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

This event is being recorded for posting on VTA.org.
What Does VTA Do? Who runs VTA?

VTA BOARD OF DIRECTORS

Cindy Chavez (Chairperson)
Sam Liccardo       Chappie Jones
Magdalena Carrasco  Lan Diep
Raul Peralez       Rob Rennie
John McAlister     Larry Carr    Bob Nunez
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.
<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>January 2018</td>
<td>Community Meeting – Visioning</td>
</tr>
<tr>
<td>October 2018</td>
<td>Community Meeting – Development Process</td>
</tr>
<tr>
<td>March 2019</td>
<td>VTA Board Meeting: Approve GRBH Developer</td>
</tr>
<tr>
<td>May 2019</td>
<td>Community Meeting – Meet the Developer</td>
</tr>
<tr>
<td>Nov 2019</td>
<td>VTA Board Meeting: Update on Development</td>
</tr>
<tr>
<td>April 2020</td>
<td>City of San Jose Begins Planning Application Review</td>
</tr>
<tr>
<td>September 3, 2020</td>
<td>VTA Board Meeting: Approved Financial Terms</td>
</tr>
<tr>
<td>September 9, 2020</td>
<td>VTA Community Meeting</td>
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</table>
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](http://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
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
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
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
Santa Clara County
15 owned communities
26 managed communities
(In: Gilroy, Morgan Hill, San Jose, Santa Clara, Saratoga)

DEVELOPMENT

- Family/Workforce
- Senior, Older Adult
- Disabled/Special Needs, Formerly Homeless, Veterans
- Other: Artist, Farmworker, Transitional Age Youth (TAY), Student
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
- Widened Sidewalk
- Landscaping and Shade
- ADA Ramps
- Improved Lighting
- New or Improved Crosswalk
- New or Improved Sidewalk
- Pedestrian Crossing Beacons
- Wayfinding Signage
- Transit Station
Recommendations
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
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

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

➢ 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.

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<th>Unit Mix</th>
<th>Sq Ft</th>
<th>30%</th>
<th>50%</th>
<th>60%</th>
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<th>Mix</th>
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<td>440</td>
<td>18</td>
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<td>24%</td>
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<tr>
<td>1-BR</td>
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<tr>
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<td>5</td>
<td>25</td>
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<tr>
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<td>MGR</td>
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<table>
<thead>
<tr>
<th>Unit Total</th>
<th>58</th>
<th>6</th>
<th>23</th>
<th>89</th>
<th>100%</th>
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<tr>
<td>Distribution</td>
<td>65%</td>
<td>7%</td>
<td>26%</td>
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Ave Affordability: 39.31%

<table>
<thead>
<tr>
<th>Type</th>
<th>Total</th>
<th>Percent</th>
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<tbody>
<tr>
<td>Studio</td>
<td>21</td>
<td>24%</td>
</tr>
<tr>
<td>1-Bedroom</td>
<td>28</td>
<td>31%</td>
</tr>
<tr>
<td>2-Bedroom</td>
<td>25</td>
<td>28%</td>
</tr>
<tr>
<td>3-Bedroom</td>
<td>13</td>
<td>15%</td>
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<tr>
<td>4-Bedroom</td>
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<td>0%</td>
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<tr>
<td>Staff</td>
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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
ACCESS ROAD AND RETAIL PASEO
TRANSLIT PLAZA

- Design Goals:
  - Flexibility of Use
  - Ease of Circulation / Mobility options
  - Seating Areas
  - Comfortable Microclimate / Shade
  - Buffering Service Areas / Parking
  - Integration of Landscape Elements
Thank you!

VTA Project Info:  www.vta.org/BlossomHillDevelopment

Developer Project Info: RepublicAtBlossomHill.com/contact-us

TAKE THE SURVEY

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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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