

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



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:	1%
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.

VTA Transit-Oriented Development Program

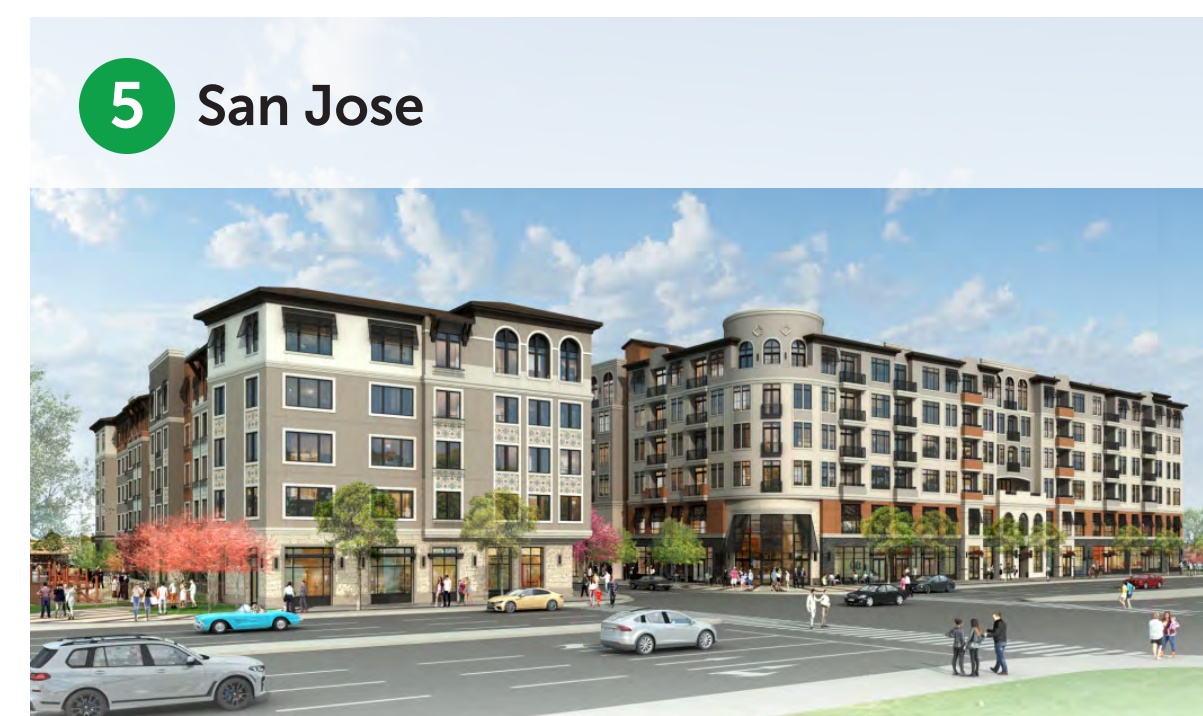


www.vta.org/TOC



4 San Jose Berryessa/N. San José Transit Center TOD*

Phase 1 Program: 195 Affordable Units
Phase 2 and 3 Program: Market Rate Housing and Mixed Use Development
Project Phase 1: VTA and City Approvals
Developer: Affirmed Housing Group
Anticipated Completion: 2028
Web: vta.org/berryessadevelopment



5 San Jose Blossom Hill Station TOD

Program: Up to 89 Affordable + 239 Market Rate Housing and Mixed Use/Commercial Development
Project Phase 1: VTA and City Approvals
Developer: Green Republic Blossom Hill (a partnership between Republic Urban, Swenson, and EAH Housing)
Anticipated Completion: 2027-2028
Web: vta.org/blossomhilldevelopment



6 San Jose Branham Station TOD*

Program: Up to 45 Affordable Homeownership Units
Project Phase: Contract Negotiations/Developer Refines Project with Community Collaboration
Developer: Charities Housing
Anticipated Completion: 2028-2029
Web: vta.org/branhamdevelopment



7 San Jose Capitol Station TOD*

Program: 203 Affordable Units
 5,000 Square Feet Community Serving Use
Project Phase: VTA and City Approvals
Developer: MidPen Housing
Anticipated Completion: 2028
Web: vta.org/capitoldevelopment



