

# Curtner Station Development Visioning Meeting



Scottish Rite

2455 Masonic Drive, San Jose, CA 95125

January 11, 2018

6:00pm to 7:30pm

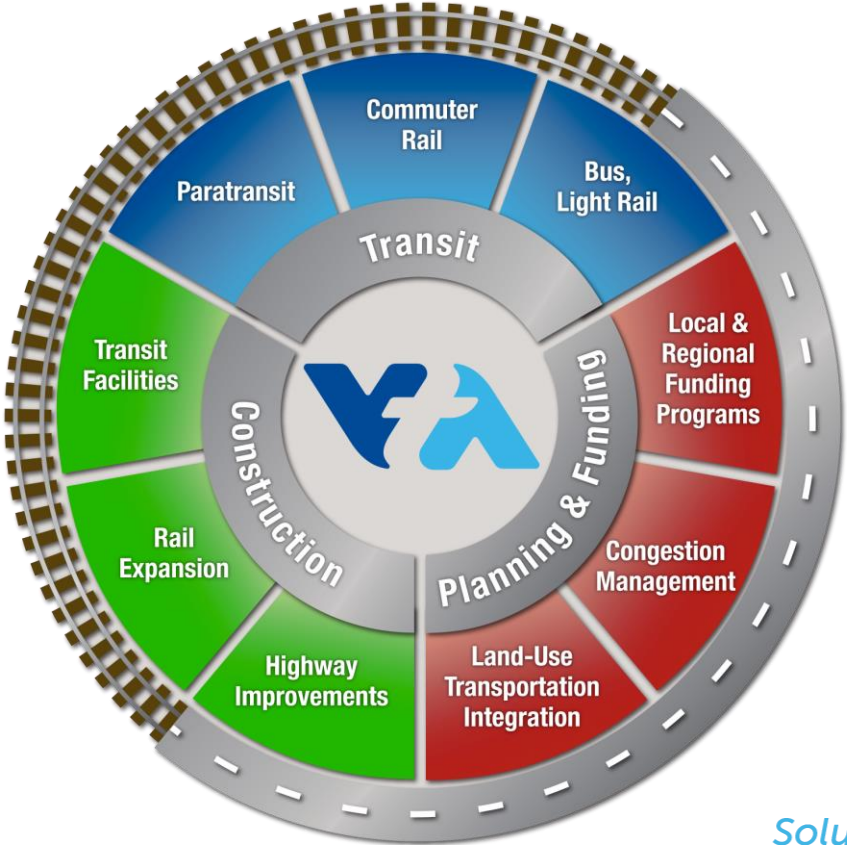


*Solutions that move you*

# Agenda

- Introductions
- Joint Development Overview
- Curtner Station Joint Development Opportunity Site
- Open House
  - Community Context & Benefits
  - Placemaking & Architecture
  - Retail & Amenities
- Next Steps

