

VTA Transit-Oriented Development Portfolio

JUNE 2024



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Dear Current and Future VTA Partners:

VTA is pleased to present this Transit-Oriented Development (TOD) portfolio. The portfolio provides information on VTA-owned properties throughout Santa Clara County that the VTA Board of Directors has designated as available for TOD.

The VTA Transit-Oriented Communities Policy, as amended, lays out three goals for TOD projects:

- Increase transit ridership overall and throughout non-commute periods;
- Leverage TOD projects as catalysts to create equitable and complete Transit-Oriented Communities around transit stations;
- Generate revenues to sustain transit capital investment and operations.

Our TOD Program partners with experienced third-party developers to create high-quality mixed-use and mixed-income developments. We do this using public-private partnerships through long-term ground leases. The VTA Board also established objectives to produce affordable housing, create apprenticeship opportunities for construction careers, provide labor peace for hospitality projects, and reduce greenhouse gas emissions through implementation of Transit Demand Management plans at our TOD sites.

Please note that some of these sites were acquired for federally funded transportation projects and therefore have a federal interest. Development on these sites is subject to approval pursuant to Federal Transit Administration Guidance on Joint Development, FTA Circular C 7050.1C, dated January 2024, 2014, as revised.

VTA's Real Estate & TOD Department is responsible for working with interested developers, local jurisdictions, community members, and other stakeholders to realize the full potential of the properties described in this book. We welcome the opportunity to discuss your thoughts and interests on the enclosed sites, as well as VTA's TOD Program.

For more information, please visit our website at vta.org/TOC or contact:

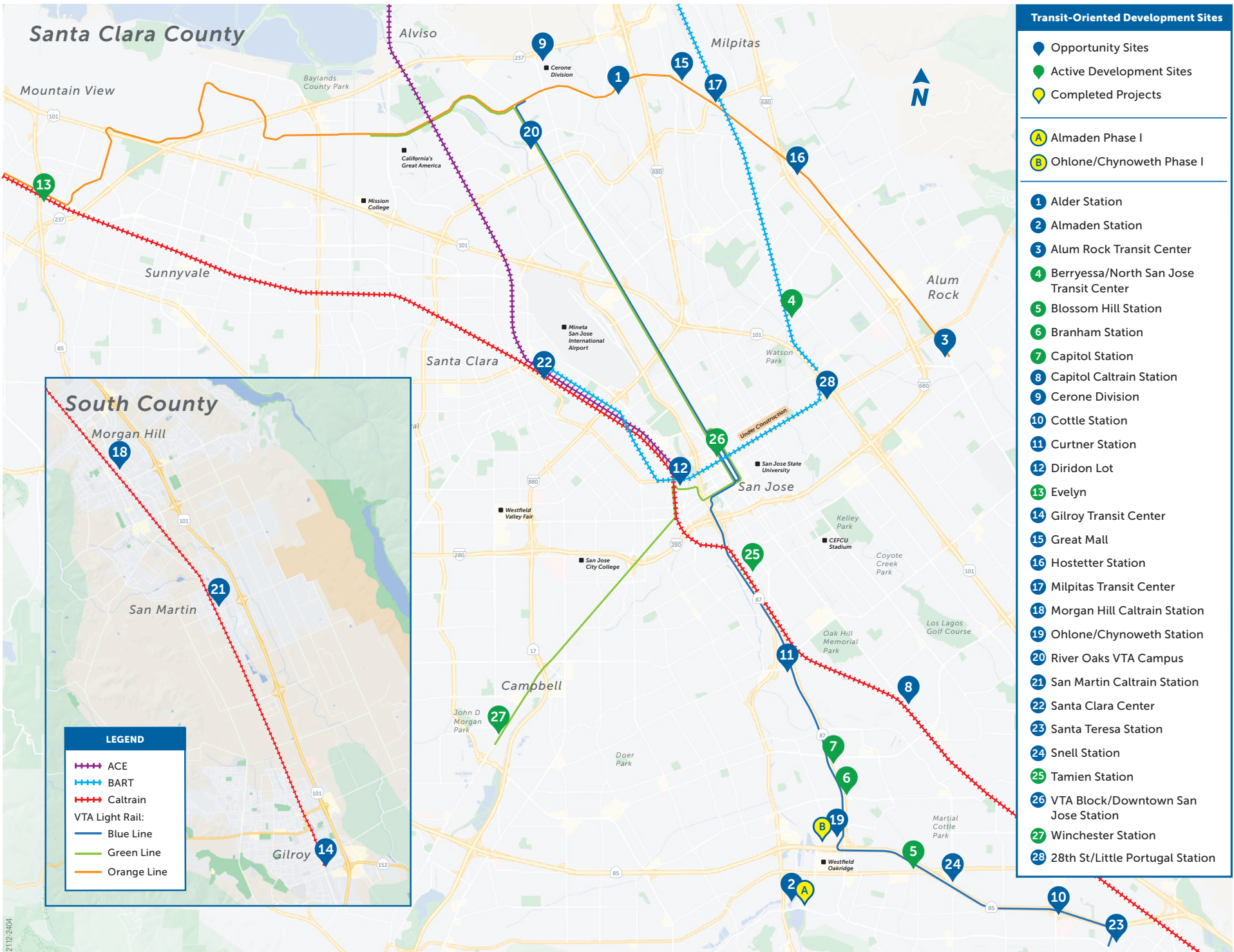
Josselyn Hazen
TOD Manager
408-321-5985
josselyn.hazen@vta.org

We hope to speak with you soon.

Sincerely,



Jessie O'Malley Solis
Director of Real Estate & TOD



2112-2404

SITE DETAILS



APN: 083-19-023

Housing Element Site: No

Acreage: 3.4

School District: Milpitas USD

Zoning*: MP - Industrial Park

MTC Priority Site: Yes

General Plan*: BPRD - Business Park/Research & Development

Transit Access: VTA Light Rail, VTA Bus

Current Use: Park & Ride Lot

*Information on the General Plan and Zoning designations for each of these sites was gathered in June 2024. Designations are subject to change, and accuracy is not guaranteed.

WALK SCORE
34
Car Dependent

BIKE SCORE
67
Bikeable

TRANSIT SCORE
44
Some Transit

These scores are from Walk Score, an analysis tool that evaluates how many daily needs and amenities can be accessed by walking, biking, or public transit from this site.

LAND USE

LEGEND

- Development Site
- Open Space, Parklands & Habitat
- BPRD - Business Park/Research & Development
- GNC - General Commercial
- LDR - Low Density Residential
- MGSP - Milpitas Gateway Specific Plan
- POS - Permanent Open Space
- ROW
- VDHMU - Very High Density Mixed Use



0 0.25 0.5 Miles

Effective Date: April 2024



DEMOGRAPHICS

African American/Black:	1%
Asian:	76%
Hispanic/Latino:	5%
White:	16%
Other Race:	2%
Median Age:	31.4

Median Household Income:	\$205,610
Share of Households with Someone Under 18:	26%
Share of Households with Someone Over 65:	3%
Average Household Size:	2.1
Share of Households without a Vehicle:	6%
Share of Housing Units that are Owner-Occupied:	13%
Share of Housing Units that are Renter-Occupied:	87%

Source: 2022 American Community Survey 5-Year Estimates for tract 5050.06.

SITE DETAILS



APN: 694-03-010

Acreage: 5.7

Zoning*: HI - Heavy Industrial

General Plan*: CIC - Combined Industrial/Commercial

Transit Access: VTA Light Rail, VTA Bus

Current Use: Park & Ride Lot

Housing Element Site: No

Council District: 10

School District: San José USD

MTC Priority Site: No

*Information on the General Plan and Zoning designations for each of these sites was gathered in June 2024. Designations are subject to change, and accuracy is not guaranteed.

WALK SCORE
53
Somewhat Walkable

BIKE SCORE
57
Bikeable

TRANSIT SCORE
33
Some Transit

These scores are from Walk Score, an analysis tool that evaluates how many daily needs and amenities can be accessed by walking, biking, or public transit from this site.

LAND USE

LEGEND

- Development Site
- Combined Industrial/Commercial
- Lower Hillside
- Mixed Use Neighborhood
- Neighborhood/Community Commercial
- Open Space, Parklands & Habitat
- Public/Quasi-Public
- Regional Commercial
- Residential Neighborhood
- Rural Residential
- Transit Residential
- Urban Residential



0 0.25 0.5 Miles

Effective Date: April 2024



DEMOGRAPHICS

African American/Black:	4%
Asian:	21%
Hispanic/Latino:	28%
White:	40%
Other Race:	8%
Median Age:	38.6

Median Household Income:	\$132,698
Share of Households with Someone Under 18:	30%
Share of Households with Someone Over 65:	24%
Average Household Size:	2.48
Share of Households without a Vehicle:	5%
Share of Housing Units that are Owner-Occupied:	43%
Share of Housing Units that are Renter-Occupied:	57%

Source: 2022 American Community Survey 5-Year Estimates for tract 5120.52.

SITE DETAILS



APN: 484-44-061, 063

Acreage: 2.1

Zoning*: A(PD) - Agricultural

General Plan*: NCC - Neighborhood/Community Commercial

Transit Access: VTA Light Rail, VTA Bus

Current Use: Park & Ride Lot

Housing Element Site: Yes

Council District: 5

School District: Alum Rock ESD, East Side UHSD

MTC Priority Site: Yes

*Information on the General Plan and Zoning designations for each of these sites was gathered in June 2024. Designations are subject to change, and accuracy is not guaranteed.

WALK SCORE
68
Somewhat Walkable

BIKE SCORE
57
Bikeable

TRANSIT SCORE
56
Good Transit

These scores are from Walk Score, an analysis tool that evaluates how many daily needs and amenities can be accessed by walking, biking, or public transit from this site.