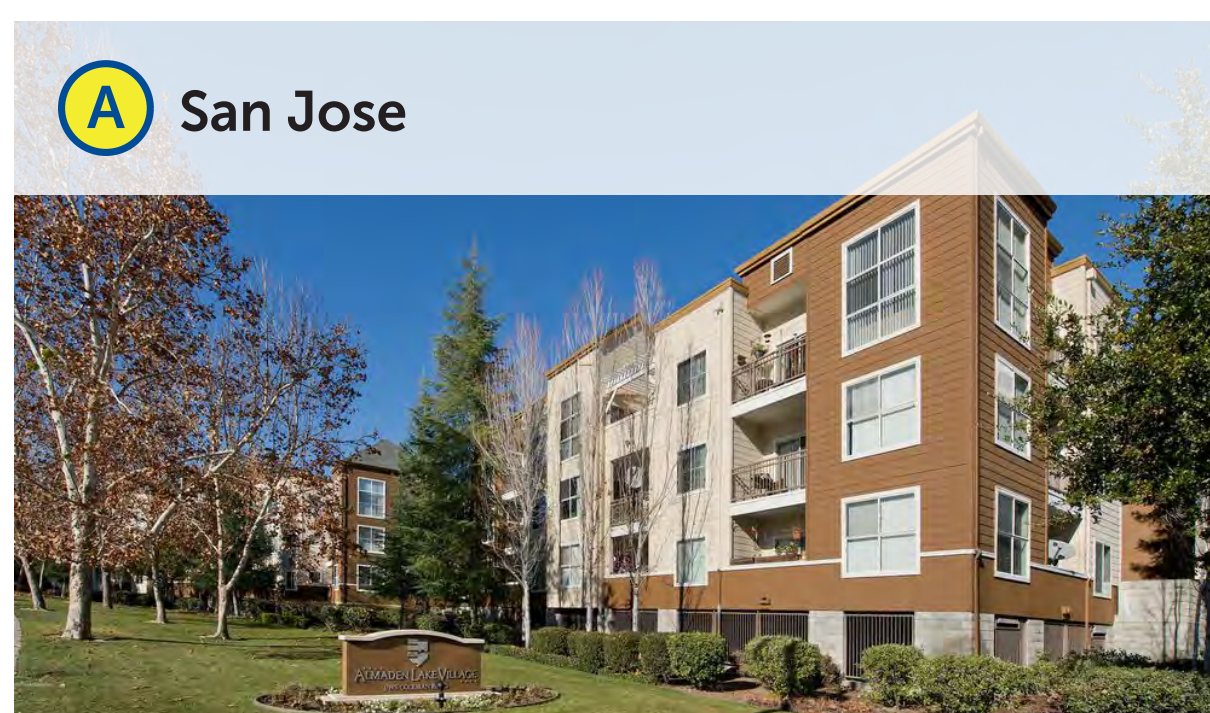
25 San Jose Tamien Station TOD

Phase 1 Program: 135 Affordable + 3,000 Square Feet Retail
Phase 2 Program: 210 Affordable Units
Phase 3 Program: 210 Market-Rate Units
Project Phase 1: Construction
Developer: UrbanCo-Tamien (a partnership between CORE and Republic Urban)
Anticipated Completion: 2026
Web: vta.org/tamiendevlopment



27 Campbell Winchester Station TOD*

Program: 90 Affordable Units
Project Phase: Project Financing
Developer: Related California / PATH Ventures
Anticipated Completion: 2028
Web: vta.org/winchesterdevelopment



A San Jose Almaden Station TOD

Phase 1 Program: 50 Affordable + 200 Market Rate Units
Project Phase: Asset Management
Developer: New Cities Development Group
Completed: 1999



B San Jose Ohlone Chynoweth Station TOD

Phase 1 Program: 194 Affordable Apartments
Project Phase: Asset Management
Developer: Eden Housing
Completed: 1998



13 Mountain View Evelyn Station

Program: 188 Affordable Units
Project Phase: Asset Management
 City of Mountain View Partnership
Developer: Affirmed Housing Group
Anticipated Completion: 2028
Web: vta.org/evelyndevelopment

