



FACT SHEET: Real Estate

Branham Station Transit-Oriented Development

Overview

The Branham Station Park-and-Ride lot is located at the corner of Branham Lane and Narvaez Avenue, west of SR-87 in San Jose. Currently, it is used as a park-and-ride lot for VTA light-rail passengers. The 2.5-acre site has the potential for a Transit-Oriented Development (TOD), which includes attractive projects designed with residential and leisure space within walking distance of public transit.

- Increase transit ridership and reduce auto dependence, which helps to relieve traffic congestion
- Enhance 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)

Transit-Oriented Development

VTA's Transit-Oriented Development Program works with municipal, non-profit, and private partners to encourage 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 particular site must be affordable.

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, including options for affordable homeownership.

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)

Objectives

- Prepare the site for future Transit-Oriented Development, beginning with community engagement
- Encourage development, including affordable housing opportunities near transportation
- Promote urban design that enhances pedestrian walkability, bike access, and connectivity to transit
- Increase long term revenue for transit operations

Project/Development Schedule

VTA is working to develop a vision in collaboration with the community. There is no specific project currently proposed for this location.

Outcomes

- Housing near transit stations that serve households at all income levels, which helps address the regional housing crisis
- Environmental and public health benefits, including cleaner air and lower greenhouse gas emissions

How to Reach Us

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