LAND USE

LEGEND

- Development Site
- Mixed Use Neighborhood
- Open Space, Parklands & Habitat
- Public/Quasi-Public
- Residential Neighborhood
- Transit Residential
- Urban Residential
- Urban Village



0 0.25 0.5 Miles

Effective Date: April 2024



DEMOGRAPHICS

African American/Black:	0%
Asian:	42%
Hispanic/Latino:	53%
White:	4%
Other Race:	1%
Median Age:	37.9

Median Household Income:	\$90,153
Share of Households with Someone Under 18:	43%
Share of Households with Someone Over 65:	37%
Average Household Size:	4.46
Share of Households without a Vehicle:	3%
Share of Housing Units that are Owner-Occupied:	53%
Share of Housing Units that are Renter-Occupied:	47%

Source: 2022 American Community Survey 5-Year Estimates for tract 5040.02.

SITE DETAILS



APN: 254-17-113

Acreage: 3.3

Zoning*: UV - Urban Village

General Plan*: UV - Urban Village

Transit Access: VTA Bus, BART

Current Use: Vacant Land

Housing Element Site: Yes

Council District: 4

School District: Berryessa Union ESD,
East Side UHSD

MTC Priority Site: Yes

Project Page: vta.org/berryessadevelopment

*Information on the General Plan and Zoning designations for each of these sites was gathered in June 2024. Designations are subject to change, and accuracy is not guaranteed.

WALK SCORE
51
Somewhat Walkable

BIKE SCORE
67
Bikeable

TRANSIT SCORE
59
Good Transit

These scores are from Walk Score, an analysis tool that evaluates how many daily needs and amenities can be accessed by walking, biking, or public transit from this site.

LAND USE

LEGEND

- Development Site
- Heavy Industrial
- Light Industrial
- Mixed Use Neighborhood
- Open Space, Parklands & Habitat
- Public/Quasi-Public
- Residential Neighborhood
- Transit Employment Center
- Transit Residential
- Transportation & Utilities
- Urban Residential
- Urban Village



Effective Date: April 2024



DEMOGRAPHICS

African American/Black:	2%
Asian:	69%
Hispanic/Latino:	18%
White:	7%
Other Race:	5%
Median Age:	37

Median Household Income:	\$175,625
Share of Households with Someone Under 18:	39%
Share of Households with Someone Over 65:	35%
Average Household Size:	3.14
Share of Households without a Vehicle:	2%
Share of Housing Units that are Owner-Occupied:	81%
Share of Housing Units that are Renter-Occupied:	19%

Source: 2022 American Community Survey 5-Year Estimates for tract 5043.19.

SITE DETAILS



APN: 464-22-032

Acreage: 7.6

Zoning*: A(PD) - Agricultural

General Plan*: NCC - Neighborhood/Community Commercial

Transit Access: VTA Light Rail, VTA Bus

Current Use: Park & Ride Lot

Housing Element Site: No

Council District: 10

School District: East Side UHSD, Oak Grove ESD

MTC Priority Site: Yes

Project Page: vta.org/blossomhilldevelopment

*Information on the General Plan and Zoning designations for each of these sites was gathered in June 2024. Designations are subject to change, and accuracy is not guaranteed.

WALK SCORE
72
Very Walkable

BIKE SCORE
66
Bikeable

TRANSIT SCORE
45
Some Transit

These scores are from Walk Score, an analysis tool that evaluates how many daily needs and amenities can be accessed by walking, biking, or public transit from this site.

LAND USE

LEGEND

- Development Site
- Neighborhood/Community Commercial
- Open Space, Parklands & Habitat
- Public/Quasi-Public
- Residential Neighborhood



Effective Date: April 2024



DEMOGRAPHICS

African American/Black:	1%
Asian:	30%
Hispanic/Latino:	25%
White:	39%
Other Race:	5%
Median Age:	42.3

Median Household Income:	\$117,194
Share of Households with Someone Under 18:	29%
Share of Households with Someone Over 65:	36%
Average Household Size:	2.88
Share of Households without a Vehicle:	12%
Share of Housing Units that are Owner-Occupied:	44%
Share of Housing Units that are Renter-Occupied:	56%

Source: 2022 American Community Survey 5-Year Estimates for tract 5120.27.

SITE DETAILS



APN: 462-02-022, 024, 026, 027, 028

Acreage: 2.5

Zoning*: MUN - Mixed-Use Neighborhood

General Plan*: MUN - Mixed Use Neighborhood

Transit Access: VTA Light Rail

Current Use: Park & Ride Lot

Housing Element Site: Yes

Council District: 2

School District: San José USD

MTC Priority Site: Yes

Project Page: vta.org/branhamdevelopment

*Information on the General Plan and Zoning designations for each of these sites was gathered in June 2024. Designations are subject to change, and accuracy is not guaranteed.

WALK SCORE
42
Car Dependent

BIKE SCORE
74
Very Bikeable

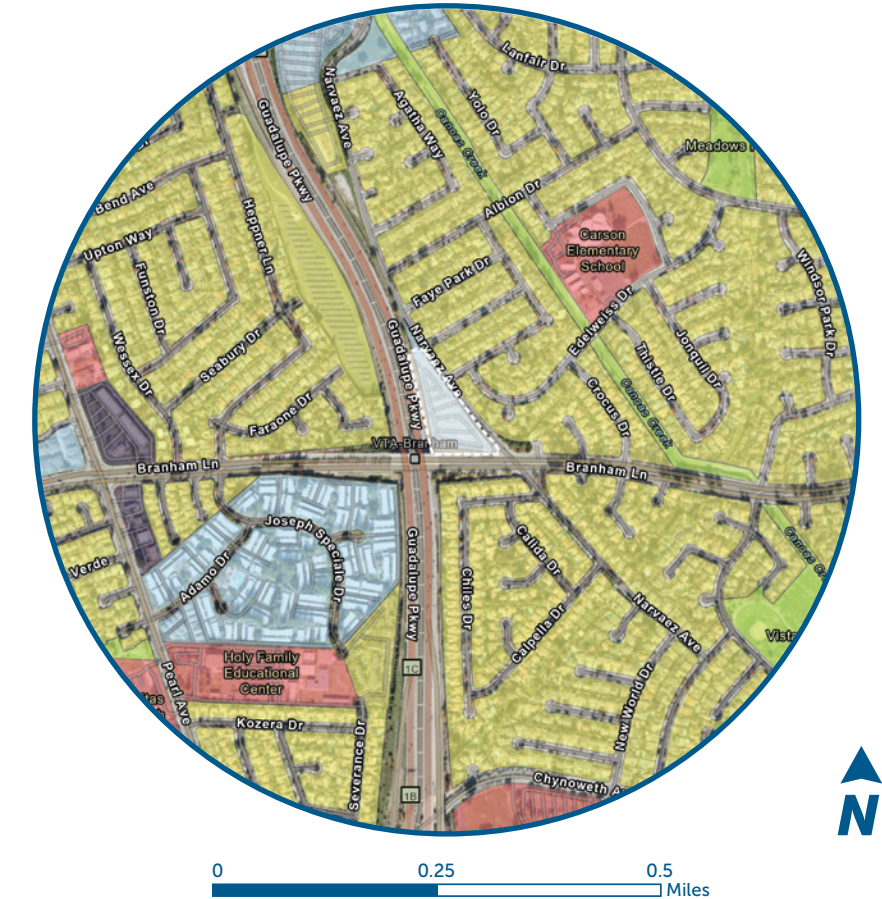
TRANSIT SCORE
46
Some Transit

These scores are from Walk Score, an analysis tool that evaluates how many daily needs and amenities can be accessed by walking, biking, or public transit from this site.

LAND USE

LEGEND

- Development Site
- Mixed Use Neighborhood
- Neighborhood/Community Commercial
- Open Space, Parklands & Habitat
- Public/Quasi-Public
- Residential Neighborhood



0 0.25 0.5 Miles

Effective Date: April 2024



DEMOGRAPHICS

African American/Black:	1%
Asian:	22%
Hispanic/Latino:	25%
White:	46%
Other Race:	6%
Median Age:	38.8

Median Household Income:	\$176,855
Share of Households with Someone Under 18:	38%
Share of Households with Someone Over 65:	29%
Average Household Size:	3.11
Share of Households without a Vehicle:	1%
Share of Housing Units that are Owner-Occupied:	79%
Share of Housing Units that are Renter-Occupied:	21%

Source: 2022 American Community Survey 5-Year Estimates for tract 5120.05.

SITE DETAILS



APN: North: 462-15-027, 028, 030, 037, 040;
South: 462-14-019, 021, 022, 015, 016, 014, 017, 018

Acreage: 10.1

Zoning*: CP - Commercial Pedestrian, MUN - Mixed Use Neighborhood, R-1-8 - Single-Family Residential

General Plan*: MUN - Mixed Use Neighborhood, NCC - Neighborhood/Community Commercial, RN - Residential Neighborhood

Transit Access: VTA Light Rail, VTA Bus

Current Use: Park & Ride Lot

Housing Element Site: No

Council District: 2

School District: San José USD

MTC Priority Site: Yes

Project Page: vta.org/capitoldevelopment

*Information on the General Plan and Zoning designations for each of these sites was gathered in June 2024. Designations are subject to change, and accuracy is not guaranteed.

WALK SCORE
57
Somewhat Walkable

BIKE SCORE
54
Bikeable

TRANSIT SCORE
46
Some Transit

These scores are from Walk Score, an analysis tool that evaluates how many daily needs and amenities can be accessed by walking, biking, or public transit from this site.

LAND USE

LEGEND

- Development Site
- Industrial Park
- Mixed Use Neighborhood
- Neighborhood/Community Commercial
- Open Space, Parklands and Habitat
- Private Recreation and Open Space
- Public/Quasi-Public
- Residential Neighborhood



Effective Date: April 2024



DEMOGRAPHICS

African American/Black:	1%
Asian:	22%
Hispanic/Latino:	25%
White:	46%
Other Race:	6%
Median Age:	38.8

Median Household Income:	\$176,855
Share of Households with Someone Under 18:	38%
Share of Households with Someone Over 65:	29%
Average Household Size:	3.11
Share of Households without a Vehicle:	1%
Share of Housing Units that are Owner-Occupied:	79%
Share of Housing Units that are Renter-Occupied:	21%

Source: 2022 American Community Survey 5-Year Estimates for tract 5120.05.

