Town Council/Planning Commission

Windsor Station Area Plan Update 2027

Town of Windsor

August 11, 2026

Today's Goals

Inform

- Project goals, and TOC Compliance
- What are we hearing? Workshop #1
- Next Steps

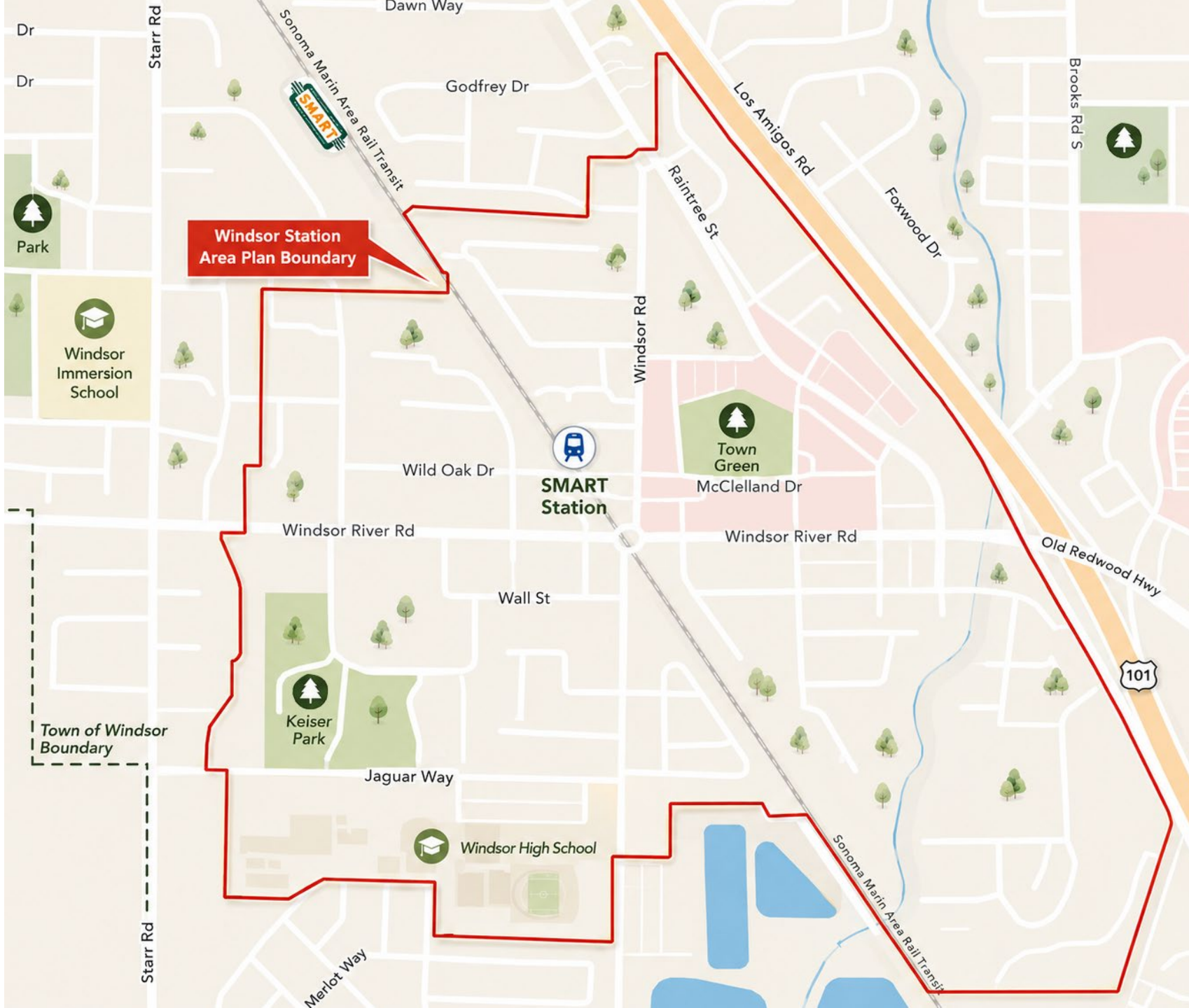
Guide the Project

- What is your vision for downtown Windsor in 2050 - what does it look, feel, and function like?
- What are your ideas and priorities? Where is Windsor doing well and build on those strengths.



The Station Area Plan (SAP)

- Defines long-range vision and goals for the area.
- Development standards.
- Zoning regulations.
- Design guidelines.
- Last updated in 2013



Update funded by Metropolitan Transportation Commission (MTC).

SAP Goals and Principals are still relevant!

Key SAP Goal: "*Establish a land use plan and policy framework to* ***guide future development and redevelopment toward land uses that support transit ridership.***"

Key SAP Goal: "…*Develop urban design standards and implementation strategies that* ***promote walkable and livable environments.***"

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Circulation in the Station Area – Feet First

It's right here...I don't have to drive!
(Destination Accessibility)

I choose to stay in the neighborhood...
(Diversity of Land uses)

It's a quick walk or ride to the station!
(Distance to Transit)

more transit trips, walking and rolling

I enjoy small blocks, safe crossings...things to see, shade and benches
(Design)

Driving is less convenient...I carpool, park once, or rideshare
(Demand Management)

I'm a senior and live in an apartment...I'm student and share a car, I rent a studio and take the bus
(Density)

Density, Distance to Transit, Diversity of Land use mix, Destination Accessibility, Pedestrian Oriented Design (Cervero, 2001) + Demand Management

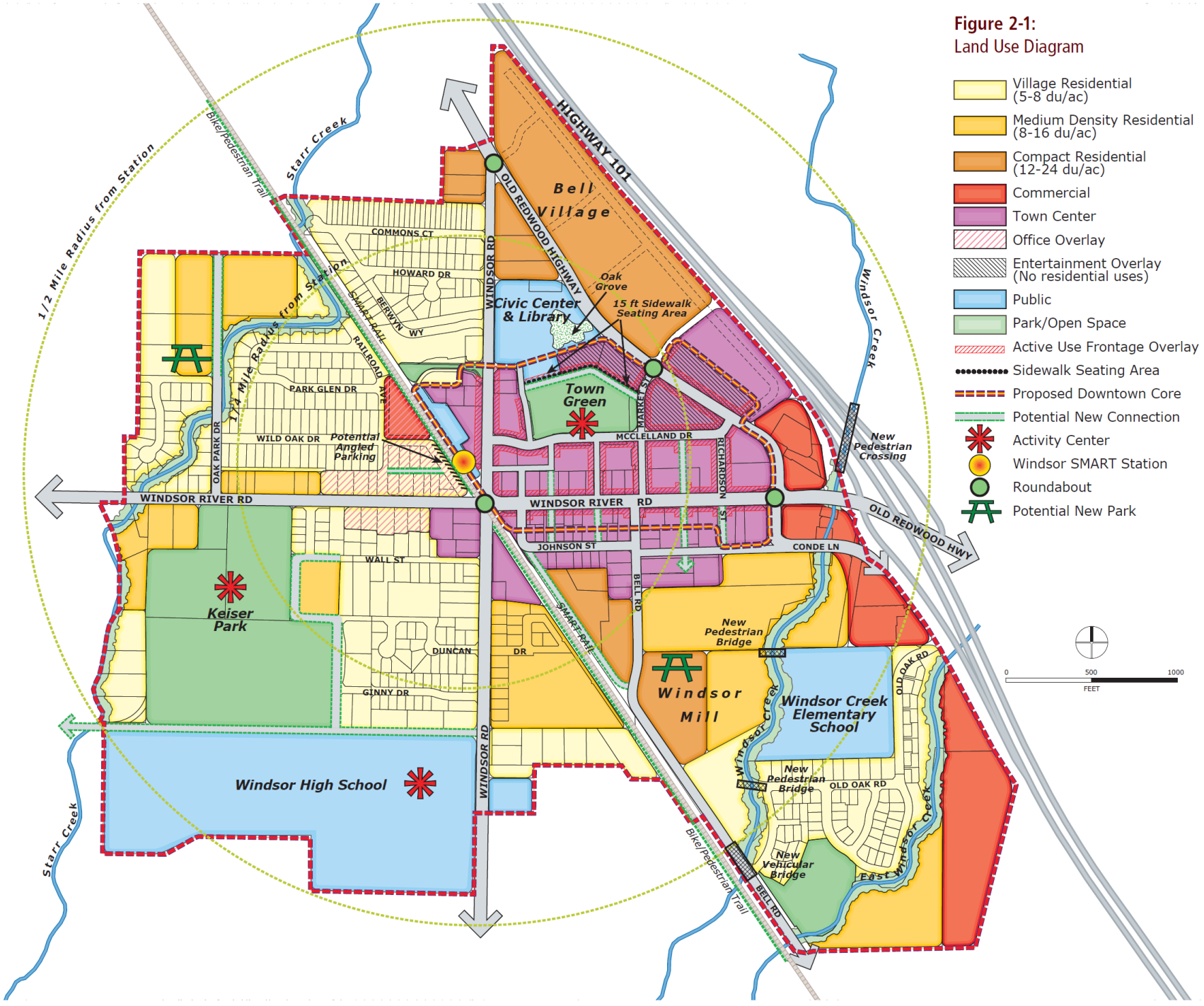
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2013 SAP

