

Blossom Hill Station Transit Oriented Development Housing & Retail Project

Del Roble Elementary School
5345 Avenida Almendros, San Jose, CA 95123

May 15, 2019

7:00 pm



Agenda

Introductions

Kathleen Podrasky, VTA

Background and Major Milestones to Date

Kelly Snider, VTA

Project Development Process and Team

Melissa Durkin, Green Republic Blossom Hill

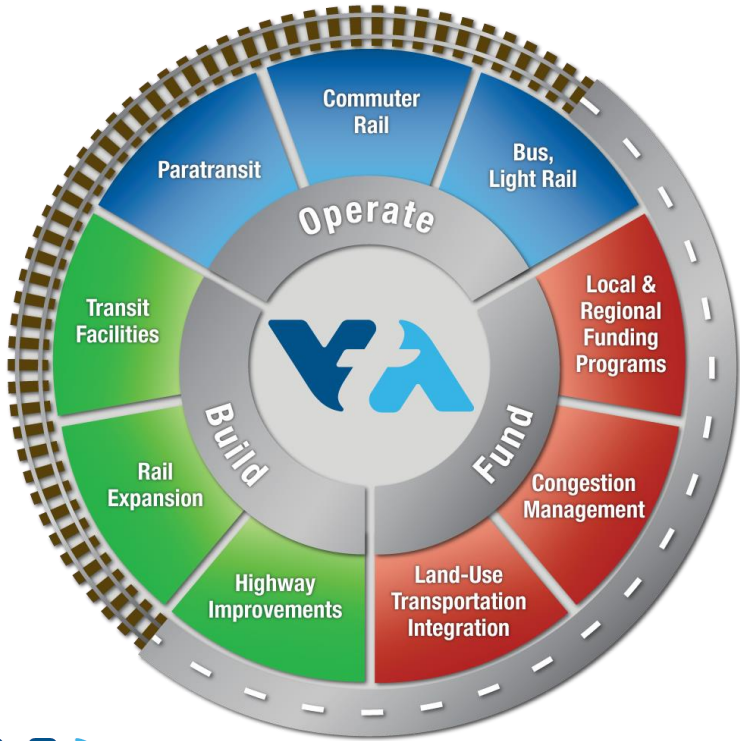
Breakouts

Affordable Housing

Transit, Trail, Station Access

Market Rate Apartments, and Parking

Retail, Site Design, Architecture



VTA BOARD OF DIRECTORS

Teresa O'Neill

Sam Liccardo Chappie Jones

Magdalena Carrasco Lan Diep

Raul Peralez Dev Davis

Rob Rennie John McAlister

Adrian Fine Larry Carr Rich Tran

Cindy Chavez Dave Cortese

Jeannie Bruins *(Ex-Officio)*



VTA's Transit-Oriented Development Program

25 properties throughout Santa Clara County

Develop under long-term **GROUND LEASE**

Long term, stable revenue for VTA's transit operations

Supporting and increasing transit ridership

Create community assets



Progress To Date



January 2018:	Community Meeting – Visioning
March 2018:	VTA Board Meeting to approve TOD process
July 2018:	Competitive “Request for Proposals” launched
October 2018:	Community Meeting – Development Process
November 2018:	Proposal Reviewed by Selection Panel
March 2019:	VTA Board Meeting: 1-year Negotiation Period
May 2019:	Community Meeting – Meet the Developer



VTA Board and Review Panel



Green Republic Proposal

- Exceeded requirements for Affordable Housing
- Experienced developer with local success on TOD
- Listened to Community Requests
 - a) public plazas and gathering areas
 - b) retail complements the neighborhood
 - c) trail connection to Martial Cottle Park

Project Goals from VTA Board of Directors:

- Increase amount of affordable and market-rate housing
- Station access “Front & Center”