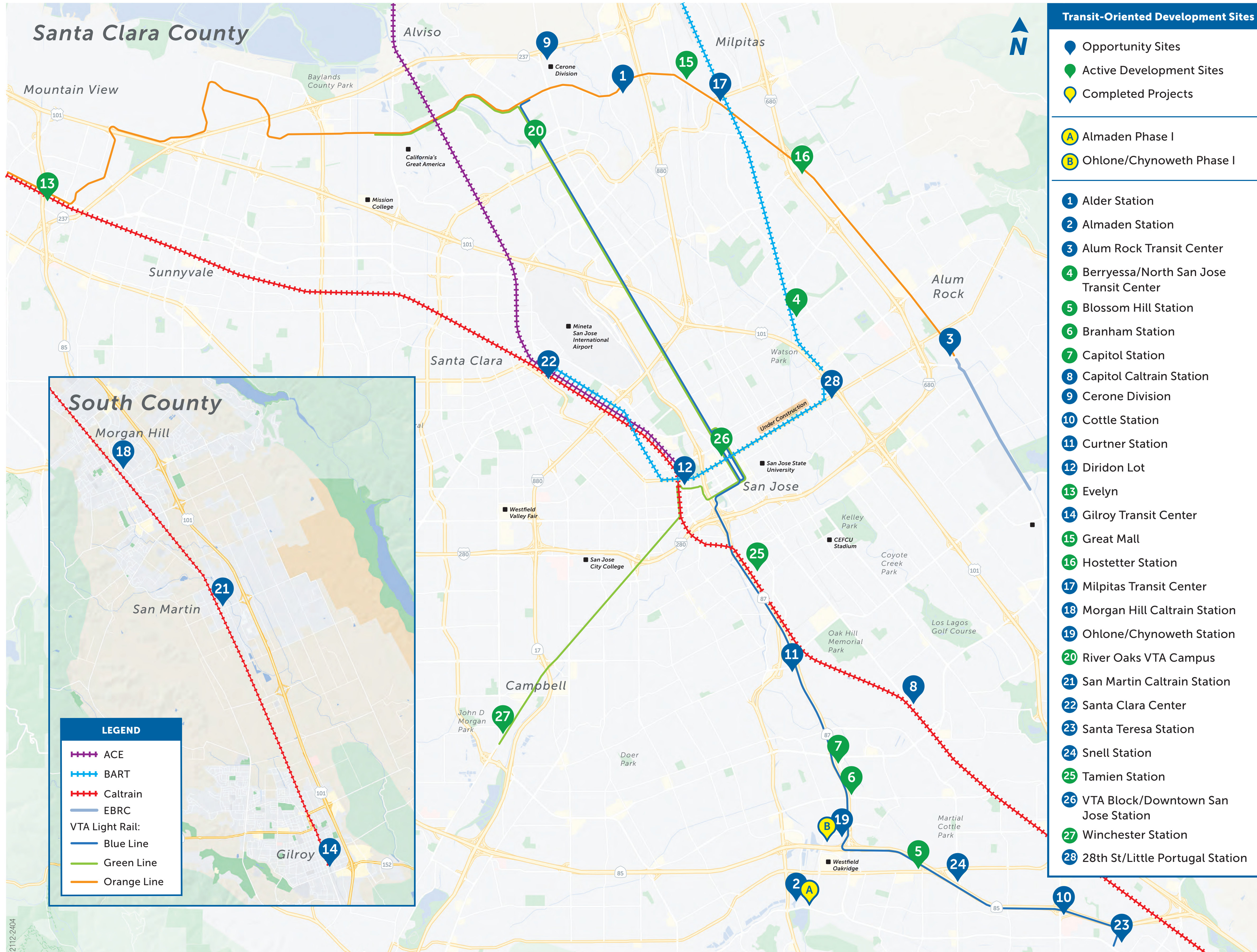
PROGRAM HISTORY

- Prior to 2000:** TOD projects completed at Ohlone/Chynoweth (1998) and Almaden (1999).
- 2009:** VTA Board of Directors approved the Joint Development Policy & Implementation Plan.
- 2016:** VTA's Joint Development Policy updated and renamed "Transit-Oriented Development Policy" including an Affordable Housing Policy, requiring a minimum of:
 - 20% affordable units for households earning up to 60% of Area Median Income (AMI) in each residential development.
 - 35% affordable units for households earning up to 60% AMI across the TOD portfolio.
 - 50% of all affordable units must be for households earning below 50% AMI.
- 2018:** VTA Board of Directors approved the TOD Parking Policy.
- 2020:** VTA enters Measure A Partnership with the Santa Clara County Office of Supportive Housing for four 100% affordable housing projects.
- 2022:** VTA's Transit-Oriented Development Policy updated and renamed "Transit-Oriented Communities Policy."
 - Affordable Housing Policy updated to increase the affordable housing goals to a minimum of 25% at each residential project, and a portfolio-wide goal of 40%.
- 2023:** The Tamien TOD project breaks ground.
- 2024:** VTA's TOC Policy updated to include a TOD Transportation Demand Management (TDM) Policy.

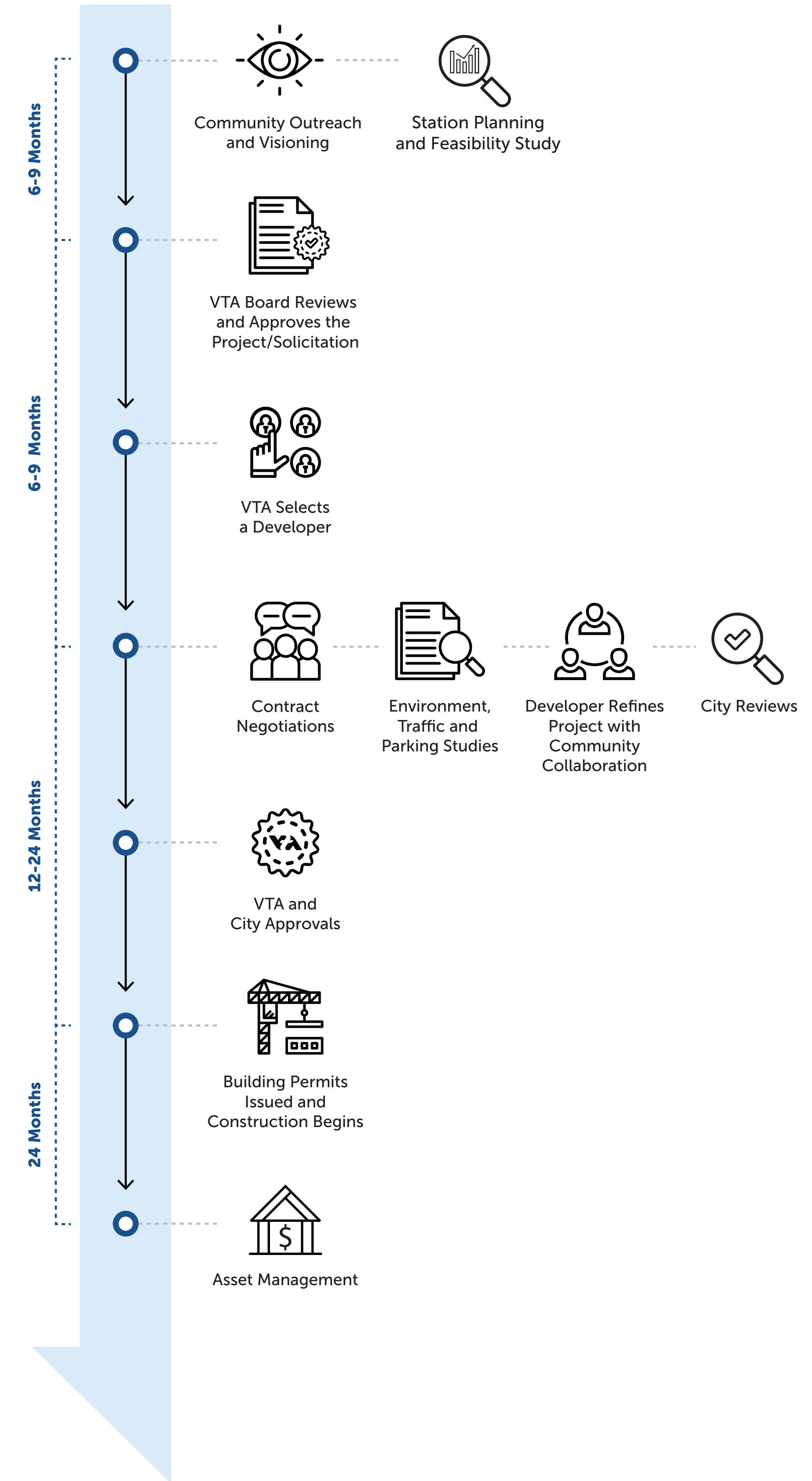
- Active Development Sites
- A Completed Projects