LAND USE PLAN

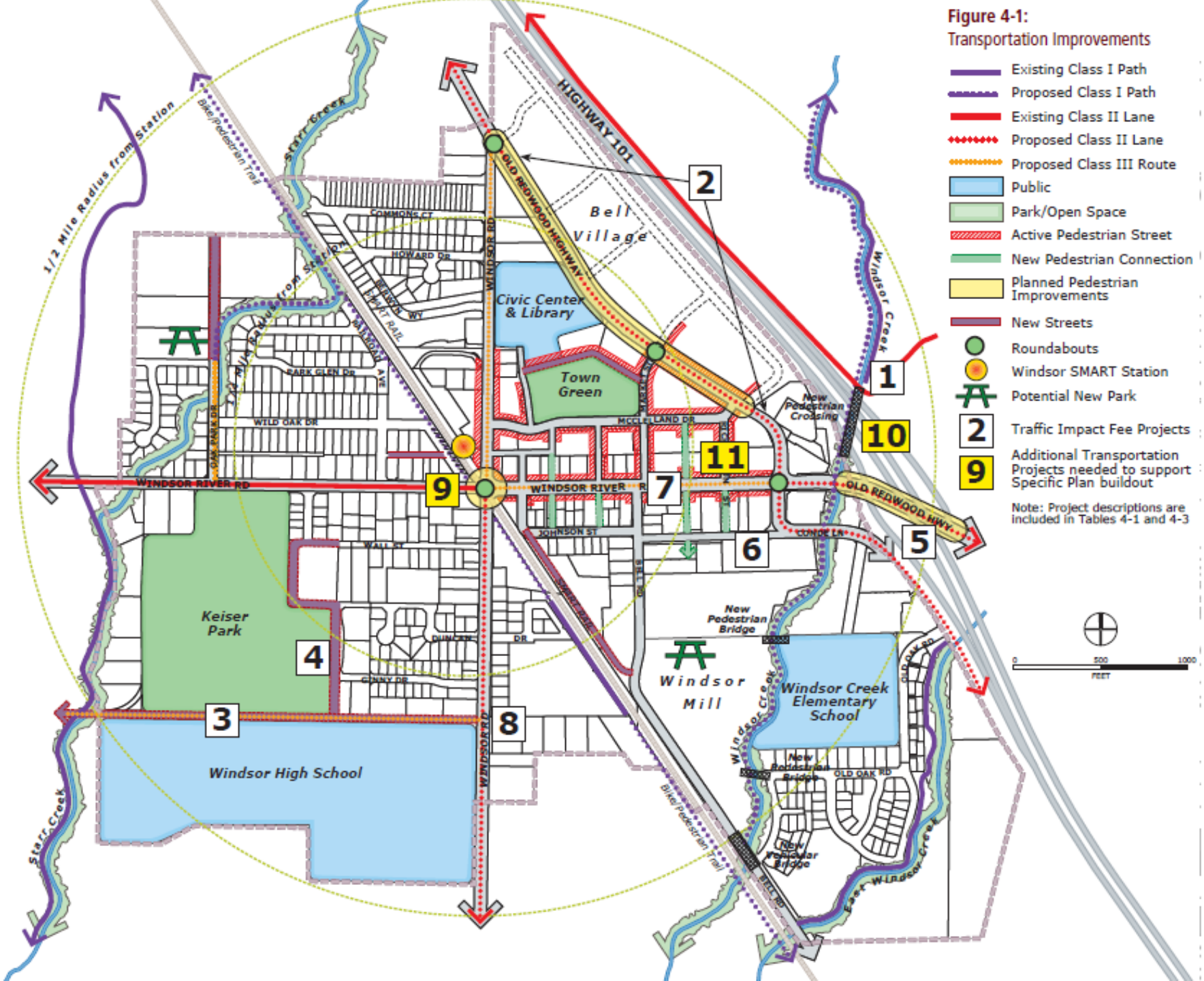
- Includes mixed use and medium density residential zones
- Encourages certain types of uses – entertainment, retail and office.
- Focuses on more compact and walkable types of development
- Some of the key sites are still not developed 15 years later.



2013 SAP

CIRCULATION PLAN

- Before the SMART train opened…
- Defines the projects to implement the vision
- Many of these projects are underway (Old Redwood Highway), 101 Undercrossing
- Focuses improvements on access to Downtown



2013 SAP Guiding Principles/Vision/Goals | Reminder

1.	Enhance **Station Area's identity as Windsor's center**, ensure economic sustainability.
2.	**Unique sense of place;** develop Downtown/Station Area as mixed-use, pedestrian-scaled, transit-oriented district. Improve pedestrian and bike connections.
3.	Establish **unified image for Downtown; enhance public realm**.
4.	Promote retail diversification; **attract an anchor tenant and high traffic establishments.**
5.	**Balance** housing, retail, office, and institutional uses in Downtown core; increase **daytime population**.
6.	Encourage **design diversity & visual richness**; promote **compact** development patterns.
7.	Attract more **tourism-related establishments**; highlight Downtown as **center of activity**; promote use of SMART train and trails.
8.	Explore **intensification or redevelopment of Civic Center site** with multi-use development.
9.	Continue to promote **green leadership; encourage outdoor and active living.**
10.	Continue to promote **more activities & attractions** in Downtown; explore development of **community activity center.**

Things to think about:

- *Destination Retail + Anchor Tenants - serving families and visitors*
- *New Programs/Services/High impact mixed use*
- *Streets and public realm enhancements*
- *Parking in downtown*
- *Multimodal/Transit Priority/Micromobility*

Activity friendly development – ensure regulations support this; biking, hiking, culture consumers

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Why Update Now?

METROPOLITAN TRANSPORTATION COMMISSION

Region – Maximize Funding Opportunities

MTC Transit Oriented Communities Policy

- TOC policy aligns with and helps implement Plan Bay Area 2050+ with goals around “transit supportive” density, parking controls, and walkability/access.
- Provides support for the Town to design a new mobility hub concept.
- Consistency with TOC and Plan Bay Area 2050+ can help housing development projects secure funding

MTC Transit Priority Policy for Roadways

Tied to Complete Streets; transit-supportive infrastructure.
Helps improve coordination with local service providers

State of California – New Legislation & Policies

Process and Regulatory Tools: Objective Design Standards

- State housing laws prohibit cities from applying subjective design standards to qualifying residential projects, which must instead be reviewed ministerially against adopted objective standards. (ODS)
- Review for inconsistency between SAP, ODS and Codes, improve transparency, streamline process. Not expected to result in major zoning changes, but reconcile between inconsistencies, redundancies , and provide for predictability and consistency.

State Law – Parking in Transit Locations (AB 2097)

- No minimum parking requirements within station area with few exempted uses
- Enables Town to explore new parking tools
- Improves Bicycle parking/ facilities

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Compliance Assumptions by TOC Category

SCORE CARD - TOTAL OF 85 POINTS "COMPLIANCE" - WINDSOR IS SEEKING 88 POINTS

1. Density & Land Use
25 pts

- Minimum and maximum density standards *calculated on average across eligible sites*. Amounts are set by transit tier.
- MTC seeks ~25 net average d/u per acre. Limited to no substantive zoning changes for density required; CR and TC Zones most relevant.

2. Affordable Housing Commercial Stabilization
25pts

- Two policies for each of the "3Ps"—affordable housing production, preservation, and protection.
- One policy related to commercial stabilization

3. Parking Tools
25pts

Requires some policy updates for compliance:

- Update shared parking
- Explore parking "maximums"
- Transportation Demand Management Tools
- Bike Parking requirements
- AB 2097 implementation

4. Streets & Access
25pts

Enables improvements:

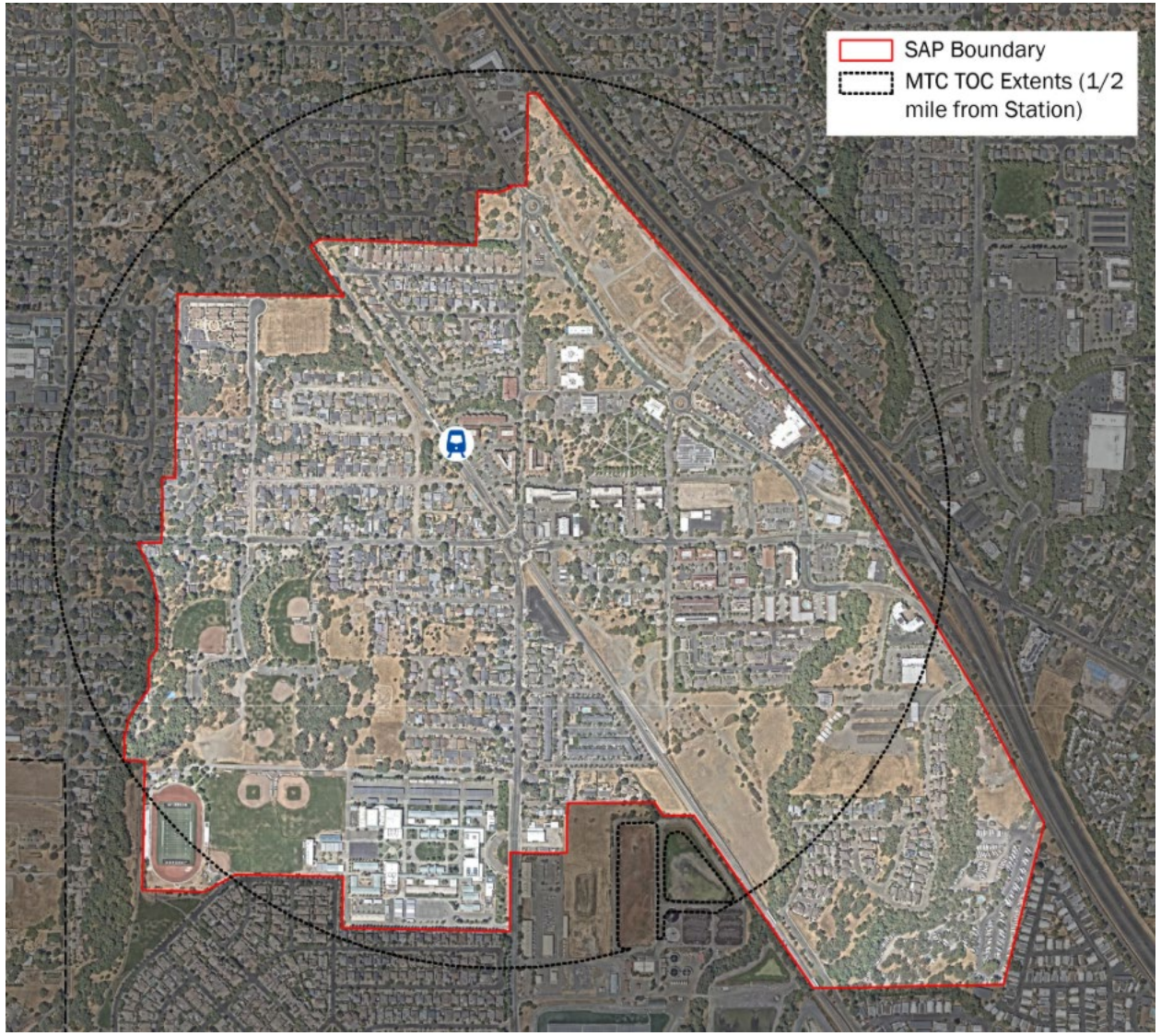
- Enacts Complete Street Policy
- "Mobility Hub" add micromobility elements, interface with multi use path and supports ADA
- Transit Policy for Roadways compliance

