



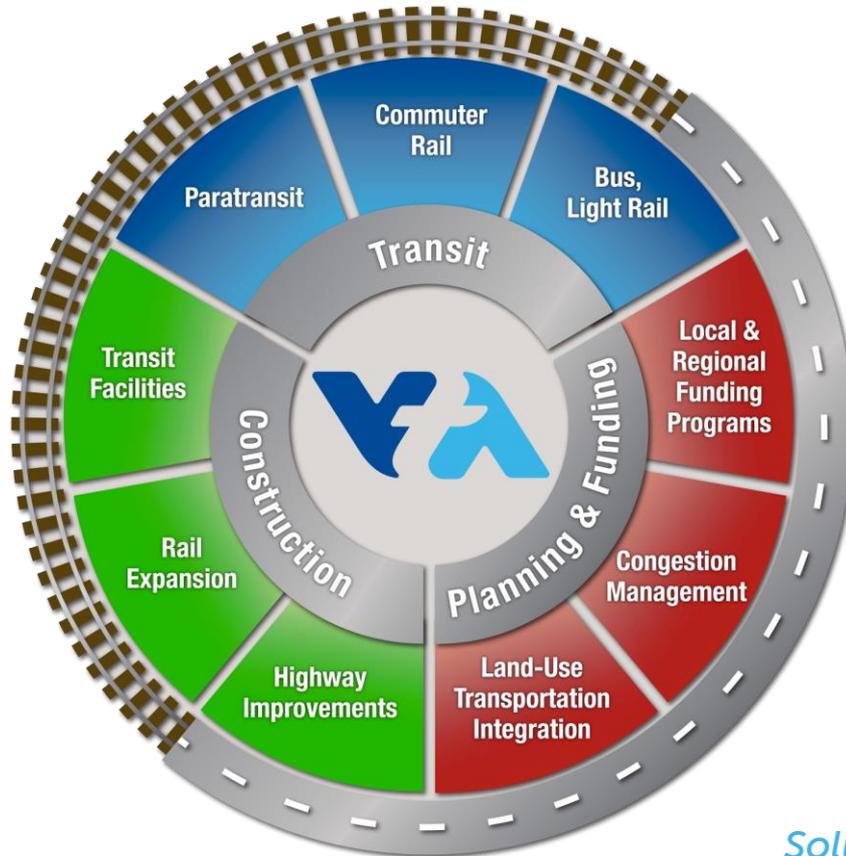
Ohlone/Chynoweth Station Development Visioning Meeting

Gunderson High School Library
January 17, 2018
6:00pm to 7:30pm

Agenda

- Introductions
- Joint Development Overview
- Ohlone/Chynoweth Station Joint Development Opportunity Site
- Open House
 - Community Context, Benefits, Retail, & Amenities
 - Placemaking & Architecture
 - Parking
- Next Steps

What Does VTA Do?



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VTA's Joint Development Program & Policy



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 stakeholder and 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



VTA's Affordable Housing Policy



- The VTA Board adopted an Affordable Housing Policy in April 2016
- Goals:
 1. No individual mixed-use site should have less than 20% of the units affordable to households earning 60% of AMI and below
 2. Portfolio wide goal: 35% of the housing units offered should be affordable to households earning 80% of AMI and below
 3. Half of all affordable units shall be targeted for households making 50% AMI and below



Affordable Housing at Ohlone/Chynoweth Station

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Benefits of Transit-Oriented Development

- Serves Market Interest: Millennials to Baby Boomer households are increasingly interested in townhomes and multifamily living located close to transit.
- TOD residents use transit more regularly than those living further away from transit
- Bay Area: 42 percent of residents who live and work within ½ mile of rail and ferry stops commute by transit, compared to 4 percent of those living further away



First generation TOD project located at Ohlone Chynoweth



Benefits of Transit-Oriented Development (cont.)

- Households living near transit (particularly low- and moderate-income) generate less Vehicle Miles Traveled (VMT) than those living further away
- California households living within a ½ mile of transit log 25-30 percent fewer VMT per day
- TOD provides connectivity between jobs and households reducing private vehicle usage
- VTA's Affordable Housing Policy will help supply a housing type our community is in desperate need of



Example of TOD promoting multi-modal lifestyle at River View adjacent to VTA's River Oaks Station



Market Rate Housing in San Jose

	CSJ Average Rent	Required Annual Salary
1 Bedroom	\$2,500	\$90,000
2 Bedroom	\$3,000	\$108,000
3 Bedroom	\$3,500	\$126,000



Ascent Apartments, San Jose



Solutions that move you

Who Qualifies for Affordable Housing?