*Partnership with Santa Clara County Office of Supportive Housing

VTA Transit-Oriented Development Program



Transit-Oriented Development Sites	
●	Opportunity Sites
●	Active Development Sites
●	Completed Projects
A	Almaden Phase I
B	Ohlone/Chynoweth Phase I
1	Alder Station
2	Almaden Station
3	Alum Rock Transit Center
4	Berryessa/North San Jose Transit Center
5	Blossom Hill Station
6	Branham Station
7	Capitol Station
8	Capitol Caltrain Station
9	Cerone Division
10	Cottle Station
11	Curtner Station
12	Diridon Lot
13	Evelyn
14	Gilroy Transit Center
15	Great Mall
16	Hostetter Station
17	Milpitas Transit Center
18	Morgan Hill Caltrain Station
19	Ohlone/Chynoweth Station
20	River Oaks VTA Campus
21	San Martin Caltrain Station
22	Santa Clara Center
23	Santa Teresa Station
24	Snell Station
25	Tamien Station
26	VTA Block/Downtown San Jose Station
27	Winchester Station
28	28th St/Little Portugal Station





What is TOC?

¿Qué son las TOC?
TOC là gì? Ano ang TOC?
什麼是 TOC?
TOC란 무엇인가요?

Learn more about VTA and TOCs!
¡Obtenga más información sobre VTA y las TOC!
Tìm hiểu thêm về VTA và TOC!
Alamin ang higit tungkol sa VTA at TOC!
了解更多有關VTA和TOC的資訊!
VTA와 TOC에 대해 자세히 알아보세요!



www.vta.org/toc

Transit-Oriented Communities (TOCs) are:

- Walkable, safe places with a range of attainable, affordable housing choices
- Easily accessible to businesses, services, jobs, and institutions for everyday needs
- Equitable, climate-friendly places to access & enjoy without needing a car
- Resilient, diverse communities reflecting local history and values
- Created from residential, commercial, and mixed-use developments located within a half mile of transit stations (Transit-Oriented Developments)

VTA's Transit-Oriented Development (TOD) team creates mixed-use, mixed-income developments on VTA land through partnerships with nonprofits,

private developers, and public sector agencies. VTA remains the property owner over the project's life and has a long-term commitment to the success of every development.

Mixed-Use Developments may include:

- Grocery Stores
- Restaurants
- Retail Shops
- Childcare Facilities
- Gyms
- Salons
- Medical Facilities
- And more!

Las Comunidades Orientadas al Transporte Público (TOC, por sus siglas en inglés) son:

- Lugares donde se puede caminar con seguridad y que cuentan con una variedad de opciones de vivienda asequibles fáciles de conseguir
- Lugares que tienen fácil acceso a empresas, servicios, empleos e instituciones requeridas para satisfacer las necesidades diarias.
- Lugares equitativos y ecológicos a los que se puede acceder y disfrutar sin necesidad de un coche
- Comunidades resilientes y diversas que reflejan la historia y los valores locales.
- Creadas a partir de desarrollos residenciales, comerciales y de uso mixto ubicados dentro de un radio de media milla alrededor de las estaciones de transporte público (Desarrollos Orientados al Transporte Público)

El equipo de Desarrollo Orientado al Transporte Público (TOD, por sus siglas en inglés) de VTA construye desarrollos de usos e ingresos mixtos en terrenos de VTA a través de asociaciones con organizaciones sin fines de lucro, empresas constructoras privadas y agencias del sector público. VTA sigue siendo la dueña de la propiedad durante la vida del proyecto, por lo que tiene un compromiso a largo plazo con el éxito de cada desarrollo.

Los desarrollos de uso mixto pueden incluir:

- Supermercados
- Restaurantes
- Tiendas minoristas
- Instalaciones para cuidado infantil
- Gimnasios
- Salones de belleza
- Instalaciones medicas
- ¡Y más!

Cộng Đồng Theo Định Hướng Phương Tiện Công Cộng (TOC) là:

- Những nơi an toàn, có thể đi bộ được với nhiều lựa chọn nhà ở giá cả phải chăng, có thể đạt được
- Dễ dàng tiếp cận các doanh nghiệp, dịch vụ, công việc và tổ chức cho các nhu cầu hàng ngày
- Những nơi công bằng, thân thiện với khí hậu để tiếp cận và tận hưởng mà không cần xe hơi
- Các cộng đồng đa dạng, kiên cường, phản ánh lịch sử và giá trị của địa phương
- Được tạo ra từ các dự án phát triển khu dân cư, thương mại và sử dụng hỗn hợp nằm trong vòng nửa dặm của các trạm phương tiện công cộng (Phát Triển Theo Định Hướng Phương Tiện Công Cộng)

Nhóm Phát Triển Theo Định Hướng Phương Tiện Công Cộng (TOD) của VTA tạo ra các dự án phát triển dành cho thu nhập hỗn hợp, sử dụng hỗn hợp trên đất VTA thông qua quan hệ đối tác với các tổ chức phi lợi nhuận, nhà phát triển tư nhân và các cơ quan lãnh vực công cộng. VTA vẫn là chủ sở hữu tài sản trong suốt vòng đời của dự án và có cam kết lâu dài đối với sự thành công của mỗi dự án phát triển.