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TOC Area

½ MILE FROM SMART STATION



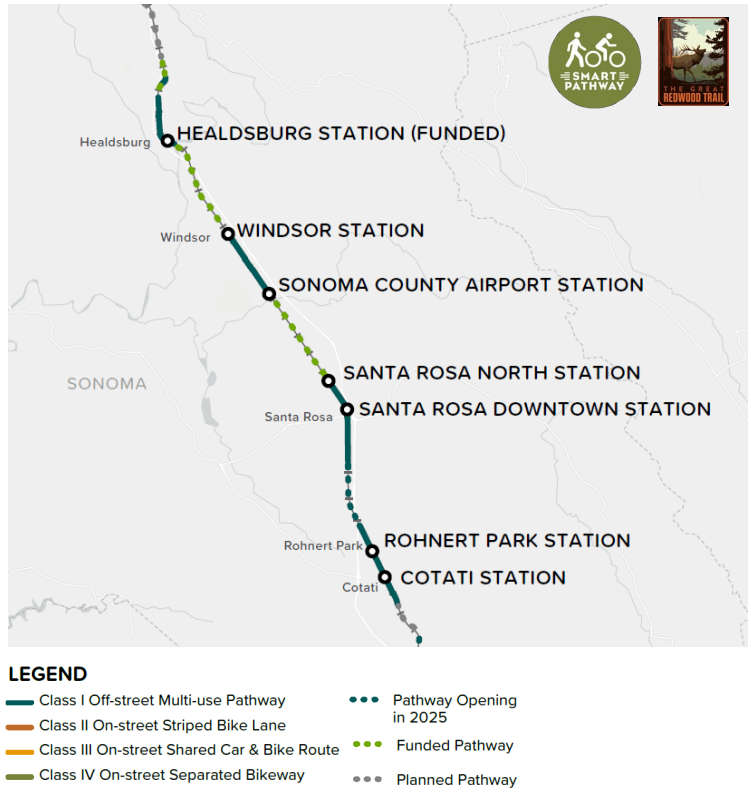
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Coordinate with SMART and SCT

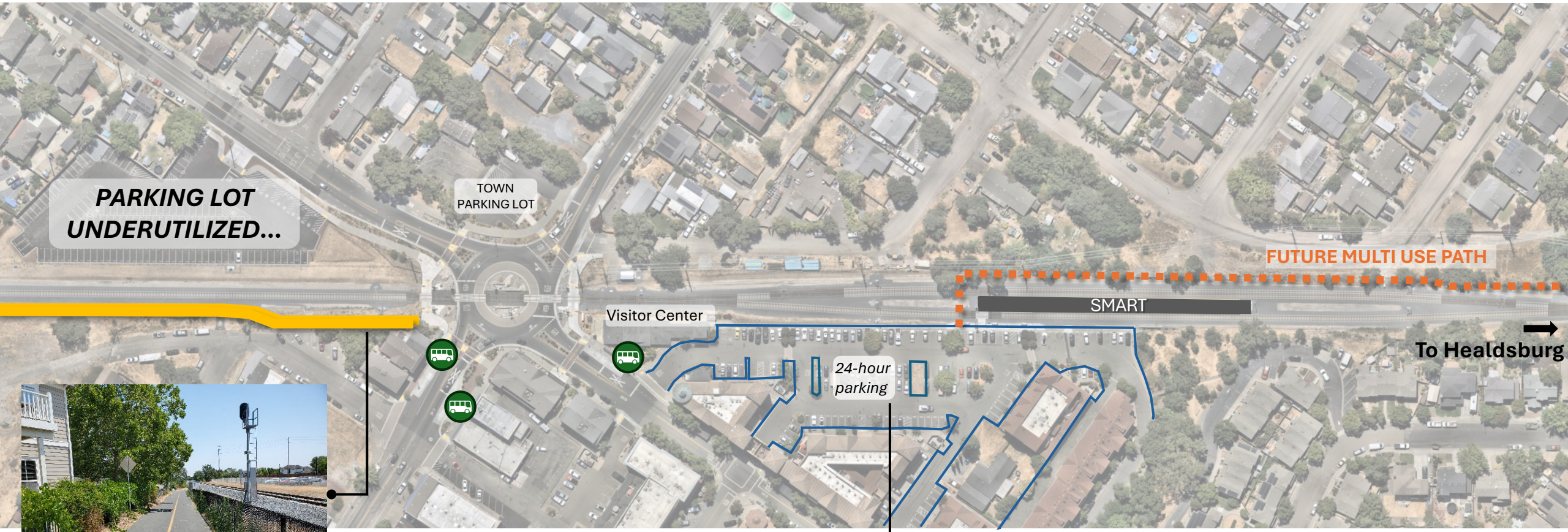
- Windsor Station Launch (2025) Healdsburg Extension (2028)
- Bikeshare Program Pilot, Multi Use Path
- SCTCA Strategic Plan and Long-Range Plan
- Sonoma Transit Bus Service
- Micromobility access to Station; creating "A Mobility Hub"







Mobility Hub: Windsor Station Parking + Emily Rose Lot



EXISTING MULTI USE PATH

PARKING LOT...MICRO MOBILITY IMPROVEMENTS

N

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Parking: Updates for Compliance

Town of Windsor Downtown Parking Study (2020)

Preferred Timeline	Code	Recommendation
Pre-SMART (Within the Next Two Years)	P1	Time Limits at Premium Spaces in Zone 1
	P2	Develop Parking Enforcement
	P3	Performance-Based Parking Program
	P4	Paid Daily Reserved Parking for SMART
	P5	Open Spaces to Downtown Patrons
	P6	Preferential Carpool/Vanpool Spaces
	P7	Expand On-Street Parking Supply (Employee Parking)
	P8	Expand Parking Supply for Bicyclists
	M1	Expand Parking Wayfinding System
	C3	Increased Bike Parking Requirements
	C4	Parking Performance Guidelines
	C6	Enforcement Code
Pre-SMART and Medium-Term (Within the Next Four Years)	M2	Employee-Focused Mobility Services
	M3	Expand First Mile/Last Mile Connections to Downtown
Medium-Term (Two to Four Years from Now)	P7	Expand On-Street Parking Supply
	C1	Shared Access Parking District
	C2	New TDM Ordinance for Downtown
	C5	Restructure Parking Reduction Permissions
Medium-Term to Long-Term (Two or Greater Years from Now)	P9	Event Parking Management
Long-Term (Four or Greater Years from Now)	P10	Expand Off-Street Parking Supply
	M4	Prepare for the Future of Mobility

2026 SAP Scope Areas

- ✓ **Update to Shared Parking Code:** Expand access to underutilized private parking through shared-use agreements and coordinated management. Focus updates in Town Center Zone; Compact Residential Zone.
- ✓ Increase **flexibility**, consider enabling property owners to lease spaces; make most efficient use of off-street parking areas

- ✓ **Transportation Demand Management**: enable a clear process for reduced parking with TDM Ordinance within the Station Area Plan Boundary.

- ✓ **Other updates to Parking Ordinance & Development Standards**
- ✓ Enforcement codes (fines)
- ✓ Adjust "maximums" and provide ITE consistency in TOD area
- ✓ Preferential carpool/vanpool spaces

- ✓ **Event Parking tools** (shuttles, signage, valet)

- ✓ **Bike Parking** Requirements (off street requirements); Bike racks – On Street

- ✓ **Mobility Hub** (in Emily Rose Lot) – Explore timed parking, reallocation of some spaces for other mobility purposes, limited priced or permitted parking, bike share.

MTC parking playbook dovetail with 2020 recommendations to support on-street parking space turn over, more efficient use, more flexibility

Collect parking utilization data to support.

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Coordinate with on-going work

Enables us to look closely at Downtown's - Circulation, Design and Development, Infrastructure

- General Plan Update
- Town Complete Streets Policy
- Vision Zero Plan
- Active Transportation Plan
- Connecting Central Windsor Plan
- Old Redwood Highway Implementation
- Economic Development Strategic Plan
- Updated resilient Water and Infrastructure investments
- Objective Design Standards (Mixed use)

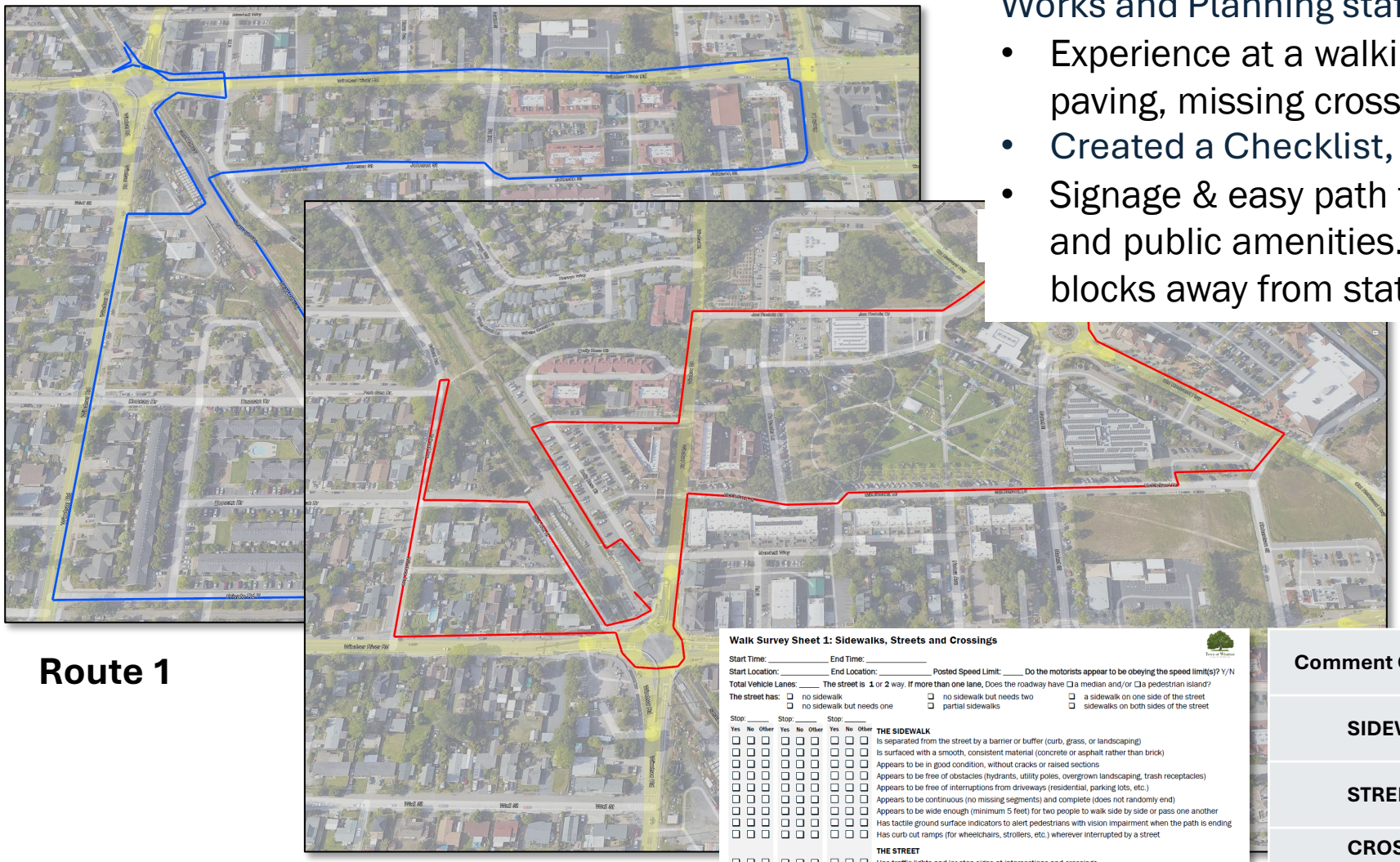
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Information Gathering
Strong assets in the Station Area

