



TRANSIT-ORIENTED DEVELOPMENT PROGRAM TASMAN WEST LIGHT RAIL EXTENSION

Overview

The Tasman West Light Rail Extension continues light rail service from North First Street and Tasman Drive, in San Jose to Downtown Mountain View. It travels through several major activity centers that currently include about 15,000 residents and 62,000 employees within walking distance of the light rail stations. As future plans are implemented, a better balance between jobs and housing will result, and the number of residents within walking distance of the light rail stations is expected to more than double to over 36,000. By 2005, it is estimated that 180,000 employees will be within walking distance of a light rail station or shuttle service to and from light rail.

Previous to any construction activity on the Tasman West Light Rail Project, there were numerous efforts to plan and promote development that takes full advantage of the new transit options. These efforts are part of a greater strategy to direct growth in a way that makes the most efficient use of existing urban services.

Transit-Oriented Development

Transit-Oriented Development (TOD) is one strategy to manage growth efficiency. TOD incorporates design principles that encourage the intensification of land uses around major transit facilities. Such development patterns help to reduce the demand on Santa Clara Valley's congested roadways by placing more residents and workers within walking distance of light rail stations. In support of TOD, a recent VTA survey showed that people who live within walking distance of light rail stations use transit to commute at five-times the countywide average.

VTA and the cities have aggressively pursued TOD opportunities along the Tasman West Light Rail Extension. Examples of these efforts are described below. In addition, a list of development highlights is included on the back of this fact sheet. These highlights illustrate the tremendous response of private developers to the future light rail line.

Station Area Planning

VTA has developed conceptual plans for three stations areas along the Tasman Corridor. These stations represent a broad spectrum of conditions found in Santa Clara County, including an aging industrial area, an existing residential neighborhood, and a large, undeveloped parcel. VTA uses these concept plans as case studies to generate ideas and illustrates strategies for focusing growth around stations.

City of Mountain View

Mountain View has created a new Transit Zone that allows increased building densities within 2,00 feet of transit stations. The zoning ordinance permits a higher floor area ratio than would normally be permitted, up to a maximum of 50 percent. It also requires that transit supportive design elements be incorporated into the project.

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City of Sunnyvale

Sunnyvale increased the allowable floor area ratio from 0.35 to as high as 1.0 within its Northside Industrial areas. These areas are within close proximity to the Borregas and Fair Oaks Light Rail Stations.

1. Evelyn Avenue Corridor Precise Plan

This plan establishes a vision for the long-term future of the Evelyn Corridor, an area located adjacent to the Downtown Mountain View Light Rail Station, Mountain View Caltrain Station, and the bus transit center. Major elements include a new residential neighborhood, a multi-modal transit hub, and an integrated network of streets and roadways.

2. Whisman Station Area

Mountain View re-designated 40 acres of industrial land for residential use adjacent to the Whisman Light Rail Station. Three developers, Kaufman & Broad, the Castle Group, and Shea Homes built a total of 525 housing units on this land. GTE, the previous landowner, donated the land for the station area and the park and ride lot.

3. Middlefield Station Area

One of the first developers to take advantage of Mountain View's new Transit Zone is the Mozart Development Company for the land adjacent to the Middlefield Station. The project consists of two office buildings totaling 236,400 square feet. It includes several design elements to attract and facilitate pedestrian activity, including a bus drop-off, pedestrian plaza and shelters, an extension of paths from Ellis Street to light rail, and improvements to the pedestrian/bicycle trail along the light rail line.

4. Moffett Federal Air Field

Moffett Federal Air Field is a unique complex of federal employment centers supporting more than 8,000 jobs. The Moffett complex includes the NASA Ames Research Center, Onizuka Air Force Base, the California Air National Guards' 129th Rescue Group, and U.S. Navy and Marine reserve units. Nearby support industries add to the potential ridership in this area.

5. Lockheed Martin Missiles & Space

With an estimated 12,000 employees, Lockheed Martin is one of the County's largest employers. Over the next several years, it is estimated that 1,000 to 3,000 employees may be added to the workforce. To take full advantage of the high level transit service in the area, Lockheed Martin donated land for a major transit center that will allow for coordinated light rail and bus transfers, as well as employee shuttles to job centers.

6. Fair Oaks Avenue Development Plans

As part of its Futures Study, Sunnyvale has designated 94 acres adjacent to the Fair Oaks Station for residential development, potentially adding over 5,000 new residents to the area.

7. Champion Station Area

Cisco Systems, one of Silicon Valley's largest employers, has over 5,000 employees at its one million square foot complex adjacent to the Champion light Rail Station. In addition, a new resident population has been created with the construction of over 400 new homes.

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8. Baypointe Transfer Station Area

As part of VTA's station area planning program, a concept plan was developed for a 90-acre parcel of agricultural land adjacent to two existing light rail stations. In an area dominated by corporate campuses, the Baypointe concept plan proposes balancing jobs with high-density housing and retail uses, and promotes pedestrian movement and links to transit.

How to Reach Us

If you have any question concerning the Tasman West Transit Oriented Development Program, please call VTA's Community Outreach Hotline at (408) 321-7575, TDD for the hearing-impaired (408) 321-2330. You may also visit us on the web at www.vta.org, or e-mail us at community.outreach@vta.org

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