# What Does VTA Do?



*Solutions that move you*

# 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

*Solutions that move you*

# 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



*Solutions that move you*

# Examples of Joint Development



Tasman Apartments, San Jose



Verdant Apartments, San Jose



San Leandro Tech Campus



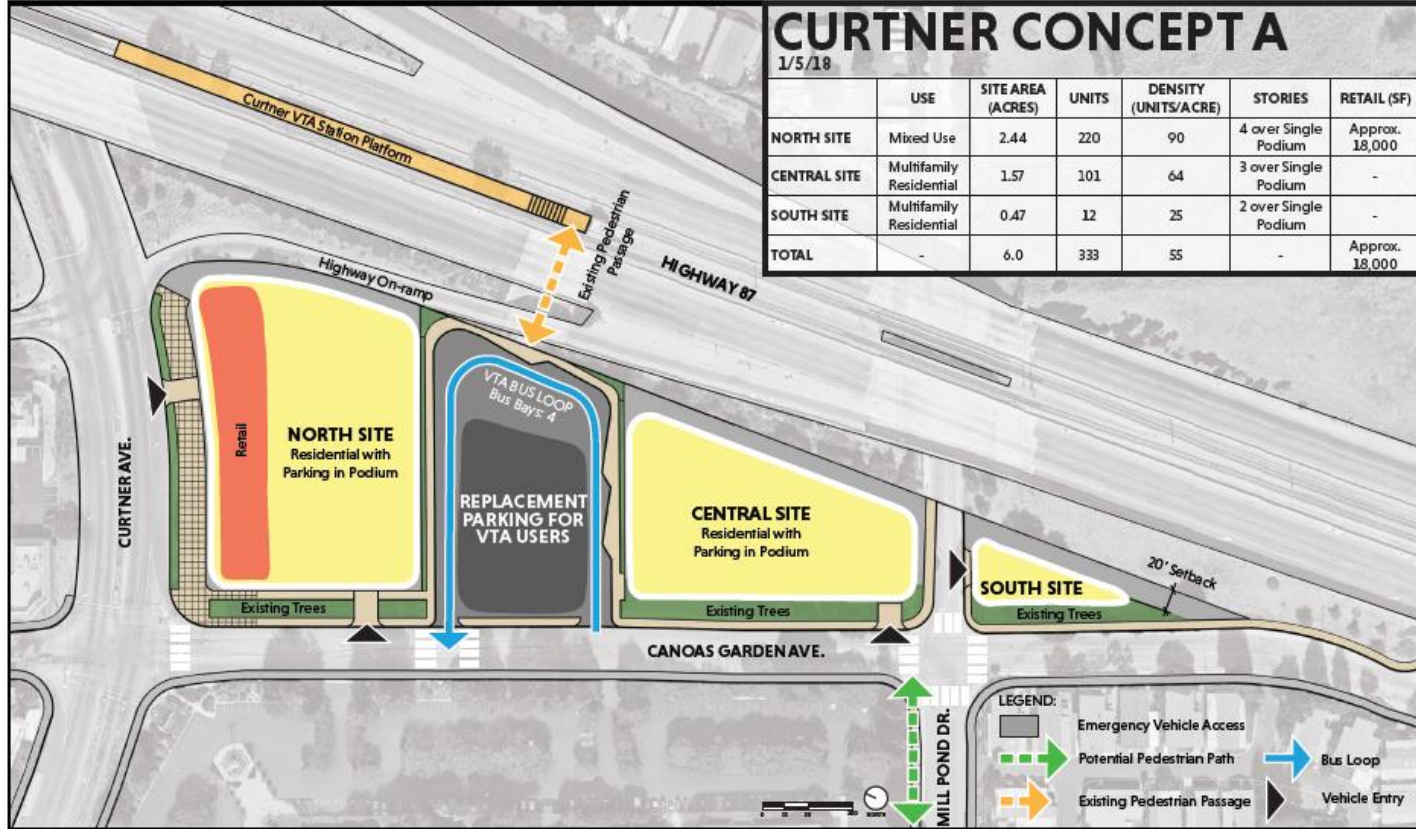
*Solutions that move you*

# Curtner Station Joint Development Opportunity Site



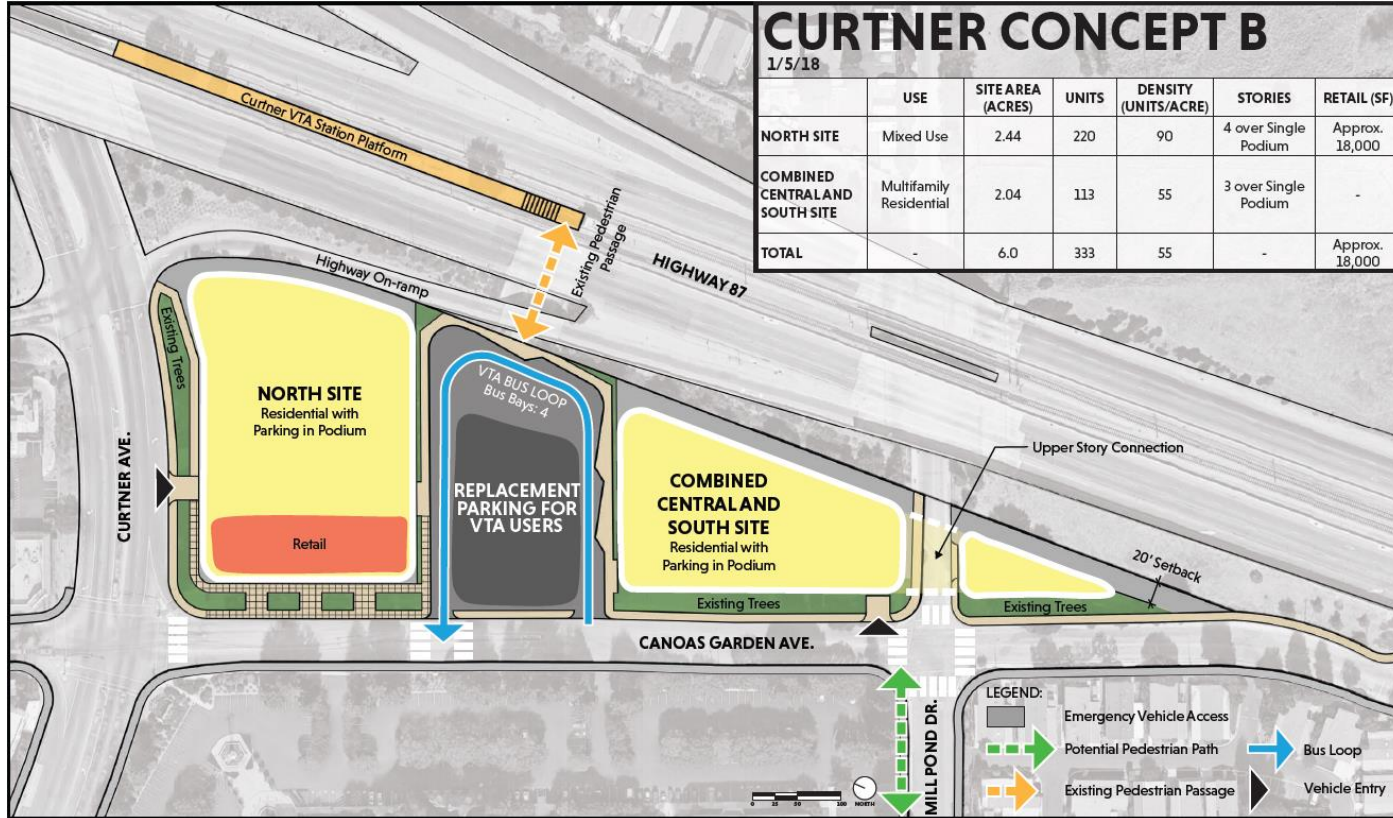
*Solutions that move you*

