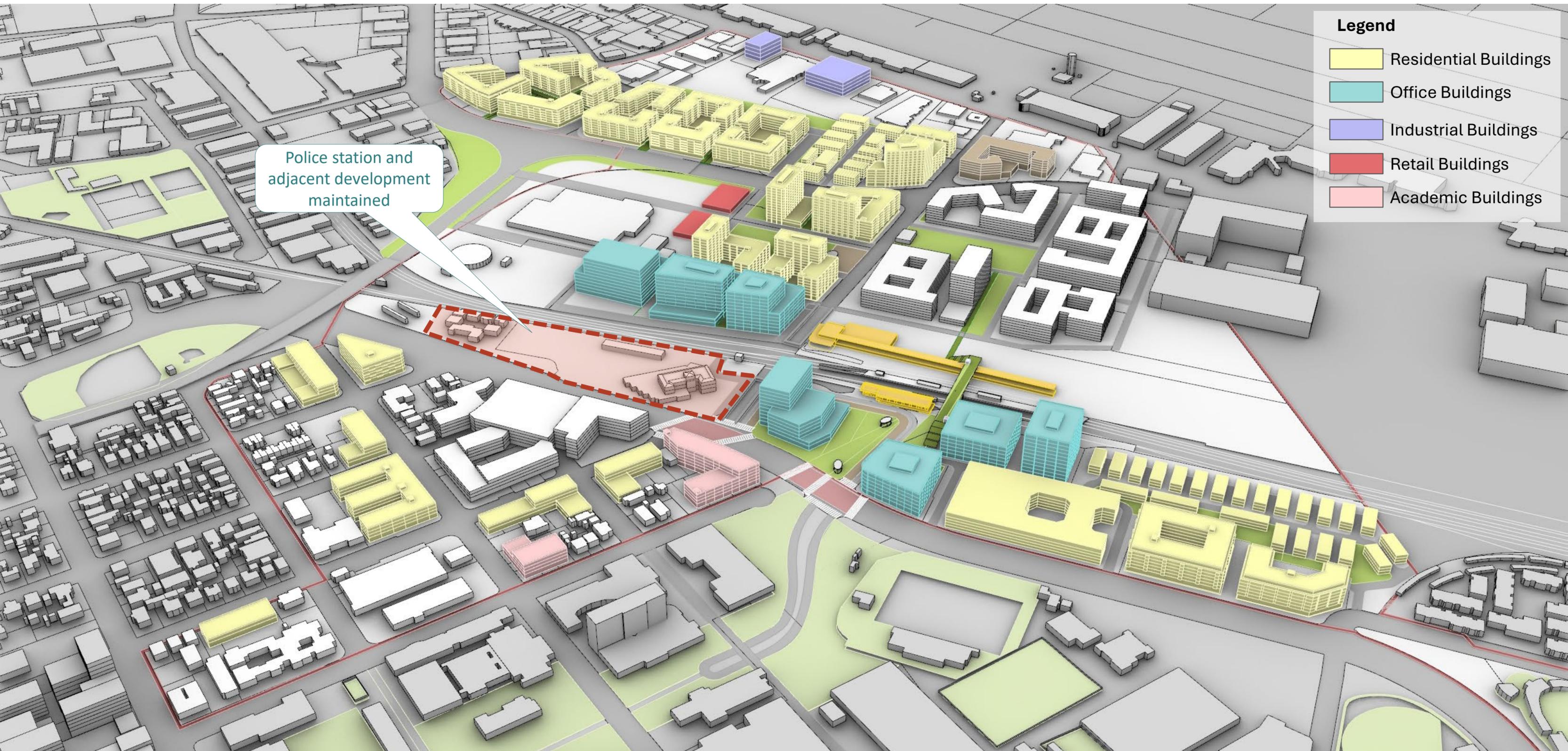
1. Preferred Development Concept Update
2. Regulating Development Intensity
3. Station Plaza
4. Questions & Discussion
5. Next Steps

