

# VTA Transit Oriented Development Program



**Project Name:** Almaden Station TOD (Phase 1)  
**City:** San José (2)  
**Program:** 50 Affordable + 200 Market Rate Units  
**Project Phase:** Asset Management



**Project Name:** Ohlone Chynoweth Station TOD (Phase 1)  
**City:** San José (18)  
**Program:** 194 Affordable Rate Units  
**Project Phase:** Asset Management



**Project Name:** Blossom Hill Station TOD  
**City:** San José (5)  
**Program:** 89 Affordable + 239 Market Rate Units  
 Commercial/Retail Space  
**Project Phase:** VTA and City Approvals  
**Web Page:** [www.vta.org/blossomhilldevelopment](http://www.vta.org/blossomhilldevelopment)



**Project Name:** Tamien Station TOD  
**City:** San José (24)  
**Phase 1-**  
 Program: 135 Affordable + 3,000 Square Feet for Childcare Center  
**Project Phase:** Construction  
**Phase 2-**  
 Program: 420 Market Rate Units  
**Project Phase:** VTA and City Approvals  
**Web Page:** [www.vta.org/tamiendevlopment](http://www.vta.org/tamiendevlopment)



**Project Name:** Branham Station TOD\*  
**City:** San José (6)  
**Program:** Feasibility Study  
**Project Phase:** VTA Board Reviews and Approves the Project  
**Web Page:** [www.vta.org/branhamdevelopment](http://www.vta.org/branhamdevelopment)

## Program History

- **Prior to 2000:** TOD projects completed at Ohlone/Chynoweth (1998) and Almaden (1999).
- **2009:** VTA Board of Directors approved the Joint Development Policy & Implementation Plan.
- **2016:** VTA's Joint Development Policy updated and renamed "Transit-Oriented Development Policy" including an Affordable Housing Policy, requiring:
  - o A minimum of 20% affordable units for households earning up to 60% of Area Median Income (AMI) in each residential development.
  - o A minimum of 35% affordable units for households earning up to 60% AMI across the TOD portfolio.
  - o A minimum of 50% of all affordable units must be for households earning below 50% AMI.
- **2018:** VTA Board of Directors approved the TOD Parking Policy.
- **2020:** VTA enters Measure A Partnership with the Santa Clara County Office of Supportive Housing for four 100% affordable housing projects.
- **2022:** VTA's Transit-Oriented Development Policy updated and renamed "Transit-Oriented Communities Policy."
  - o Affordable Housing Policy updated to increase the affordable housing goals to a minimum of 25% at each residential project, and a portfolio-wide goal of 40%.
- **2023:** The Tamien TOD project breaks ground.



**Project Name:** Berryessa/North San José Transit Center TOD\*  
**City:** San José (4)  
**Program:** 195 Affordable Units  
**Project Phase:** VTA and City approvals  
**Web Page:** [www.vta.org/berryessadevelopment](http://www.vta.org/berryessadevelopment)



**Project Name:** Evelyn Station Mountain View (12)  
**City:** Mountain View (12)  
**Program:** 188 Affordable Units  
**Project Phase:** City Approvals  
 City of Mountain View Partnership



**Project Name:** Winchester Station TOD\*  
**City:** Campbell (26)  
**Program:** 90 Affordable Units  
**Project Phase:** Contract Negotiations/  
 Developer Refines Project with Community Collaboration  
**Web Page:** [www.vta.org/winchesterdevelopment](http://www.vta.org/winchesterdevelopment)



**Project Name:** 28th Street/Little Portugal  
**City:** San José (27)  
**Program:** Station Area Planning  
**Project Phase:** Community Outreach and Visioning  
**Web Page:** [www.vta.org/28LittlePortugal](http://www.vta.org/28LittlePortugal)



**Project Name:** Santa Clara Station Area Specific Plan  
**City:** Santa Clara (21)  
**Program:** Station Area Planning  
**Project Phase:** Community Outreach and Visioning  
**Web Page:** [www.vta.org/santaclaradevelopment](http://www.vta.org/santaclaradevelopment)

