

Blossom Hill Station Transit Oriented Development Housing & Commercial Project

September 9, 2020

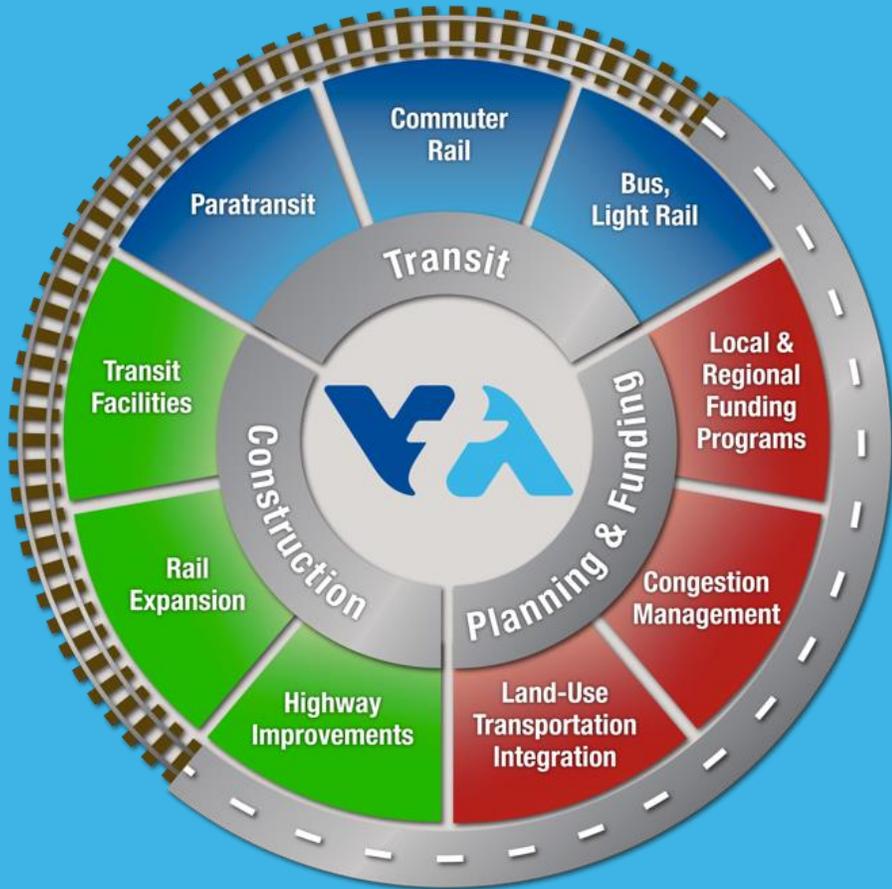


Agenda

Introductions	5 Minutes
Background and Major Milestones to Date	3 Minutes
Introduction of Project & Green Republic	3 Minutes
Introduction of EAH Housing	2 Minutes
Blossom Hill Access Study	5 Minutes
Project Overview, Parking, Market Rate Building	10 Minutes
Affordable Building	10 Minutes
Martial Cottle Trail Connection	5 Minutes
Site Design	10 Minutes
Discussion – Q&A	Moderated by VTA

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for posting on VTA.org.*

What Does VTA Do? Who runs VTA?



VTA BOARD OF DIRECTORS

Cindy Chavez (Chairperson)

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Rob Rennie

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Larry Carr

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Glenn Hendricks

Dave Cortese

Jeannie Bruins (Ex-Officio)

VTA's Transit-Oriented Development Program

25 properties throughout Santa Clara County

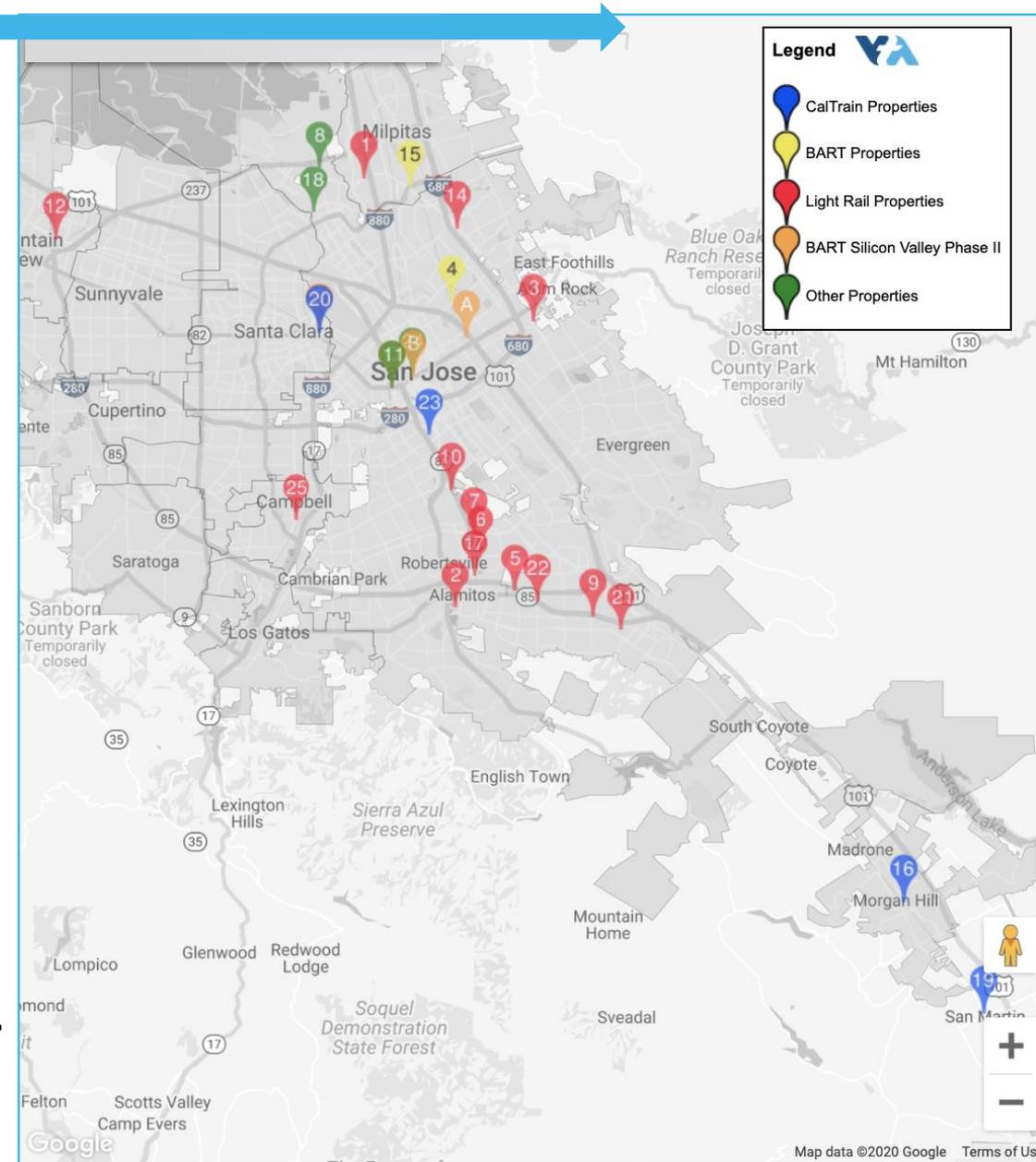
Develop under long-term **Ground Lease**