Area Median Income (AMI)	Income (Single)	Affordable Rent (Single)	Income (Family of 4)	Affordable Rent (Family of 4)
120%	\$95,150	\$2,379	\$135,950	\$3,399
80%	\$59,400	\$1,485	\$84,900	\$2,123
60%	\$50,160	\$1,254	\$71,640	\$1,791
50%	\$41,800	\$1,045	\$59,700	\$1,493
30%	\$25,100	\$628	\$35,800	\$895

Source: Santa Clara County Income and Rent Limits



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Examples of Joint Development



Tasman Apartments, San Jose



Verdant Apartments, San Jose



San Leandro Tech Campus



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Ohlone Station Joint Development Opportunity Site



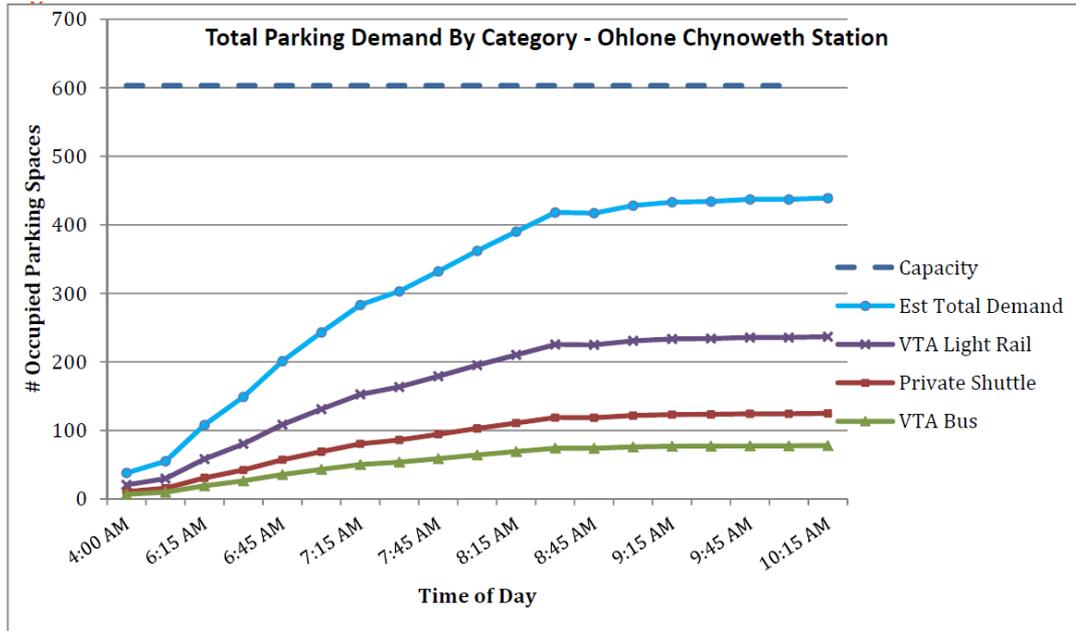
Ohlone/Chynoweth Station Parking

	Spaces	Parking Counts (Oct 2017)
Lots A & B	226	183
Lots C & D	306	252
Total	532	435

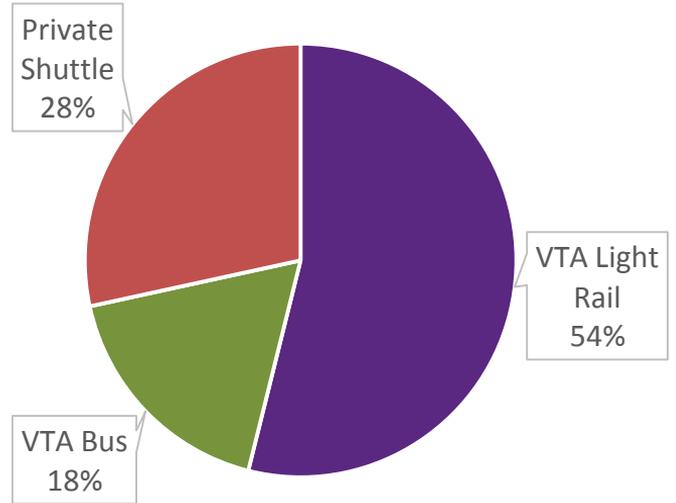
CHS Count



Ohlone/Chynoweth Station Parking



Utilization



■ VTA Light Rail
 ■ VTA Bus
 ■ Private Shuttle



Ohlone/Chynoweth Station Parking

Parking Management Ideas:

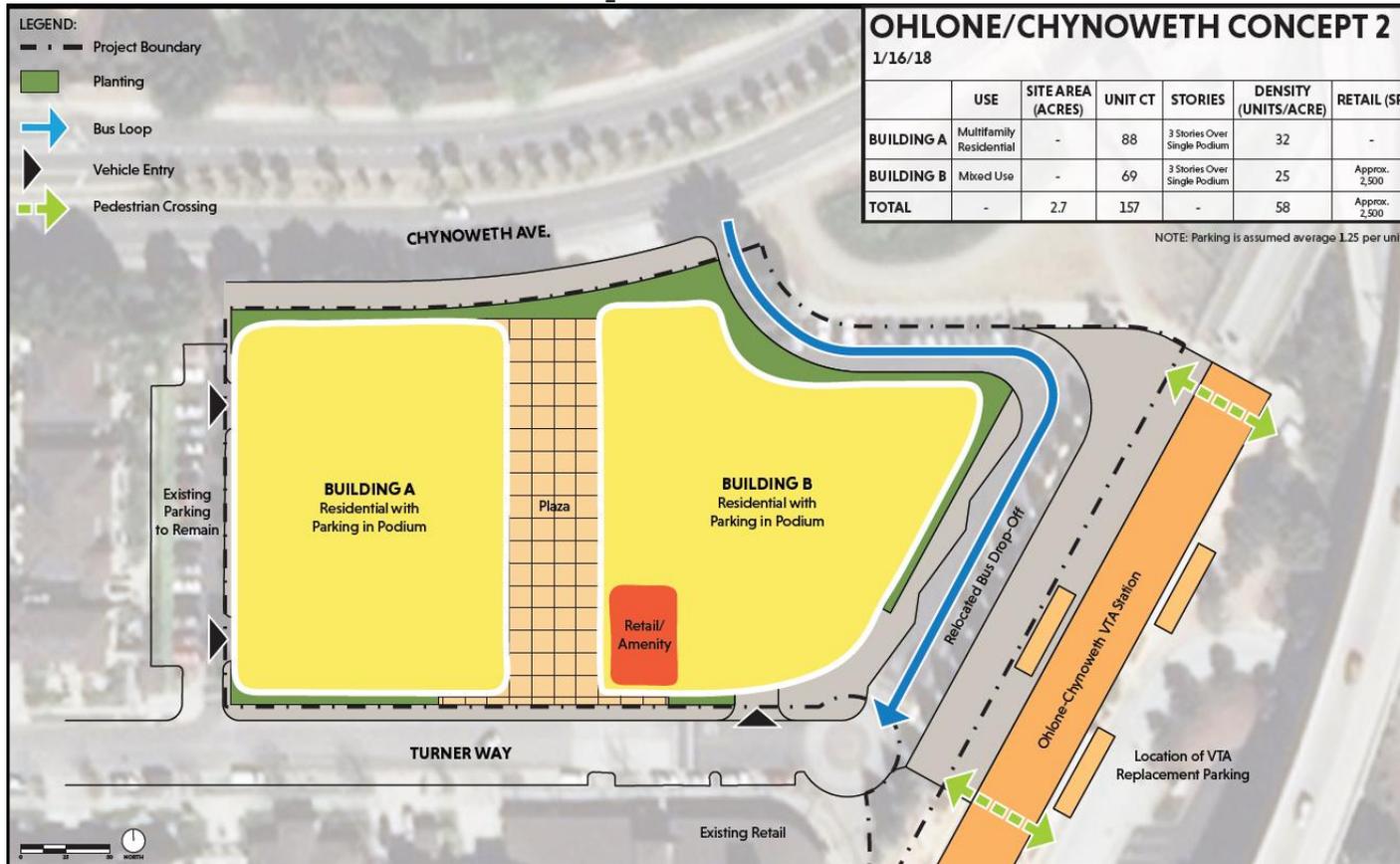
- Divert shuttle parking to stations with less demand
- Utilize shared parking
- Enforce transit only parking
- Paid Parking
- Developer to enlist first and last mile solutions:
 - Use of TNC's (Uber, Lyft, etc)
 - Bike & Car share programs