SITE DETAILS



APN: 497-08-025, 019, 020

Acreage: 3.13

Zoning*: UV - Urban Village

General Plan*: UV - Urban Village

Transit Access: Caltrain, VTA Bus

Current Use: Park & Ride Lot

Housing Element Site: No

Council District: 7

School District: East Side UHSD,
Franklin-McKinley ESD

MTC Priority Site: No

*Information on the General Plan and Zoning designations for each of these sites was gathered in June 2024. Designations are subject to change, and accuracy is not guaranteed.

WALK SCORE
61
Somewhat Walkable

BIKE SCORE
58
Bikeable

TRANSIT SCORE
51
Good Transit

These scores are from Walk Score, an analysis tool that evaluates how many daily needs and amenities can be accessed by walking, biking, or public transit from this site.

LAND USE

LEGEND

- Development Site
- Combined Industrial/Commercial
- Heavy Industrial
- Industrial Park
- Light Industrial
- Mixed Use Neighborhood
- Neighborhood/Community Commercial
- Open Space, Parklands and Habitat
- Public/Quasi-Public
- Residential Neighborhood
- Urban Residential
- Urban Village



Effective Date: April 2024



DEMOGRAPHICS

African American/Black:	2%
Asian:	26%
Hispanic/Latino:	57%
White:	6%
Other Race:	10%
Median Age:	36.6

Median Household Income:	\$91,650
Share of Households with Someone Under 18:	50%
Share of Households with Someone Over 65:	25%
Average Household Size:	3.75
Share of Households without a Vehicle:	3%
Share of Housing Units that are Owner-Occupied:	74%
Share of Housing Units that are Renter-Occupied:	26%

Source: 2022 American Community Survey 5-Year Estimates for tract 5032.20.

SITE DETAILS



APN: 097-04-020, 037

Acreage: 28.8

Zoning*: IP - Industrial Park

General Plan*: CIC - Combined Industrial/Commercial

Current Use: Vacant Land, Parking

Housing Element Site: No

Council District: 4

School District: Santa Clara USD

MTC Priority Site: No

**Information on the General Plan and Zoning designations for each of these sites was gathered in June 2024. Designations are subject to change, and accuracy is not guaranteed.*

WALK SCORE
7
Car Dependable

BIKE SCORE
68
Bikeable

TRANSIT SCORE
44
Some Transit

These scores are from Walk Score, an analysis tool that evaluates how many daily needs and amenities can be accessed by walking, biking, or public transit from this site.

LAND USE

LEGEND

- Development Site
- Combined Industrial/Commercial
- Industrial Park
- Light Industrial
- Mobile Home Park
- Neighborhood/Community Commercial
- Open Space, Parklands and Habitat
- Public/Quasi-Public
- Transit Residential
- BRPD - Business Park/Research & Development
- POS - Permanent Open Space
- VHDR - Very High Density Residential



0 0.25 0.5 Miles

Effective Date: April 2024



DEMOGRAPHICS

African American/Black:	0%
Asian:	42%
Hispanic/Latino:	30%
White:	20%
Other Race:	8%
Median Age:	31.4

Median Household Income:	\$173,345
Share of Households with Someone Under 18:	32%
Share of Households with Someone Over 65:	15%
Average Household Size:	2.85
Share of Households without a Vehicle:	5%
Share of Housing Units that are Owner-Occupied:	33%
Share of Housing Units that are Renter-Occupied:	67%

Source: 2022 American Community Survey 5-Year Estimates for tract 5050.15.

SITE DETAILS



APN: 706-05-038

Acreage: 4.5

Zoning*: A(PD) - Agricultural

General Plan*: NCC - Neighborhood/Community Commercial, PQP - Public/Quasi Public

Transit Access: VTA Light Rail

Current Use: Park & Ride Lot

Housing Element Site: No

Council District: 10

School District: East Side UHSD, Oak Grove ESD

MTC Priority Site: Yes

Project Page: vta.org/cottledevelopment

*Information on the General Plan and Zoning designations for each of these sites was gathered in June 2024. Designations are subject to change, and accuracy is not guaranteed.

WALK SCORE
68
Somewhat Walkable

BIKE SCORE
66
Bikeable

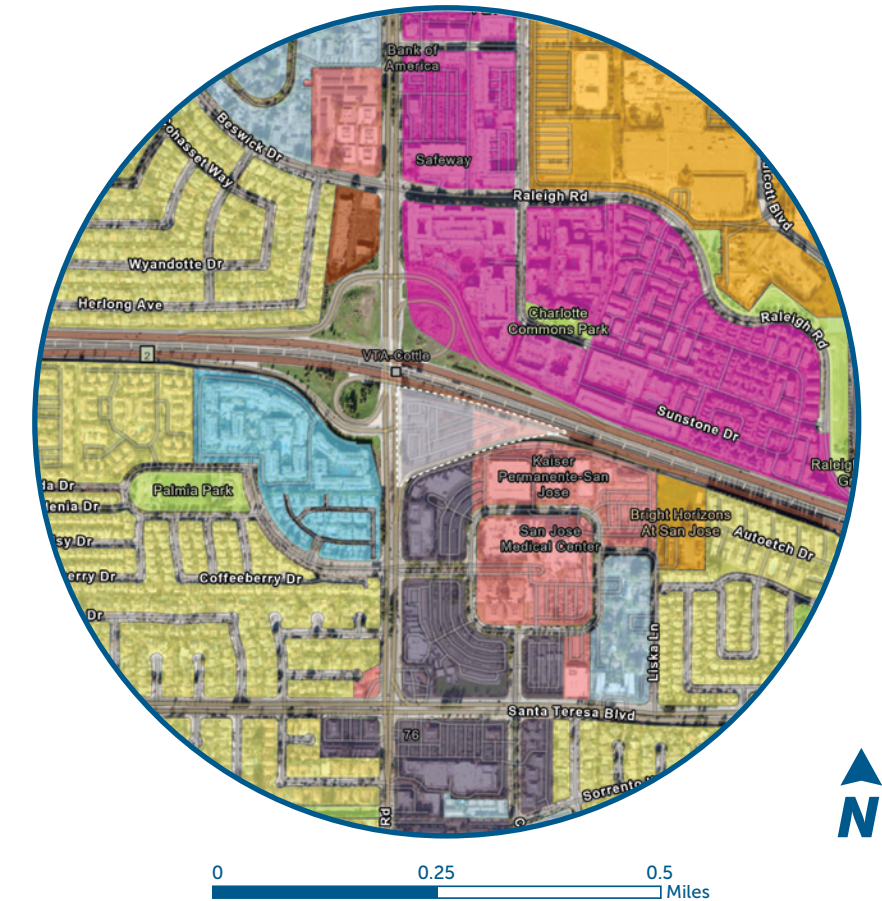
TRANSIT SCORE
50
Good Transit

These scores are from Walk Score, an analysis tool that evaluates how many daily needs and amenities can be accessed by walking, biking, or public transit from this site.

LAND USE

LEGEND

- Development Site
- Combined Industrial/Commercial
- Industrial Park
- Mixed Use Neighborhood
- Neighborhood/Community Commercial
- Open Space, Parklands & Habitat
- Private Recreation & Open Space
- Public/Quasi-Public
- Residential Neighborhood
- Transit Residential
- Urban Village



Effective Date: April 2024



DEMOGRAPHICS

African American/Black:	2%
Asian:	28%
Hispanic/Latino:	25%
White:	37%
Other Race:	7%
Median Age:	38.4

Median Household Income:	\$148,700
Share of Households with Someone Under 18:	40%
Share of Households with Someone Over 65:	23%
Average Household Size:	3.09
Share of Households without a Vehicle:	1%
Share of Housing Units that are Owner-Occupied:	67%
Share of Housing Units that are Renter-Occupied:	33%

Source: 2022 American Community Survey 5-Year Estimates for tract 5120.59.

SITE DETAILS



APN: 456-26-025-031

Acreage: 5.5

Zoning*: CP - Commercial Pedestrian,
CO - Commercial Office

General Plan*: NCC - Neighborhood/Community
Commercial

Transit Access: VTA Light Rail, VTA Bus

Current Use: Park & Ride Lot

Housing Element Site: No

Council District: 9

School District: San José USD

MTC Priority Site: Yes

Project Page: vta.org/curtnerdevelopment

*Information on the General Plan and Zoning designations for each of these sites was gathered in June 2024. Designations are subject to change, and accuracy is not guaranteed.

WALK SCORE
52
Somewhat Walkable

BIKE SCORE
71
Very Bikeable

TRANSIT SCORE
45
Some Transit

These scores are from Walk Score, an analysis tool that evaluates how many daily needs and amenities can be accessed by walking, biking, or public transit from this site.

LAND USE

LEGEND

- Development Site
- Heavy Industrial
- Light Industrial
- Mixed Use Neighborhood
- Neighborhood/Community Commercial
- Open Space, Parklands & Habitat
- Public/Quasi-Public
- Residential Neighborhood
- Rural Residential
- Transit Residential
- Urban Residential



0 0.25 0.5 Miles

Effective Date: April 2024



DEMOGRAPHICS

African American/Black:	14%
Asian:	32%
Hispanic/Latino:	33%
White:	15%
Other Race:	6%
Median Age:	37

Median Household Income:	\$100,742
Share of Households with Someone Under 18:	37%
Share of Households with Someone Over 65:	33%
Average Household Size:	3.31
Share of Households without a Vehicle:	1%
Share of Housing Units that are Owner-Occupied:	29%
Share of Housing Units that are Renter-Occupied:	71%

Source: 2022 American Community Survey 5-Year Estimates for tract 5031.24.

