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)

Solutions that move you
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

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
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<tbody>
<tr>
<td>January 2018:</td>
<td>Community Meeting – Visioning</td>
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<td>March 2018:</td>
<td>VTA Board Meeting to approve TOD process</td>
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<td>July 2018:</td>
<td>Competitive “Request for Proposals” launched</td>
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<td>October 2018:</td>
<td>Community Meeting – Development Process</td>
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<td>November 2018:</td>
<td>Proposal Reviewed by Selection Panel</td>
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<td>March 2019:</td>
<td>VTA Board Meeting: 1-year Negotiation Period</td>
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<td>May 2019:</td>
<td>Community Meeting – Meet the Developer</td>
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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
Green Republic – Blossom Hill

Presented By:
Melissa Durkin, Republic Family of Companies
Scott Johnson, EAH Housing
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
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 Marriott 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
Project Timeline

Today
- Community workshop #1

June 2018
- Preliminary Review Application

Jan. 2020
- Signature Project
  - Rezoning & PD Permit
  - Applications + Environmental Review

Jan/Feb. 2021
- Planning Commission & City Council Hearings

Late 2021
- Construction Start

Late 2023
- Project Complete

Ongoing
- Community Meetings
- & Access Study
EAH Housing

Presented By:
Scott Johnson
EAH Housing Overview

Creating Community
- Founded 1968
- Serving over 20,000 residents
- Relationships with 55 municipalities, 17 counties in California & Hawaii

Developing Housing
- 95 properties developed & acquired
- $680 million active development
- >$1 billion developed housing

Managing Properties
- 110 portfolio over 8,900 leases
- 70% owned & managed
- 30% fee managed
- $ >$101 million annual cash management

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

100% NON-PROFIT Low Income Housing

California map with cities and counties highlighted:
- Alameda
- Contra Costa
- Fresno
- Los Angeles
- Marin
- Napa
- Riverside
- San Francisco
- San Mateo
- Santa Clara
- Santa Cruz
- Sonoma
- Stanislaus
- Yolo

Kauai
Honolulu
Maui
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

### Affordable Housing Apartments

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<tr>
<td>Studio</td>
<td>12</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>16</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>20</td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>20</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>68</strong></td>
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### StayWell! Resident Services
1. Healthy Eating
2. Active Living
3. Community Building
4. Physical & Mental Health
5. Education & Technology
6. Civic Engagement

[eaahousing.org](http://eaahousing.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