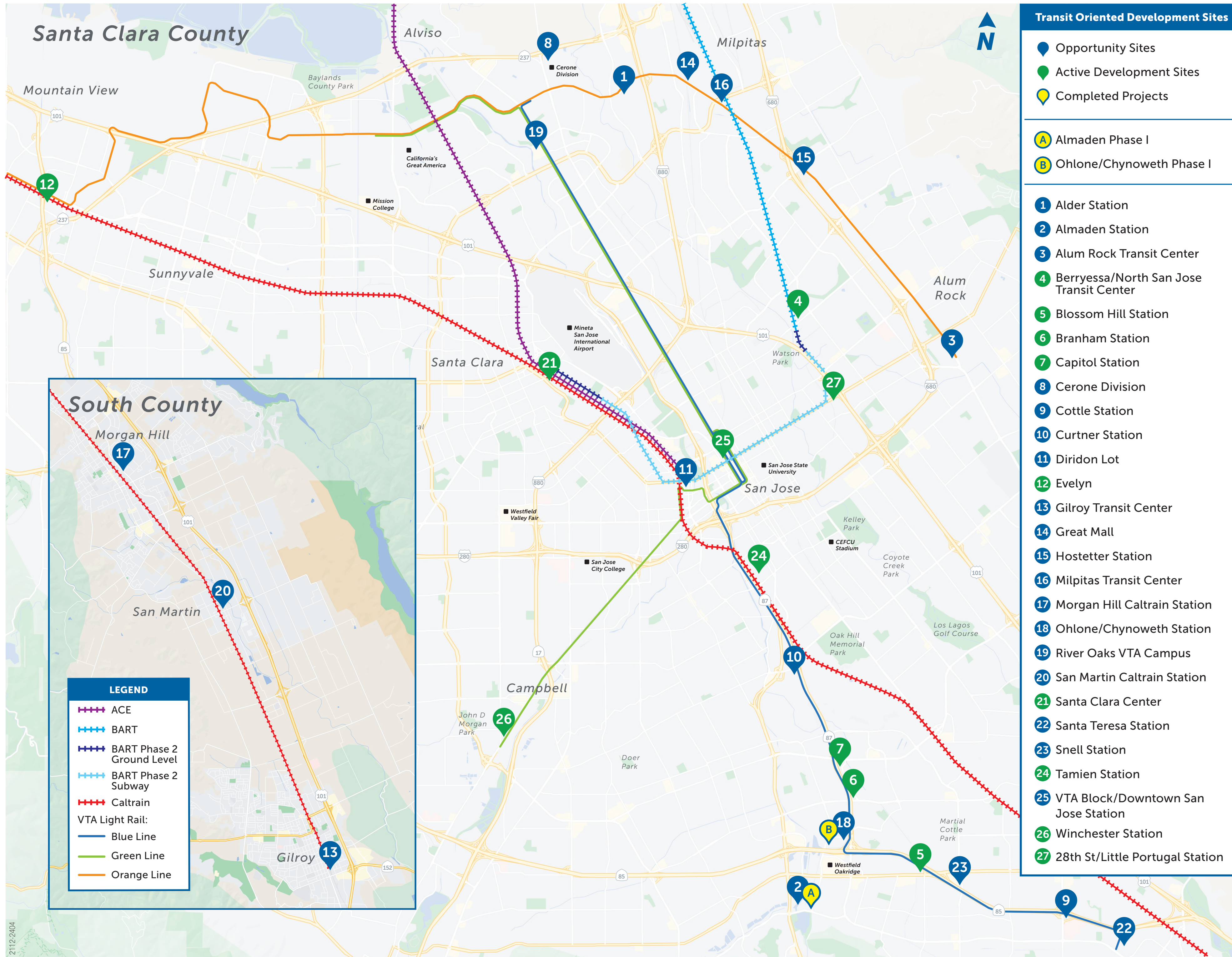


**Project Name:** Capitol Station TOD\* (First of 3 Development Opportunities/Phases)  
**City:** San José (7)  
**Program:** Up to 203 Affordable Units  
 5,000 Square Feet Community Serving Retail  
**Project Phase:** Contract Negotiations/  
 Developer Refines Project with Community Collaboration  
**Web Page:** [www.vta.org/capitoldevelopment](http://www.vta.org/capitoldevelopment)

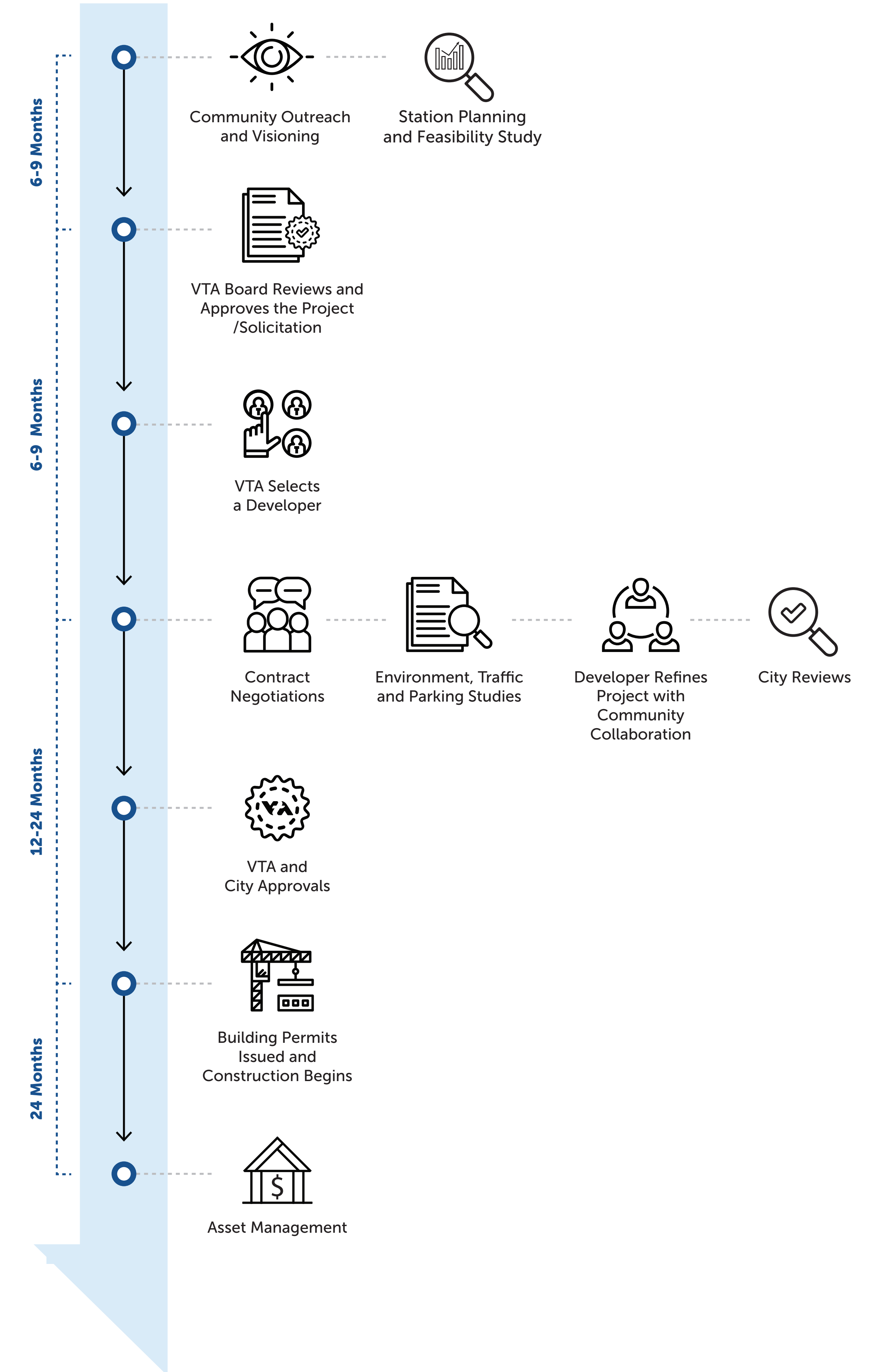
\*Partnership with Santa Clara County Office of Supportive Housing







- Transit Oriented Development Sites**
- Opportunity Sites
  - Active Development Sites
  - Completed Projects
- Almaden Phase I
  - Ohlone/Chynoweth Phase I
- 1 Alder Station
  - 2 Almaden Station
  - 3 Alum Rock Transit Center
  - 4 Berryessa/North San Jose Transit Center
  - 5 Blossom Hill Station
  - 6 Branham Station
  - 7 Capitol Station
  - 8 Cerone Division
  - 9 Cottle Station
  - 10 Curtner Station
  - 11 Diridon Lot
  - 12 Evelyn
  - 13 Gilroy Transit Center
  - 14 Great Mall
  - 15 Hostetter Station
  - 16 Milpitas Transit Center
  - 17 Morgan Hill Caltrain Station
  - 18 Ohlone/Chynoweth Station
  - 19 River Oaks VTA Campus
  - 20 San Martin Caltrain Station
  - 21 Santa Clara Center
  - 22 Santa Teresa Station
  - 23 Snell Station
  - 24 Tamien Station
  - 25 VTA Block/Downtown San Jose Station
  - 26 Winchester Station
  - 27 28th St/Little Portugal Station