SITE DETAILS



APN: 261-34-002, 003, 004, 005, 006, 011, 023, 259-38-133

Acreage: 1.5

Zoning*: DC(PD) - Downtown Primary Commercial - Neighborhood Transition

General Plan*: DT - Downtown

Transit Access: Caltrain, VTA Light Rail, VTA Bus ACE, Amtrak, Future BART, Future HSR

Current Use: Park & Ride Lot

Housing Element Site: Yes

Council District: 6

School District: San José USD

MTC Priority Site: Yes

*Information on the General Plan and Zoning designations for each of these sites was gathered in June 2024. Designations are subject to change, and accuracy is not guaranteed.

WALK SCORE
91
Walker's Paradise

BIKE SCORE
89
Very Bikeable

TRANSIT SCORE
72
Excellent Transit

These scores are from Walk Score, an analysis tool that evaluates how many daily needs and amenities can be accessed by walking, biking, or public transit from this site.

LAND USE

LEGEND

- Development Site
- Combined Industrial/Commercial
- Commercial Downtown
- Downtown
- Mixed Use Commercial
- Mixed Use Neighborhood
- Neighborhood/Community Commercial
- Open Space, Parklands & Habitat
- Public/Quasi-Public
- Residential Neighborhood
- Transit Employment Center
- Transit Residential
- Urban Residential
- Urban Village
- Urban Village Commercial



0 0.25 0.5 Miles

Effective Date: April 2024



DEMOGRAPHICS

African American/Black:	4%
Asian:	14%
Hispanic/Latino:	36%
White:	41%
Other Race:	5%
Median Age:	37

Median Household Income:	\$116,172
Share of Households with Someone Under 18:	18%
Share of Households with Someone Over 65:	13%
Average Household Size:	2.27
Share of Households without a Vehicle:	3%
Share of Housing Units that are Owner-Occupied:	37%
Share of Housing Units that are Renter-Occupied:	63%

Source: 2022 American Community Survey 5-Year Estimates for tract 5003.

SITE DETAILS



APN: 160-65-008

Acreage: 2.1

Zoning*: R4 - High-Density Residential

General Plan*: High-Density Residential

Transit Access: VTA Bus

Current Use: Parking Lot

Housing Element Site: Yes

School District: Mountain View Whisman SD,
Mountain View-Los Altos HSD

MTC Priority Site: No

Project Page: vta.org/evelyndevlopment

*Information on the General Plan and Zoning designations for each of these sites was gathered in June 2024. Designations are subject to change, and accuracy is not guaranteed.

WALK SCORE
68
Somewhat Walkable

BIKE SCORE
93
Biker's Paradise

TRANSIT SCORE
48
Some Transit

These scores are from Walk Score, an analysis tool that evaluates how many daily needs and amenities can be accessed by walking, biking, or public transit from this site.

LAND USE

LEGEND

- Development Site
- Downtown Mixed-Use
- General Commercial
- General Industrial
- High-Density Residential
- High-Intensity Office
- Low-Density Residential
- Medium High-Density Residential
- Medium Low-Density Residential
- Medium Density Residential
- Mobile Home Residential
- Parks, Schools and City Facilities
- Regional Park



Effective Date: April 2024



DEMOGRAPHICS

African American/Black:	1%
Asian:	31%
Hispanic/Latino:	26%
White:	32%
Other Race:	9%
Median Age:	32.2

Median Household Income:	\$218,105
Share of Households with Someone Under 18:	33%
Share of Households with Someone Over 65:	9%
Average Household Size:	2.66
Share of Households without a Vehicle:	3%
Share of Housing Units that are Owner-Occupied:	7%
Share of Housing Units that are Renter-Occupied:	43%

Source: 2022 American Community Survey 5-Year Estimates for tract 5091.09.

SITE DETAILS



APN: 841-13-001, 017-020

Acreage: 7.8

Zoning*: Downtown Specific Plan, Historic Neighborhood

General Plan*: Downtown Mixed Use

Transit Access: Caltrain, VTA Bus, Future HSR, San Benito County Transit, MST

Current Use: Park & Ride Lot

Housing Element Site: No

School District: Gilroy USD

MTC Priority Site: No

*Information on the General Plan and Zoning designations for each of these sites was gathered in June 2024. Designations are subject to change, and accuracy is not guaranteed.

WALK SCORE
88
Very Walkable

BIKE SCORE
85
Very Bikeable

TRANSIT SCORE
N/A
No Score

These scores are from Walk Score, an analysis tool that evaluates how many daily needs and amenities can be accessed by walking, biking, or public transit from this site.

LAND USE

LEGEND

- Development Site
- Downtown
- General Services Commercial
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Public & Quasi-Public Facility



0 0.25 0.5 Miles

Effective Date: April 2024



DEMOGRAPHICS

African American/Black:	1%
Asian:	1%
Hispanic/Latino:	85%
White:	11%
Other Race:	2%
Median Age:	31.5

Median Household Income:	\$90,101
Share of Households with Someone Under 18:	44%
Share of Households with Someone Over 65:	15%
Average Household Size:	3.99
Share of Households without a Vehicle:	5%
Share of Housing Units that are Owner-Occupied:	24%
Share of Housing Units that are Renter-Occupied:	76%

Source: 2022 American Community Survey 5-Year Estimates for tract 5126.03.

SITE DETAILS



APN: 086-24-059

Acreage: 4.1

Zoning*: TOD Overlay, Multi Family Residential

General Plan*: VHDR - Very High Density Residential

Transit Access: VTA Light Rail

Current Use: Parking Lot

Housing Element Site: Yes

Council District: N/A

School District: Milpitas USD

MTC Priority Site: Yes

*Information on the General Plan and Zoning designations for each of these sites was gathered in June 2024. Designations are subject to change, and accuracy is not guaranteed.

WALK SCORE
82
Very Walkable

BIKE SCORE
80
Very Bikeable

TRANSIT SCORE
57
Good Transit

These scores are from Walk Score, an analysis tool that evaluates how many daily needs and amenities can be accessed by walking, biking, or public transit from this site.

LAND USE

LEGEND

- Development Site
- GNC - General Commercial
- HDR - High Density Residential
- LDR - Low Density Residential
- MFG - Manufacturing
- MGSP- Milpitas Gateway Specific Plan
- MMSP - Milpitas Metro Specific Plan
- NCMU - Neighborhood Commercial Mixed Use
- PF - Public Facilities
- POS - Permanent Open Space
- ROW
- VHDR - Very High Density Residential



Effective Date: April 2024



DEMOGRAPHICS

African American/Black:	0%
Asian:	76%
Hispanic/Latino:	12%
White:	5%
Other Race:	8%
Median Age:	33.3

Median Household Income:	\$139,957
Share of Households with Someone Under 18:	35%
Share of Households with Someone Over 65:	17%
Average Household Size:	2.87
Share of Households without a Vehicle:	12%
Share of Housing Units that are Owner-Occupied:	55%
Share of Housing Units that are Renter-Occupied:	45%

Source: 2022 American Community Survey 5-Year Estimates for tract 5045.10.

SITE DETAILS



APN: 245-01-004

Acreage: 2.3

Zoning*: N/A - Unincorporated

General Plan*: NCC - Neighborhood/Community Commercial

Transit Access: VTA Light Rail, VTA Bus

Current Use: Park & Ride Lot

Housing Element Site: Yes

Council District: 4

School District: Berryessa Union ESD, East Side UHSD

MTC Priority Site: Yes

*Information on the General Plan and Zoning designations for each of these sites was gathered in June 2024. Designations are subject to change, and accuracy is not guaranteed.

WALK SCORE
58
Somewhat Walkable

BIKE SCORE
63
Bikeable

TRANSIT SCORE
43
Some Transit

These scores are from Walk Score, an analysis tool that evaluates how many daily needs and amenities can be accessed by walking, biking, or public transit from this site.

LAND USE

LEGEND

- Development Site
- Mixed Use Neighborhood
- Neighborhood/Community Commercial
- Open Space, Parklands & Habitat
- Public/Quasi-Public
- Residential Neighborhood



0 0.25 0.5 Miles

Effective Date: April 2024



DEMOGRAPHICS

African American/Black:	1%
Asian:	62%
Hispanic/Latino:	18%
White:	10%
Other Race:	8%
Median Age:	37.4

Median Household Income:	\$172,857
Share of Households with Someone Under 18:	35%
Share of Households with Someone Over 65:	37%
Average Household Size:	3.28
Share of Households without a Vehicle:	2%
Share of Housing Units that are Owner-Occupied:	70%
Share of Housing Units that are Renter-Occupied:	30%

Source: 2022 American Community Survey 5-Year Estimates for tract 5043.21.

SITE DETAILS



APN: 092-07-011

Acreage: 1.7

Zoning*: TOD Overlay, MXD3 - Mixed Use

General Plan*: MMSP - Milpitas Metro Specific Plan

Transit Access: BART, VTA Light Rail, VTA Bus

Current Use: Vacant Land

Housing Element Site: Yes

School District: Berryessa Union ESD, East Side UHSD

MTC Priority Site: Yes

*Information on the General Plan and Zoning designations for each of these sites was gathered in June 2024. Designations are subject to change, and accuracy is not guaranteed.