Blossom Hill Station Access Study

VTA Light Rail

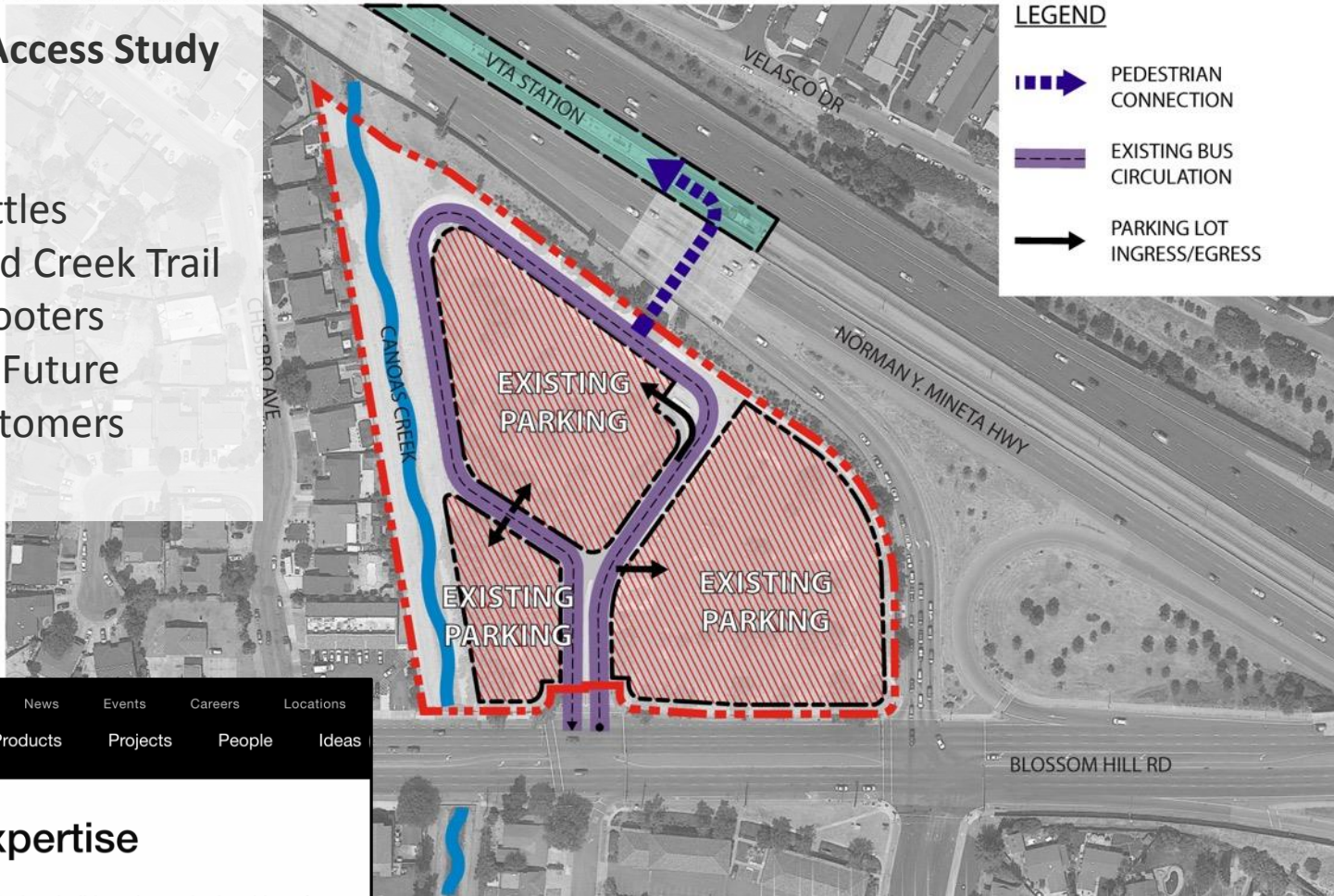
VTA Bus

Private Employer Shuttles

Martial Cottle Park and Creek Trail
Walkers, Bicyclists, Scooters

Residents - Current & Future
Retail Employees, Customers

Future Transit Parking



- About IBI Group
- Investor Relations
- News
- Events
- Careers
- Locations
- Expertise ▾
- Services ▾**
- Products
- Projects
- People
- Ideas

Our Expertise

We are the global partner to plan, design, build, and sustain the cities of tomorrow. We are holistically minded, design inspired, and technology driven.