Walk Audit – June 9th



Route 1

Route 2

~25 Residents, decision makers, visual impaired, Public Works and Planning staff

- Experience at a walking pace - benches, shade and tactile paving, missing crosswalk beacons etc.
- Created a Checklist, review with ATP
- Signage & easy path from SMART station to downtown and public amenities. But…walkability drops off a few blocks away from station.

Walk Survey Sheet 1: Sidewalks, Streets and Crossings

Start Time: _____ End Time: _____

Start Location: _____ End Location: _____ Posted Speed Limit: ____ Do the motorists appear to be obeying the speed limit(s)? Y/N

Total Vehicle Lanes: ____ The street is 1 or 2 way. If more than one lane, Does the roadway have ❑ a median and/or ❑ a pedestrian island?

The street has: ❑ no sidewalk ❑ no sidewalk but needs two ❑ a sidewalk on one side of the street
❑ no sidewalk but needs one ❑ partial sidewalks ❑ sidewalks on both sides of the street

Stop: _____ Stop: _____ Stop: _____
Yes No Other Yes No Other Yes No Other

THE SIDEWALK
- Is separated from the street by a barrier or buffer (curb, grass, or landscaping)
- Is surfaced with a smooth, consistent material (concrete or asphalt rather than brick)
- Appears to be in good condition, without cracks or raised sections
- Appears to be free of obstacles (hydrants, utility poles, overgrown landscaping, trash receptacles)
- Appears to be free of interruptions from driveways (residential, parking lots, etc.)
- Appears to be continuous (no missing segments) and complete (does not randomly end)
- Appears to be wide enough (minimum 5 feet) for two people to walk side by side or pass one another
- Has tactile ground surface indicators to alert pedestrians with vision impairment when the path is ending
- Has curb cut ramps (for wheelchairs, strollers, etc.) wherever interrupted by a street

THE STREET
- Has traffic lights and/or stop signs at intersections and crossings
- Has traffic lights and/or stop signs that are clearly visible to drivers and pedestrians
- Has crosswalks
- Has crosswalks that appeared to be well marked and clearly visible to drivers and pedestrians
- Has signage alerting drivers to the presence of pedestrians
- Has a pedestrian crossing signal/beacon (if yes, complete the next section)

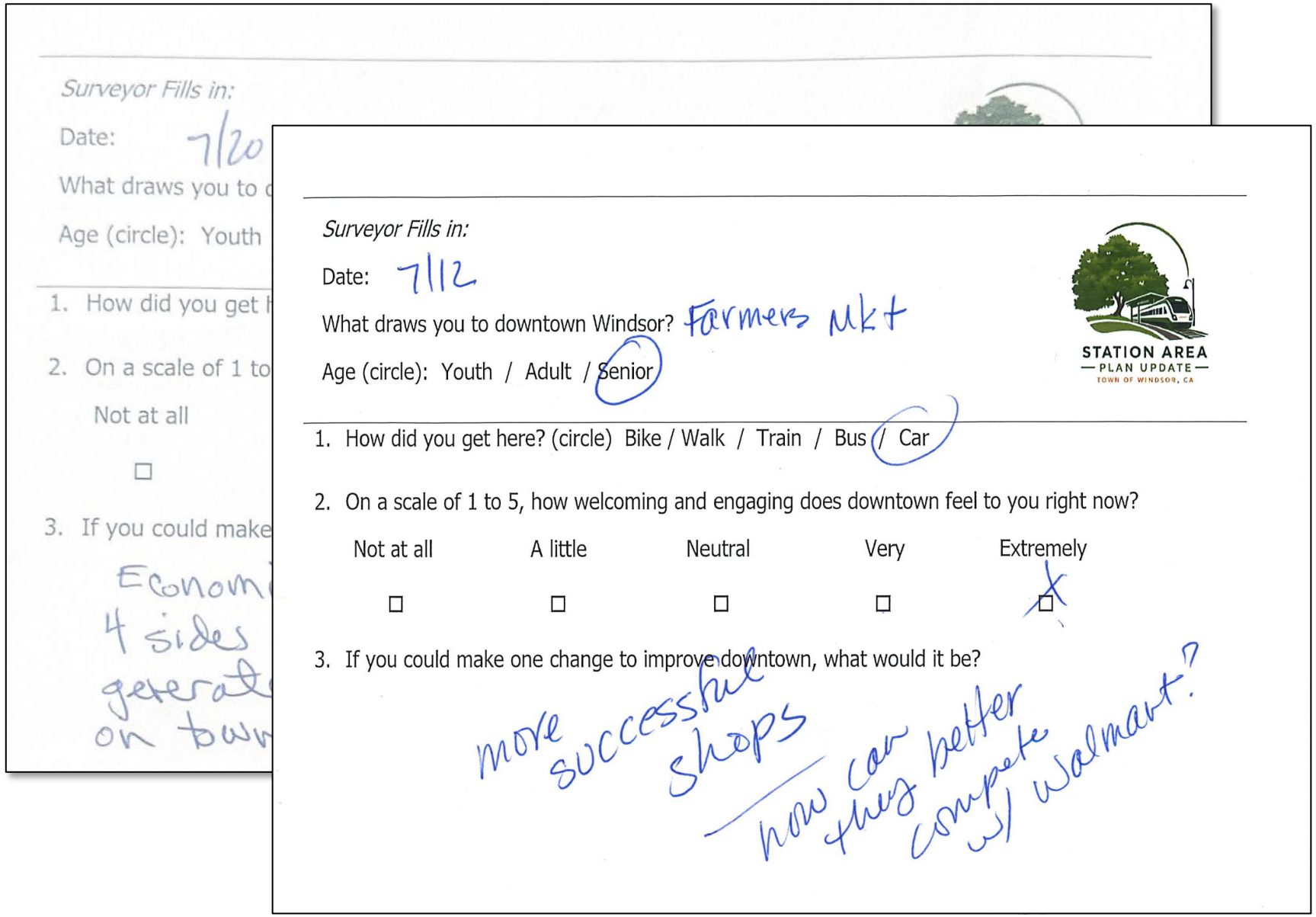
THE PEDESTRIAN CROSSING SIGNAL
- Are working
- Have a push-to-walk mechanism allowing pedestrians to stop vehicle traffic
- Have audible prompts for people with vision impairment
- Provide enough time to cross (crossing time: ____ min ____ sec)
- Provide suitable opportunities to cross (wait time for signal change: ____ min ____ sec)

Walkability of the area, based on the findings above: ❑ Great ❑ Acceptable ❑ Mixed ❑ Poor

Comment Category	Positive	Negative	Other
SIDEWALK	75%	22%	3%
STREET	54%	37%	9%
CROSSINGS/ SIGNALS	37%	43%	20%
LOCATION AMENITIES	42%	55%	3%
IMPRESSIONS	73%	21%	6%

Intercept Questionnaires – Meet people where they are

- Broadens reach
- Staff attendance at events
- **159 responses & counting**
- Close in early September, informs options phase
- Answers range - more shops, entertainment and restaurants or expanded uses such as medical office. Others, Perfect as is! ☺



Surveyor Fills in:

Date: 7/20

What draws you to d

Age (circle): Youth

1. How did you get h
2. On a scale of 1 to
   Not at all
   ☐
3. If you could make
   Economi
   4 sides
   generate
   on town

Surveyor Fills in:

Date: 7/12

What draws you to downtown Windsor? Farmers Mkt

Age (circle): Youth / Adult / Senior

STATION AREA — PLAN UPDATE — TOWN OF WINDSOR, CA

1. How did you get here? (circle) Bike / Walk / Train / Bus / Car
2. On a scale of 1 to 5, how welcoming and engaging does downtown feel to you right now?