Increase and support **Ridership**

Catalyze private development in surrounding area to create **Transit Oriented Communities**

Long term stable revenue for service and operations

Private investments leveraged to improve aging infrastructure including lighting, trails, public art, etc.



Progress To Date



January 2018:	Community Meeting – Visioning
October 2018:	Community Meeting – Development Process
March 2019:	VTA Board Meeting: Approve GRBH Developer
May 2019:	Community Meeting – Meet the Developer
Nov 2019:	VTA Board Meeting: Update on Development
April 2020:	City of San Jose Begins Planning Application Review
September 3, 2020:	VTA Board Meeting: Approved Financial Terms
September 9, 2020:	VTA Community Meeting



Next Steps for Blossom Hill Project



October 2020:

City Meeting – Environmental Review Commences
Join VTA's Email list to make sure you get notified!
www.vta.org/BlossomHillDevelopment

Spring 2021:

Community Meetings and Project Updates
Project Details Become Final

- Number of new homes, size of buildings
- Bus stop relocation to Blossom Hill Road
- Amount of new parking
- New public features – plaza, trail, safety

Summer 2021:

Environmental Documents Published – public responses collected

Late 2021:

Project final approvals by VTA and City of San Jose
Solutions that move you



REPUBLIC @ BLOSSOM HILL



DEVELOPMENT TEAM

- VTA - Owner
- Green Republic Blossom Hill - Developer
 - Republic Urban Properties (Master Developer + Market-Rate Housing and Commercial)
 - Swenson Builders (General Contractor)
 - EAH Housing (Affordable Housing)
- Consultants
 - HMH Engineers
 - WRT Planning & Design
 - Square Peg Design

SWENSON



Republic
FAMILY OF COMPANIES

REPUBLIC URBAN PROPERTIES (RUP)

- RUP is the West Coast Division of Republic Family of Companies, a privately owned, full-service real estate development company.
- San Jose + Bay Area
- Current Assets: 1,235 Residential Units
- Development Pipeline:
 - Over 2,300 Residential Units
 - 555,000 SF of Commercial Space
 - 380 Hotel Rooms
- Public Private Partnerships
 - The Ohlone Mixed Use
 - Tamien Station TOD
 - Gateway at Millbrae Station

GATEWAY AT MILLBRAE STATION



TAMIEN STATION TOD





EAH Housing

- Non-profit housing organization
- Established in 1968
- 50th Anniversary in 2018!

Full Service Housing Organization

- Real Estate Development
- Property Management & Resident Services
- Affordable Housing Advocacy



DEVELOPMENT

Santa Clara County

15 owned communities

26 managed communities

(In: Gilroy, Morgan Hill, San Jose, Santa Clara, Saratoga)



- Family/Workforce
- Senior, Older Adult
- Disabled/Special Needs, Formerly Homeless, Veterans
- Other: Artist, Farmworker, Transitional Age Youth (TAY), Student

- Alameda
- Contra Costa
- Fresno
- Los Angeles
- Marin
- Napa
- Riverside
- San Francisco
- San Mateo
- Santa Clara
- Santa Cruz
- Sonoma
- Stanislaus
- Yolo



Blossom Hill Access Study

Community Meeting

September 9, 2020

Study Background

- VTA began developing Access Studies for VTA-owned properties that will be redeveloped
 - Tamien
 - Blossom Hill
- The studies aim to analyze multimodal station access and circulation
- Studies provide list of recommendations for the station site and surrounding areas to developers and city staff to implement

Report Development

- Data collection
 - Ridership and transfers
 - Parking
 - Station access availability
 - ADA compliance
 - Connections
- Public Outreach
- Existing planning documents
 - San José Bike Plan
 - VTA Pedestrian Access to Transit Plan
 - VTA Countywide Bike Plan



Public Outreach

- Community meeting (May 15, 2019)
 - “Pains and Gains” exercise
- Online survey (May 20 – June 10, 2020)
 - 87 responses



Walk Audit

- Walking tour/audit held February 14, 2020
- VTA, San José, and consultant staff
- Divided into three “sectors”
- Identified access issues at the station
- Identified issues getting to/from station from nearby neighborhoods