WALK SCORE
71
Very Walkable

BIKE SCORE
75
Very Bikeable

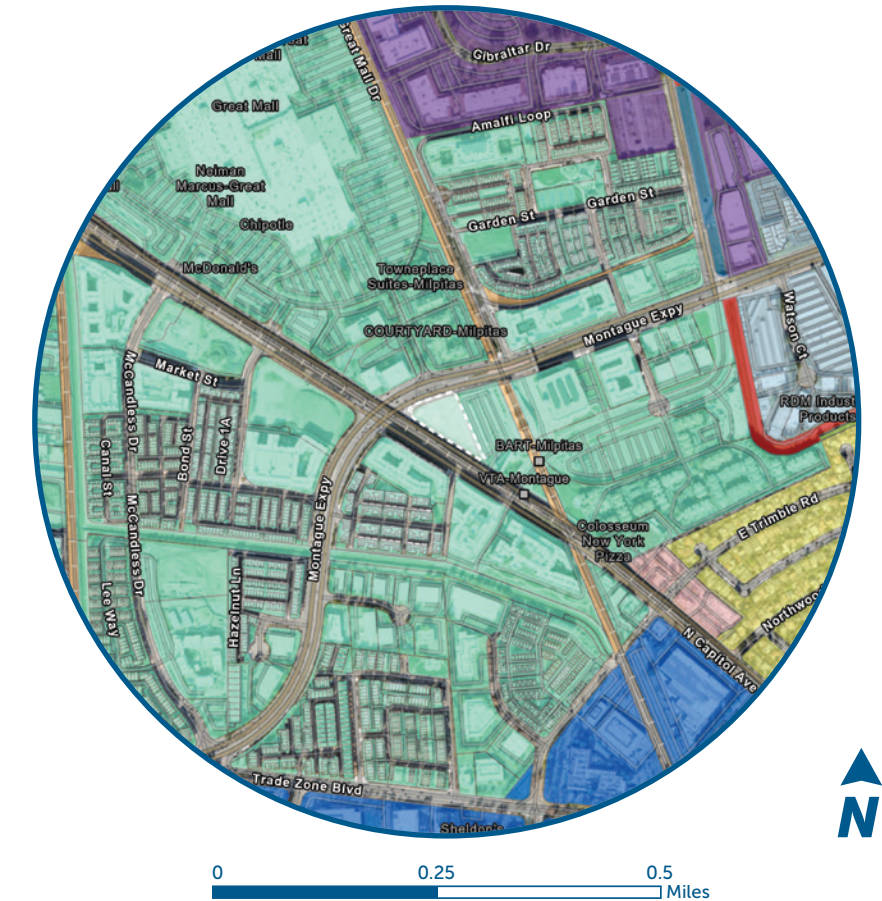
TRANSIT SCORE
67
Good Transit

These scores are from Walk Score, an analysis tool that evaluates how many daily needs and amenities can be accessed by walking, biking, or public transit from this site.

LAND USE

LEGEND

- Development Site
- Mixed Use Commercial
- Open Space, Parklands & Habitat
- Residential Neighborhood
- Transit Employment Center
- BPRD - Business Park/Research & Development
- MFG - Manufacturing
- MMSP - Milpitas Metro Specific Plan
- NA
- POS - Permanent Open Space
- ROW
- VHDR - Very High Density Residential



Effective Date: April 2024



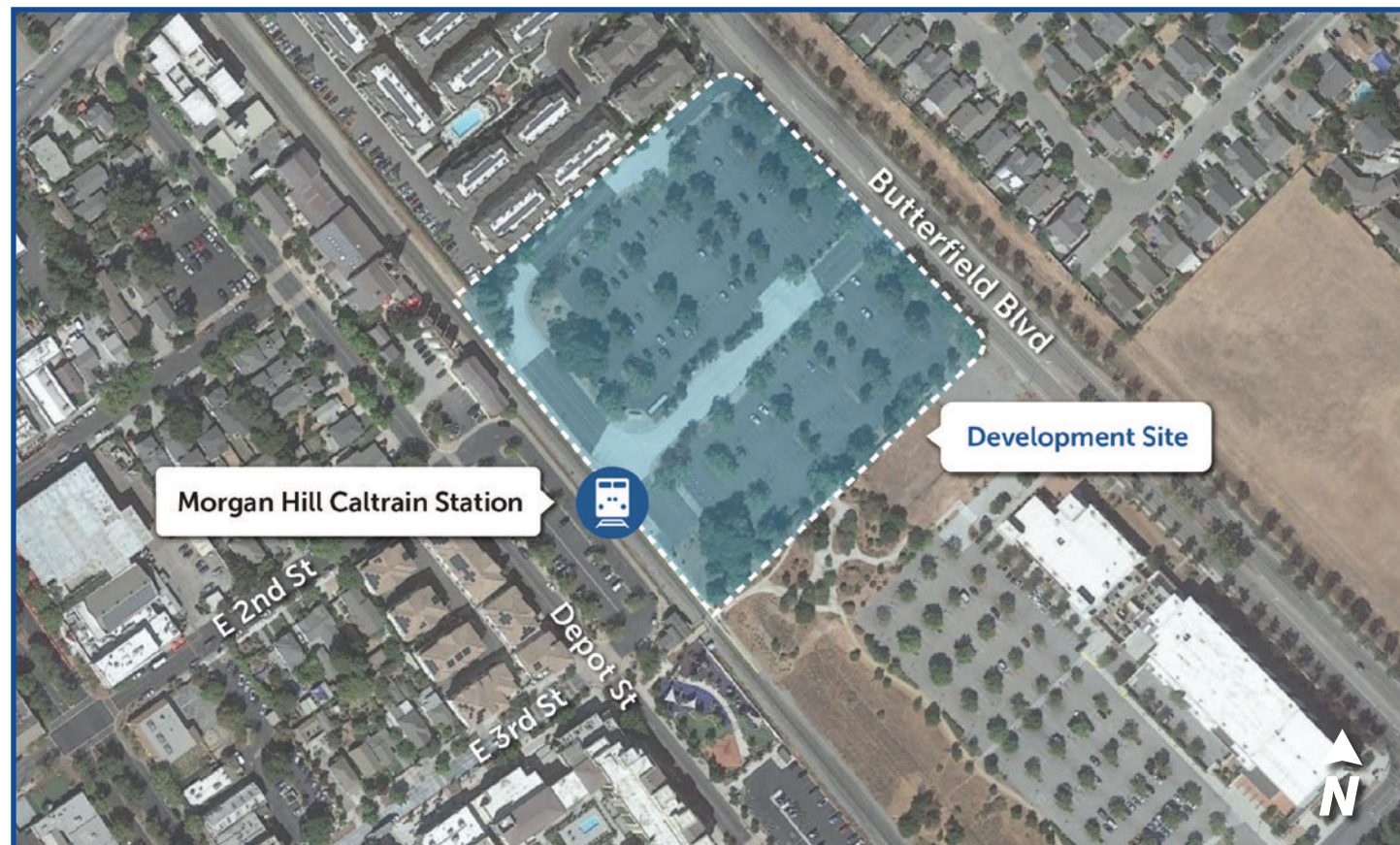
DEMOGRAPHICS

African American/Black:	3%
Asian:	87%
Hispanic/Latino:	1%
White:	4%
Other Race:	5%
Median Age:	32.6

Median Household Income:	\$184,063
Share of Households with Someone Under 18:	33%
Share of Households with Someone Over 65:	7%
Average Household Size:	2.5
Share of Households without a Vehicle:	4%
Share of Housing Units that are Owner-Occupied:	37%
Share of Housing Units that are Renter-Occupied:	63%

Source: 2022 American Community Survey 5-Year Estimates for tract 5045.09.

SITE DETAILS



APN: 726-15-071

Acreage: 6.2

Zoning*: MU-D - Downtown Mixed Use, DTSP - Downtown Specific Plan Overlay

General Plan*: Mixed Use

Transit Access: Caltrain, VTA Bus

Current Use: Park & Ride Lot

Housing Element Site: No

School District: Morgan Hill USD

MTC Priority Site: Yes

*Information on the General Plan and Zoning designations for each of these sites was gathered in June 2024. Designations are subject to change, and accuracy is not guaranteed.

WALK SCORE
82
Very Walkable

BIKE SCORE
83
Very Bikeable

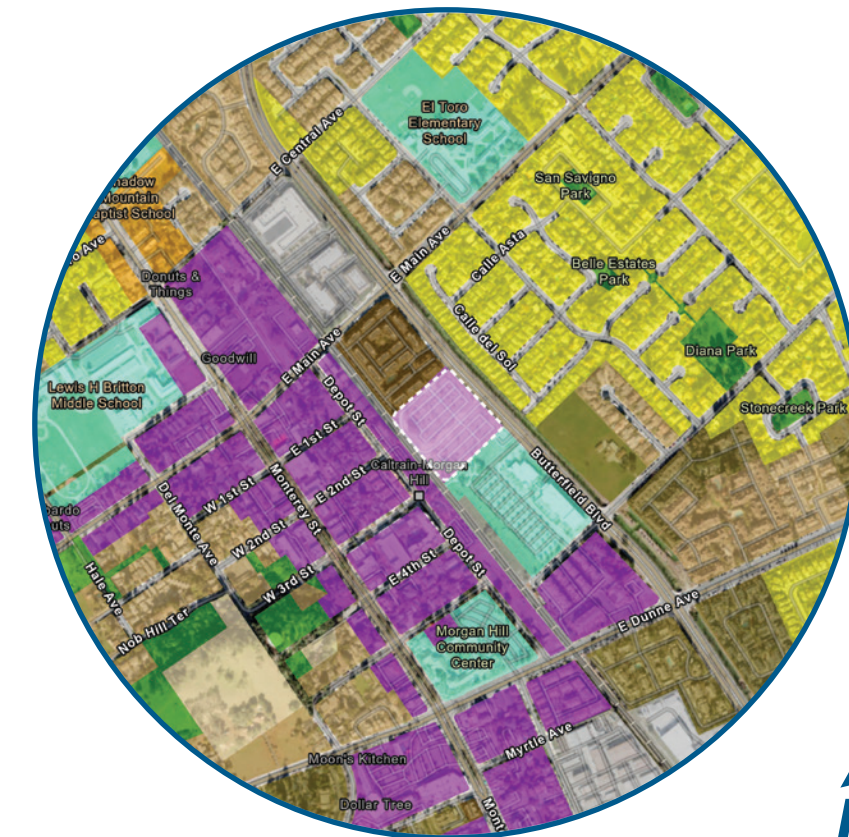
TRANSIT SCORE
38
Some Transit

These scores are from Walk Score, an analysis tool that evaluates how many daily needs and amenities can be accessed by walking, biking, or public transit from this site.

