AGENDA FOR TONIGHT
(5:30 PM TO 6:30 PM)

- Team introduction & Agenda 3 min.
- “What is good TOD?” presentation 20 min.
- Breakout session at small tables
  - Define priorities for your station area 10 min.
  - Discuss how to address priorities 15 min.
  - Each group report back to the larger group 8 min.
CWG OPPORTUNITIES FOR INPUT

1. April 2018: “What is good TOD?” & Priorities for your Station Area
2. June 2018: Station Study Area Boundaries & Existing Conditions
3. September 2018: Opportunities and Constraints
5. April 2019: Review Recommendations for TOD in your Station Area
PREVIOUS PLANNING EFFORTS

- Alum Rock Urban Village Plan
- 24th St./William Urban Village Plan
- Roosevelt Park Urban Village Plan
- Little Portugal Urban Village Plan
- Five Wounds BART Station Area Community Concept Plan
- Santa Clara Station Area Plan
- Diridon Station Area Plan (2014)
- Envision San Jose 2040
- San Jose Downtown Strategy
- Complete Street Design Guidelines
- Downtown Streetlife Plan
- Park Paseo: Reimagining San Jose City Center’s Walkable Corridor
- EIR BART Phase II Extension Draft
WHAT IS TOD?

Transit Oriented Development (TOD) refers to compact, walkable, pedestrian-oriented, mixed-use development that is centered around high quality transit systems and is not dependent on cars.
PLACEMAKING
Respond to the existing context

- Support a diverse community
- Establish an engaging and vibrant public realm
- Promote more compact and walkable urban environment
MOBILITY
Transit as a gateway to the city

- Provide access to multiple modes of transportation
- Provide ease of connectivity to, from and through the TOD
- Ensure parking need is right-sized
ECONOMIC VALUE
Transit as an economic catalyst

- Enable access to jobs and other economic opportunities
- Provide a range of housing options
- Support existing neighborhoods
USER EXPERIENCE
Programming and Identity

- Showcase the culture and identity of local communities
- Enable a diverse mix of uses and engaging activities
- Ensure a clear and legible urban environment

“SONIC RUNWAY” LIGHT ART INSTALLATION CITY HALL, SAN JOSE
Placemaking

- JOBS AND HOUSING BALANCE
- VIBRANCY
- WALKABILITY
Ensure Jobs and Housing balance that supports vibrant and diverse communities.
DIVERSE HOUSING TYPES

Provide diversity of housing types near transit and ensure investment in existing neighborhoods to build complete, mixed-income communities.
Enable a rich mix of uses, services and amenities that supports an active public realm
ANCHOR DESTINATIONS

JOB CENTER

EDUCATION

CULTURE

ENTERTAINMENT
WALKABLE BLOCKS

Promote small blocks for a more compact and walkable development
ACTIVE GROUND FLOOR

Activities on the ground floor lend interest and character to the public realm.
Leverage public spaces that offer respite, recreation and support a variety of activities.
Mobility

- MULTIMODALITY
- ACCESSIBILITY
TRANSPORTATION OPTIONS

Provide access to multiple transportation options - walking, biking, public transit, shared mobility and private vehicles
COMPLETE STREETS

Enabling multiple transportation options within the street right of way
Prioritize efficient pick-up and drop-off along curbs to better serve shared mobility services and private shuttles.

Image credit: Robin Chiang & Company and Nelson\Nygaard
## Right-Sizing Parking

### Suburban / Low Density

#### Typical Minimum Requirements
- Requirement > Average Demand
- Hide all parking costs

#### 'Tailored' Minimum Requirements
- Share parking between uses
- Adjust zoning requirements

#### Abolish Minimum Requirements
- Market decides total supply
- Unbundle parking cost from rent/lease
- District-wide approach to parking management

### TOD / Urban Infill

#### Set Maximum Requirements
- Limit parking to road capacity
- Unbundle parking from building
- District-wide approach to parking management
Economic Value

- JOBS & ECONOMIC OPPORTUNITIES
- HOUSING AFFORDABILITY & NEIGHBORHOOD STABILITY
TOD helps communities absorb new jobs with less new traffic and parking demand.
Walkable, transit-oriented neighborhoods can help support local retail and services, restaurants and other businesses.
TOD helps workers access jobs and educational opportunities, while spending less on transportation.

Source: SPUR, 2017
ADDRESSING THE REGIONAL HOUSING CRISIS

Strong demand for townhomes and multi-family housing located close to transit.

Construction of market-rate and affordable housing near transit helps meet local and regional housing needs.
STABILIZING EXISTING COMMUNITIES

Good TOD requires policies to ensure that low- and moderate-income residents can benefit from improved transit access.

EXPAND SUPPLY OF AFFORDABLE HOUSING
Develop new affordable housing with public subsidies and private sector contributions.

PROTECT VULNERABLE RESIDENTS
Enact policies to protect renters from displacement.

PRESERVE EXISTING AFFORDABLE HOUSING
Preserve existing housing that is affordable to low- and middle-income households.

Source: Enterprise Community Partners
LEVERAGING THE VALUE OF TOD

Good TOD creates value that can be leveraged to support affordable housing and other neighborhood investments.
SAN JOSE’S INCLUSIONARY HOUSING POLICY

15%

15% of units in new residential development must be affordable to lower income households. Alternatively, developers may build 20% affordable units off-site or pay an in-lieu fee.

Source: City of San Jose Inclusionary Housing Ordinance

101 EAST SAN FERNANDO, SAN JOSE - 60 VERY LOW INCOME UNITS
SANTA CLARA’S INCLUSIONARY HOUSING POLICY

15%

15% of units in new residential development must be affordable to lower income households. Alternatively, developers may dedicate land or build affordable units off-site.

Source: City of Santa Clara Inclusionary Housing Ordinance
35% of total new residential units built on VTA properties will be affordable to very low income and low income households. Individual projects must provide a minimum of 20% affordable housing.

Source: VTA TOD Joint Development Policy (2016)
User Experience

- ARRIVAL & WAYFINDING
- CULTURE & IDENTITY
- HEALTH & WELL-BEING
SENSE OF ARRIVAL & WAYFINDING

Provide a clear sense of arrival and an intuitive wayfinding to access all modes of transportation.
EYES ON THE STREET

Active public realm and clear sight lines provide safe environment
CULTURAL GATHERINGS

Provide space for activities that support social interaction

SAN PEDRO SQUARE MARKET, SAN JOSE
ART & IDENTITY

Encourage cultural expression and local identity
1. Define the top priorities for your station area
Select and prioritize the top priority (ies) for your station area.

2. Discuss how to address the priority (ies)
Discuss how to best address the selected priority (ies) by choosing specific strategies or proposing new strategies on post it and place them on the base map. Use the map to mark your ideas and suggestions.