Walk Audit - Negatives



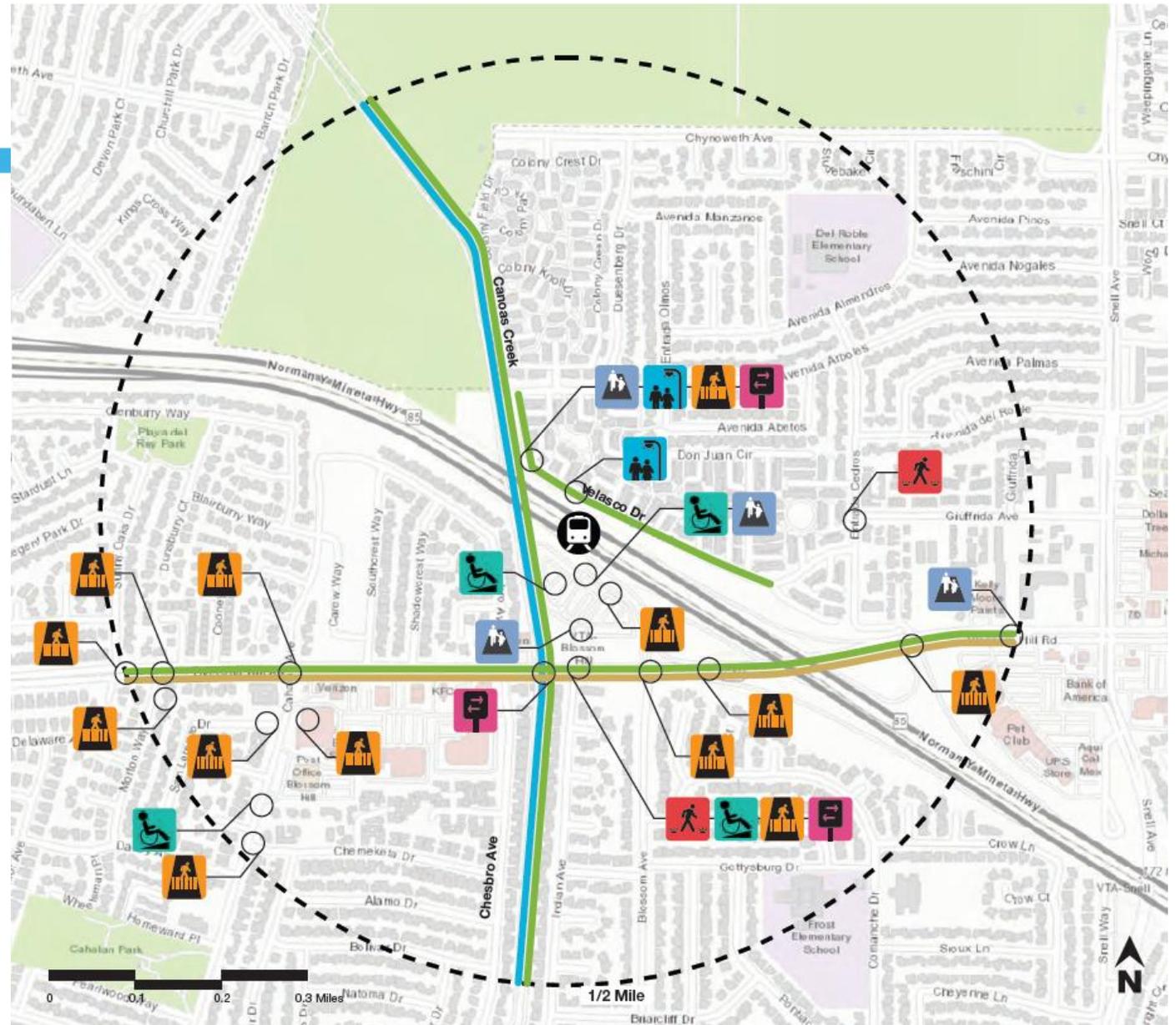
Walk Audit - Positives



Recommendations

Proposed Pedestrian Improvements

-  Improved Pedestrian Lighting
-  Widen Sidewalk
-  Landscaping and Shade
-  ADA Ramps
-  Improved Lighting
-  New or Improved Crosswalk
-  New or Improved Sidewalk
-  Pedestrian Crossing Beacons
-  Wayfinding Signage
-  Tamien Station