# Curtner Station Concepts

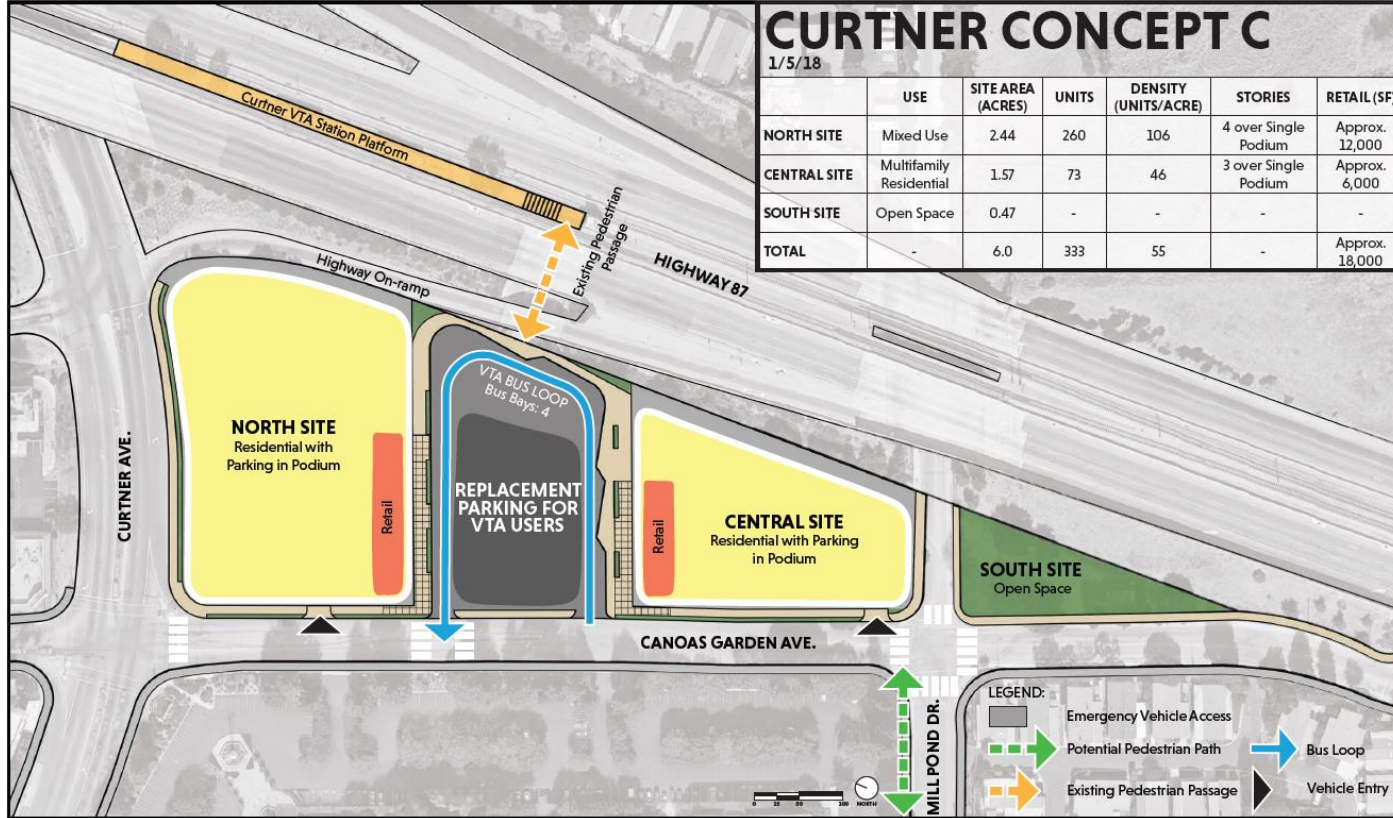


Solutions that move you

# Curtner Station Concepts



# Curtner Station Concepts



# Open House Stations

Community Context & Benefits

Place making & Architecture

Retail & Amenities



# Next Steps & Questions?

## Contact Information:

**Jessie O'Malley Solis**

Jessie.O'MalleySolis@vta.org

(408) 321-5950

**Kathleen Podrasky**

Kathleen.Podrasky@vta.org

(408) 321-5861

Sign up for updates & follow our progress @  
<http://www.vta.org/curtnerdevelopment>