Not at all	A little	Neutral	Very	Extremely
☐	☐	☐	☐	☐

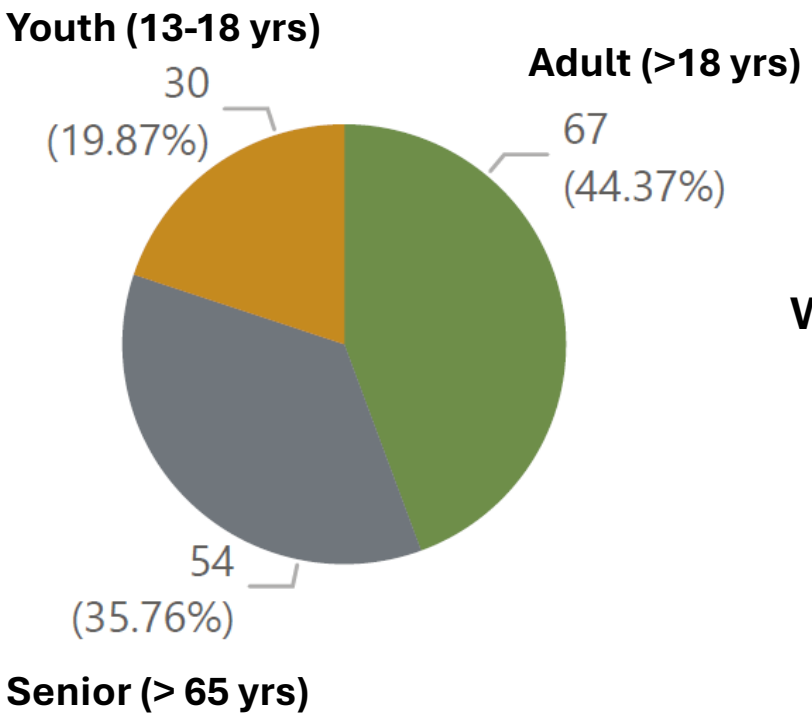
3. If you could make one change to improve downtown, what would it be?

more successful shops

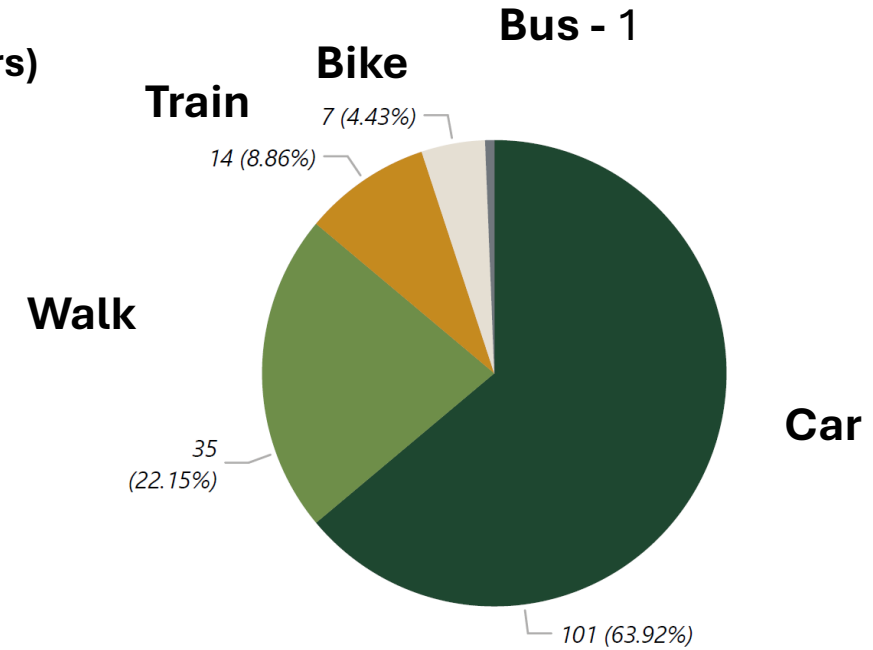
how can they better compete w/ Walmart?

Intercept Questionnaires – Meet people where they are

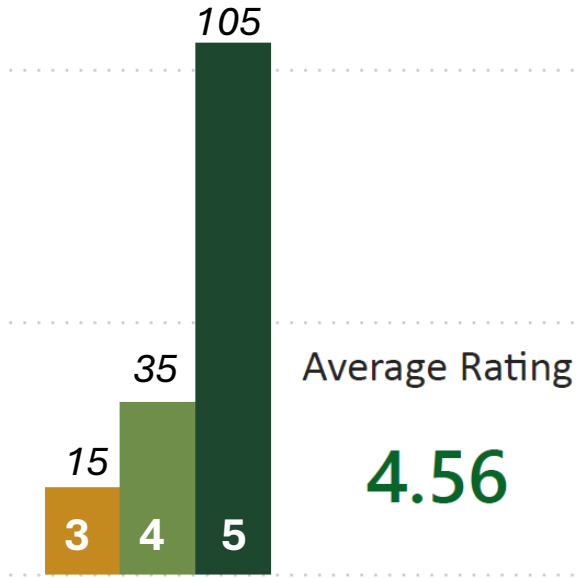
Age of Respondents



Means of Transportation to Downtown Windsor



How welcoming and engaging does downtown feel to you right now? (Scale 1-5)



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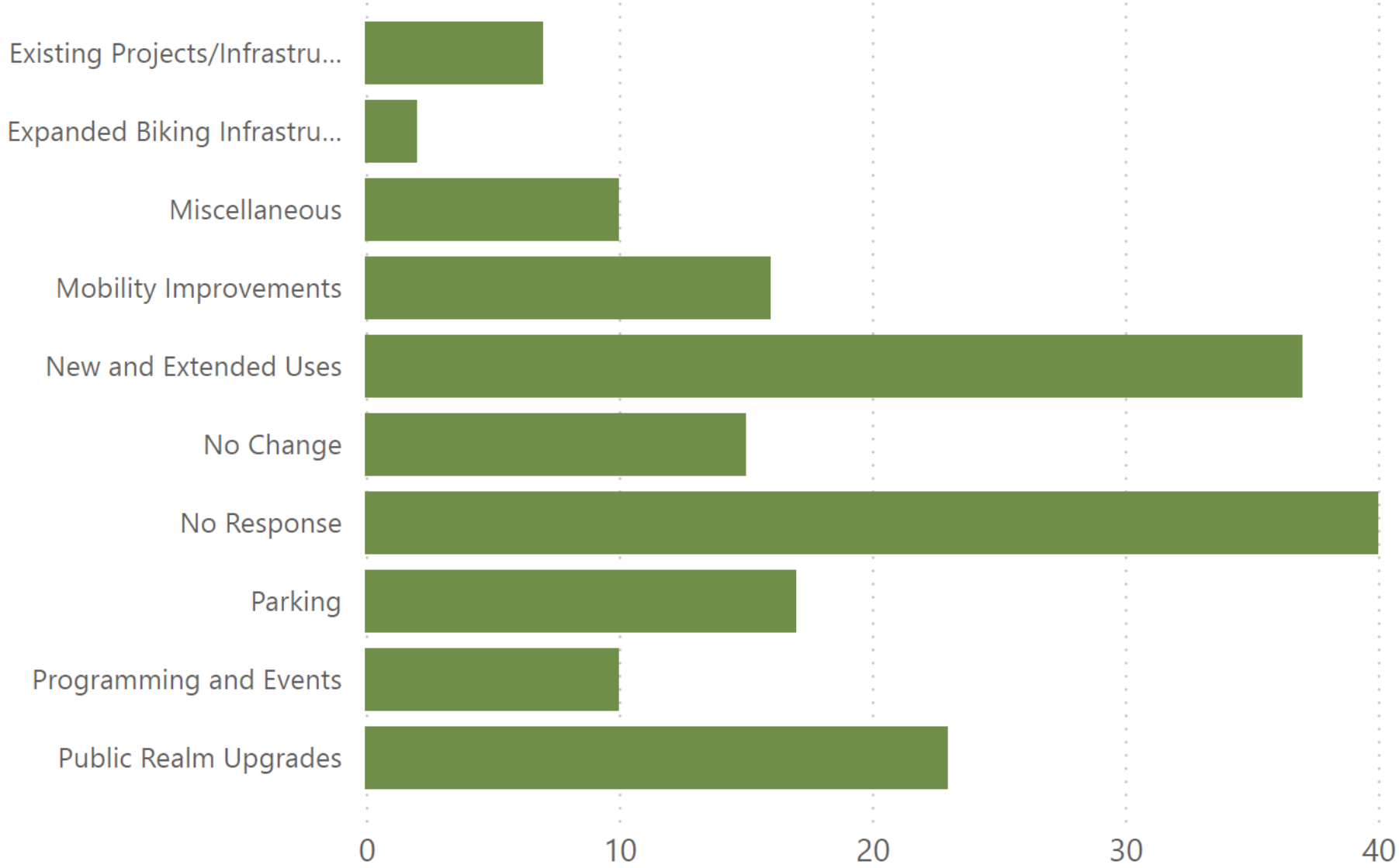
What draws you to downtown Windsor?



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Intercept Survey responses on improving downtown categorized by themes