01

PREFERRED DEVELOPMENT CONCEPT UPDATE



Preservation of Police Station



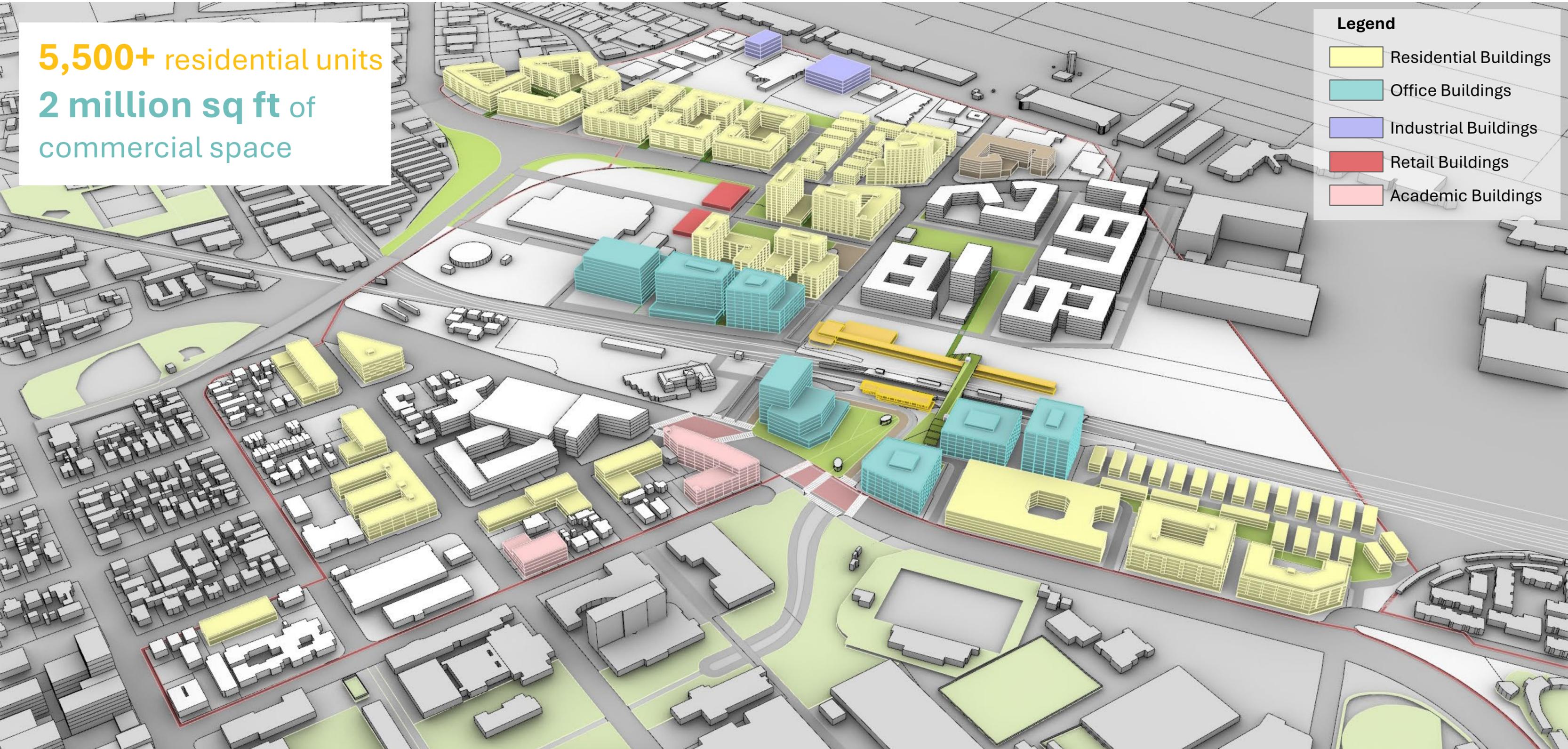
Police station and adjacent development maintained

- Legend**
- Residential Buildings
 - Office Buildings
 - Industrial Buildings
 - Retail Buildings
 - Academic Buildings

Preferred Development Concept

5,500+ residential units
2 million sq ft of commercial space

- Legend**
- Residential Buildings
 - Office Buildings
 - Industrial Buildings
 - Retail Buildings
 - Academic Buildings



02

REGULATING DEVELOPMENT INTENSITY



CURRENT APPROACH

Building Heights Maximum

Legends

- 40' – 3 Floors max
- 52' – 4 Floors max
- 64' – 5 Floors max
- 71' – 6 Floors max
- 85' – 7 Floors max
- 148' – 13 Floors max