Các dự án phát triển sử dụng hỗn hợp có thể bao gồm:

- Cửa Hàng Tạp Hóa
- Nhà Hàng
- Cửa Hàng Bán Lẻ
- Cơ Sở Giữ Trẻ
- Phòng Tập Thể Dục
- Salon
- Cơ Sở Y Tế
- Và nhiều hơn nữa!

Ang Transit-Oriented Communities (TOC) ay:

- Nasa layong nalalakad, ligtas na mga lugar na ang layo ay kayang marating, mapagpipiliang abot-kayang pabahay
- Madaling ma-access patungo sa mga negosyo, serbisyo, trabaho, at institusyon para sa mga pang-araw-araw na pangangailangan
- Mga lugar para sa lahat at makakalikasan na maa-access at mae-enjoy nang hindi kailangan ang kotse
- Di-natitinag at magkakaibang komunidad kung saan mababanaag ang lokal na kasaysayan at mga pinahahalagahan
- Nilikha dahil sa residensyal, komersyal, at sa mga mixed-use developments na matatagpuan sa layong kalahating milyang mga istasyon ng transit (Transit-Oriented Developments)

Ang pangkat ng Transit-Oriented Development (TOD) ng VTA ay lumilikha ng mixed-use at mixed-income development sa lupang pag-aari ng VTA sa pamamagitan ng pakikipagtuwang sa mga hindi pangnegosyo, mga pribadong developer, at mga ahensyang pampublikong sektor. Nananatiling pagmamay-ari ng VTA ang ari-arian sa buong yugto ng proyekto at mayroong pangmatagalang commitment sa tagumpay ng bawat pagpapaunlad.

Kasama sa mga mixed-use development ang:

- Mga Grocery Store
- Mga Restawran
- Mga Tindahan Nagtitingi
- Mga Pasilidad sa Pangangalaga ng Bata
- Mga Gym
- Mga Salon
- Mga Pasilidad Pangmedikal
- At marami pang iba!

以捷運為主發展的社區 (TOC) 是:

- 一系列位於適合步行及安全的經濟住房選擇
- 輕鬆滿足商業、服務、工作和機構的日常需求
- 無需開車即可到達和享受的平等及氣候友善的地方
- 反映當地歷史和價值觀的有彈性、多元化社區
- 在捷運站半英里以內的住宅、商業和綜合用途開發專案 (以捷運為主的發展)

VTA的以捷運為主的發展 (TOD) 團隊透過與非營利組織、私人開發商和公共部門機構合作，在VTA土地上創建綜合用途、混合收入開發專案。VTA是在整個專案週期的業主，並對每個開發專案的成功做出長期承諾。

綜合用途開發專案可能包括:

- 雜貨商店
- 健身房
- 餐廳
- 沙龍
- 零售店
- 醫療設施
- 保育設施
- 以及其他更多設施!

대중교통 중심 지역사회(TOC)는 다음과 같습니다.

- 걸어서 갈 수 있고 안전한 지역으로서, 저렴하고 다양한 주택을 선택할 수 있음
- 일상적인 필요를 위해 비즈니스, 서비스, 일자리 및 기관에 쉽게 접근할 수 있음
- 자동차 없이도 접근하고 즐길 수 있는 공평하고 기후 친화적인 장소
- 지역의 역사와 가치를 반영하는 탄력적이고 다양한 지역사회
- 환승역에서 0.8km 이내에 위치한 주거, 상업 및 복합 용도 개발로 인해 생성됨(대중교통 중심 개발)

VTA의 대중교통 중심 개발(TOD) 팀은 비영리 단체, 민간 개발자 및 공공 부문 기관과의 파트너십을 통해 VTA 토지에 복합 용도, 복합 소득 개발을 조성합니다. VTA는 프로젝트 기간 동안 부동산 소유주로 남아 있으며 모든 개발의 성공을 위해 장기적인 노력을 기울입니다.

