



FACT SHEET: Transit-Oriented Development

Capitol Station

Overview

The Capitol Station Transit-Oriented Development site is a 10.1-acre property located at Capitol Expressway and Narvaez Avenue in South San Jose. The property serves as a Park & Ride lot for light rail and bus passengers. Capitol Station is currently served by VTA light rail Blue Line and bus lines 37 and 70.

VTA has partnered with MidPen Housing, a nonprofit developer, to construct 200 affordable housing units on approximately 2 acres of the site. The project will also include reconstructed bus circulation and a transit plaza.

VTA has partnered with the Santa Clara County Office of Supportive Housing for this project. The Office of Supportive Housing administers the 2016 Measure A Affordable Housing Bond. This partnership encourages development of affordable housing at this location.



Transit-Oriented Development

VTA's Transit-Oriented Development (TOD) Program works with municipal, non-profit, and private partners to encourage the development of housing, retail, and employment centers in places that will help increase transit ridership and contribute to a vibrant community. VTA's Transit-Oriented Communities Policy includes an Affordable Housing Policy, which requires that 25% of housing on a site must be affordable and at least half of those affordable units will be targeted for extremely low and very low-income households.

Objectives

- Engage with the community to address concerns, gain feedback about the project and station, and create a project that reflects neighborhood values and priorities
- Increase mixed-use development, including affordable housing opportunities near transportation
- Provide job opportunities near transit
- Improve station area access
- Generate long term revenue to support transit operations

Outcomes

- Housing and jobs near transit centers
- Cleaner air and lower greenhouse gas emission
- Traffic relief
- Increased public transit ridership
- Less dependency on individual car trips

Benefits

- 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)

Project/Development Schedule

Pre-Development Due Diligence	2020-2021
Developer Selected	2022
Station Access Study	2022-2023
Developer Refines Project with Community Input	2022-2024
Financing and City Permits	2024-2026
Construction	2026-2029

How to Reach Us

VTA's Community Outreach
 (408) 321-7575, (408) 321-2330 TTY
vta.org/capitoldevelopment
community.outreach@vta.org