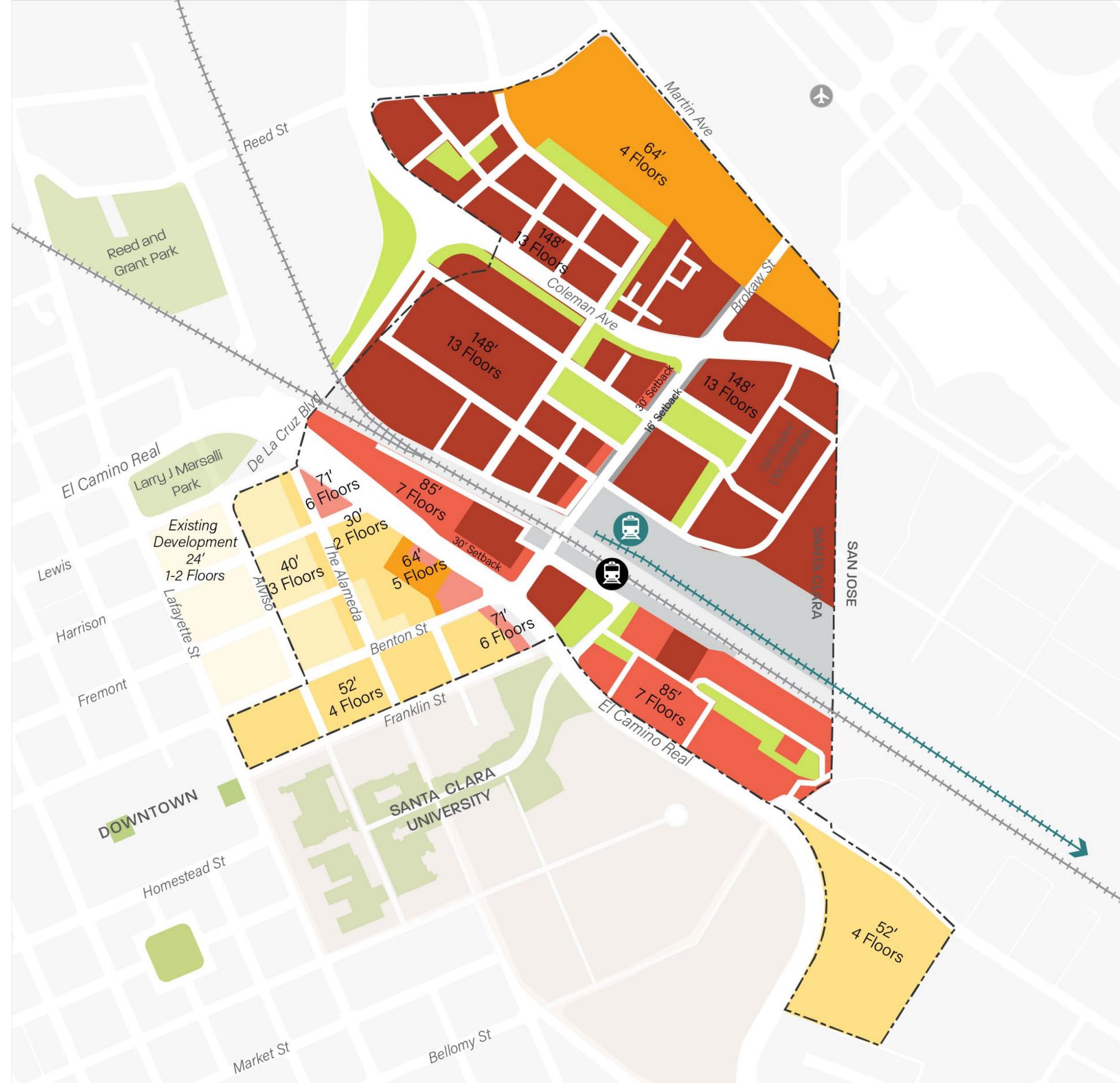


ALTERNATE APPROACH

Building Heights Maximum

Legends

- 40' – 3 Floors max
- 52' – 4 Floors max
- 64' – 5 Floors max
- 71' – 6 Floors max
- 85' – 7 Floors max
- 148' – 13 Floors max



Regulating Residential Building Towers

1. To provide adequate sunlight and air to streets and open spaces, a minimum distance of **100 feet** must be preserved between all structures above 85 feet in height at all levels above 85 feet in height.
2. The maximum diagonal building length for portions of a building above 85 feet shall be **200 feet**.
3. Limit the maximum residential tower floorplate above the seventh floor to **12,000 square feet** to promote slender towers and reduce bulk.
4. The tower component of a build (height about 85 feet) shall not exceed **80 percent** of the block front.