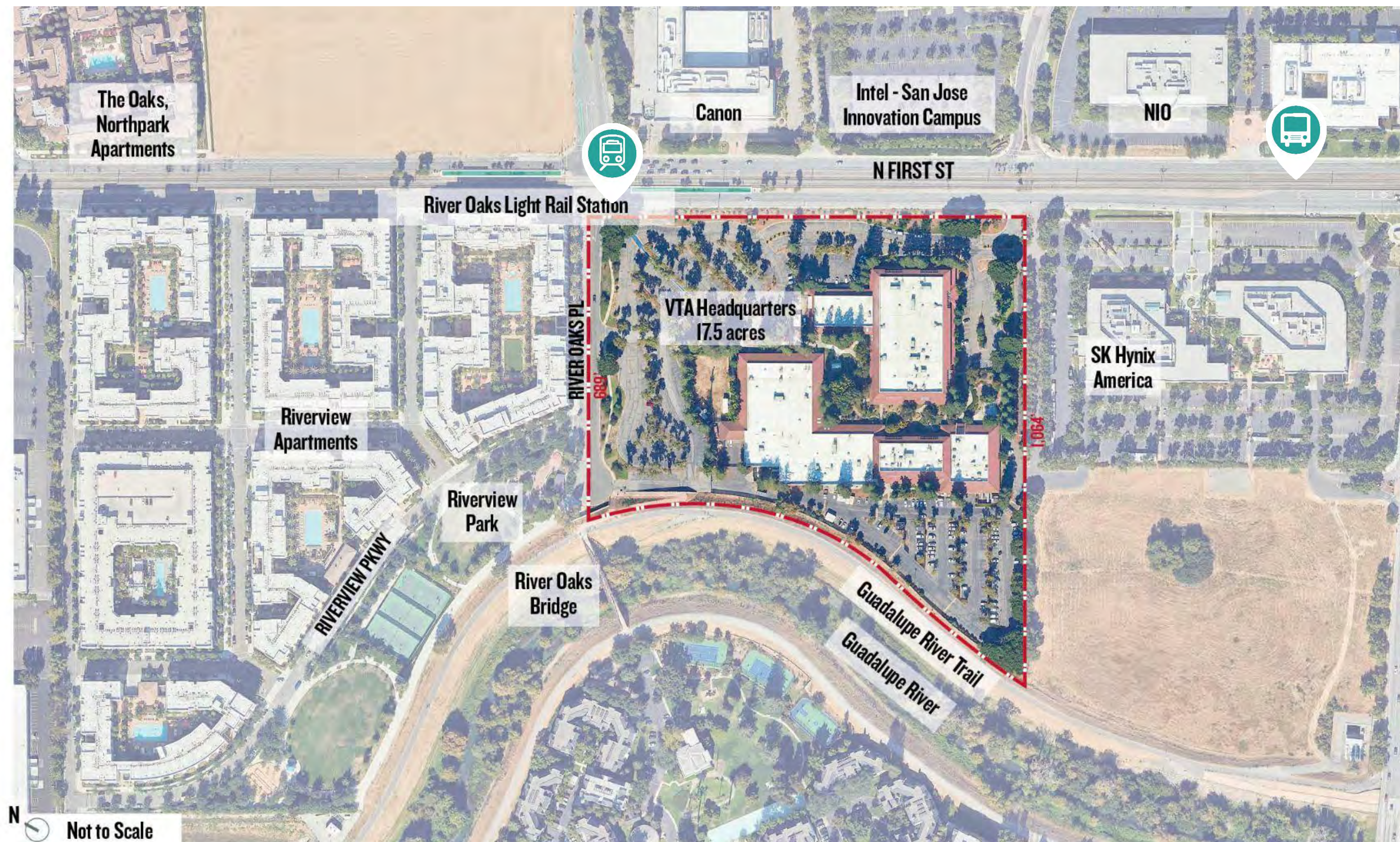
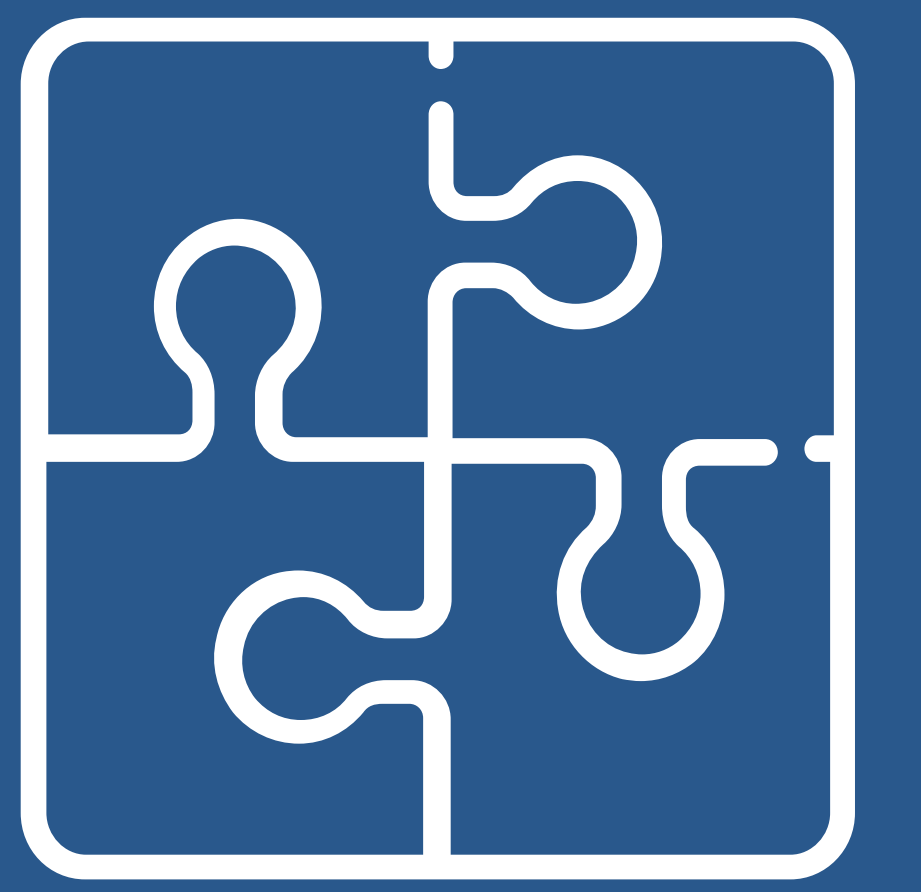
복합 용도 개발에는 다음이 포함될 수 있습니다.