# Feasibility Study

## Estudio de factibilidad

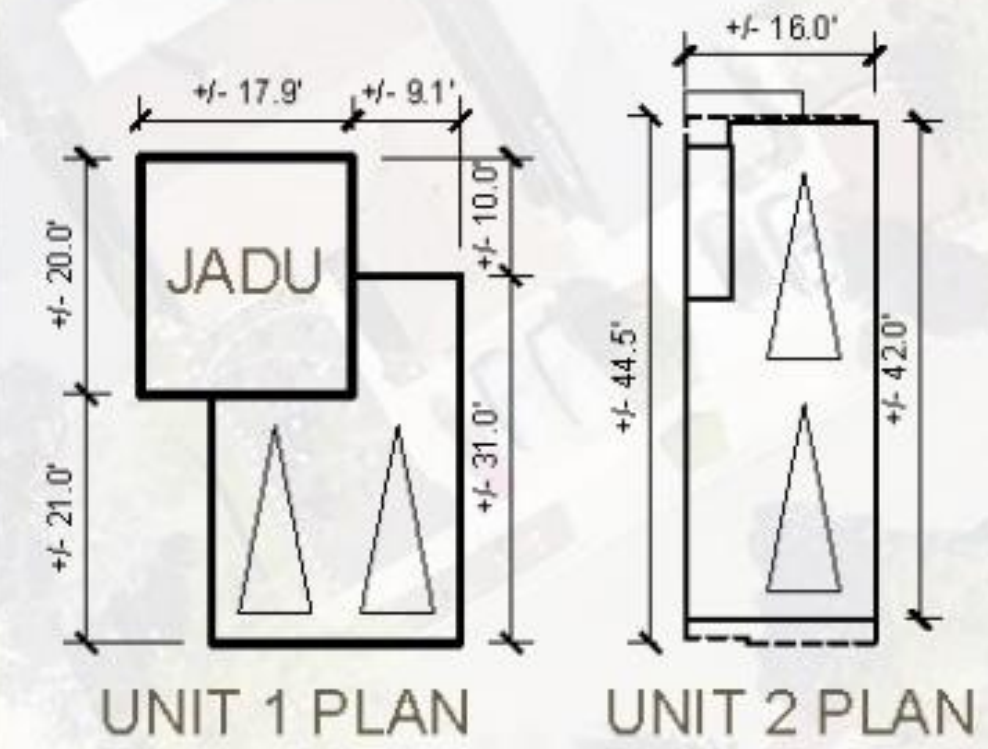
### DRAFT CONCEPT 1

### PROYECTO DE CONCEPTO 1

#### DEVELOPMENT SUMMARY:

UNIT COUNTS:  
 PLAN 1: 18 UNITS  
 PLAN 2: 27 UNITS  
 TOTAL: 45 UNITS

PARKING PROVIDED:  
 GARAGE PARKING: 94 SPACES  
 SURFACE PARKING: 18 SPACES  
 TOTAL PARKING: 112 SPACES

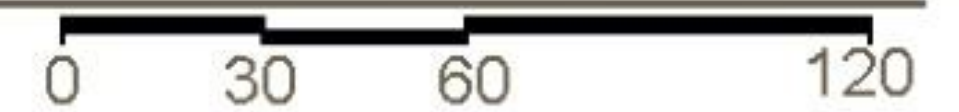
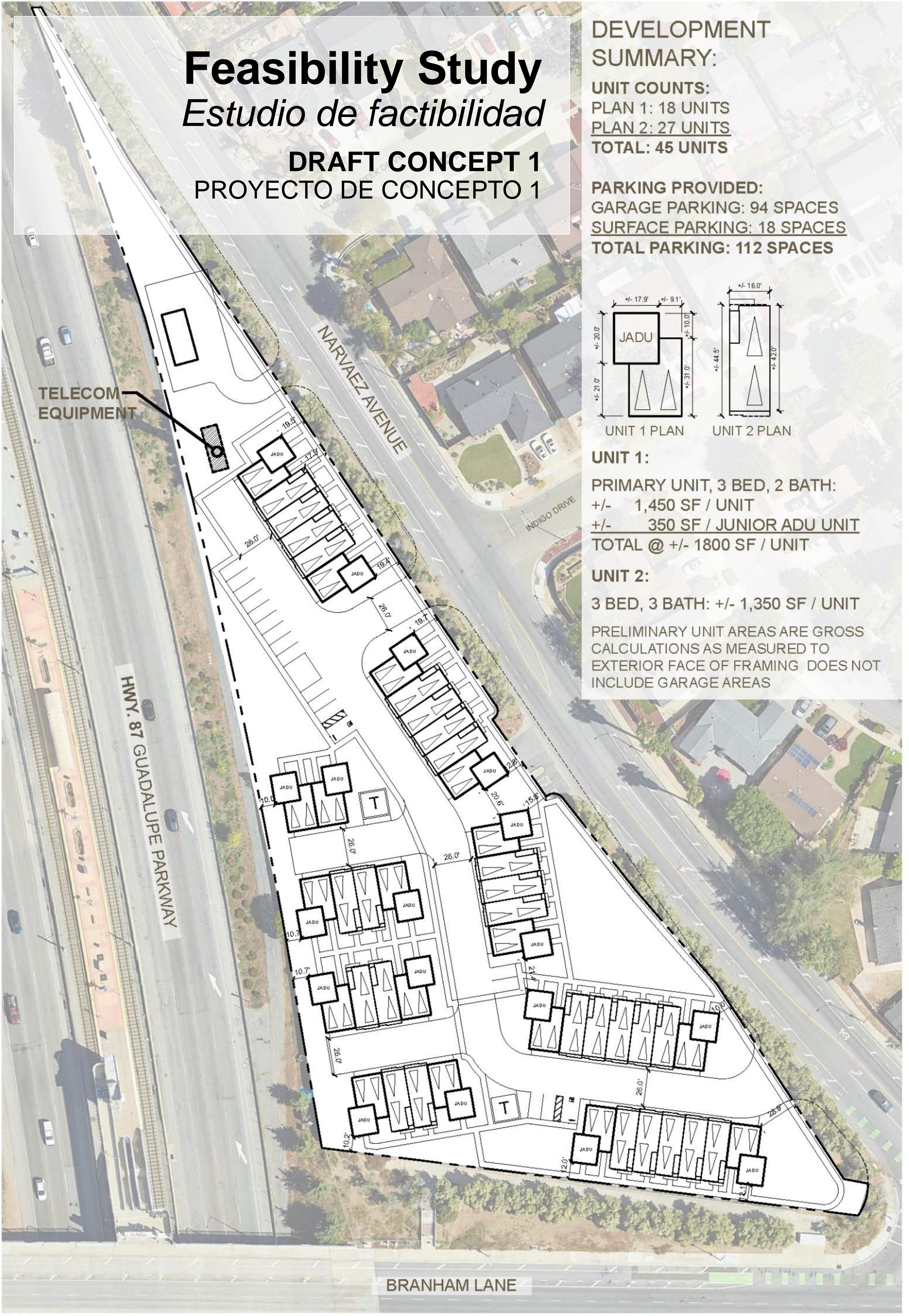