Floor Area Ratio (FAR) Regulation

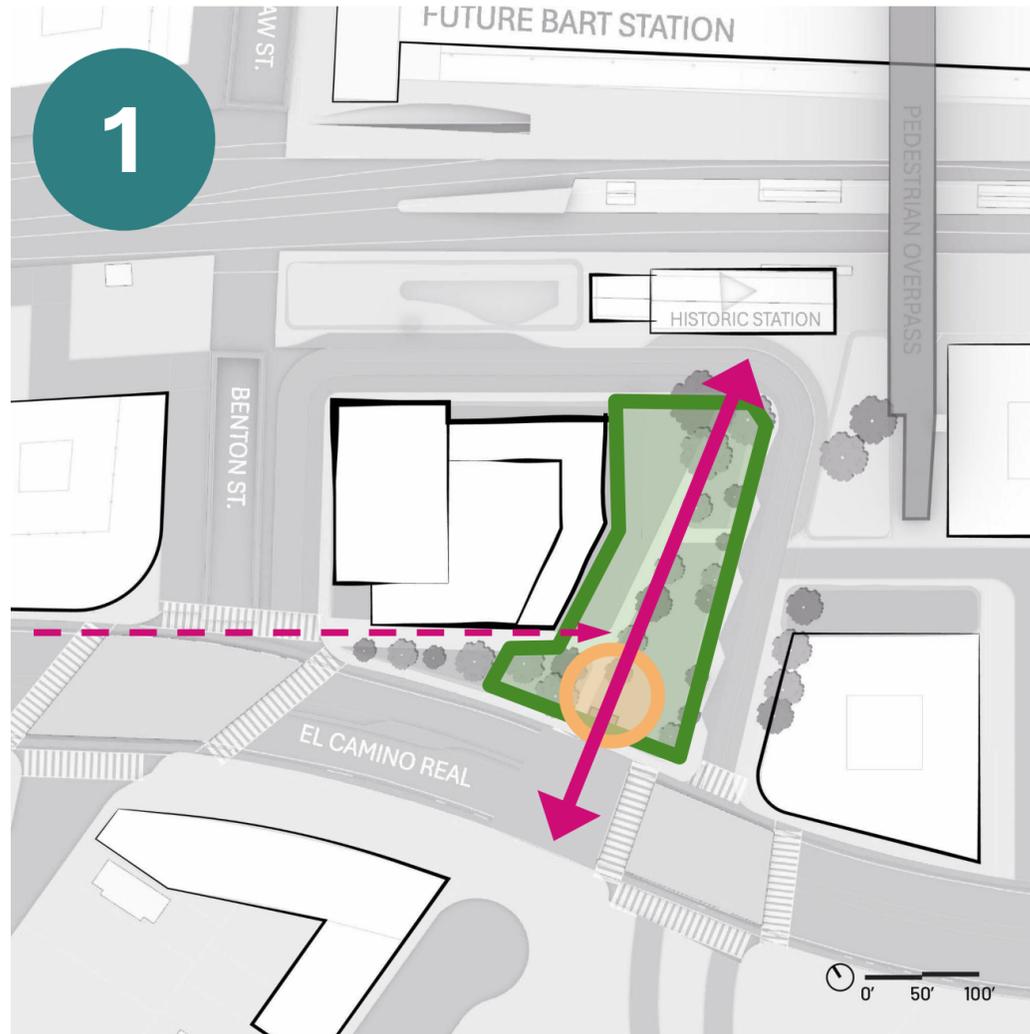


03

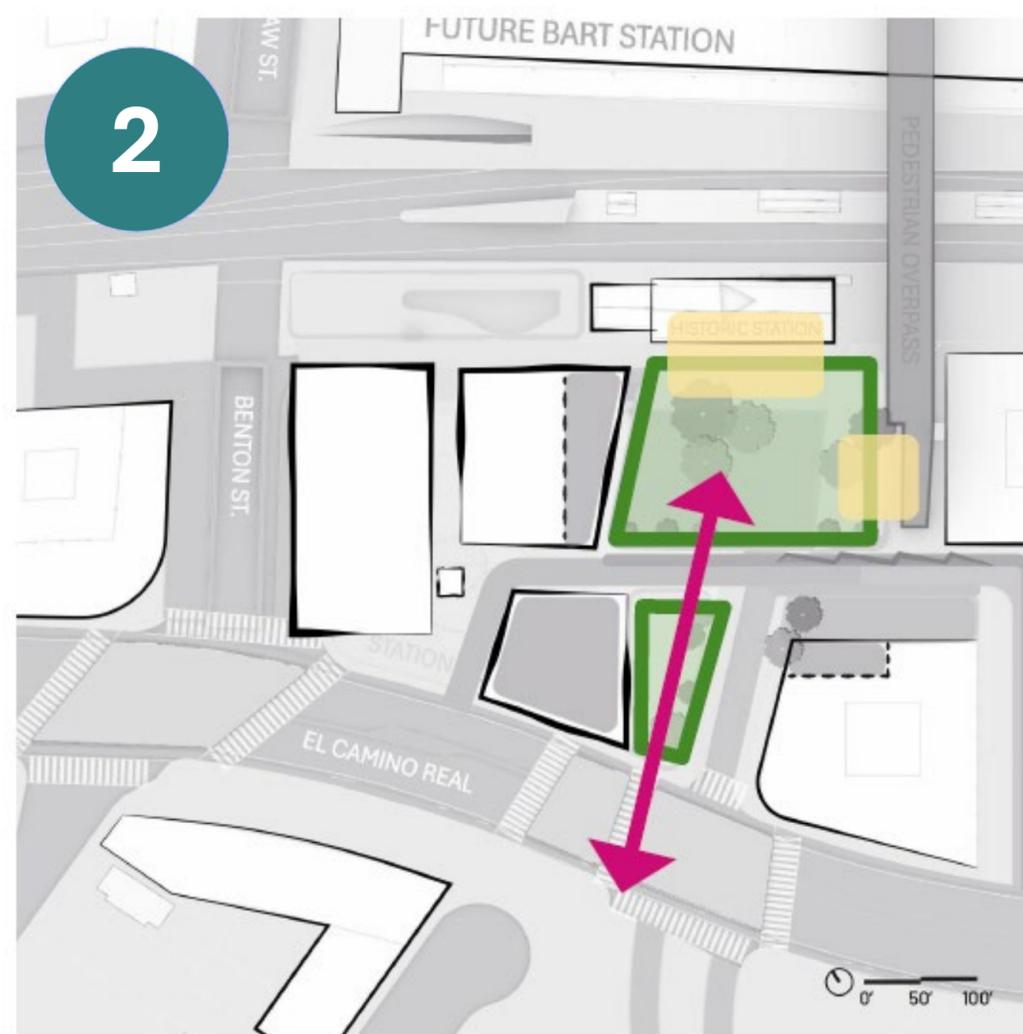
STATION PLAZA APPROACH



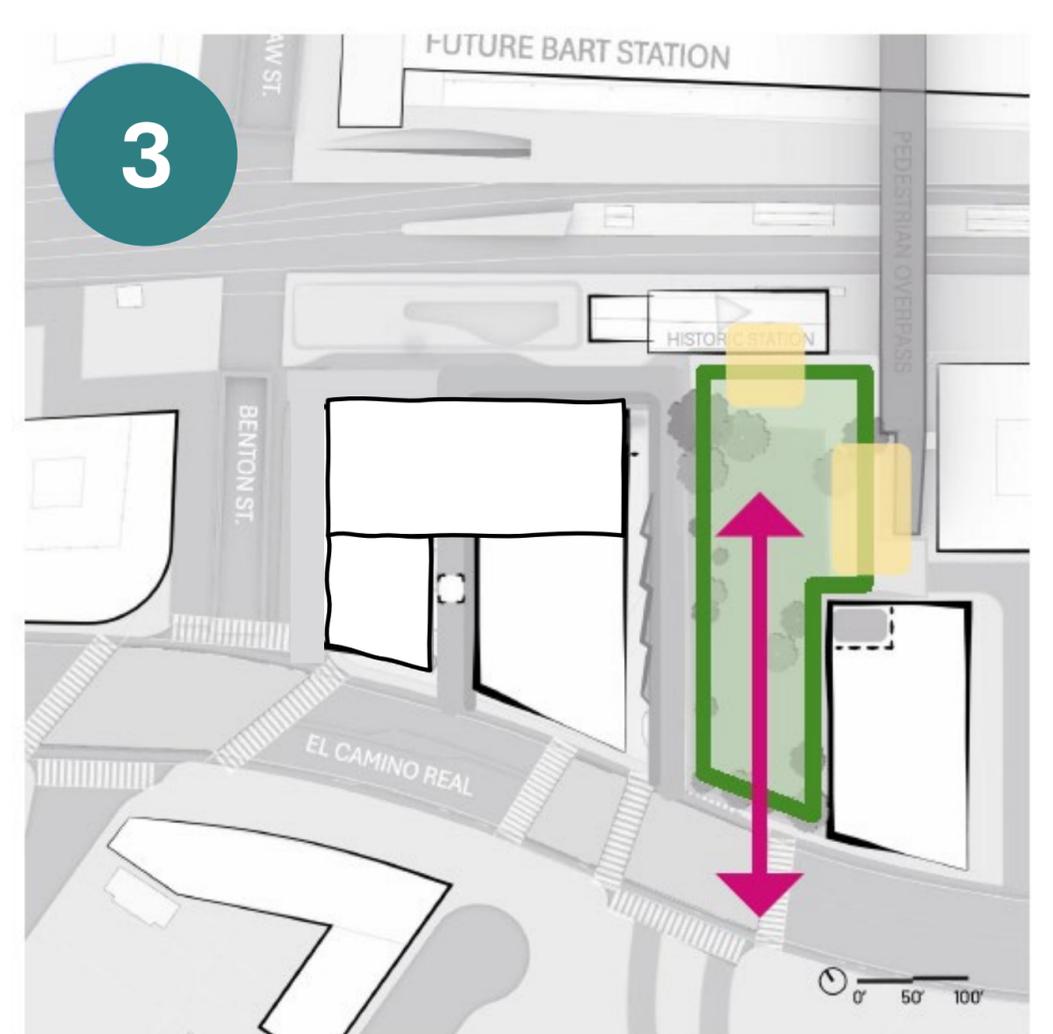
Flexibility to Design



Franklin Corridor



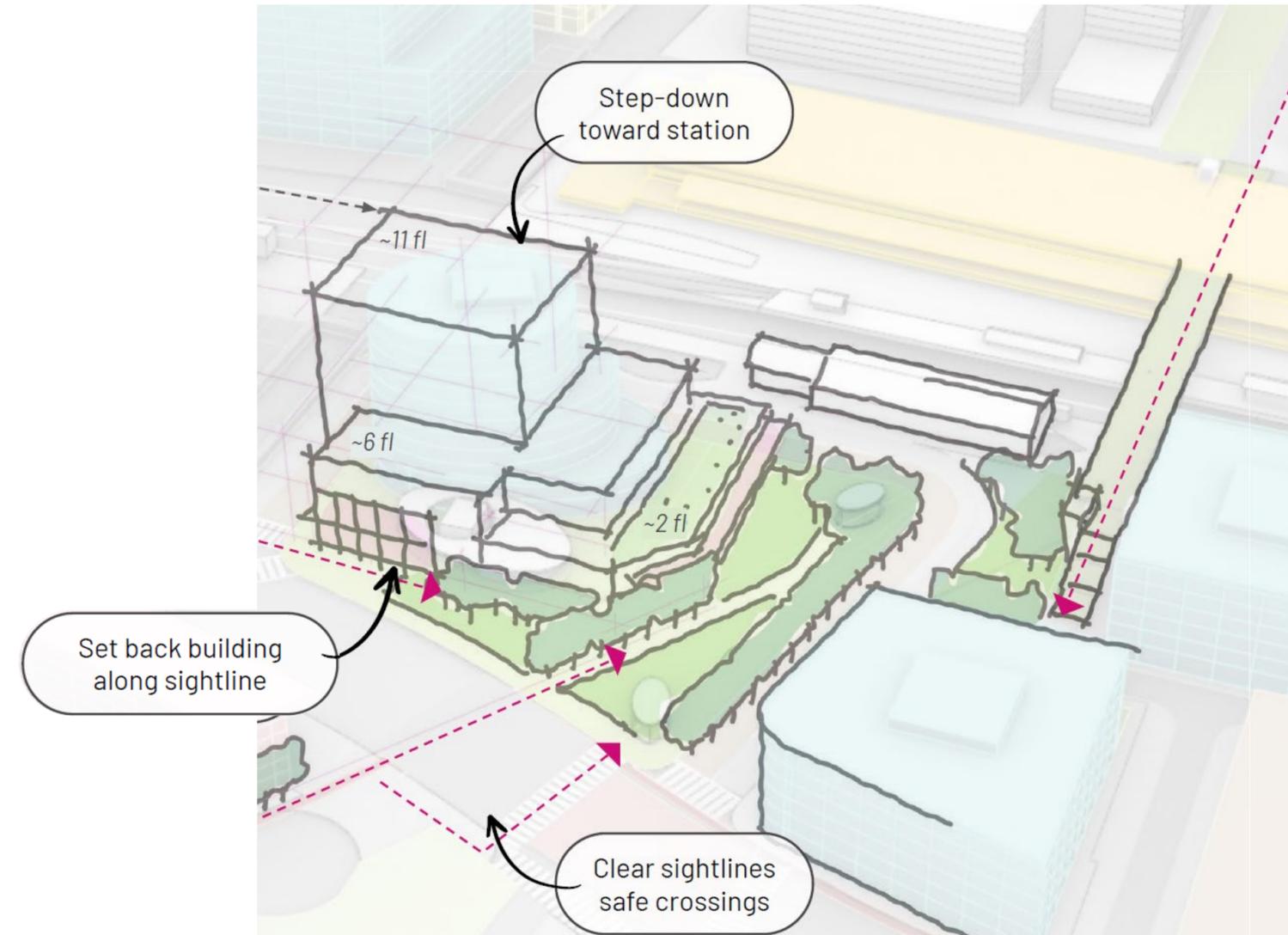
Connected Plaza



Linear Park

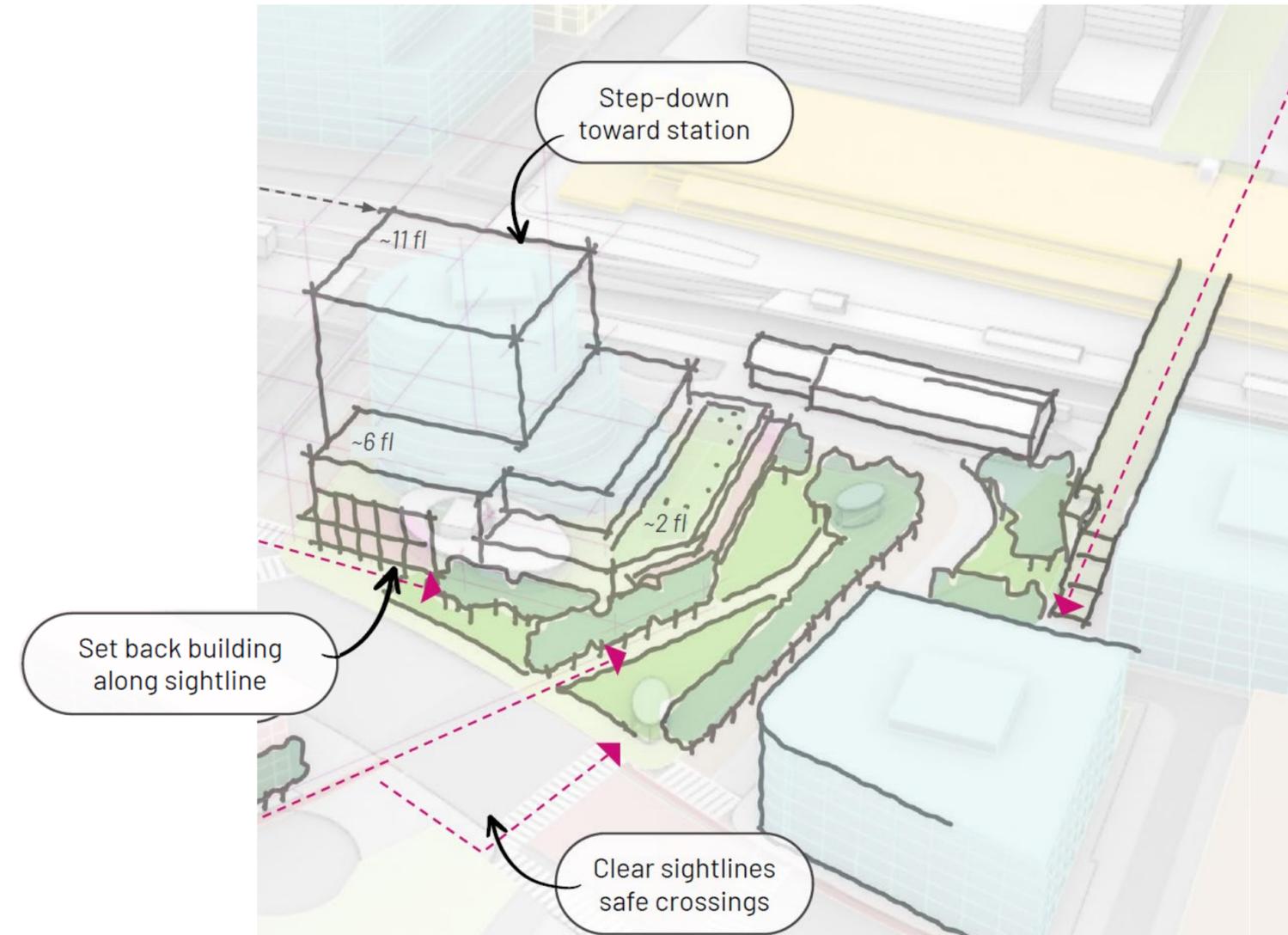
Plaza Design Objectives

- 1. Connect People and Modes:** Seamlessly link pedestrians, cyclists, buses, and all rail transit, including future BART access, minimizing conflicts and ensuring universal accessibility and safety.