- 식료품점
- 체육관
- 레스토랑
- 살롱
- 소매점
- 의료 시설
- 보육 시설
- 그 외!



Learn More About the Project

瞭解項目詳情

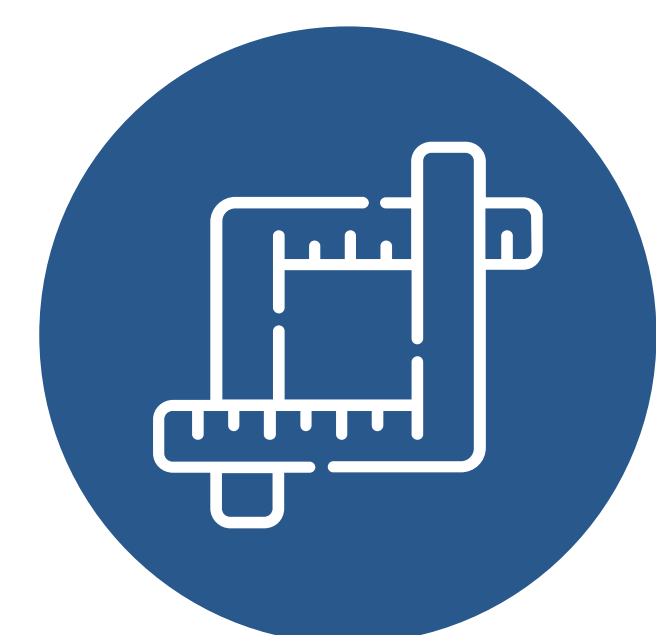


The property currently serves as VTA's administrative headquarters and a Park & Ride lot for VTA Light Rail passengers, which is served by VTA's Blue and Green lines.

This land has the potential for mixed-use Transit-Oriented Development (TOD). Projects that are transit-oriented allow people to live and work near public transportation, which helps clear the air, ease traffic, and adds infrastructure investments to the community.

該物業目前是 VTA 的行政總部，也是 VTA 輕軌乘客的停車換乘處，VTA 的藍線和綠線均在此運營。

該地塊具有混合用途公交導向型開發(TOD)的潛力。以公共交通為導向的專案允許人們在公共交通附近生活和工作，這有助於淨化空氣，緩解交通擁堵，並為社區增加基礎設施投資。



17.5 acres

占地 17.5 英畝



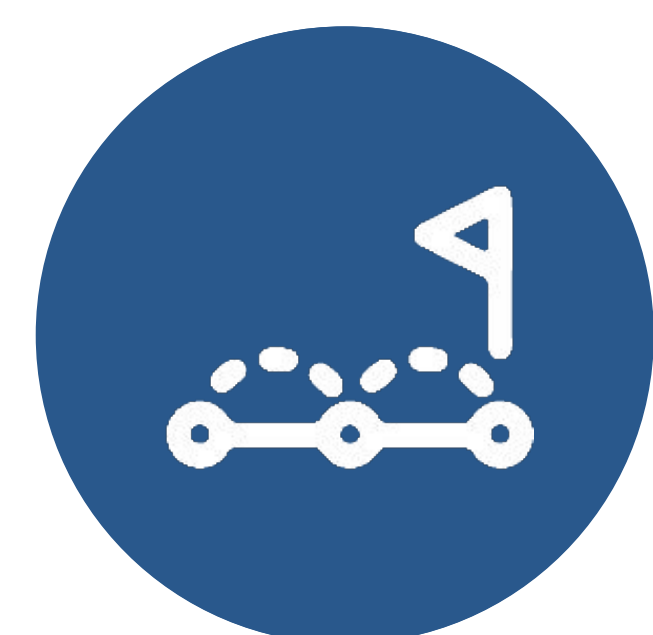
Mixed-use Development

混合用途開發



Mixed-income Housing

混合收入住房



Multiple Phases of Development

多期開發



Range of Apartment Sizes

公寓面積範圍



Transit-oriented Improvements

以公共交通為導向的改進



Learn More:

vta.org/riveroaksdevelopment

Crafting the Project Vision

制定專案願景



Project Vision

Our Vision is to provide a vibrant transit-oriented community with mixed-income rental options, commercial spaces, and a variety of amenities to benefit the community.

項目願景

我們的願景是提供一個充滿活力、以公共交通為導向的社區，提供混合收入的租賃選擇、商業空間和各種便利設施，以造福社區。

Would you add or change anything about the vision statement?