Recommendations

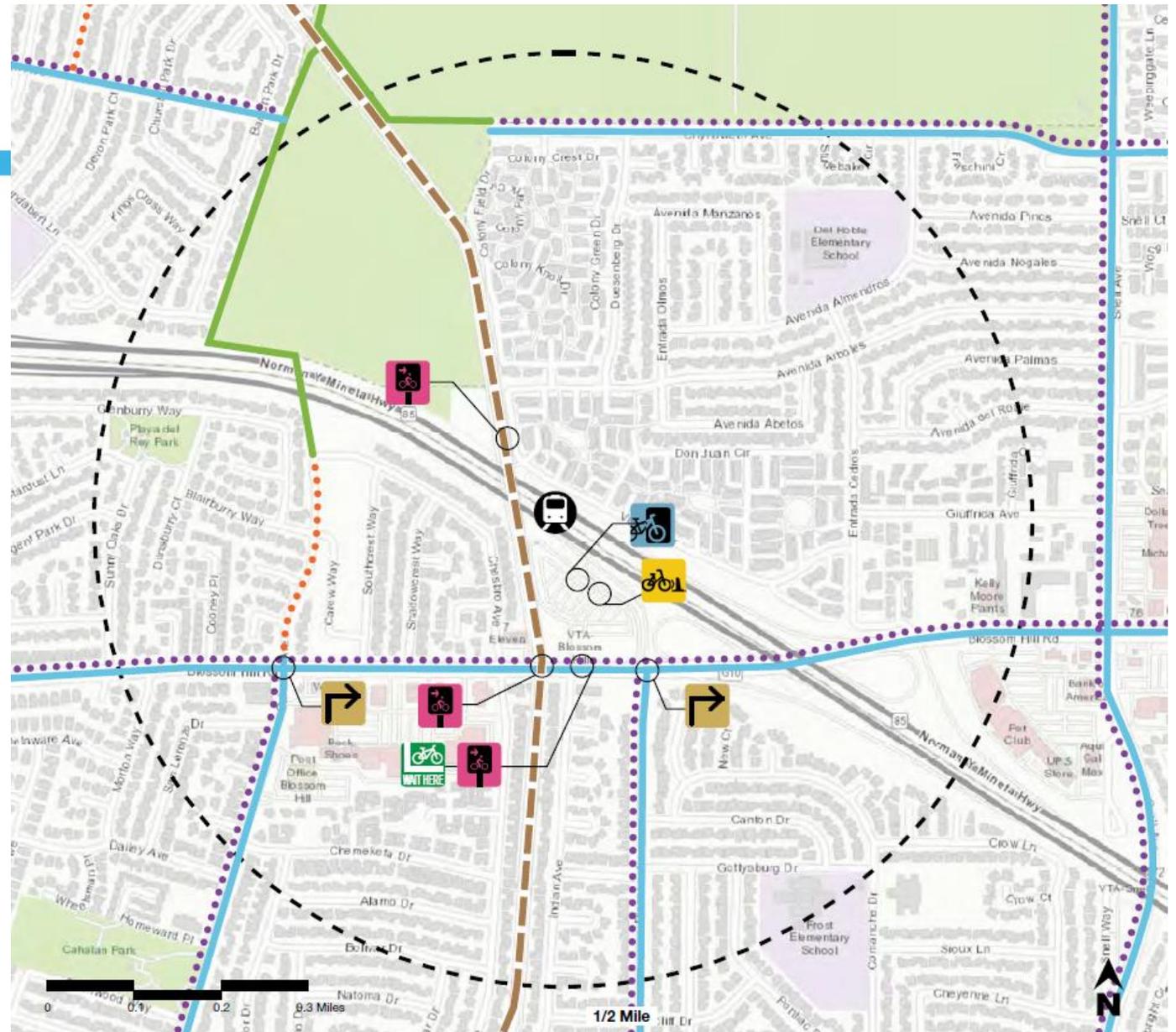
Existing Bikeways

-  Existing Bike Path
-  Existing Bike Lane
-  Existing Bike Boulevard
-  Existing Protected Bike Lane

Proposed Bikeway Improvements

-  Proposed Bike Path
-  Proposed Bike Lane
-  Proposed Bike Boulevard
-  Proposed Protected Bike Lane
-  Proposed Canoas Creek Multi-Use Trail

-  Bike Box
-  Bike Lockers
-  Bike Share Facility
-  Through Bike Lane
-  Wayfinding Signage
-  Blossom Hill Station



Next Steps

Recommendations have been shared with project developers and San José.

Implementation:

- Support grant funding applications
- Inform negotiations with developer partners
- Inform other planning efforts
- Identify implementation opportunities through agency coordination



DEVELOPMENT APPLICATION

- Special Use Permit & Tentative Map submitted in April of 2020
 - 239 market-rate rental apartments (72%);
 - 15,000 sf of neighborhood serving commercial-retail-office;
 - 89 affordable rental apartments (28%)
- Density:
 - Market Rate: 117 DUs/AC
 - Affordable: 91 DUs/AC
- Public Open Space: 2.03 AC (88,400 SF)
 - .89 AC trail improvement
 - .39 AC public plaza
 - .85 AC paseo & amenity path
- Transit Parking Area: 2.04 AC
 - 212 vehicle and motorcycle spaces

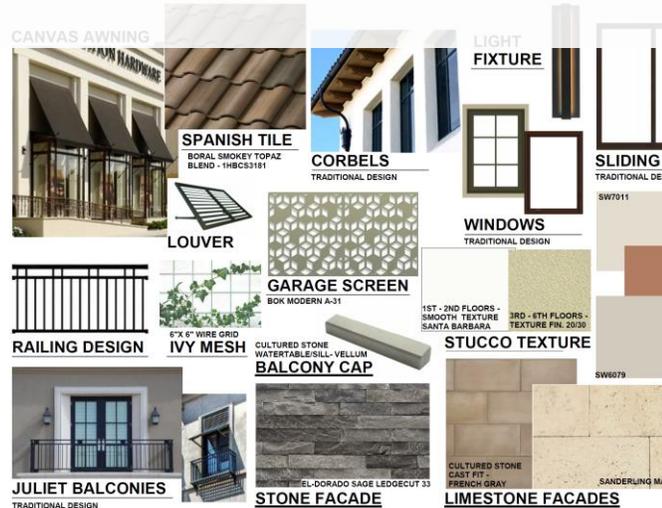
MINIMIZING SURFACE PARKING WHILE MAXIMIZING SHARED PARKING & TDM OPPORTUNITIES

Location	Total Vehicle	Total Bike	Total Motorcycle
Market Rate Podium			
1 st Floor	137	232	32
2 nd Floor	186		21
Total Mkt Rate	323	232	55
Affordable Building Exterior/Surface Lot	4	75	
TOTAL RESIDENT/COMMERCIAL PARKING	327	309	55

- Revised to eliminate surface parking for new development aside from ADA stalls
- Shared parking in market rate for commercial and both affordable and market rate residents
- Potential resident overflow parking in transit parking lot during off-hours
- Almost 4x more than min. bike parking being provided
- Transit lot meets VTA's minimum needs, lack of permanent parking structure provides VTA future development flexibility

MARKET RATE BUILDING

- Mixed- use building
- Spanish-style architecture
- Ground floor commercial along paseo; private neighborhood amenity space
- Podium amenities
- Mural/art/signage
- Creative screening of garage along EVA access





AFFORDABLE BUILDING

- 89 affordable units
- Mix of studio, 1-, 2-, and 3-bedroom apartments
- Ample indoor/outdoor ground-floor common area amenities
- Rents affordable to Extremely Low, Very Low, and Low Income households
- On-site resident manager and personnel for maintenance, resident services and regulatory compliance.