LAND USE

LEGEND

- Development Site
- Residential Estate (up to 1 du/ac)
- Residential Detached Medium (up to 7 du/ac)
- Residential Detached High (6-12 du/ac)
- Residential Attached Low (6-16 du/ac)
- Residential Attached Medium (16-24 du/ac)
- Residential Downtown (24-46 du/ac)
- Mixed Use
- Mixed Use Flex (7-25 du/ac)
- Industrial
- Public Facilities
- Open Space



0 0.25 0.5 Miles

Effective Date: April 2024



DEMOGRAPHICS

African American/Black:	0%
Asian:	19%
Hispanic/Latino:	30%
White:	45%
Other Race:	6%
Median Age:	36.7

Median Household Income:	\$185,375
Share of Households with Someone Under 18:	34%
Share of Households with Someone Over 65:	27%
Average Household Size:	3.02
Share of Households without a Vehicle:	0%
Share of Housing Units that are Owner-Occupied:	83%
Share of Housing Units that are Renter-Occupied:	17%

Source: 2022 American Community Survey 5-Year Estimates for tract 5123.12.

SITE DETAILS



APN: 458-11-020

Acreage: 2.7

Zoning*: TR - Transit Residential

General Plan*: TR - Transit Residential

Transit Access: VTA Light Rail, VTA Bus

Current Use: Park & Ride Lot

Housing Element Site: Yes

Council District: 9

School District: San José USD

MTC Priority Site: Yes

**Information on the General Plan and Zoning designations for each of these sites was gathered in June 2024. Designations are subject to change, and accuracy is not guaranteed.*

WALK SCORE
67
Somewhat Walkable

BIKE SCORE
79
Very Bikeable

TRANSIT SCORE
45
Some Transit

These scores are from Walk Score, an analysis tool that evaluates how many daily needs and amenities can be accessed by walking, biking, or public transit from this site.

LAND USE

LEGEND

- Development Site
- Combined Industrial/Commercial
- Mixed Use Neighborhood
- Neighborhood/Community Commercial
- Open Space, Parklands & Habitat
- Public/Quasi-Public
- Regional Commercial
- Residential Neighborhood
- Transit Residential



0 0.25 0.5 Miles

Effective Date: April 2024



DEMOGRAPHICS

African American/Black:	3%	Median Household Income:	\$137,275
Asian:	20%	Share of Households with Someone Under 18:	30%
Hispanic/Latino:	25%	Share of Households with Someone Over 65:	35%
White:	46%	Average Household Size:	2.85
Other Race:	6%	Share of Households without a Vehicle:	8%
Median Age:	41.1	Share of Housing Units that are Owner-Occupied:	53%
		Share of Housing Units that are Renter-Occupied:	47%

Source: 2022 American Community Survey 5-Year Estimates for tract 5120.24.

SITE DETAILS



APN: 097-06-032

Acreage: 17.7

Zoning*: IP - Industrial Park, TERO - Transit Employment Residential Overlay

General Plan*: IP - Industrial Park

Transit Access: VTA Light Rail, VTA Bus

Current Use: VTA Office, Park & Ride Lot

Housing Element Site: Yes

Council District: 4

School District: Santa Clara USD

MTC Priority Site: Yes

*Information on the General Plan and Zoning designations for each of these sites was gathered in June 2024. Designations are subject to change, and accuracy is not guaranteed.

WALK SCORE
57
Somewhat Walkable

BIKE SCORE
81
Very Bikeable

TRANSIT SCORE
43
Some Transit

These scores are from Walk Score, an analysis tool that evaluates how many daily needs and amenities can be accessed by walking, biking, or public transit from this site.

LAND USE

LEGEND

- Development Site
- Industrial Park
- Neighborhood/Community Commercial
- Open Space, Parklands & Habitat
- Public/Quasi-Public
- Transit Employment Center
- Transit Residential
- Guadalupe River Park
- High Density Residential
- Medium Density Residential
- Neighborhood Mixed Use
- Parks/Open Space
- Public/Quasi Public
- Regional Commercial
- Right of Way
- Very Low Density Residential



0 0.25 0.5 Miles

Effective Date: April 2024



DEMOGRAPHICS

African American/Black:	3%
Asian:	58%
Hispanic/Latino:	6%
White:	31%
Other Race:	3%
Median Age:	31.6

Median Household Income:	\$201,190
Share of Households with Someone Under 18:	17%
Share of Households with Someone Over 65:	7%
Average Household Size:	1.98
Share of Households without a Vehicle:	6%
Share of Housing Units that are Owner-Occupied:	0%
Share of Housing Units that are Renter-Occupied:	100%

Source: 2022 American Community Survey 5-Year Estimates for tract 5050.12.

SITE DETAILS



APN: 825-02-126, 140

Acreage: 3.3

Zoning*: Rural Residential

General Plan*: Rural Residential

Transit Access: Caltrain, VTA Bus

Current Use: Park & Ride Lot

Housing Element Site: No

School District: Morgan Hill USD

MTC Priority Site: Yes

*Information on the General Plan and Zoning designations for each of these sites was gathered in June 2024. Designations are subject to change, and accuracy is not guaranteed.

WALK SCORE
35
Car Dependent

BIKE SCORE
31
Somewhat Bikeable

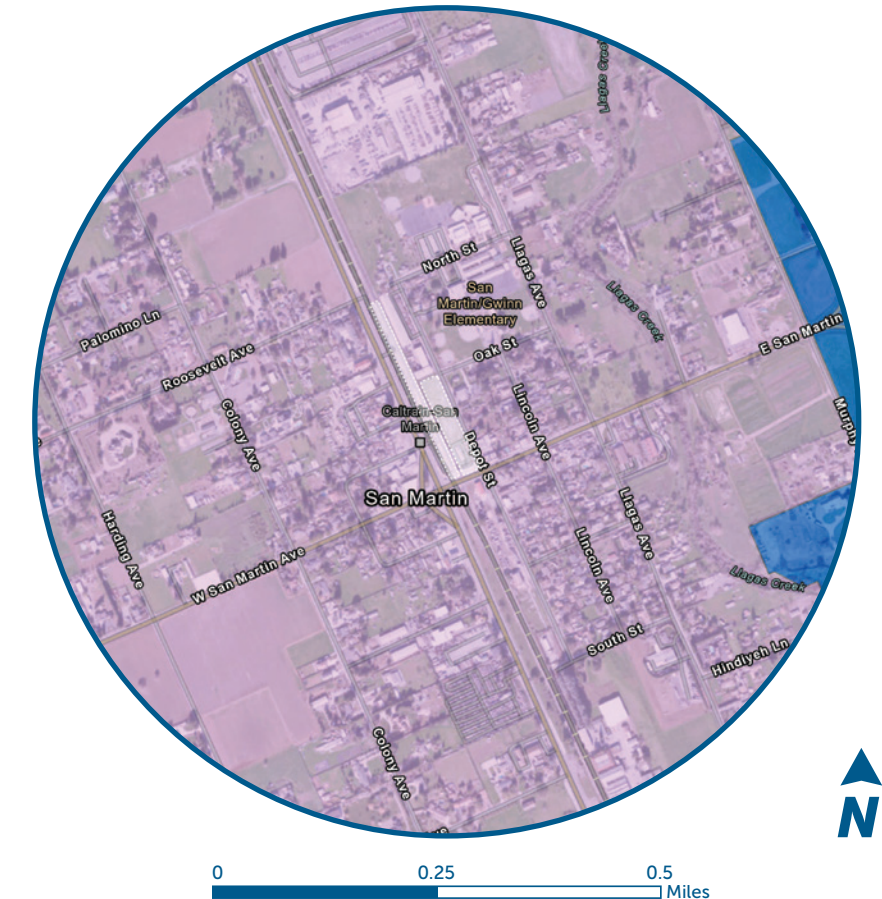
TRANSIT SCORE
N/A
No Score

These scores are from Walk Score, an analysis tool that evaluates how many daily needs and amenities can be accessed by walking, biking, or public transit from this site.

LAND USE

LEGEND

- Development Site
- Rural Residential
- Transportation



Effective Date: April 2024



DEMOGRAPHICS

African American/Black:	11%
Asian:	1%
Hispanic/Latino:	33%
White:	50%
Other Race:	6%
Median Age:	51

Median Household Income:	\$155,431
Share of Households with Someone Under 18:	29%
Share of Households with Someone Over 65:	50%
Average Household Size:	2.91
Share of Households without a Vehicle:	0%
Share of Housing Units that are Owner-Occupied:	77%
Share of Housing Units that are Renter-Occupied:	23%

Source: 2022 American Community Survey 5-Year Estimates for tract 5124.01.

SITE DETAILS



APN: 230-08-061

Acreage: 0.7

Zoning*: ML - Light Industrial

General Plan*: Regional Mixed Use, Santa Clara Station Focus Area

Transit Access: Caltrain, VTA Light Rail, VTA Bus, Future BART

Current Use: Park & Ride Lot

Housing Element Site: No

School District: Santa Clara USD

MTC Priority Site: No

Project Page: vta.org/santaclaradevelopment

*Information on the General Plan and Zoning designations for each of these sites was gathered in June 2024. Designations are subject to change, and accuracy is not guaranteed.

WALK SCORE
71
Very Walkable

BIKE SCORE
79
Very Bikeable

TRANSIT SCORE
54
Good Transit

These scores are from Walk Score, an analysis tool that evaluates how many daily needs and amenities can be accessed by walking, biking, or public transit from this site.

