VTA Joint Development Program

Cottle Station General Plan Amendment

Community Meeting
August 14, 2017 6:30 PM
Southside Senior Center
Agenda

• VTA Functions
• VTA’s Joint Development Program & Process
• Benefits of Transit Oriented Development
• General Plan Amendment Proposal
• Next Steps
What Does VTA Do?
VTA’s Joint Development Program

- VTA enacted a Joint Development Policy in 2005
- Allows for transit-oriented development (TOD) on underutilized real estate
- Goals:
  1. Maximize economic value & create long-term, stable revenue
  2. Create vibrant community assets that includes affordable housing
  3. Enhances VTA transit operations through improvements in ridership and infrastructure

TOD located in Milpitas adjacent to VTA Light Rail line
VTA’s Joint Development Process

1) VTA conducts a market analysis and pursues a supportive land use designation
2) VTA seeks community input
3) VTA solicits proposals from developers
4) VTA and the developer work with the community to refine the project based on community feedback

Representative TOD residential density
Benefits of Transit-Oriented Development

- Provides Affordable Housing
- Reduces greenhouse gas emissions (GHG) through reduced vehicle trips
- Discourages vehicle dependence and congestion
- Helps Meet Market Demand
- Community Safety

Affordable Housing at Ohlone/Chynoweth Station
Benefits of Transit-Oriented Development (cont.)

- Increases Job Access
- Resident Savings
- Strengthens transit systems
- Helps support healthy lifestyles by building walkable communities

Example of TOD promoting multi-modal lifestyle at River View adjacent to VTA’s River Oaks Station
GPA Amendment: Transit Residential (& Commercial)

Existing:

**Neighborhood Community Commercial (NCC):**
Broad range of commercial activity for local neighborhood.
Retail, services, commercial & professional office, hospitals, private gathering facilities
FAR: Up to 3.5 (1 to 5 stories)

Proposed:

**Transit Residential (& Commercial (TR)):**
Mixed-use dev in close proximity to transit, jobs, amenities & services.
Intensive commercial/employment (office, retail, hotels, hospitals), high-density residential
Density: 50-250 DU/AC
FAR: 2.0 to 12.0 (5 to 25 stories)

*Solutions that move you*
Next Steps

• VTA is seeking community input on the proposed General Plan Amendment

• The General Plan Amendment application will go before City Council this Fall
Questions?

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