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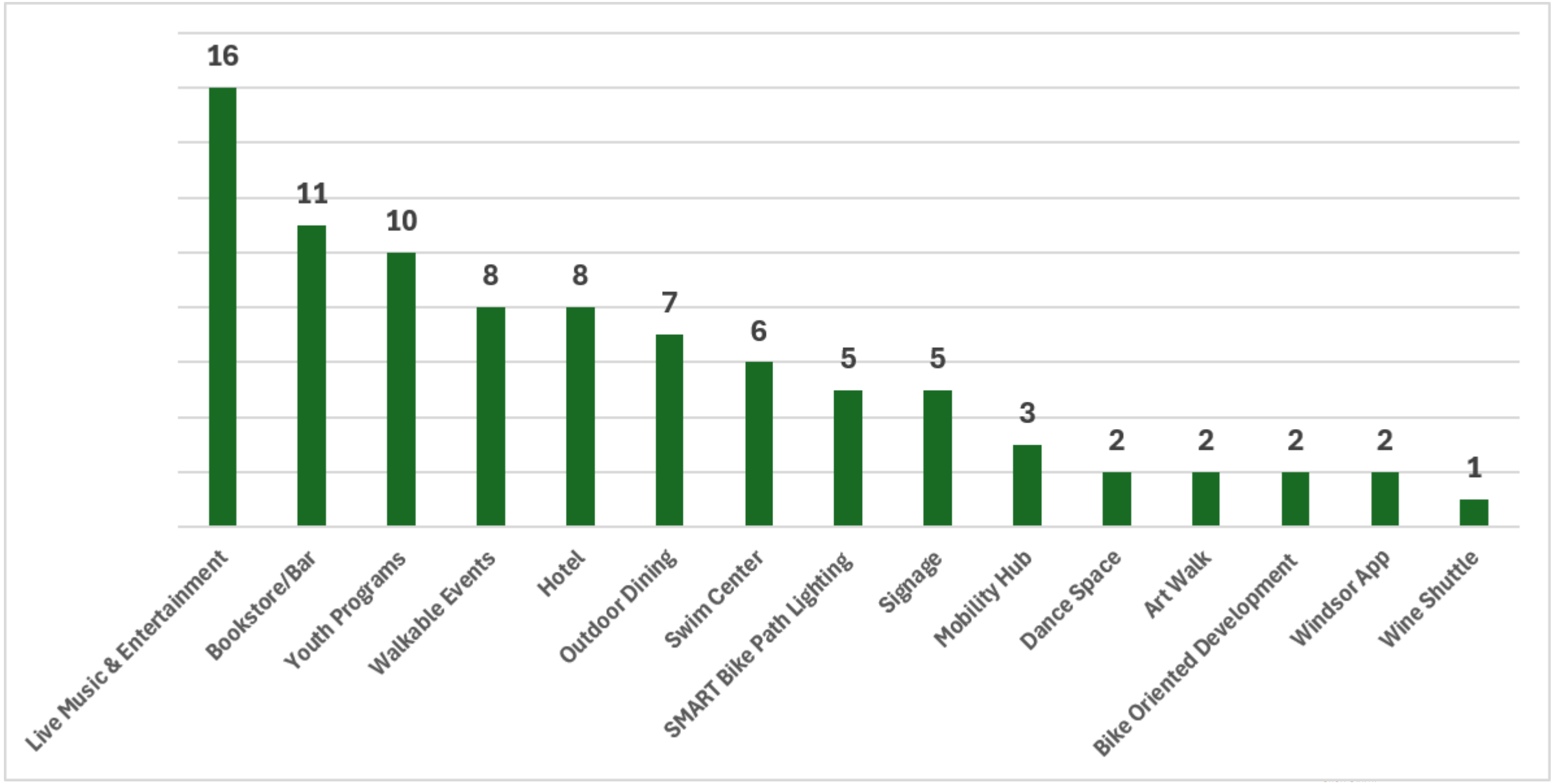
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Community Discussion - July 20th

- Small table discussions
- Themes emerging around downtown activation and mobility
- Review of purpose for the plan… questions to start people thinking…
- ~40-50 attendees for 2.5 hours



What is Your Top Project? Responses

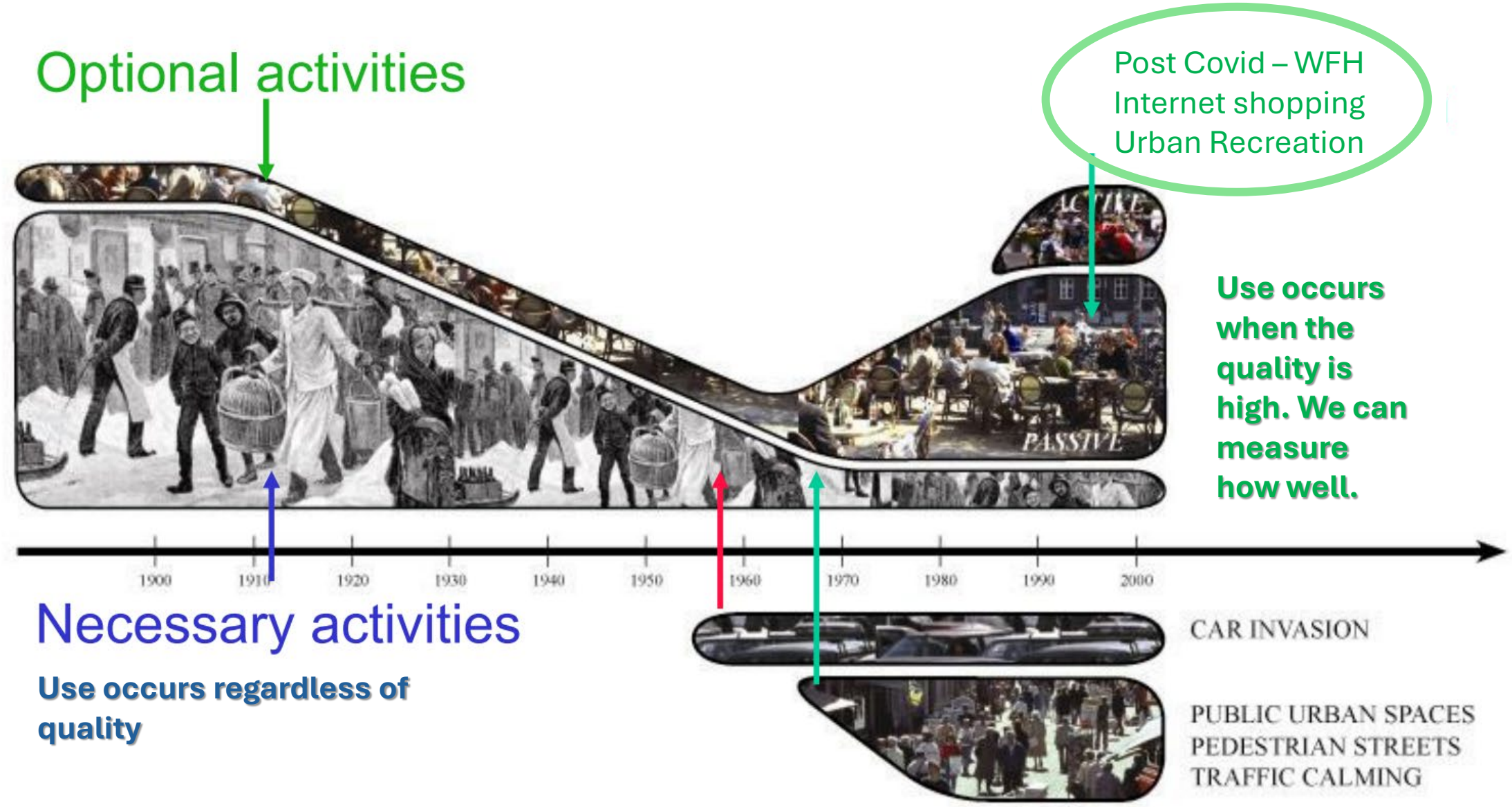


Lessons from Other Places



- Immersive Experiences
- Paso Robles, Market Walk
- Redding Public Market
- River Street, San Juan Capistrano
- The Barn, Sacramento
- Tin City, Paso Robles
- Bike Oriented Development

Economic Vitality + Community Cohesion + Public Spaces



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Ideas + Inspiration | Haven, Hangout, Hub, Hobbies?



Meow Wolf – Various Locations Immersive Experiences

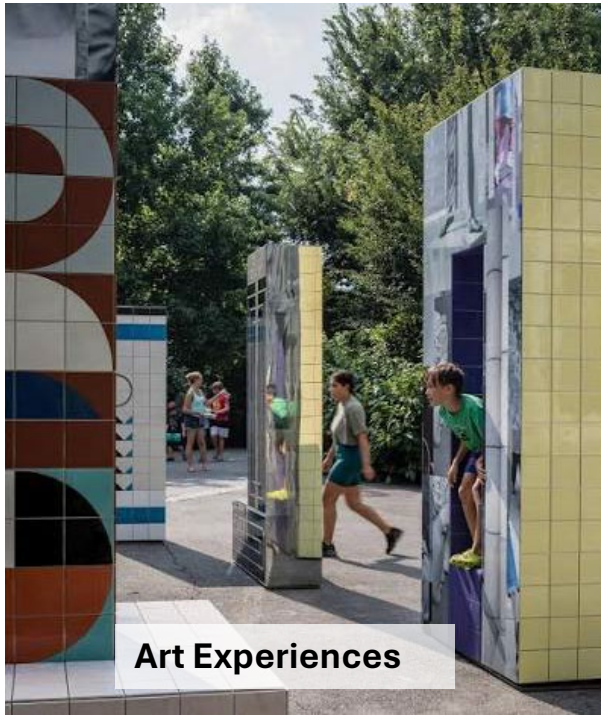


Bubble Planet
Bellevue, WA

Private /or Non-profit led programs and repurposed spaces.



Street + Public Realm Improvements



Art Experiences

Public led programs and spaces; e.g. streets and parks

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Paso Robles Market Walk – Activation, Hospitality + Specialty Retail

PLACE QUALITY/PRIVATE MARKET





Paso Market Walk *(~16,000 SF Mixed Use project)* (**Private** developers)

- 12 Purveyors (small-format local businesses and specialty vendors)
- 2 Anchor Restaurants
- Wine Blending **Experience**
- Bike Rentals
- 6 Lodging Suites
- Seasonal Events, live music

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Stable occupancy since 2020



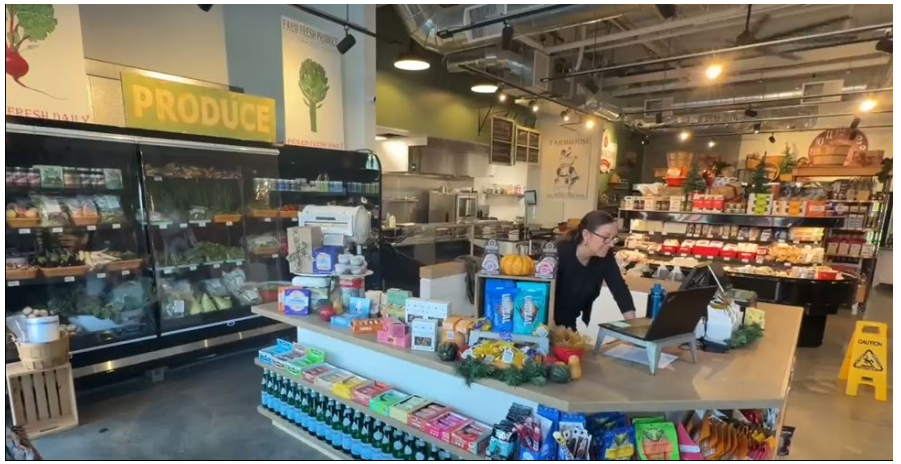


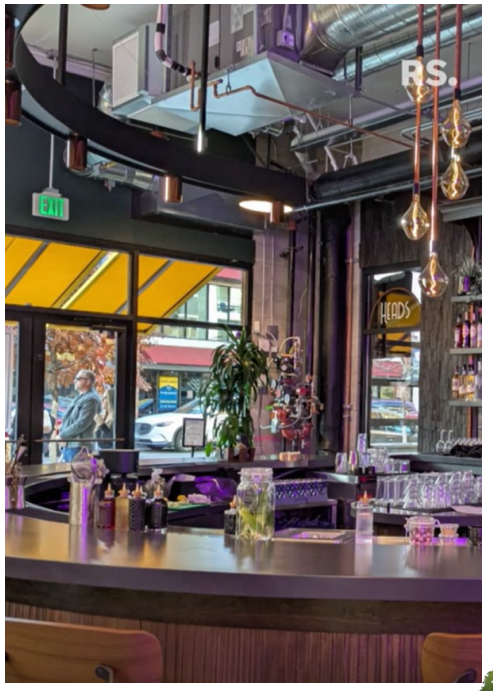
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Redding Public Market – Public Private