LAND USE

LEGEND

- Development Site
- Combined Industrial/Commercial
- Light Industrial
- Public/Quasi-Public
- Urban Residential
- Community Mixed Use
- Downtown Core
- Heavy Industrial
- High Density Residential
- Light Industrial
- Low Density Residential
- Medium Density Residential
- Neighborhood Mixed Use
- Parks/Open Space
- Public/Quasi Public
- Regional Commercial
- Regional Mixed Use
- Station Area Plan
- Very High Density Mixed Use
- Very High Density Residential
- Very Low Density Residential



Effective Date: April 2024



DEMOGRAPHICS

African American/Black:	4%
Asian:	29%
Hispanic/Latino:	16%
White:	47%
Other Race:	4%
Median Age:	21.7

Median Household Income:	\$117,000
Share of Households with Someone Under 18:	17%
Share of Households with Someone Over 65:	12%
Average Household Size:	2.41
Share of Households without a Vehicle:	9%
Share of Housing Units that are Owner-Occupied:	50%
Share of Housing Units that are Renter-Occupied:	50%

Source: 2022 American Community Survey 5-Year Estimates for tract 5052.03.

SITE DETAILS



APN: 706-03-013

Acreage: 34.8

Zoning*: IP - Industrial Park

General Plan*: TEC - Transit Employment Center

Transit Access: VTA Light Rail, VTA Bus

Current Use: Vacant Land, Park & Ride Lot

Housing Element Site: No

Council District: 10

School District: East Side UHSD,
Oak Grove ESD

MTC Priority Site: No

**Information on the General Plan and Zoning designations for each of these sites was gathered in June 2024. Designations are subject to change, and accuracy is not guaranteed.*

WALK SCORE
10
Car Dependent

BIKE SCORE
52
Bikeable

TRANSIT SCORE
50
Some Transit

These scores are from Walk Score, an analysis tool that evaluates how many daily needs and amenities can be accessed by walking, biking, or public transit from this site.

LAND USE

LEGEND

- Development Site
- Combined Industrial/Commercial
- Industrial Park
- Mixed Use Neighborhood
- Open Space, Parklands & Habitat
- Public/Quasi-Public
- Residential Neighborhood
- Transit Employment Center
- Urban Residential
- Urban Village



Effective Date: April 2024



DEMOGRAPHICS

African American/Black:	2%
Asian:	28%
Hispanic/Latino:	25%
White:	37%
Other Race:	7%
Median Age:	38.4

Median Household Income:	\$148,700
Share of Households with Someone Under 18:	40%
Share of Households with Someone Over 65:	23%
Average Household Size:	3.09
Share of Households without a Vehicle:	1%
Share of Housing Units that are Owner-Occupied:	67%
Share of Housing Units that are Renter-Occupied:	33%

Source: 2022 American Community Survey 5-Year Estimates for tract 5120.59.

SITE DETAILS



APN: 692-26-048, 049, 047, 692-27-070-073

Acreage: 4.1

Zoning*: A(PD) - Agricultural,
CP - Commercial Pedestrian

General Plan*: NCC - Neighborhood/
Community Commercial

Transit Access: VTA Light Rail, VTA Bus

Current Use: Park & Ride Lot

Housing Element Site: Yes

Council District: 2, 10

School District: East Side UHSD,
Oak Grove ESD

MTC Priority Site: Yes

*Information on the General Plan and Zoning designations for each of these sites was gathered in June 2024. Designations are subject to change, and accuracy is not guaranteed.

WALK SCORE
60
Somewhat Walkable

BIKE SCORE
53
Bikeable

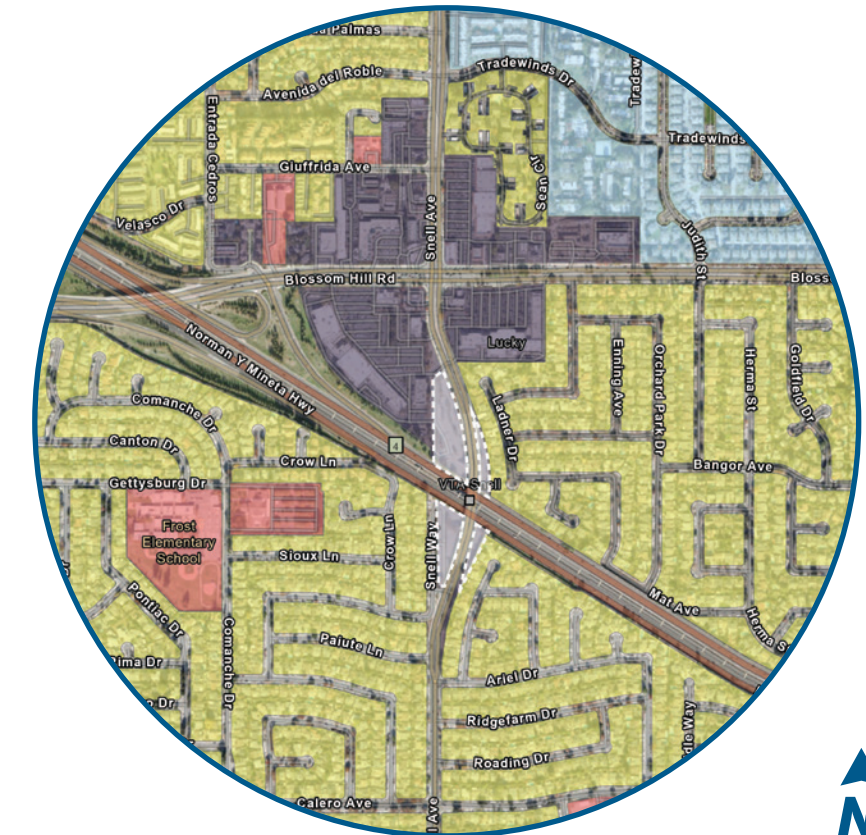
TRANSIT SCORE
47
Some Transit

These scores are from Walk Score, an analysis tool that evaluates how many daily needs and amenities can be accessed by walking, biking, or public transit from this site.

LAND USE

LEGEND

- Development Site
- Mixed Use Neighborhood
- Neighborhood/Community Commercial
- Public/Quasi-Public
- Residential Neighborhood



0 0.25 0.5 Miles

Effective Date: April 2024



DEMOGRAPHICS

African American/Black:	4%
Asian:	35%
Hispanic/Latino:	33%
White:	22%
Other Race:	5%
Median Age:	40.2

Median Household Income:	\$117,162
Share of Households with Someone Under 18:	31%
Share of Households with Someone Over 65:	23%
Average Household Size:	2.89
Share of Households without a Vehicle:	2%
Share of Housing Units that are Owner-Occupied:	76%
Share of Housing Units that are Renter-Occupied:	24%

Source: 2022 American Community Survey 5-Year Estimates for tract 5120.26.

SITE DETAILS



APN: 434-13-044

Acreage: 7

Zoning*: R-M - Multi Resident District

General Plan*: UR - Urban Residential

Transit Access: Caltrain, VTA Light Rail, VTA Bus

Current Use: Vacant Land, Park & Ride Lot

Housing Element Site: No

Council District: 3

School District: San José USD

MTC Priority Site: Yes

Project Page: vta.org/tamiendevlopment

*Information on the General Plan and Zoning designations for each of these sites was gathered in June 2024. Designations are subject to change, and accuracy is not guaranteed.

WALK SCORE
73
Very Walkable

BIKE SCORE
89
Very Bikeable

TRANSIT SCORE
57
Good Transit

These scores are from Walk Score, an analysis tool that evaluates how many daily needs and amenities can be accessed by walking, biking, or public transit from this site.

LAND USE

LEGEND

- Development Site
- Heavy Industrial
- Light Industrial
- Mixed Use Commercial
- Mixed Use Neighborhood
- Neighborhood/Community Commercial
- Open Space, Parklands & Habitat
- Public/Quasi-Public
- Residential Neighborhood
- Transit Residential
- Urban Residential



0 0.25 0.5 Miles

Effective Date: April 2024



DEMOGRAPHICS

African American/Black:	1%
Asian:	6%
Hispanic/Latino:	76%
White:	16%
Other Race:	1%
Median Age:	32.9

Median Household Income:	\$90,188
Share of Households with Someone Under 18:	37%
Share of Households with Someone Over 65:	25%
Average Household Size:	3.57
Share of Households without a Vehicle:	14%
Share of Housing Units that are Owner-Occupied:	34%
Share of Housing Units that are Renter-Occupied:	66%

Source: 2022 American Community Survey 5-Year Estimates for tract 5031.13.

SITE DETAILS



APN: 259-34-007-009, 011-014, 017, 020-027, 030-031

Acreage: 3.7

Zoning*: DC - Downtown Primary Commercial

General Plan*: DT - Downtown

Transit Access: VTA Light Rail, VTA Bus, Future BART

Current Use: Vacant Land, Parking Lot

Housing Element Site: No

Council District: 3

School District: San José USD

MTC Priority Site: Yes

*Information on the General Plan and Zoning designations for each of these sites was gathered in June 2024. Designations are subject to change, and accuracy is not guaranteed.

WALK SCORE
95
Walker's Paradise

BIKE SCORE
92
Biker's Paradise

TRANSIT SCORE
73
Excellent Transit

These scores are from Walk Score, an analysis tool that evaluates how many daily needs and amenities can be accessed by walking, biking, or public transit from this site.

LAND USE

LEGEND

- Development Site
- Combined Industrial/Commercial
- Commercial Downtown
- Downtown
- Mixed Use Commercial
- Mixed Use Neighborhood
- Neighborhood/Community Commercial
- Open Space, Parklands & Habitat
- Public/Quasi-Public
- Residential Neighborhood
- Transit Employment Center
- Transit Residential
- Urban Residential
- Urban Village



Effective Date: April 2024



DEMOGRAPHICS

African American/Black:	12%
Asian:	15%
Hispanic/Latino:	27%
White:	39%
Other Race:	7%
Median Age:	35

Median Household Income:	\$152,112
Share of Households with Someone Under 18:	7%
Share of Households with Someone Over 65:	18%
Average Household Size:	1.83
Share of Households without a Vehicle:	21%
Share of Housing Units that are Owner-Occupied:	23%
Share of Housing Units that are Renter-Occupied:	77%

Source: 2022 American Community Survey 5-Year Estimates for tract 5008.