#### UNIT 1:

PRIMARY UNIT, 3 BED, 2 BATH:  
 +/- 1,450 SF / UNIT  
 +/- 350 SF / JUNIOR ADU UNIT  
 TOTAL @ +/- 1800 SF / UNIT

#### UNIT 2:

3 BED, 3 BATH: +/- 1,350 SF / UNIT  
 PRELIMINARY UNIT AREAS ARE GROSS CALCULATIONS AS MEASURED TO EXTERIOR FACE OF FRAMING DOES NOT INCLUDE GARAGE AREAS



JOB NO. 1142.008  
 DATE 04-05-2023  
 5885 Owens Drive  
 Pleasanton, CA 94588  
 925-251-7200







CHARITIES HOUSING

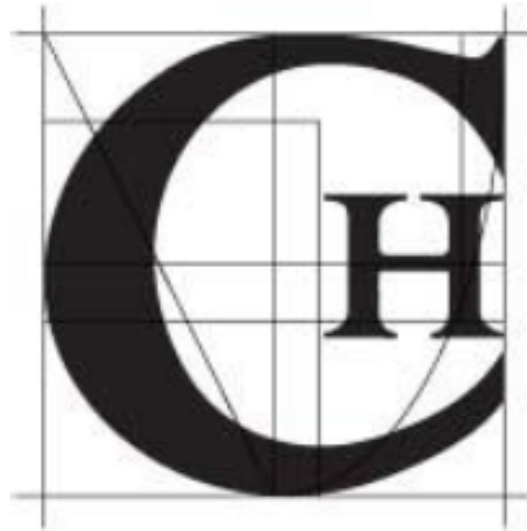
CONCEPTUAL BUILDING CHARACTER IMAGERY

DAHLINE GROUP ARCHITECTURE | PLANNING  
WWW.DAHLINGROUP.COM

DAHLINE

IMÁGENES CONCEPTUALES DEL PERSONAJE DEL EDIFICIO





CHARITIES HOUSING



### **Maravilla Townhomes, Affordable Homeownership – EXAMPLE**

The 24 affordable townhomes located at the corner of Campbell Avenue and San Thomas Expressway were developed by Charities Housing in partnership with SummerHill Homes in 2012 and are available to individuals and families earning between 80 – 100% of area median income (AMI).

### ***Maravilla Townhomes, propiedad de vivienda asequible – ejemplo***

*Las 24 casas adosadas asequibles ubicadas en la esquina de Campbell Avenue y San Thomas Expressway fueron desarrolladas por Charities Housing en asociación con SummerHill Homes en 2012 y están disponibles para personas y familias que ganan entre el 80 y el 100% de los ingresos medios del área.*





# HOME BUYING FAQ

**1** **Credit**

1. Lenders will require buyers demonstrate creditworthiness before making a loan.
2. The higher a borrower's credit score, the better the interest rate.
3. Pay bills on time and know your score.

**2** **Capacity**

1. Lenders look at a borrower's ability to repay a loan when determining how much a borrower can afford for a mortgage.
2. Income, debt & balances are analyzed in detail before approvals are issued.
3. Ongoing sources of income will be used in this determination.

**3** **Education**

1. Certain programs require buyers to be first time home buyers (not having owned in 3-years).
2. Most lenders will require 1st time buyers to take an 8-hour homebuyer education course.

**4** **Resources**

- Check your credit: [www.annualcreditreport.com](http://www.annualcreditreport.com)
- Down Payment Assistance & Affordable 1st Loans CalHFA: <https://www.calhfa.ca.gov/>

**5** **Future notification list:** [www.vta.org/branhamdevelopment](http://www.vta.org/branhamdevelopment) **Sign up**

2023 Santa Clara County Median (100%) Incomes Based on Household Size (HCD)



# PREGUNTAS

**1** **Crédito**

1. Los prestamistas requerirán que los compradores demuestren solvencia antes de otorgarles un préstamo.
2. Cuanto mayor sea el puntaje de crédito de un prestatario, mejor será la tasa de interés.
3. Pague las facturas a tiempo y conozca su puntaje de crédito.

**2** **Capacidad**

1. Los prestamistas requerirán que los compradores demuestren solvencia antes de otorgarles un préstamo.
2. Cuanto mayor sea el puntaje de crédito de un prestatario, mejor será la tasa de interés.
3. Pague las facturas a tiempo y conozca su puntaje de crédito.

**3** **Educación**

1. Ciertos programas exigen que los compradores sean compradores por primera vez (que no hayan sido propietarios en 3 años).
2. La mayoría de los prestamistas requerirán que los compradores por primera vez tomen un curso de educación para compradores de vivienda de 8 horas.

**4** **Recursos**

- Verifique su crédito: [www.annualcreditreport.com](http://www.annualcreditreport.com)
- Asistencia para el pago inicial y préstamos asequibles para primeros compradores de CalHFA: <https://www.calhfa.ca.gov/>

**5** **Lista de notificaciones futuras:** [www.vta.org/branhamdevelopment](http://www.vta.org/branhamdevelopment) **Inscribirse**

2023 Santa Clara County Median (100%) Incomes Based on Household Size (HCD)



frecuentes sobre la propiedad de vivienda



# Branham Station Access Study / Estudio de acceso a la estación Branham

## Study Description / Descripción del estudio

The Branham Station Access Study aims to enhance safe and convenient access to the Branham LRT Station in response to future plans for transit-oriented development. The study documents access and circulation needs of residents and station users that were gathered from public outreach events and from previous planning efforts. VTA worked with the community to develop a list of recommended improvements so more people can walk, roll, bike and take transit to the station from the surrounding community.

El Estudio de acceso a la estación Branham tiene como objetivo mejorar el acceso seguro y conveniente a la estación de tranvía de Branham en respuesta a los futuros planes de desarrollo. El estudio documenta las necesidades de acceso y circulación de los residentes y usuarios de la estación recopiladas en los eventos de alcance al público y los esfuerzos de planificación anteriores. VTA trabajó con la comunidad para desarrollar una lista de mejoras recomendadas para que más personas puedan caminar, andar en bicicleta y patines y viajar en transporte público a la estación y a la zona de la estación.