Rent Tiers (Ave Median Inc)						
Unit Mix	Sq Ft	30%	50%	60%	Total	Mix
Studio	440	18	-	3	21	24%
1-BR	600	22	-	6	28	31%
2-BR	850	13	6	6	25	28%
3-BR	1100	5	-	8	13	15%
MGR	1,700				2	2%
Unit Total		58	6	23	89	100%
Distribution		65%	7%	26%		
Ave Affordability	39.31%					

Type	Total	Percent
Studio	21	24%
1-Bedroom	28	31%
2-Bedroom	25	28%
3-Bedroom	13	15%
4-Bedroom	0	0%
Staff	2	2%
Total	89	100%





CURRENT TRAIL CONDITIONS

PROPOSED MARTIAL COTTLE TRAIL IMPROVEMENTS

- Create connection from Blossom Hill Rd. to Martial Cottle Park
- Class A bike/pedestrian trail
- Improve Canoas Creek trail
 - Sustainable landscape
 - Benches, seating options
 - Enhanced wayfinding
- Requires multi-agency coordination



SITE PLAN

Key Open Space Areas:

- A Transit Plaza
- B Public Amenity Trail
- C Affordable Building Amenity Space
- D Trail Head Plaza
- E VTA Parking Lot
- F Blossom Hill Road Streetscape
- G Access Road
- H Outdoor Neighborhood Amenity Space
- I Canoas Creek Trail

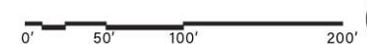
Key Landscape Features:

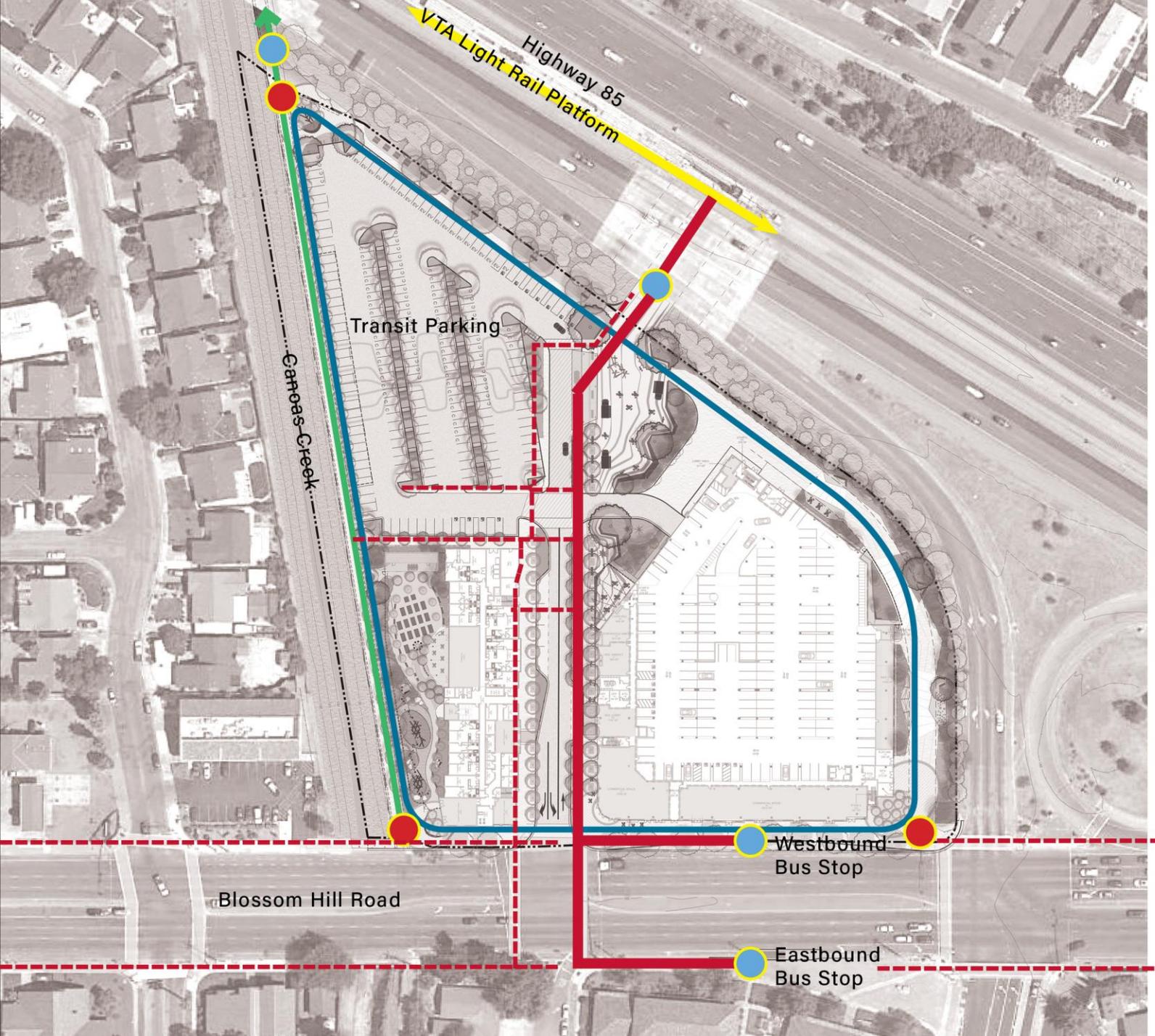
- J Tree Paseo
- K Retail Plaza
- L Fenced Dog Walk (private)
- M Amenity Trailhead
- N Canoas Creek Trailhead

Transit-Oriented Facilities:

- O Relocated Bus Stops
- P Drop-off/Pick-up
- Q Access to VTA Station
- R Ramp for Bike and Service Access for Creek
- S Potential Future Access to VTA Station and Trail Connection
- T Micromobility Zone with Commuter Bike Lockers
- U Drop-off/Pick-up and Loading Zone

Scale 1" = 50'