SITE DETAILS



APN: 412-02-003

Acreage: 1.6

Zoning*: TO-MU - Transit-Oriented Mixed Use

General Plan*: TO-MU - Transit-Oriented Mixed Use

Transit Access: VTA Light Rail, VTA Bus

Current Use: Parking Lot

Housing Element Site: Yes

School District: Campbell UHSD

MTC Priority Site: Yes

Project Page: vta.org/winchesterdevelopment

*Information on the General Plan and Zoning designations for each of these sites was gathered in June 2024. Designations are subject to change, and accuracy is not guaranteed.



WALK SCORE

85

Very Walkable



BIKE SCORE

82

Very Bikeable



TRANSIT SCORE

50

Good Transit

These scores are from Walk Score, an analysis tool that evaluates how many daily needs and amenities can be accessed by walking, biking, or public transit from this site.

LAND USE

LEGEND

- Development Site
- Central Business Mixed-Use
- General Commercial
- General Commercial Mixed-Use (26-33)
- General Commercial/Light Industrial
- High Density Mixed-Use
- Light Industrial
- Low Density Residential (4.5)
- Low Density Residential (5.5)
- Low Density Residential (7.5)
- Low-Medium Density Residential (8-16)
- Medium Density Residential (18-25)
- Medium-High Density Mixed-Use (26-33)
- Medium-High Density Residential (26-33)
- Mobile Home Park (8-16)
- Neighborhood Commercial Mixed-Use
- Open Space
- Professional Office
- Professional Office Mixed-Use
- Public Facilities
- Research & Development
- Right of Way
- Transit-Oriented Mixed-Use



0 0.25 0.5 Miles

Effective Date: April 2024



DEMOGRAPHICS

African American/Black:	5%
Asian:	11%
Hispanic/Latino:	26%
White:	52%
Other Race:	7%
Median Age:	35.4

Median Household Income:	\$143,075
Share of Households with Someone Under 18:	32%
Share of Households with Someone Over 65:	16%
Average Household Size:	2.32
Share of Households without a Vehicle:	1%
Share of Housing Units that are Owner-Occupied:	42%
Share of Housing Units that are Renter-Occupied:	58%

Source: 2022 American Community Survey 5-Year Estimates for tract 5065.02.

SITE DETAILS



APN: 467-08-010, 011, 004, 013, 012, 005

Acreage: 11

Zoning*: UV - Urban Village, HI - Heavy Industrial

General Plan*: TEC - Transit Employment Center; UV - Urban Village

Transit Access: VTA Bus, Future BART

Housing Element Site: Yes

Council District: 3

School District: San José USD

MTC Priority Site: Yes

Project Page: vta.org/28LPDevelopment

*Information on the General Plan and Zoning designations for each of these sites was gathered in June 2024. Designations are subject to change, and accuracy is not guaranteed.

WALK SCORE
81
Very Walkable

BIKE SCORE
56
Bikeable

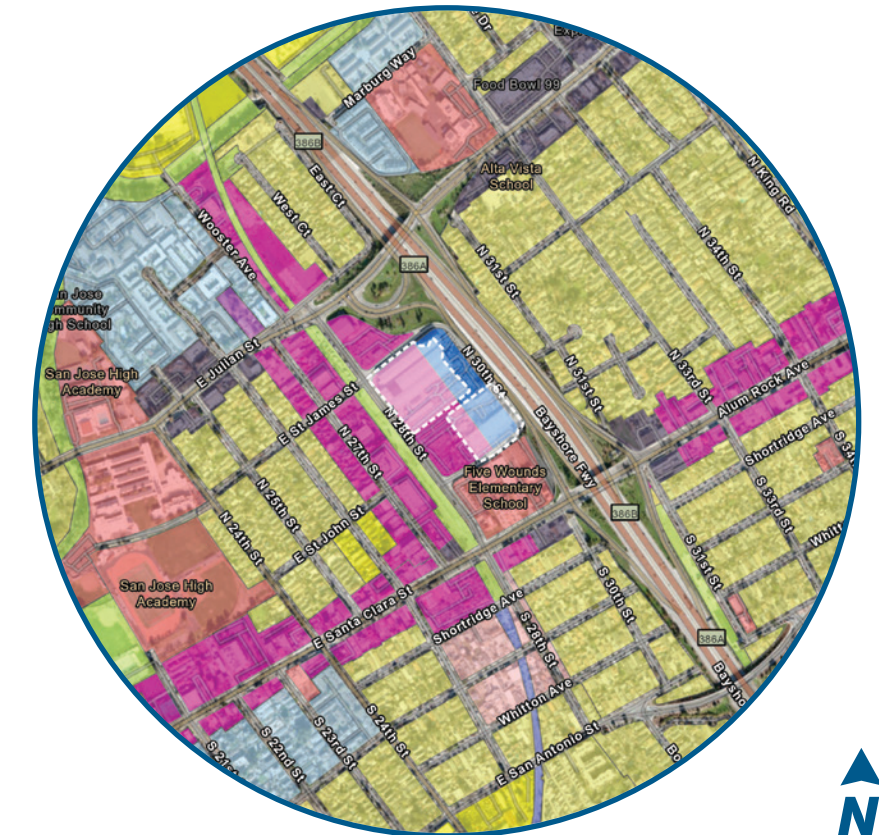
TRANSIT SCORE
53
Good Transit

These scores are from Walk Score, an analysis tool that evaluates how many daily needs and amenities can be accessed by walking, biking, or public transit from this site.

LAND USE

LEGEND

- Development Site
- Light Industrial
- Mixed Use Commercial
- Mixed Use Neighborhood
- Neighborhood/Community Commercial
- Open Space, Parklands & Habitat
- Public/Quasi-Public
- Residential Neighborhood
- Transit Employment Center
- Transportation & Utilities
- Urban Residential
- Urban Village



0 0.25 0.5 Miles

Effective Date: April 2024
(Subject to change in 2024-25 with the Urban Village Plan Update)



DEMOGRAPHICS

African American/Black:	6%
Asian:	14%
Hispanic/Latino:	64%
White:	12%
Other Race:	4%
Median Age:	35.9

Median Household Income:	\$74,167
Share of Households with Someone Under 18:	35%
Share of Households with Someone Over 65:	26%
Average Household Size:	2.87
Share of Households without a Vehicle:	12%
Share of Housing Units that are Owner-Occupied:	28%
Share of Housing Units that are Renter-Occupied:	72%

Source: 2022 American Community Survey 5-Year Estimates for tract 5014.01.

GLOSSARY



DEMOGRAPHIC DATA

Demographic data for this portfolio came from the 2022 5-Year American Community Survey Estimates. Data was retrieved in January 2024.

Below is a list of the specific data tables used and what data was gathered:

Table B03002: Race

Table DP02: Average Household Size; Share of Households with Someone Under the Age of 18; Share of Households with Someone Over the Age of 65

Table DP03: Median Household Income

Table DP04: Share of Households Without Access to a Vehicle

Table DP05: Median Age

The most up to date Census data can be viewed at <https://data.census.gov/>

GENERAL PLAN VS. ZONING

Information on the General Plan and Zoning designations for each of these sites was gathered in June 2024. Designations are subject to change, and accuracy is not guaranteed.

A General Plan is document that each jurisdiction in California is required to create that lays out the long-term vision for how the land of that jurisdiction will be used. A Zoning code is a document that describes the existing rules for what types of development are allowed on a certain property. Zoning codes are typically more detailed into the exact types of development are permitted on a given piece of land and the shape that development can take. The State of California requires that all zoning codes be consistent with the city's General Plan.

HOUSING ELEMENT




A Housing Element is part of a city's General Plan. It is an analysis of the city's anticipated housing needs at all income levels to accommodate future population growth. Each Housing Element includes an inventory of sites that the city has identified as appropriate for future housing development to meet future demand. In this portfolio, we have indicated whether the VTA site in question is listed as part of the corresponding City's Housing Element site inventory.

MTC PRIORITY SITE

The Metropolitan Transportation Commission introduced a pilot project in the fall of 2023 called Priority Sites. Sites with this designation have access to technical assistance from MTC and pre-development funding through the California Department of Housing and community Development Regional Early Action Planning (REAP) grant program. For more information, visit the MTC website here: <https://mtc.ca.gov/planning/land-use/priority-sites>

WALK SCORE, TRANSIT SCORE, BIKE SCORE

Each site's Walk Score, Transit Score, and Bike Score come from Walk Score, an analysis tool that evaluates how easily a person can travel without a car around a particular address, giving that address a score between 0 (almost all activities requires a car) and 100 (daily activities do not require a car).

SCORE	0-24	25-49	50-69	70-89	90-100
	Car-Dependent Almost all errands require a car.	Car-Dependent Most errands require a car.	Somewhat Walkable Some errands can be accomplished on foot.	Very Walkable Most errands can be accomplished on foot.	Walker's Paradise Daily errands do not require a car.
	Minimal Transit It is possible to get on a bus.	Some Transit A few nearby public transportation options.	Good Transit Many nearby public transportation options.	Excellent Transit Transit is convenient for most trips.	Rider's Paradise World-class public transportation.
	Somewhat Bikeable Minimal bike infrastructure.*	Somewhat Bikeable Minimal bike infrastructure.*	Bikeable Some bike infrastructure.	Very Bikeable Biking is convenient for most trips.	Biker's Paradise Daily errands can be accomplished on a bike.

* Bike Score considers all scores between 0 and 49 as "Somewhat Bikeable."

Please see the Walk Score methodology for more information:

<https://www.walkscore.com/methodology.shtml>



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