## Engagement Opportunities / Oportunidades de participación



Community Workshop  
Taller Comunitario



Walk Audit  
Evaluación de viabilidad peatonal



7 Pop-up Events  
7 Eventos en la comunidad



2 Online Surveys  
Encuestas en línea



2 Stakeholder Meetings  
2 Reuniones de las partes interesadas

## Engagement Results Summary

### Resumen de los resultados de la participación



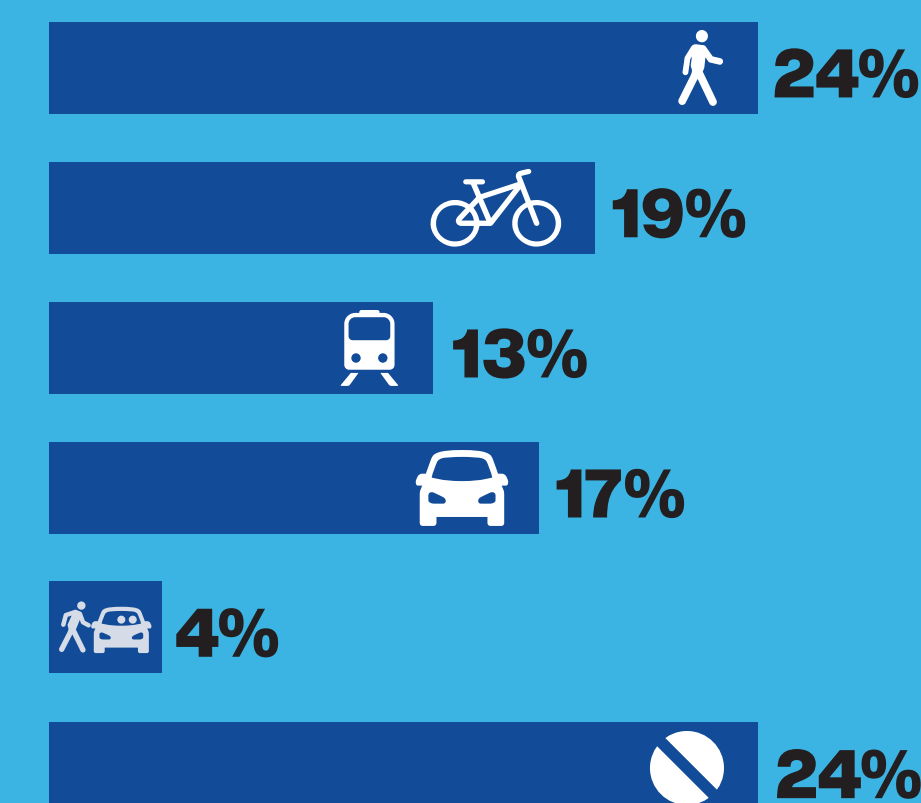
In Person: 250+ attendees  
En persona: 250+ asistentes



Online: 140+ participants  
En línea: 140+ participantes

### Modes of Travel to Branham Light Rail Station

#### Modos de viaje a la estación de tranvía de Branham

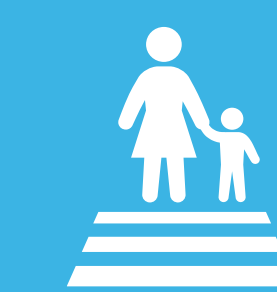


### Primary Barriers to Access

#### Principales barreras de acceso



Safety Concerns - Primary Due to Homelessness  
Preocupaciones de seguridad, principalmente debido a la falta de vivienda



Multi-Modal Access Does Not Feel Safe  
El acceso multimodal no se siente seguro

## Top Desired Improvements / Principales mejoras deseadas

Branham Lane at Narvaez Avenue  
Branham Lane y Narvaez Avenue

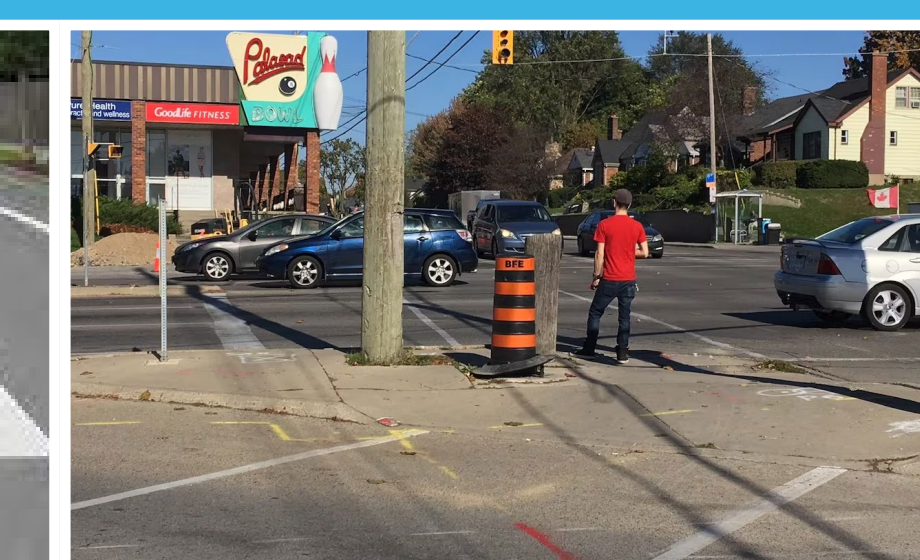
Branham Lane



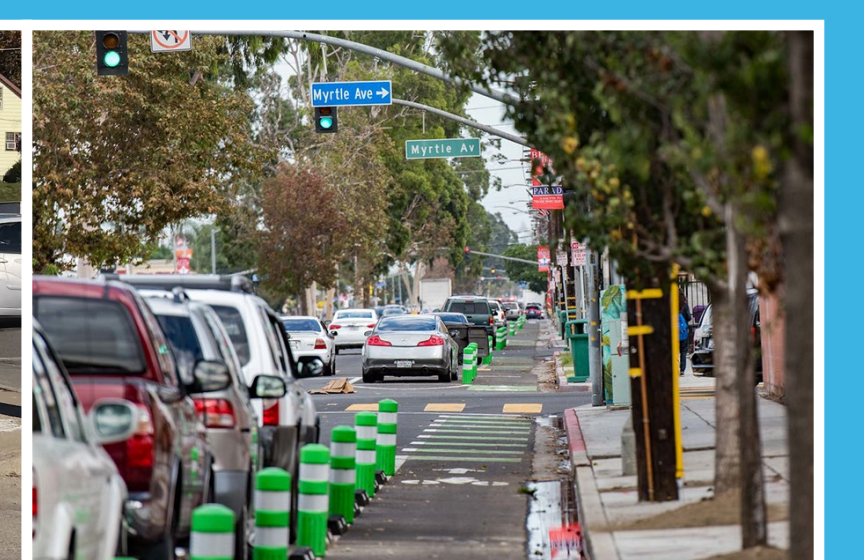
Station Signage  
Señalización de la estación