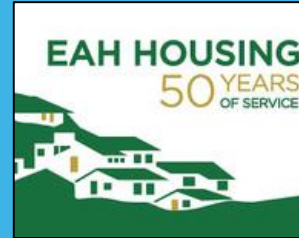
Solutions that move you

Green Republic – Blossom Hill

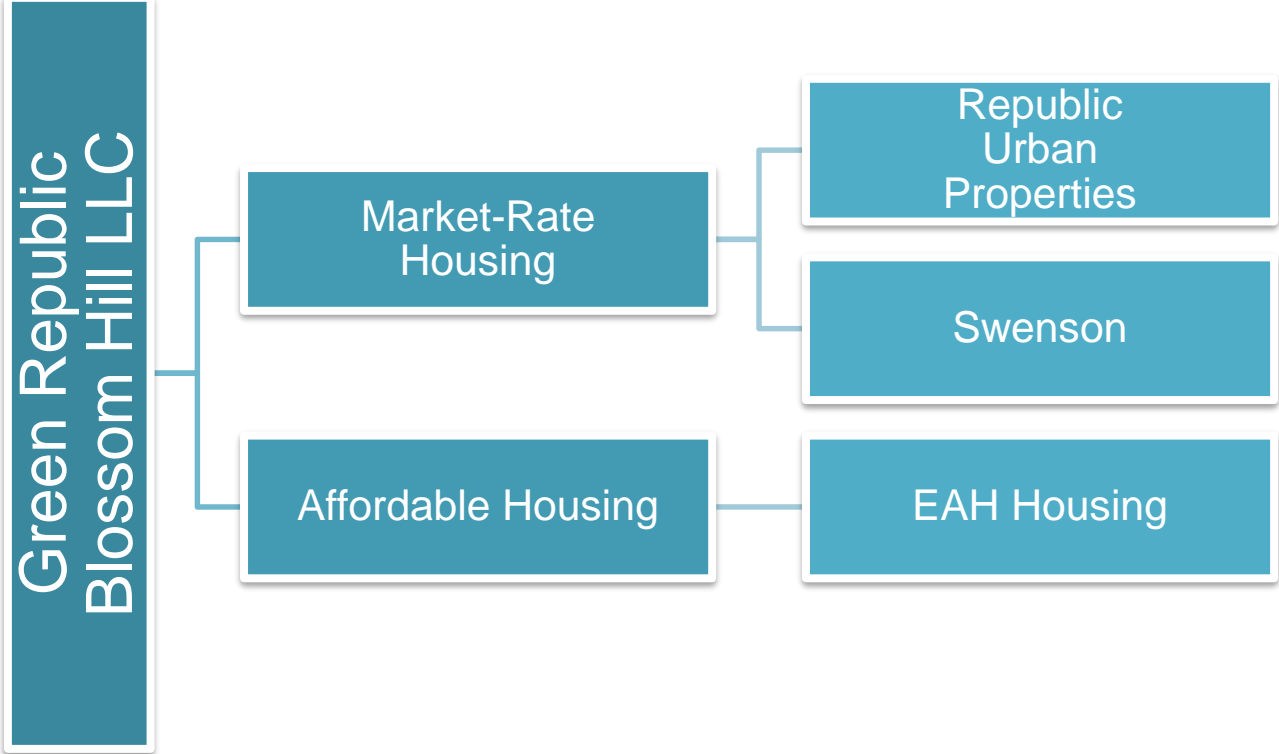
Presented By:

Melissa Durkin, Republic Family of Companies

Scott Johnson, EAH Housing



DEVELOPMENT TEAM



Green Republic

Meridian at Midtown

423 West San Carlos Street, San Jose

- Built November 2014
- 218 apartments and 15,000 square feet of ground floor commercial space
- Project Amenities:
 - Starbucks, Chase Bank, Subway, Urgent Care, and Breakfast Club Restaurant
 - Swimming pool, virtual fitness portals, and weight/cardio equipment
 - Bike kitchen and bike share program
 - Public park with a pet area and tot lot



Tamien Station TOD



Phase I expected: June 2023

Phase II expected: June 2025

434 market-rate apartments and 135 affordable units

Child care facility

Gateway at Millbrae Station

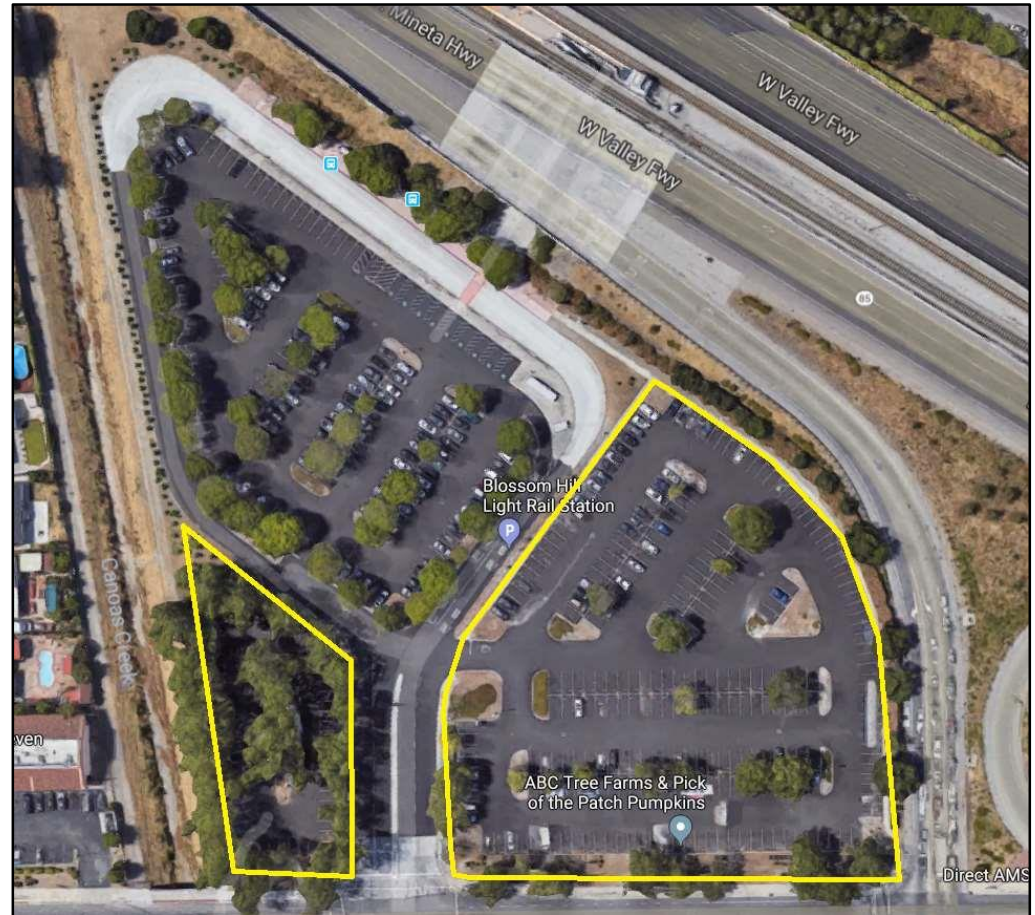
BART Station: *Millbrae Ave. Millbrae*

- Estimated Construction Start Sep. 2019
- Mixed-use, Transit Oriented Development on BART property
- 400 apartments (20% affordable with Veterans preferred units)
- 150,000 SF Office Building
- 44,000 SF of ground floor commercial space
- 164 Room Marriot Residence Inn Hotel