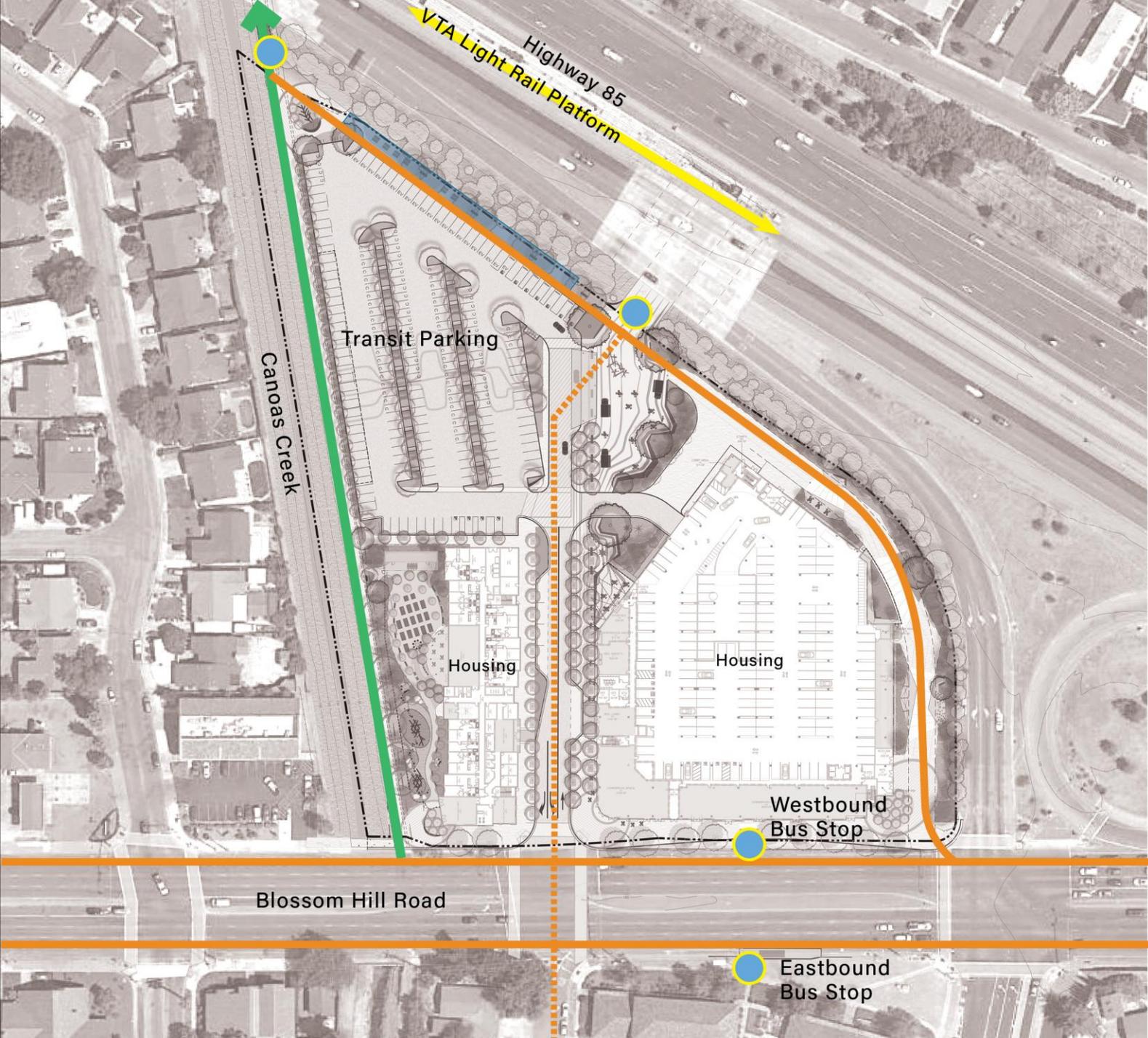




PEDESTRIAN CIRCULATION

LEGEND

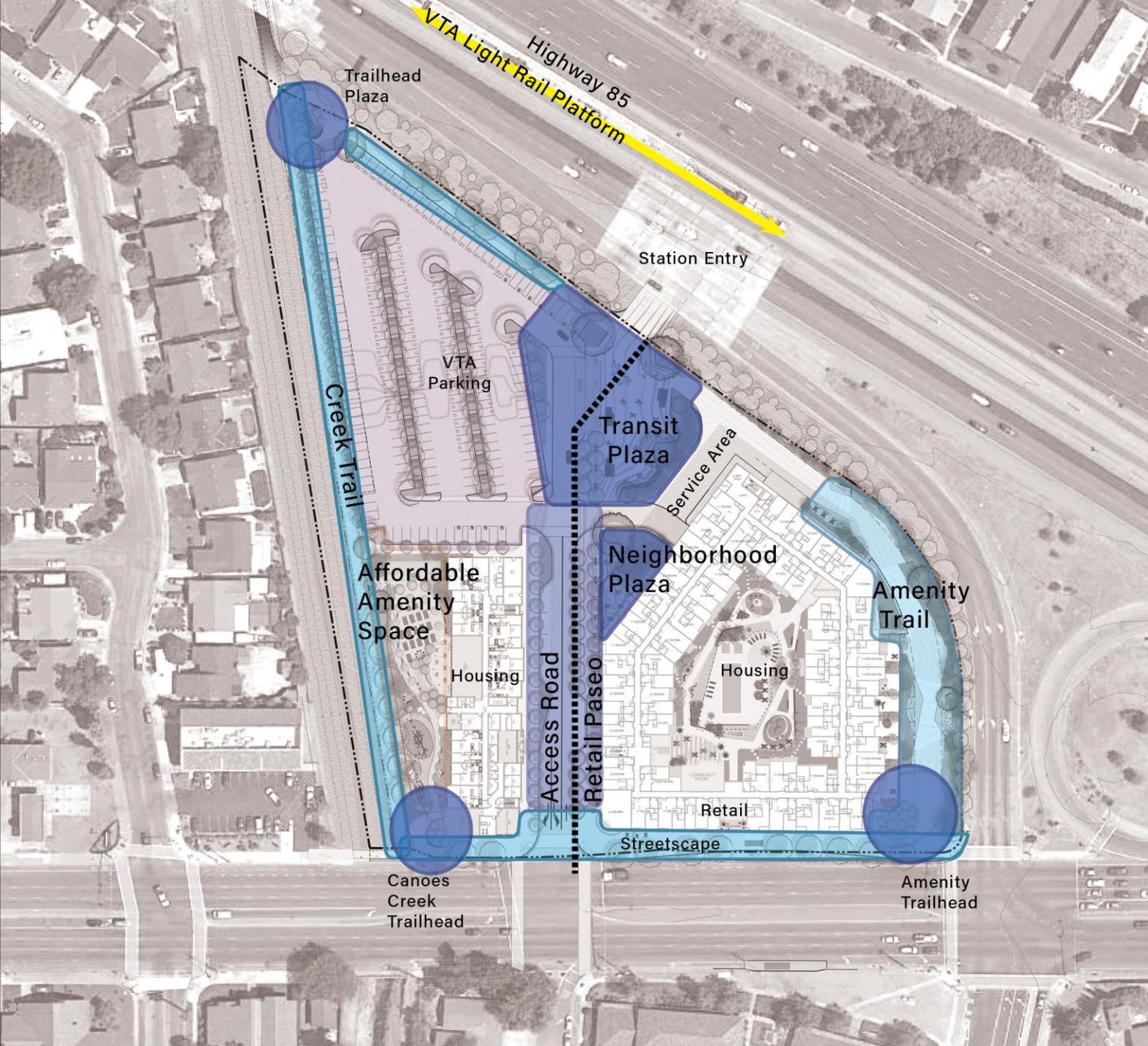
-  Primary Pedestrian Transit Access
-  Secondary Pedestrian Connections
-  10'-12' Canoas Creek Trail
-  .5 Mile Loop Trail
-  Trail Heads
-  Proposed Transit Access