Roadway Median  
Mediana de la carretera



Remove "Porkchop" Island  
Eliminar la isla "Porkchop"

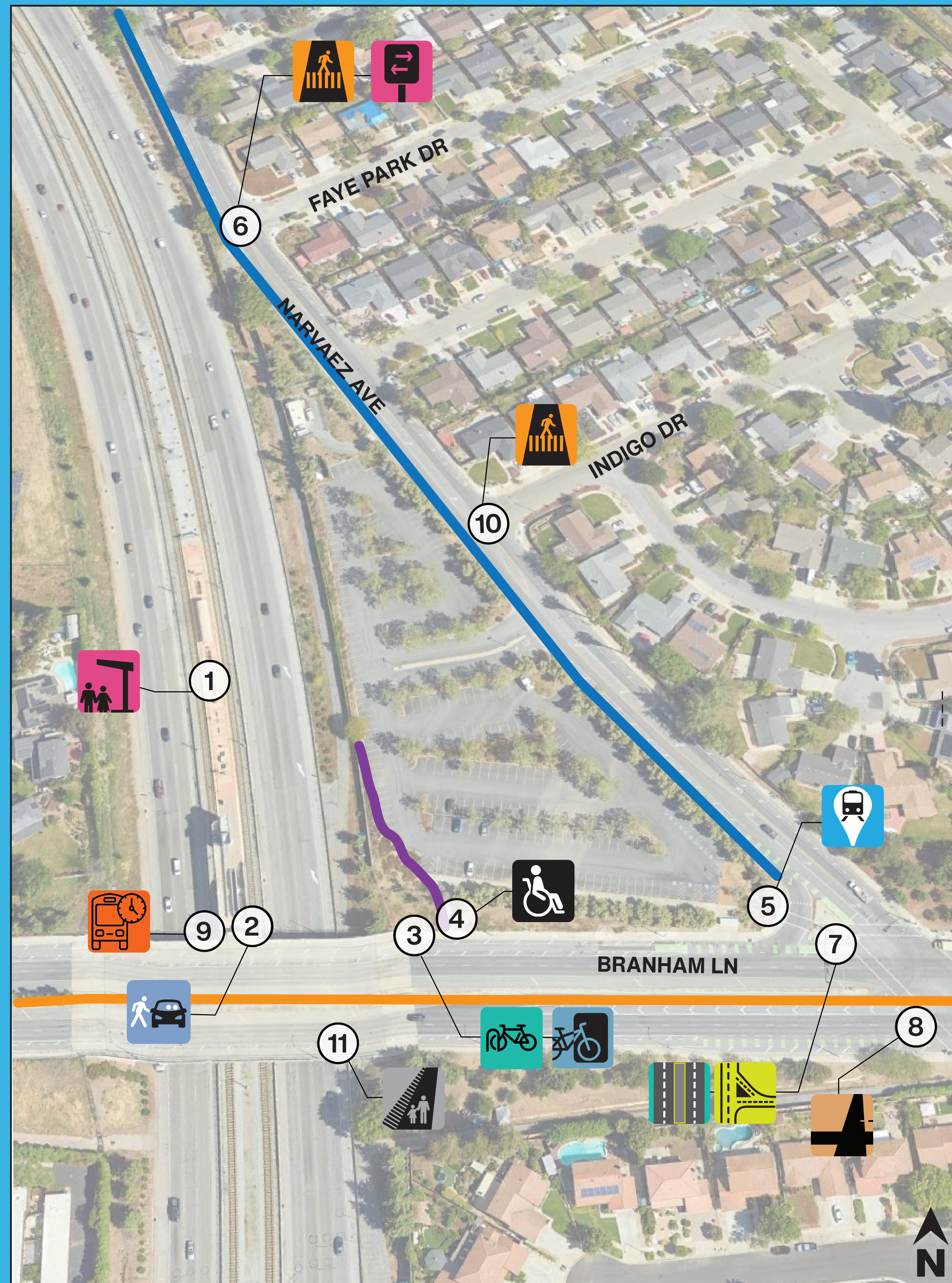


Protected bike lanes  
Carril para bicicletas protegido



# Branham Station Proposed Access Improvements (Station Site View)

## Mejoras de acceso propuestas para la estación Branham (vista del sitio de la estación)



-  Sidewalk Paving / Nueva acera
-  Protected Bike Lane / Carril para bicicletas protegido
-  Pedestrian Pathway / Camino peatonal
-  Improved Shade / Sombra mejorada
-  Designated Pick-Up/Drop-Off / Área designada para dejar/recoger
-  Bike Lockers / Casilleros para bicicletas
-  Bike/Scooter Share Facility / Instalación para bicicletas/scooters compartidos
-  Wider Sidewalks / Aceras más anchas
-  ADA Access / Acceso de la ADA
-  Station Identification Signage / Señalización de identificación de la estación
-  New Crosswalk / Cruce peatonal nuevo o mejorado
-  Wayfinding Signage / Señalización de orientación
-  Roadway Median / Mediana de la carretera
-  Removal of Triangular Traffic Island / Eliminación de la isla triangular de tráfico
-  Bike Intersection Crossing Lanes / Carriles de cruce de intersección para bicicletas
-  Real-Time Transit Information / Información de transporte público en tiempo real

