

VTA Joint Development Program

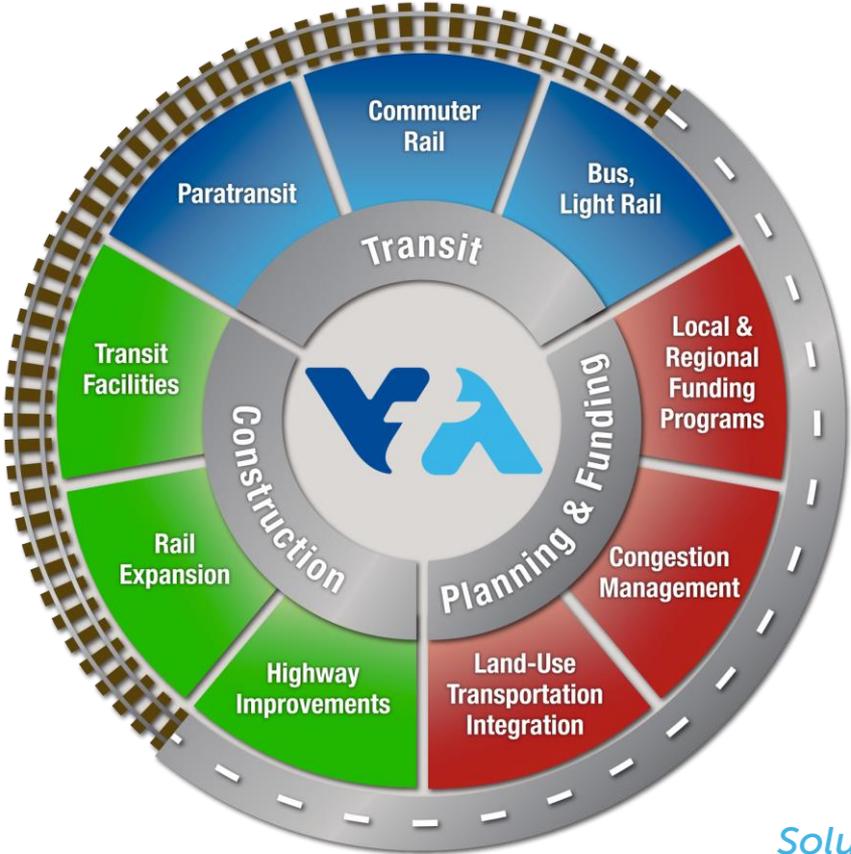
Cottle Station General Plan Amendment

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?



Solutions that move you

VTA's Joint Development Program



TOD located in Milpitas adjacent to VTA Light Rail line

- 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



VTA's Joint Development Process



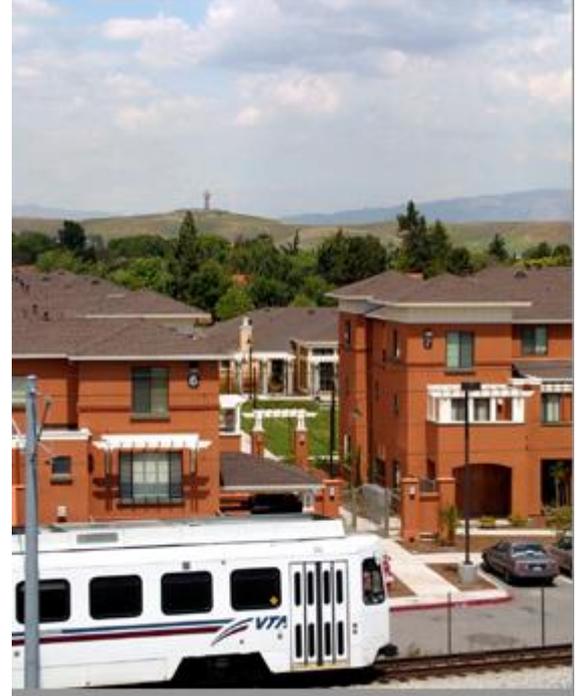
Representative TOD residential density

- 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



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)



Next Steps



First generation TOD project located at Ohlone Chynoweth

- 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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Follow our progress @

<http://www.vta.org/cottledevelopment>