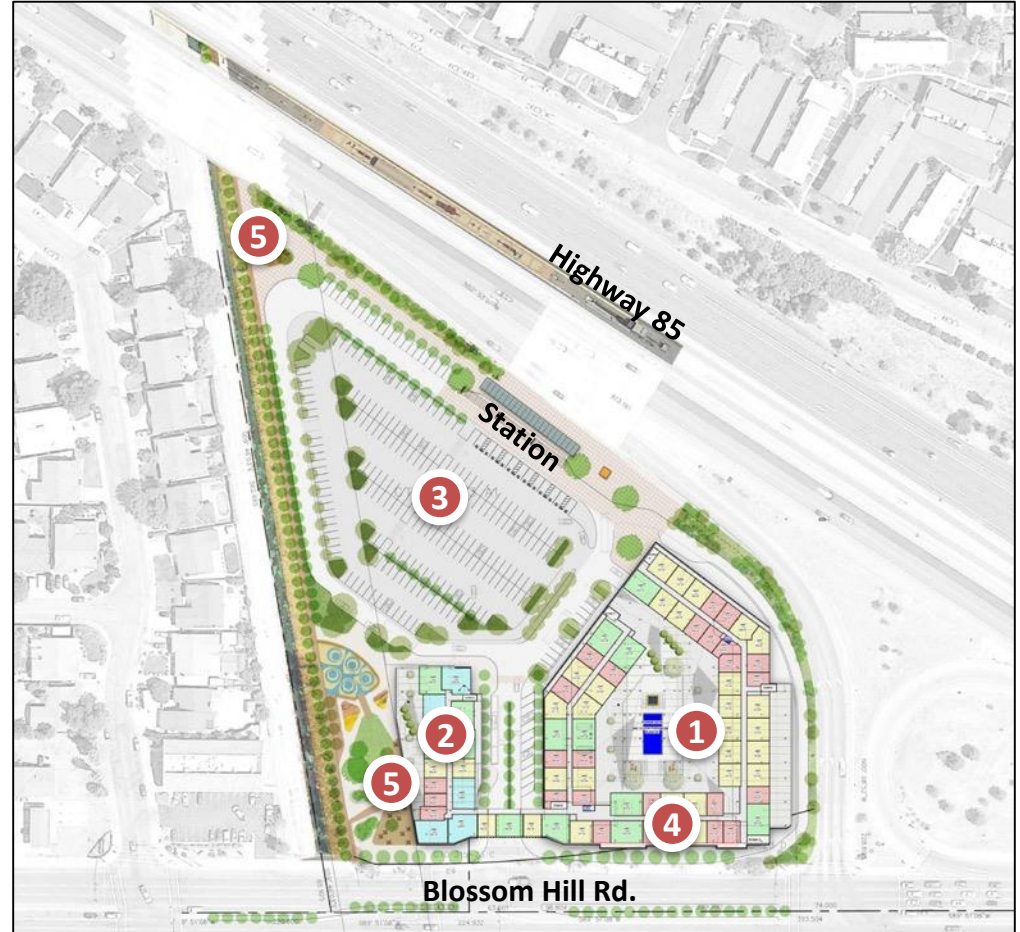
Urban Villages & Signature Projects

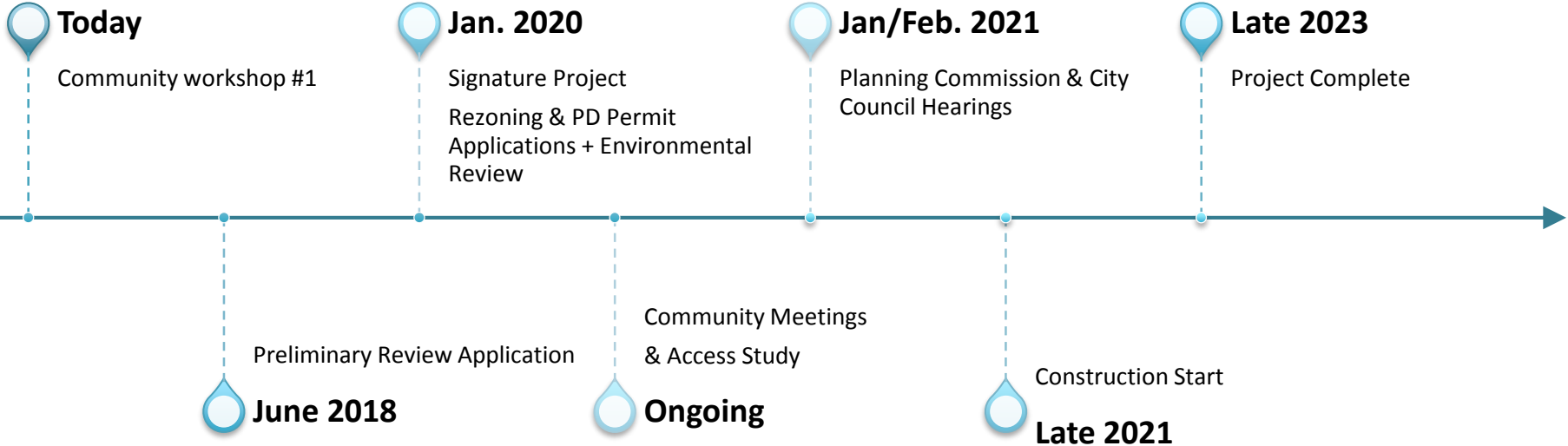
Urban Villages are walkable, bicycle-friendly, transit-oriented, mixed use settings that provide both housing and jobs, thus supporting the General Plan's environmental goals.



Conceptual Development Program

- ① 232 Units of Market Rate Housing
- ② 68-75 Units of Affordable Housing
- ③ 212 Transit Parking Stalls
- ④ 10,000-12,500 SF of Retail
- ⑤ Public Open Space & Trails





Today

Community workshop #1

Jan. 2020

Signature Project
Rezoning & PD Permit
Applications + Environmental
Review

Jan/Feb. 2021

Planning Commission & City
Council Hearings

Late 2023

Project Complete

June 2018

Preliminary Review Application

Ongoing

Community Meetings
& Access Study

Late 2021

Construction Start

EAH Housing

Presented By:
Scott Johnson

EAH Housing Overview



► Properties by Resident Type



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



► Creating Community

► Developing Housing

► Managing Properties

FOUNDED 1968

SERVING OVER 20,000 RESIDENTS

RELATIONSHIPS WITH 55 municipalities and 17 counties IN CALIFORNIA & HAWAII

95 properties developed & acquired

\$680 million Active development

>\$1 billion Developed housing

110 portfolio Over 8,900 leases