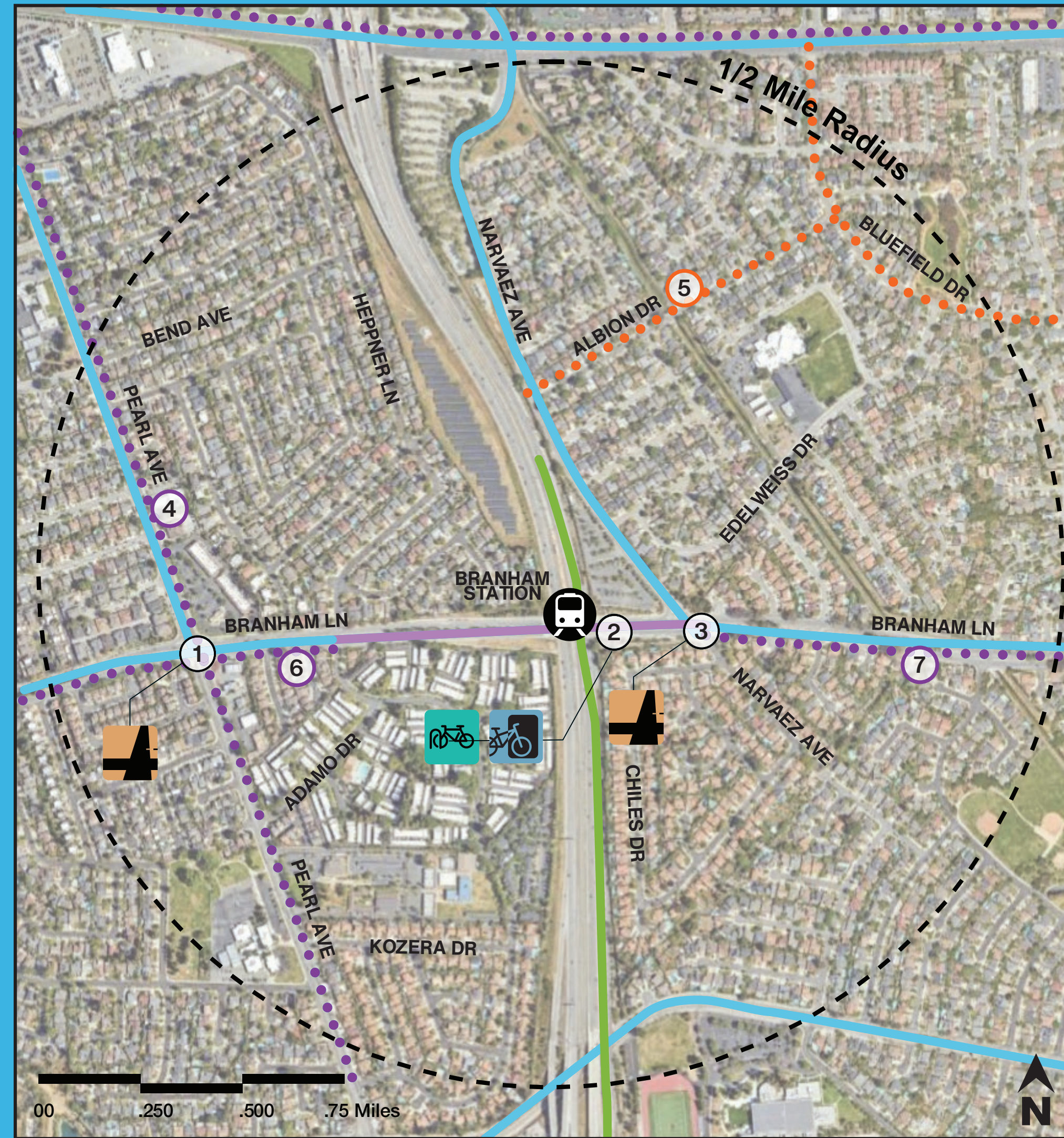


# Branham Station Proposed Access Improvements (Station Area View)

## Mejoras de acceso propuestas a la estación Branham (vista de la zona de la estación)

### Bicycle Access Improvements

#### Mejoras en el acceso para bicicletas



#### EXISTING BIKEWAYS CARRILES PARA BICICLETAS EXISTENTES

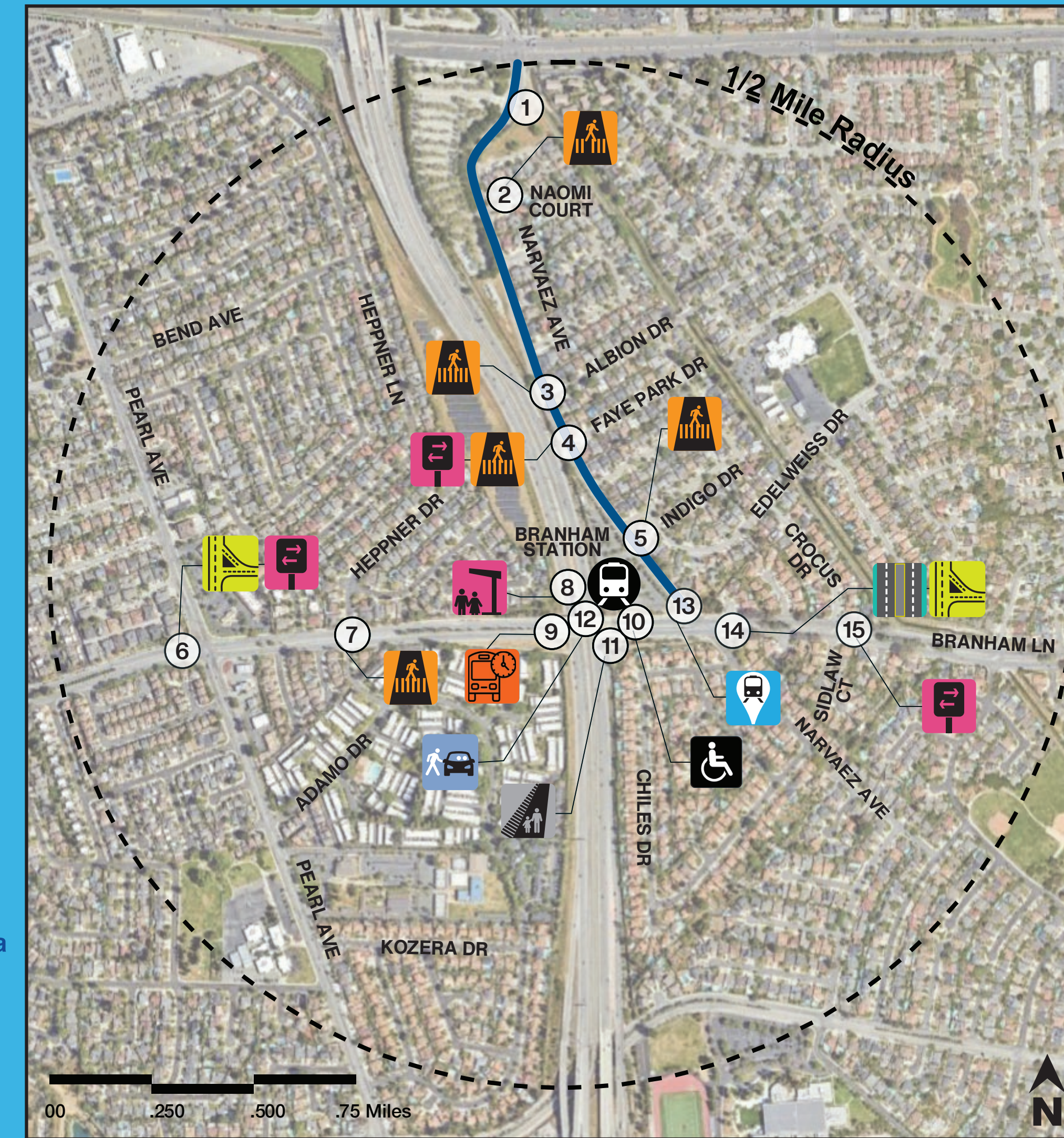
- Class I Multi-Use Path  
Ruta multiuso de clase I
- Class II Bike Lane  
Carril para bicicletas de clase II
- Class III Bike Route  
Ruta para bicicletas de clase III
- Class IV Protected Bike Lane  
Carril para bicicletas protegido de clase IV