Redding Public Market (Public Private Partnering)

- Community marketplace model – doors opened 2025; K2 Development Companies – master developer
- Former downtown department store
- Blend of state grants, local public infrastructure investments, and private capital
- Adjacent to affordable housing (82 units) (22,000 SF retail)

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Market Halls

SCALE COMPARISON



Pasa Robles Market Walk + Lodging



Redding Public Market + Housing



Windsor Downtown – Opportunity Site

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River Steet, San Juan Capistrano

BE UNIQUELY ABOUT THE PLACE

- 60,000 SF mixed commercial space | 5.9 Acres | 30 Tenants
- Food Hall- 10 Fast Casual Concepts
- 10 Sit-Down Restaurants & Cafés
- Specialty Food & Beverage Retail
- Apparel & Lifestyle Shops
- Brewery & Taproom
- Boutique Fitness
- Seasonal Events & Programming





https://rsmdesign.com/work/river-street

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River Steet, San Juan Capistrano

WALKABLE + BIKEABLE



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River Steet, San Juan Capistrano

SCALE COMPARISON





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The BARN (Drakes), Sacramento



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The BARN (Drakes) Sacramento





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The BARN (Drakes) Sacramento

SCALE COMPARISON





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Tin City, Paso Robles

REPURPOSED INDUSTRIAL DISTRICT FOR BREWERIES AND TASTING ROOMS





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Tin City, Paso Robles

WHERE WINEMAKING COMES TO LIFE

Tin City holds the most concentrated collection of working wineries in Paso Robles—a hub where acclaimed winemakers craft bold, expressive wines that capture the region's adventurous spirit.



AARON

Distinctive Petite Sirah, Rhône blends, and Pinot Noir expressing the rugged beauty and coastal energy of the Central Coast.



AL LAGO WINES

Italian-inspired wines including Sangiovese, Syrah, Cabernet Sauvignon, and Pinot Noir, grown in the rich soils and cool climate of the Santa Rosa Valley.



BENOM

Cabernet Sauvignon and expressive Spanish-inspired blends that unite French heritage with the bold spirit of Paso Robles.



CONCUR

Handcrafted Rhône blends and varietal wines made in small lots, expressing the warmth and creativity of the Central Coast.

EAT LOCAL. TASTE EXTRAORDINARY.

Explore a vibrant mix of makers whose dedication to flavor, artistry, and local sourcing defines the taste of Tin City.



CENTRAL COAST CREAMERY

Artisan cheeses crafted on the Central Coast, with charcuterie boards and gourmet sandwiches.

More About Central Coast Creamery →



ETTO PASTA BAR

Fresh handmade pasta, traditional Italian recipes, local ingredients, and relaxed sit-down dining.

More About Etto Pasta Bar →



NEGRANTI CREAMERY

Fresh, wholesome sheep's milk ice cream made in small batches.

More About Negranti Creamery →



PROOF & GATHER BAKING CO.

Artisan baked goods made from in-house recipes with locally sourced ingredients.

More About Proof & Gather Baking Co. →

MADE TO BE DISCOVERED

Not just what you came for. Lifestyle goods, artisan provisions, functional mushrooms, and cannabis—each with a story worth knowing.



COURDUROY

A refined gathering place where lifestyle, design and everyday essentials come together—each item chosen and created with heart, purpose and the spirit of discovery.

More About Courduroy →



ETTO PASTIFICIO

Market featuring fresh pasta, authentic Italian imports, seasonal local produce, and specialty gifts.

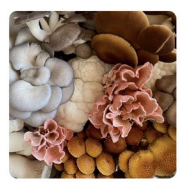
More About Etto Pastificio →



GOLDEN APPLE CANNABIS CO.

Intentional cannabis—hand-selected flower, edibles, and concentrates organized by effect, delivered to your door.

More About Golden Apple Cannabis Co. →



MIGHTY CAP MUSHROOMS

Working farm offering gourmet mushrooms, artisan products, and a behind-the-scenes farm experience.

More About Mighty Cap Mushrooms →

1. CENTRAL COAST CREAMERY
2. PROOF ¢ GATHER BAKING CO
3. BARRELHOUSE BREWING CO
4. TIN CITY CIDER
5. SANS LIEGE
6. NEGRANTI CREAMERY
7. OLIVAS DE ORO
8. LEVO
9. BENOM
10. NICORA
11. CONCUR
12. JACOB TOFT
13. HUBBA WINE
14. END OF THE DAY WINES
15. BRIAN BENSON CELLARS + LEVEL 3 WINES
16. ONX WINES
17. POWELL MOUNTAIN CELLARS
18. RAMBLIN WINEMAKER
19. AARON WINES
20. DESPARADA
21. WINESHINE
22. TIN CITY DISTILLERY
23. FIELD RECORDINGS
24. SIX TEST KITCHEN
25. ETTO PASTIFICIO
26. ETTO PASTA BAR
27. MONOCHROME WINES
28. KALEIDOS
29. TURTLE ROCK VINEYARDS
30. UNION SACRE
31. GIORNATA
32. ZANOLI WINES
33. AL LAGO WINES
34. LA PERDIGNUS
35. WE OLIVE



Tin City

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Tin City, Paso Robles

SCALE COMPARISON



Tin City



Windsor Downtown



Windsor Brewery District

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Hospitality – What type and how much…

LU-18 Attract at least one hotel Downtown,

In order to establish additional accommodations in the area. Ensure that the hotel provides active ground floor uses, event space, and incorporates pedestrian friendly design.

While hotels are permitted anywhere in the Town Center designation, a location on the Town Green—potentially as part of the Civic Center redevelopment—would be attractive.

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Ideas: Outdoor Active





Café or taproom designed for cyclists: Bike Monkey, Santa Rosa or Sound Break Seattle) events, rides, seating, parking, sales, custom bikes



VineCycle
E-BIKE VINEYARD TOURS



“hikers, bikers, runners & culture consumers”

- **Brooks** moved into Seattle to be closer to consumers adjacent to bike/running trail on Lake Union
- Brand centers on sustainability and healthy living exclusively for runners.
- connected economic districts can be vital drivers of inclusive growth and development.





- Bike-to-winery itineraries marketed through SMART and Sonoma County tourism

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Next Steps: Develop Options for Station Area…help implement the Vision

Downtown Activation + Land Use:

- **Hospitality paired with tourism and place quality: Family-friendly identity** is an underserved niche -strong repeat-visit potential
- **Specialized/experiential retail** within walking or biking distance of the station: **Art, entertainment/live music venues, places for kids** to hang out.
- Identify actions/Town led **programs for merchants** – e.g. façade or business improvement districts, more art, Sunday rides etc.
- Assess interaction between overlays, activation, parking, admin vs. discretionary controls.

Access, Mobility + Parking:

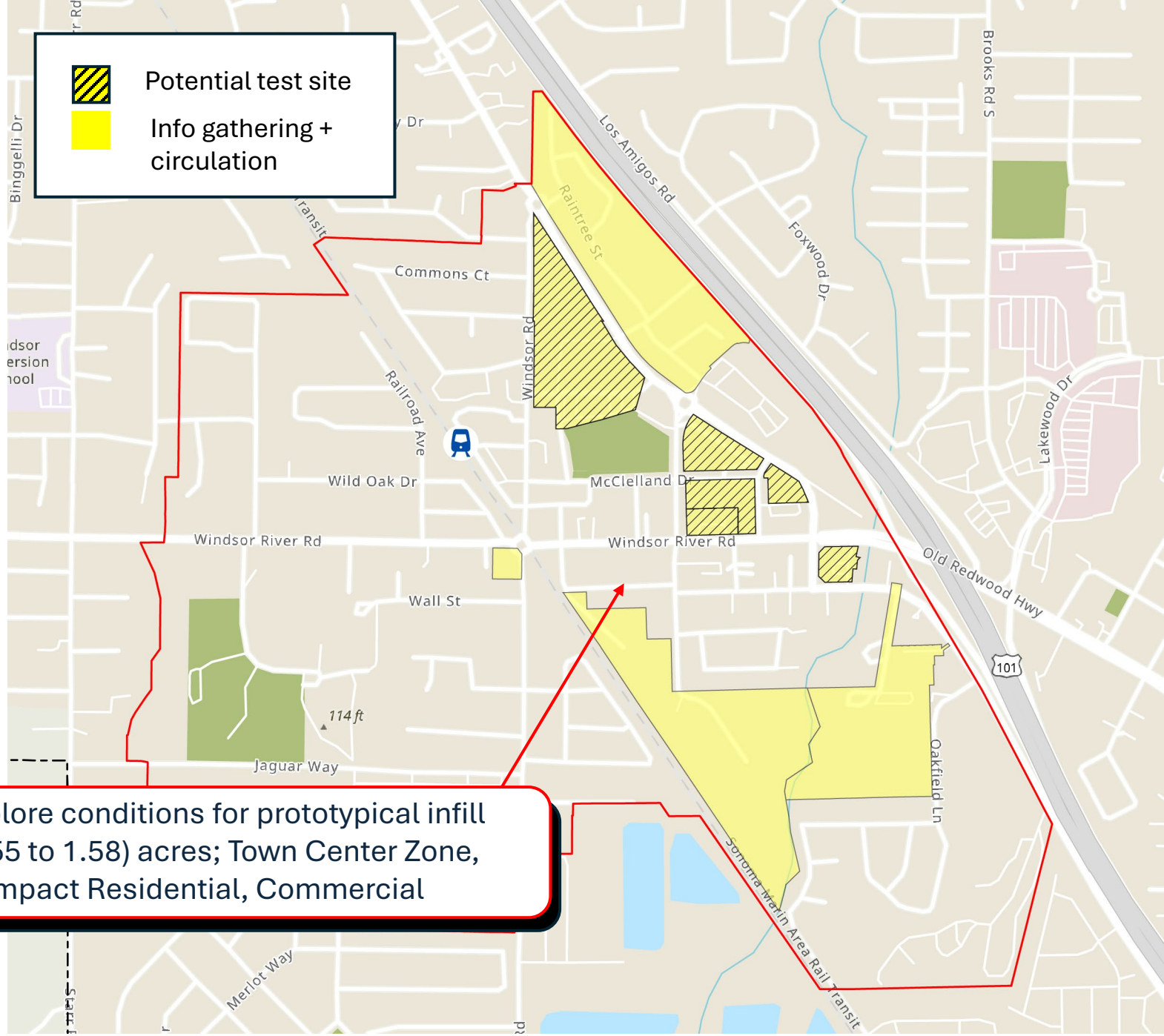
- Collaborate w/ Sonoma Transit optimize parking in Emily Rose Lot (timed, or priced?)
- "Mobility Hub" concepts to support walk, bike, roll, and place making
- Collect parking utilization data, and develop draft updates to codes
- Integrate complete streets policy
- Update the overall Circulation Plan, street types