70% OWNED & MANAGED 30% FEE MANAGED

>\$101 million Annual Cash Management

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



- Kauai
- Honolulu
- Maui

EAH Housing - Santa Clara County Development Showcase

Cornerstone at Japan town¹

Gateway Santa Clara

Parkview Senior²

Palm Court¹

Fellowship Plaza⁴

Elena Gardens

Belovida at Newbury Park⁶

Pollard Plaza³

Don De Dios

Vista Park I¹

Santa Clara County
15 owned communities
26 managed communities

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

EAH Housing VTA Inclusionary Affordable

- Studio, 1-, 2-, and 3-bedroom deed-restricted apartments
- 5-story building
- Designed to CalGreen sustainable standards
- Rents affordable to households earning below 80% of area median income (AMI)
- Affordability ensured for at least 55 years or longer



StayWell! Resident Services

1. Healthy Eating
2. Active Living
3. Community Building
4. Physical & Mental Health
5. Education & Technology
6. Civic Engagement



Affordable Housing Apartments	
Studio	12
1 Bedroom	16
2 Bedroom	20
3 Bedroom	20
Total	68

eahhousing.org

Q & A

Affordable Housing

Transit, Trails, Station Access

Market-rate Apartments & Parking

Retail, Site Design, Architecture

Sign up for updates & follow our progress

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