Ohlone Station Joint Development Opportunity Site

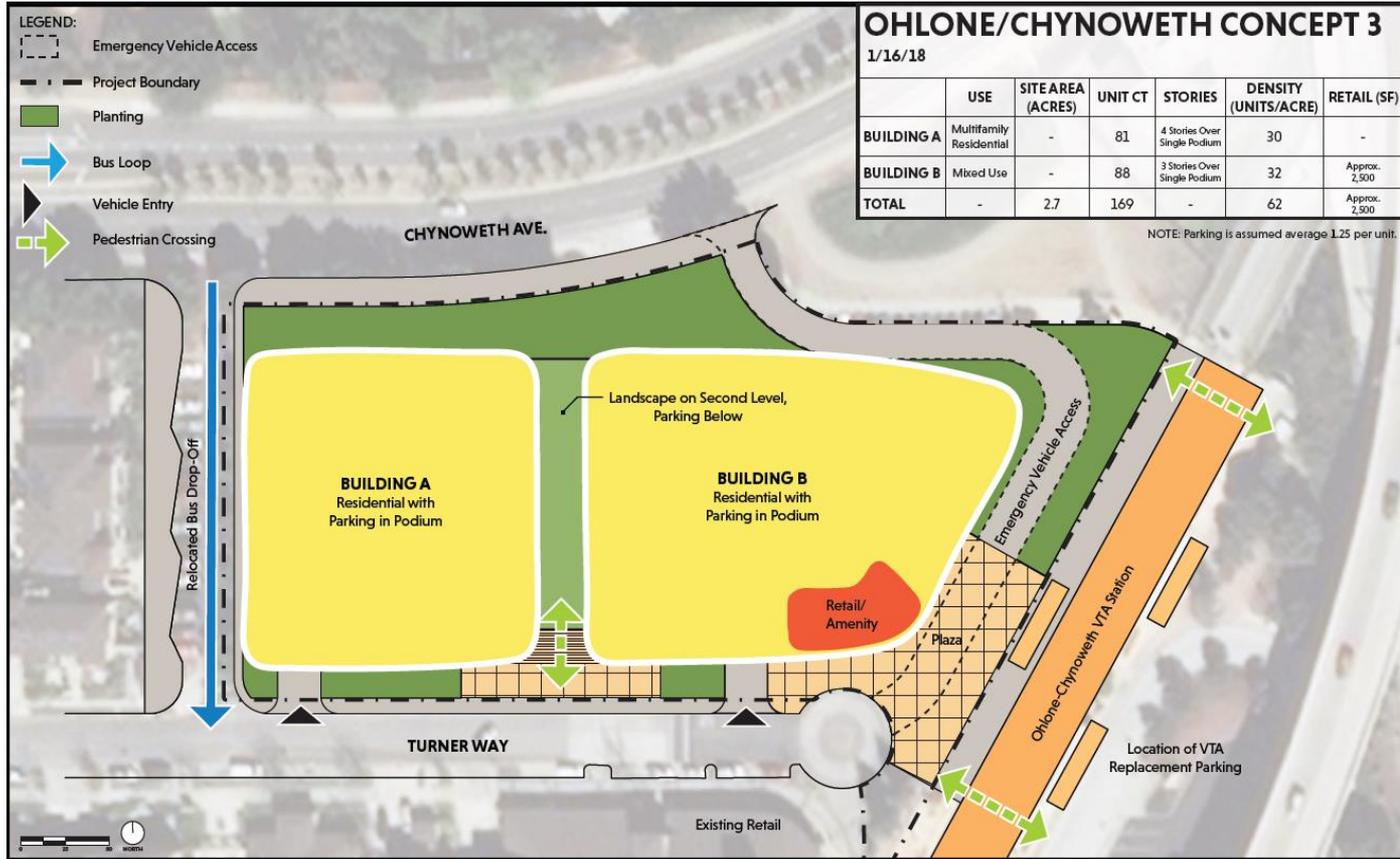


Ohlone Station Concepts



Solutions that move you

Ohlone Station Concepts



Solutions that move you

Open House Stations

Community Context, Benefits, Retail, & Amenities

Placemaking & Architecture

Parking

Next Steps & Questions?

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