- 2. Create a Strong Sense of Arrival:** Establish distinctive gateways, clear wayfinding, intuitive circulation, and welcoming design elements that make the station plaza a recognizable destination.
- 3. Celebrate Heritage:** Preserve view corridors from El Camino Real near Franklin Street to the historic train depot and between the depot and signal tower. Use public art, interpretive elements, and signage to share Santa Clara's story and highlight the historic depot as a community landmark.
- 4. Activate and Humanize the Plaza:** Bring active frontages, retail, dining, and services to the plaza. Design a vibrant, human-scale environment with greenery, seating, and amenities that make it easy to combine daily errands with transit use, encouraging people to linger, and encourages community interaction.



Plaza Design Objectives

- 5. Leverage Unique Transit-oriented Development Opportunity on Public Land:** Advance shared VTA/City goals of leveraging development potential near transit, generating foot traffic, transit ridership, and revenue for transit operations, multimodal improvements, and potentially defray the cost of some publicly available parking underneath the plaza. Support mixed-use development (300,000–400,000 sq ft) on publicly-owned land in the current transit parking lot that reflects community priorities and delivers long-term value for people who live, work, learn, and play in the area.
- 6. Foster Community Life:** Provide flexible spaces for activities such as farmers' markets, performances, and other community events while supporting everyday commuter activity.
- 7. Advance Sustainability:** Integrate green infrastructure, drought-tolerant landscaping, and energy-efficient building design to reinforce environmental goals.



Plaza View



QUESTIONS & DISCUSSION

Next Steps

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|---|------------------------|
| 1. Check-in with Planning Commission | October 2025 |
| 2. Check-in with City Council | November/December 2025 |
| 3. SATF Meeting 12 (debrief from PC/CC) | December 2025 |
| 4. Plan Admin Draft for Plan | February 2026 |
| 5. Public Review Draft for Plan | April 2026 |
| 6. SATF Meeting 13 | April 2026 |
| 7. Open House | May 2026 |
| 8. Specific Plan Refinement Review | August 2026 |
| 9. SATF Meeting 14 | August 2026 |

THANK YOU!