



CT SHEET: Real Estate

Capitol Station Transit-Oriented Development

Overview

The Capitol Station is a VTA real estate asset available for future development. The 10.1-acre property is located at Capitol Expressway and Narvaez Avenue in South San Jose. The property serves as a Park & Ride lot for light rail and bus passengers. The Capitol Station currently served by VTA's Blue Line and bus lines 37 and 71. This site has potential for a mixed-use Transit-Oriented Development (TOD).

VTA's Transit-Oriented Development Program works with municipal, non-profit, and private partners to encourage the development of housing, retail, and employment centers in places that will help increase transit ridership and contribute to a vibrant community. Among VTA's Transit Oriented Development requirements is that 20% of housing on a site must be affordable and at a minimum of half of the affordable units will be targeted for extremely low and very low-income households.

For this property, VTA has a partnership with the Santa Clara County Office of Supportive Housing. The Office of Supportive Housing administers the 2016 Measure A Affordable Housing Bond. This partnership encourages development of affordable housing at this location.

Objectives

- Prepare this site for future Transit-Oriented Development, beginning with community engagement
- Encourage mixed-use development, including affordable housing opportunities near transportation
- Provide job opportunities near transit
- Increase long term revenue streams for transit operations

Outcomes

- Housing and jobs near transit centers
- Cleaner air and lower greenhouse gas emissions
- Traffic relief
- Increased public transit ridership
- Less dependency on individual car trips

Benefits of Transit Oriented Development

- Meet housing demand – helps address the regional housing crisis
- Environmental and public health benefits
- Reduce auto dependence – TOD residents have lower parking needs
- Economic competitiveness – TOD locations are attractive to employers
- Neighborhood and fiscal benefits – TOD can create significant household savings (people living near transit spend less on transportation costs)

Project/Development Schedule

VTA does not have a specifically proposed project or timeline for future development at this time.

How to Reach Us

For more information on this project, please contact VTA's Community Outreach Department at (408) 321-7575, TTY (408) 321-2330. You may also visit us on the web at www.vta.org/capitoldevelopment or e-mail us at community.outreach@vta.org.