BIKE CIRCULATION

LEGEND

- 10' Canoas Creek Multi-Use Trail
- Secondary Bike Access
- Primary Bike Access
- Micro-Mobility Zone & Commuter Bike Lockers
- Transit Access



OPEN SPACE FRAMEWORK

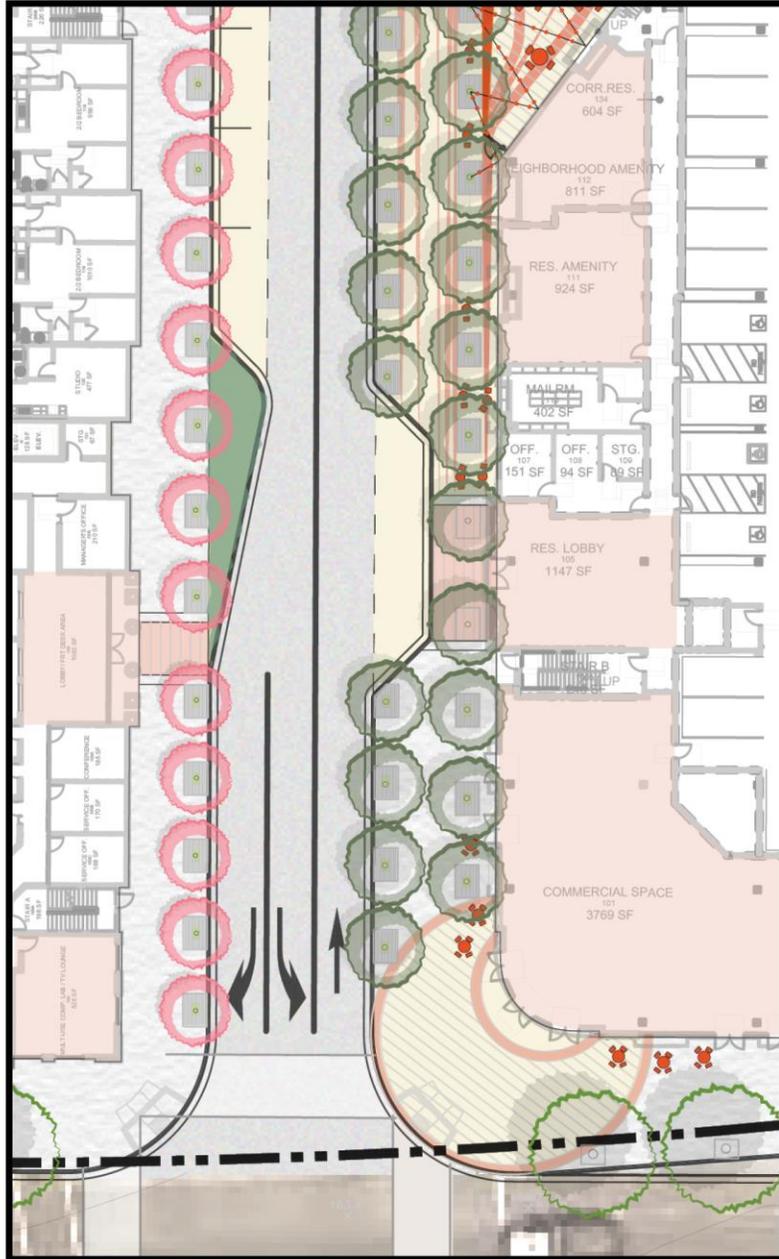
LEGEND

- Open Space Nodes
- Open Space Connections

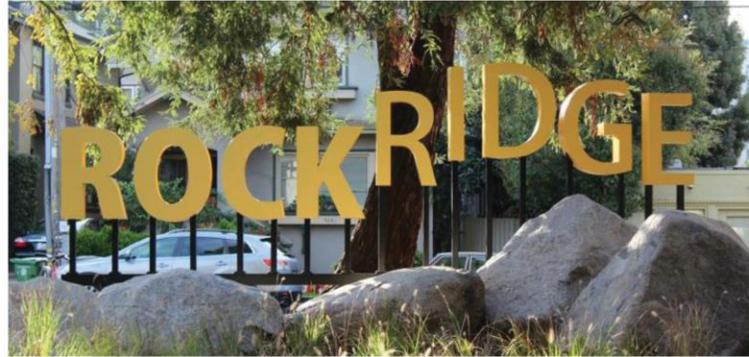
Scale 1" = 50'