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Next Steps: Design, Economic, Regulatory Test fits and ideas

- ✓ Draft Market Scan, discussions with Developers / Chamber of Commerce informs testing
- ✓ Design guidelines & standards are repetitive, complex, and can be inconsistently applied.
- ✓ Focus in on fixes and gaps; e.g.
  - Muni Code / SAP, reduce focus on discretionary approvals and subjective findings - improve predictability.
  - Objective Design Standards - coordinate
  - Prioritize elements the Town has identified it wants; e.g., Ground-orientation for residential, activation, screening parking areas etc.
  - Recalibrate base standards to achieve outcomes.



Questions

Guide the Project

- What is your vision for downtown Windsor in 2050 - what does it look, feel, and function like?
- What types of public spaces, amenities, activities, and design features are needed to make the Station Area an attractive place to live and visit throughout the day and evening?
- What elements of existing "character" of the Station Area are to be **preserved**? (Where should change be avoided?)
- What locations within the Station Area offer the greatest opportunities for **change**?
- What are your ideas and priorities? Does any of this overlap with Council goals? Where is Windsor doing well, can we build on those strengths?

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2013 SAP Guiding Principles/Vision/Goals

1.	Enhance **Station Area's identity as Windsor's center**, ensure economic sustainability.
2.	**Unique sense of place;** develop Downtown/Station Area as mixed-use, pedestrian-scaled, transit-oriented district. Improve pedestrian and bike connections.
3.	Establish **unified image for Downtown; enhance public realm**.
4.	Promote retail diversification; **attract an anchor tenant and high traffic establishments.**
5.	**Balance** housing, retail, office, and institutional uses in Downtown core; increase **daytime population**.
6.	Encourage **design diversity & visual richness**; promote **compact** development patterns.
7.	Attract more **tourism-related establishments**; highlight Downtown as **center of activity**; promote use of SMART train and trails.
8.	Explore **intensification or redevelopment of Civic Center site** with multi-use development.
9.	Continue to promote **green leadership; encourage outdoor and active living.**
10.	Continue to promote **more activities & attractions** in Downtown; explore development of **community activity center.**

Focus on downtown identity, economic vitality, and the land use mix.

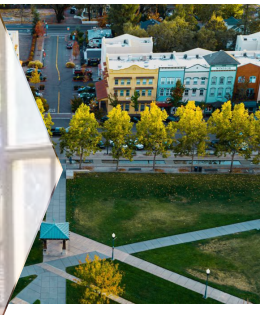
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Schedule











Estimated at 12-14 months



Information Gathering

- ✓ Market Scan
- ✓ Code Reviews
- ✓ Existing Conditions
- ✓ Fact Finding Meetings
- ✓ Walking Survey

Community Meeting Information Gathering July 20th

Town Council Joint Session

Compiled Findings "Existing Conditions"

Info Gathering Questionnaire- Downtown + SAP

Creative Alternatives / Design

Community Alternatives Draft Recommendations

Town Council Joint Session

Draft Document

Planning Commission Public Hearing

Final

Town Council Public Hearing

Adopted Update – Submit to MTC

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Human by Design



Live work lofts with central court – (Fresno)



Ground Floor – Primary entry Window/wall ratio

If zero lot line, blank wall choose from menu – public art

Perkins Eastman, Ballard Yards



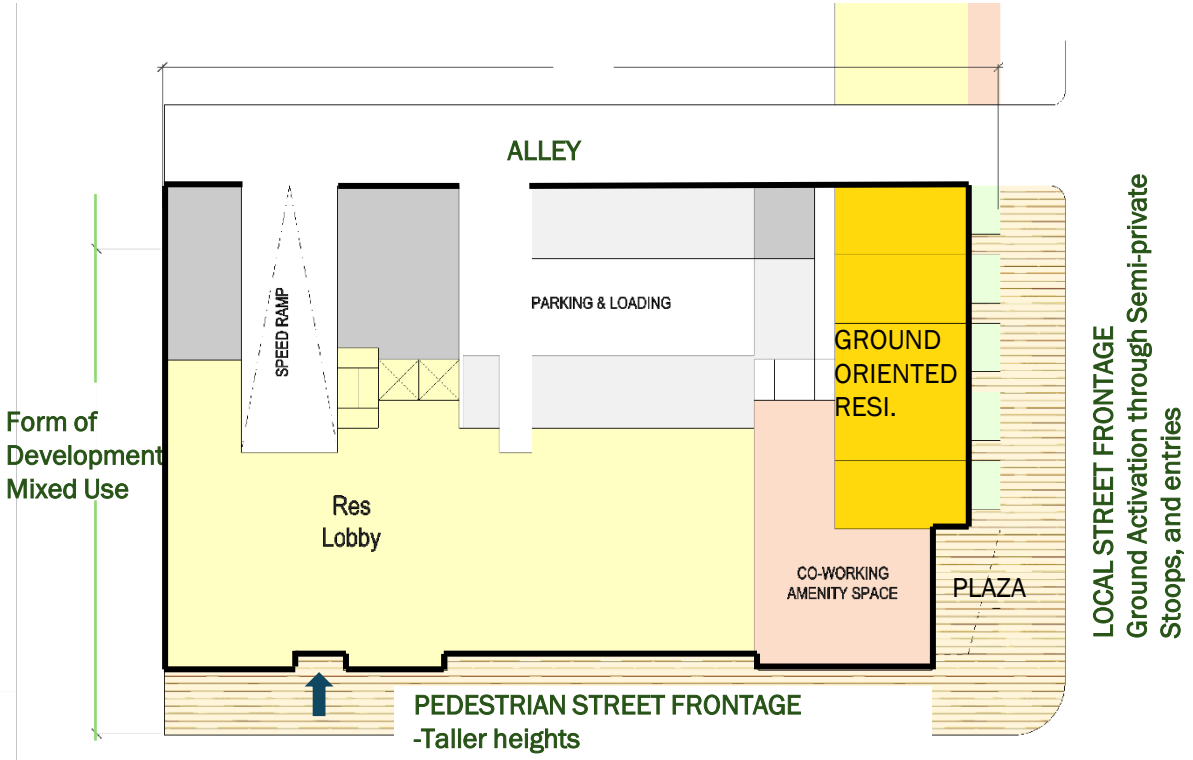
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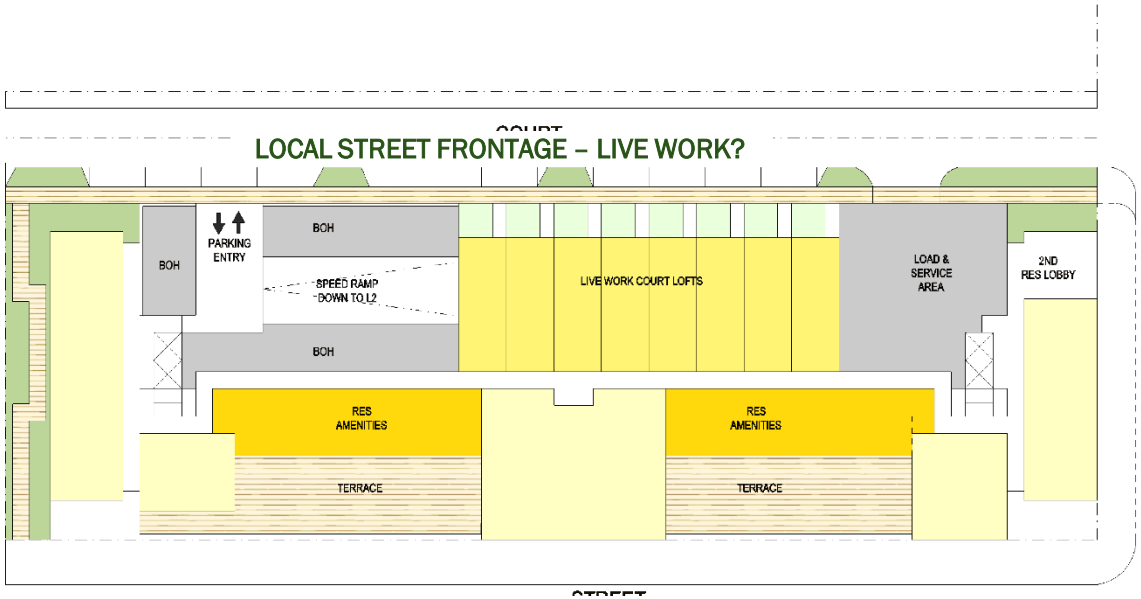


- Distance and # of entries
- Privacy transitions – tied to street type; setbacks for units. Condo & townhomes
- Ensure overall height limits enable comfortable and taller ground floors.

Next Steps: Regulatory + Market Scans

- Testing prototypical conditions in the Town Center
- Location of entries, activation and parking
- Street character





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Agrihood

SANTA CLARA ARGRIHOOD, SAN JOSE, CA





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