#### PROPOSED BIKEWAY IMPROVEMENTS MEJORAS PROPUESTAS PARA CICLOVÍAS

- Class III Bike Boulevard  
Bulevar para bicicletas de clase III
- Class IV Protected Bike Lane  
Carril para bicicletas protegido de clase IV
- Bike Intersection Crossing Lanes  
Carriles de cruce de intersección para bicicletas
- Bike/Scooter Share Facility  
Instalación para bicicletas/scooters compartidos
- Bike Lockers  
Casilleros para bicicletas

### Pedestrian Access Improvements

#### Mejoras en el acceso peatonal



- Sidewalk Paving  
Nueva acera
- New or Improved Crosswalk  
Cruce peatonal nuevo o mejorado
- Roadway median  
Mediana de la carretera
- Improved lighting  
Iluminación mejorada
- Improved shade  
Sombra mejorada
- Real-time transit information  
Información de transporte público en tiempo real
- ADA Access  
Acceso de la ADA
- Station identification signage  
Señalización de identificación de la estación
- Wayfinding signage  
Señalización de orientación
- Wider Sidewalks  
Aceras más anchas
- Designated Pick-Up/ Drop-Off  
Área designada para dejar/recoger
- Removal of Triangular Traffic Island  
Eliminación de la isla triangular de tráfico



## PROJECT OBJECTIVES

- Improve **vehicular circulation** and access.
- Provide high quality, **low stress**, and sustainable accommodations for bicycles and pedestrians.
- Provide quality accommodations and **seamless connections** between all modes of transportation.

## OBJETIVOS DEL PROYECTO

- Mejorar **la circulación vehicular** y el acceso.
- Proporcionar adaptaciones sostenibles de alta calidad y **menos estresantes** para ciclistas y peatones.
- Proporcionar adaptaciones de calidad y **conexiones ininterrumpidas** entre todos los modos de transporte.

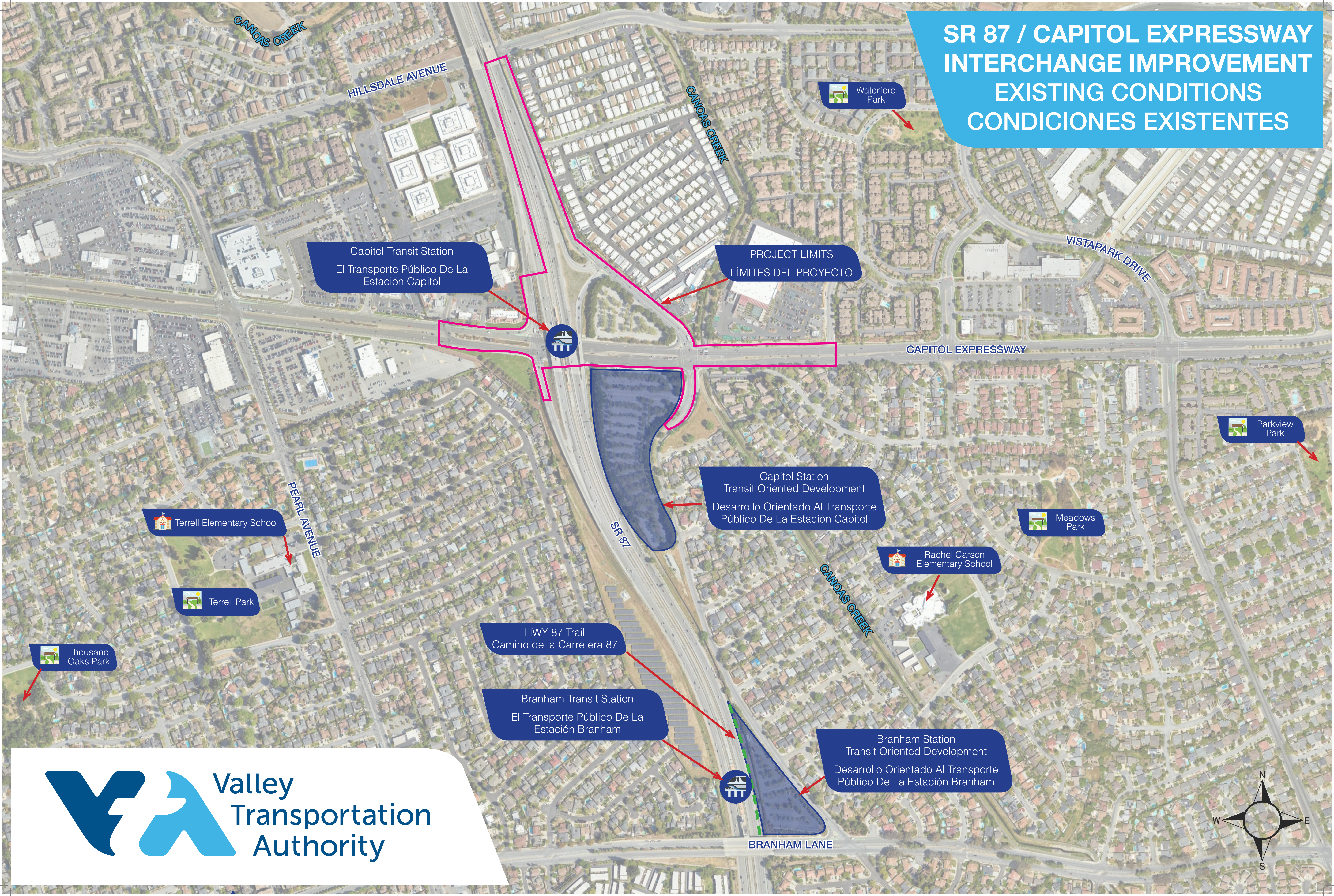
## PROJECT SCHEDULE CALENDARIO

2022	2023	2024	2025	2026	2027	2028	2029
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# SR 87 / CAPITOL EXPRESSWAY INTERCHANGE IMPROVEMENT EXISTING CONDITIONS CONDICIONES EXISTENTES



Capitol Transit Station  
El Transporte Público De La Estación Capitol

PROJECT LIMITS  
LÍMITES DEL PROYECTO

Capitol Station  
Transit Oriented Development  
Desarrollo Orientado Al Transporte Público De La Estación Capitol

HWY 87 Trail  
Camino de la Carretera 87

Branham Transit Station  
El Transporte Público De La Estación Branham

Branham Station  
Transit Oriented Development  
Desarrollo Orientado Al Transporte Público De La Estación Branham

Terrell Elementary School

Terrell Park

Thousand Oaks Park

Rachel Carson Elementary School

Meadows Park

Parkview Park

Waterford Park