ACCESS ROAD AND RETAIL PASEO



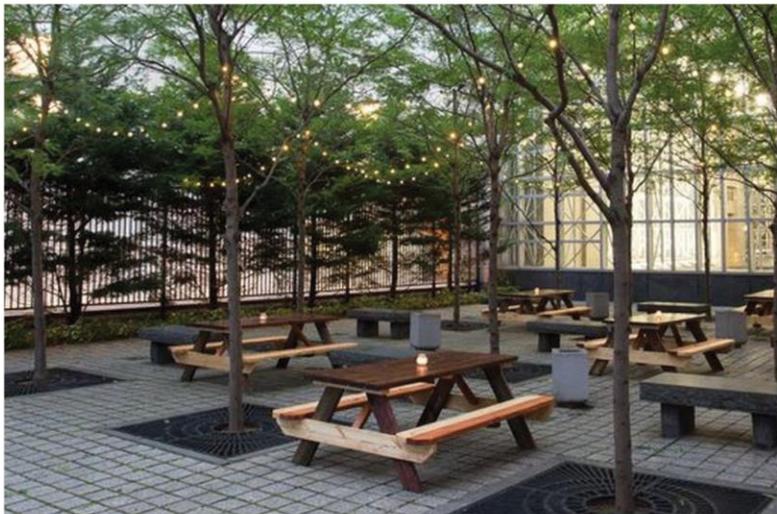
CANOAS CREEK TRAIL AND TRAIL HEAD



AMENITY TRAIL



NEIGHBORHOOD PLAZA

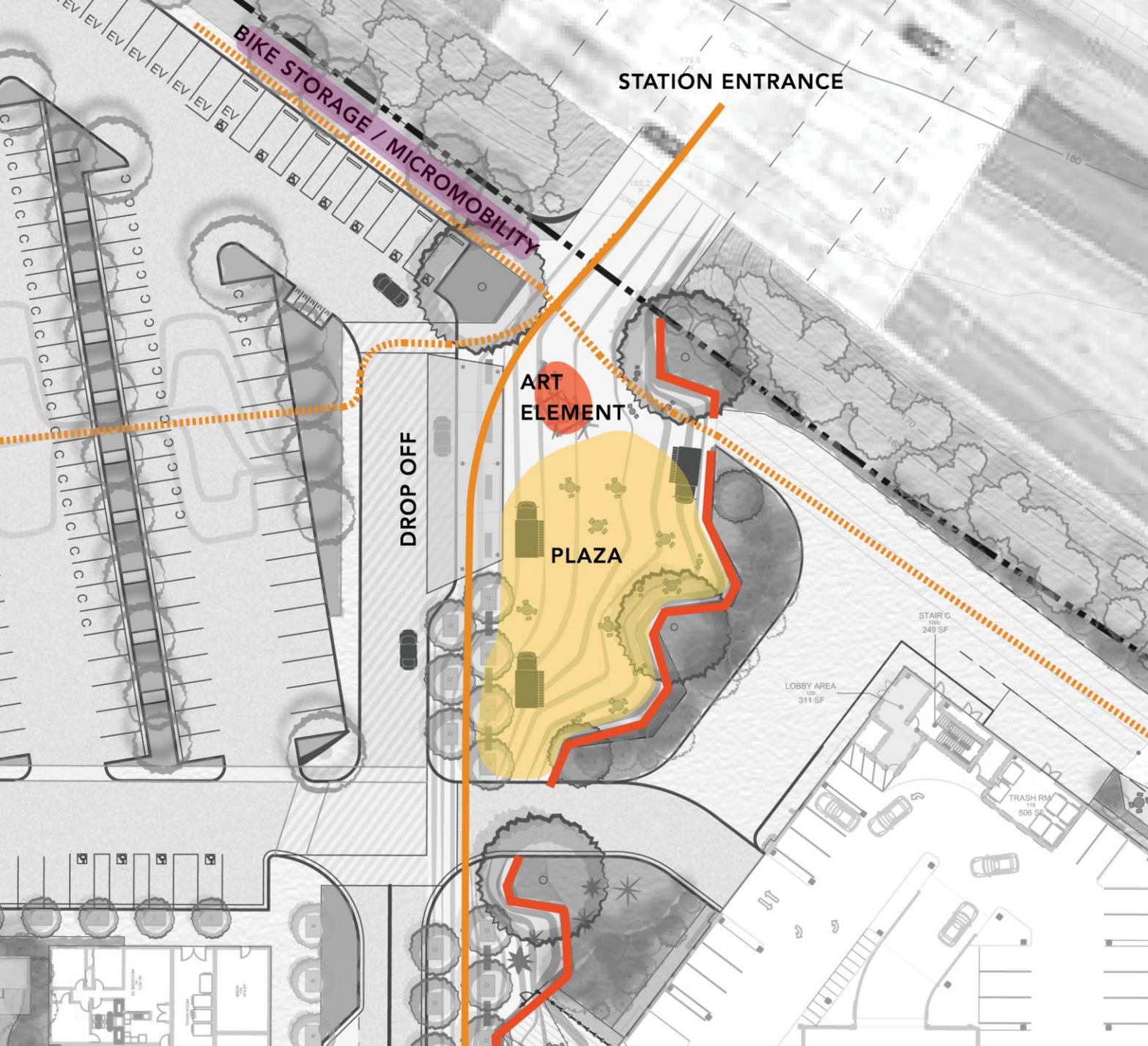




TRANSIT PLAZA

Design Goals:

- Flexibility of Use
- Ease of Circulation / Mobility options
- Seating Areas
- Comfortable Microclimate / Shade
- Buffering Service Areas / Parking
- Integration of Landscape Elements



TRANSIT PLAZA FRAMEWORK



Thank you!

VTA Project Info: www.vta.org/BlossomHillDevelopment

Developer Project Info: RepublicAtBlossomHill.com/contact-us

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Agenda

Introductions

Kathleen Podrasky, VTA

Background and Major Milestones to Date

Kelly Snider, VTA

Introduction of Project & Green Republic

Melissa Durkin, Green Republic Blossom Hill

Introduction of EAH Housing

Scott Johnson, EAH Housing

Blossom Hill Access Study

Lola Torney, VTA

Project Overview, Parking, Market Rate Building

Melanie Griswold, Green Republic Blossom Hill

Affordable Building

Scott Johnson, EAH Housing

Martial Cottle Trail Connection

Melanie Griswold, Green Republic Blossom Hill

Site Design

Jim Stickley, WRT

Discussion – Q&A

Moderated by Kelly Snider

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