



VTA's Joint (TOD) Development Program

SPUR: Understanding TOD

June 7, 2018
12:30-1:30pm

Overview

- **VTA's Goals for TOD and Transit Oriented Communities**
- **VTA's Joint Development Portfolio**
- **VTA Owned Properties: Opportunities and Challenges**
- **How to support and get involved**

VTA's Approach to Transit Oriented Communities

Joint Development Policy Goals:

1. Revenue
2. Ridership
3. Neighborhood

Strategies:

- Public-Private TOD on VTA sites
- Station area improvements
- Partnerships to increase private TOD around stations



TOD located in Milpitas adjacent to VTA Light Rail line



VTA's Current Joint Development Portfolio

25 sites (+ BART Phase 2)
205 acres

Potential Development:

Residential:
5,100+ units
1,800+
affordable

Commercial:
4.3 million+ sq. ft.
13,000+ jobs
created



VTA Sites Available for Joint Development



VTA Owned Properties - Opportunities

- Catalyst to create transit oriented communities
- Affordable housing
- Workforce / apprenticeships
- Complete Streets improvements to enhance multi-modal access



Affordable Housing at Ohlone/Chynoweth Station



VTA Owned Properties - Challenges

- Getting market based entitlements for residential mixed-use
- Avoiding over-investment in parking, which reduces revenues
- Winning neighborhood, political acceptance
- Creating credibility, momentum with developers



Example of TOD promoting multi-modal lifestyle at River View adjacent to VTA's River Oaks Station, North San Jose



VTA Owned Properties - Approach



Tamien Preliminary Site Map

- Identify opportunities, issues, replacement parking strategy
- Engage community & build support
- Competitive developer selection up front
- Collaborative design & approval process



Current Projects

Tamien Station:

- Developer selected 2017
- Applying for additional CSJ entitlements
- Expect ground breaking in 2020



April 2018 Site Plan - 568 units: 433 MR, 135 BMR (24%)



Current Projects

Santa Clara Station:

- Joint ENA with City of Santa Clara
- Student Housing Project
- Work to Enhance Development Program



Near Term Projects

Blossom Hill, Curtner, Milpitas Transit Center

- Pre-RFP predevelopment work
- Expected RFP release by early June



Milpitas Transit Center



Blossom Hill Station



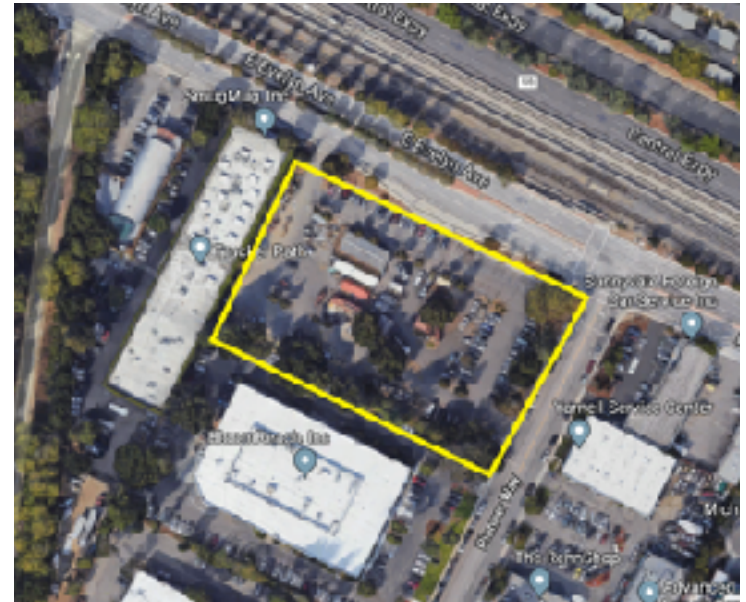
Curtner Station



Near Term Projects

Evelyn Station:

- VTA Board authorization issuance of RFP for 100% affordable housing project
- Working with City of Mountain View Housing and Planning departments



Near-Term Development Potential for Board Authorized Sites

PROJECT	MR UNITS	BMR UNITS	TOTAL
Tamien	433	135	568
Blossom Hill	160	44	204
Curtner	220	82	302
Milpitas Transit Center	158	31*	189
Evelyn	0	188	188
Santa Clara	184*	TBD*	184*
TOTAL	1,155	480 29%	1,635



Prototype: BART Phase 2 Access & TOD Strategy



- FTA \$1.5 million Grant
- Expert consultant team, Cities of San Jose, Santa Clara engaged
- Market, implementation oriented
- Potential bump in JD revenues by up to \$20 million/year by 2038
 - JD key factor for selection for Expedited Project Delivery¹⁴

Supporting our TOD Mission

- Attend community meetings & public hearings
- Provide feedback and opinions
- Spread the word about TOD
- Get involved with a local TOD advocacy group:
 - SV @ Home
 - SPUR
 - Catalyze SV
 - Transform
 - League of Women Voters
- Stay engaged



Blossom Hill Community Meeting 1/24/18



Questions?

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