Add your sticky notes here:

您是否願意對願景陳述進行補充或修改？

請在此處添加便簽：



Examples of Transit Oriented Development (TOD)

公交導向型開發 (TOD) 實例



Ground floor retail activates the street

地面層零售啟動街道



Office buildings near CalTrain station with public open spaces along the street

CalTrain 站附近設有辦公樓，沿街設有公共開放空間



Windows at the ground floor create an indoor-outdoor connection making sidewalks feel safe

地面層的窗戶將室內與室外連接起來，使人行道充滿安全感



Bike and pedestrian trails connect to the light rail station & encourage people to use public transit

自行車道和人行道與輕軌站相連，鼓勵人們使用公共交通工具



Offices, retail, and residential units connected to the Station through public open spaces

通過公共開放空間將辦公、零售和住宅單元與輕軌站連接起來



Building entrances located close the transit stops

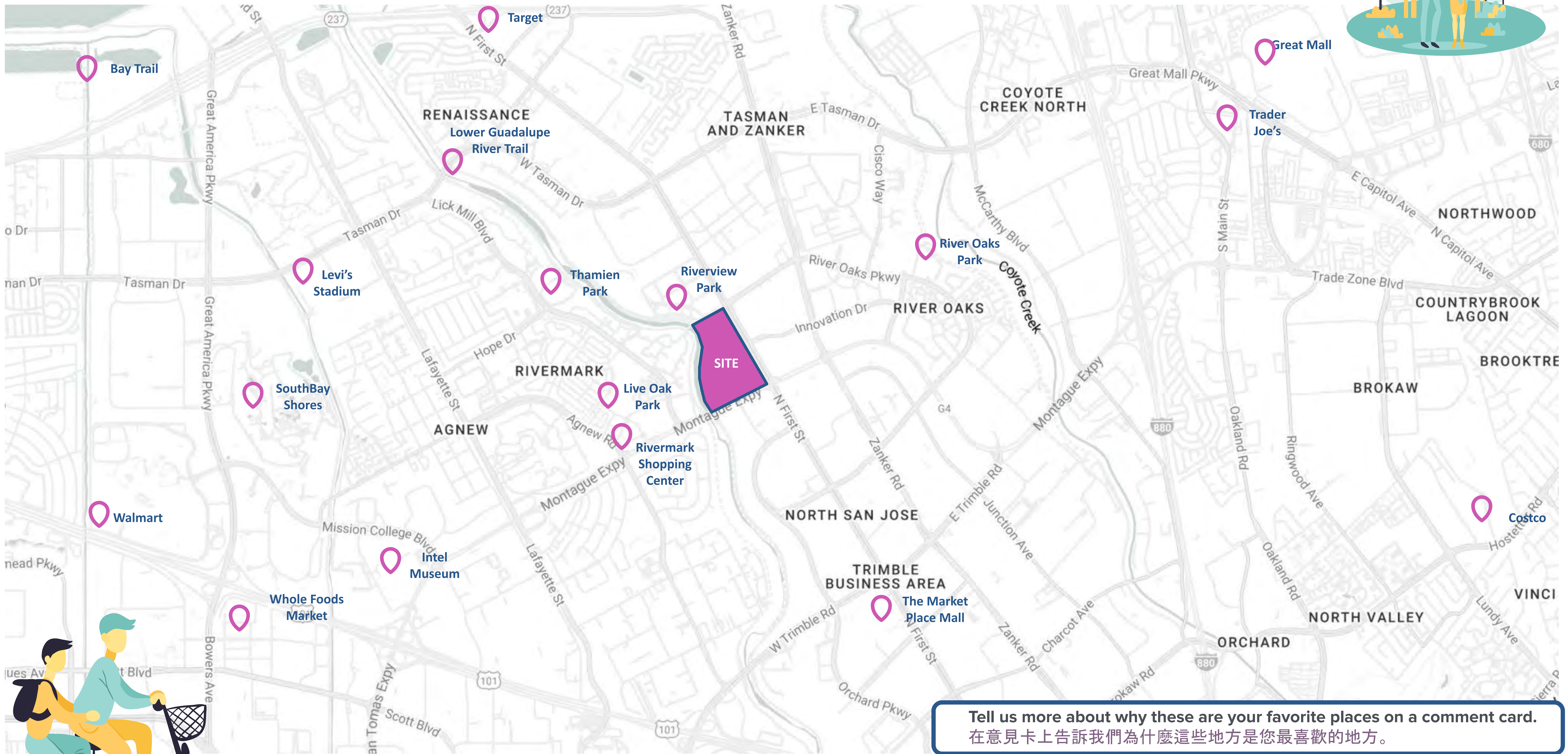
建築入口靠近公交網站



Where Are Your Favorite Places to Go? 您最喜歡去的地方在哪裡？



Place up to 3 push pins anywhere on the map. 在地圖上最多可放置 3 個圖釘。



Tell us more about why these are your favorite places on a comment card.
在意見卡上告訴我們為什麼這些地方是您最喜歡的地方。



Share Your Community Insights and Values

分享您的社區見解和價值觀



What makes your neighborhood special or unique?
是什麼讓您的社區與眾不同？

Add your sticky notes below. / 請在下麵添加便箋。

What could help enhance your neighborhood or quality of life?
什麼可以幫助提高您的社區或生活品質？

Add your sticky notes below. / 請在下麵添加便箋。

Who Might Benefit from Housing at This Site?

誰可能從該地點的住房中受益？



Place 3 pom-poms to vote. 放置 3 個絨球進行投票。

Young Professionals

青年專業人士

Families

家人

Seniors

老年人

Service Workers

服務人員

VTA requires that 25% of units must be affordable to households making less than 60% of area median income. This is \$77,460 for one person or \$110,580 for a family of four.

VTA 要求 25% 的單元必須是收入低於地區中位數 60% 的家庭能夠負擔得起的。一個人的收入為\$77,460，四口之家的收入為\$110,580。



Who Might Benefit from Housing at This Site?

誰可能從該地點的住房中受益？



Veterans

退伍軍人

People with
Disabilities

殘疾人

Homeless or At-risk

無家可歸者或高危人群

Foster Youth

寄養青年

Other ideas?

Add a sticky note here:
其他想法？請在此處添加便簽：



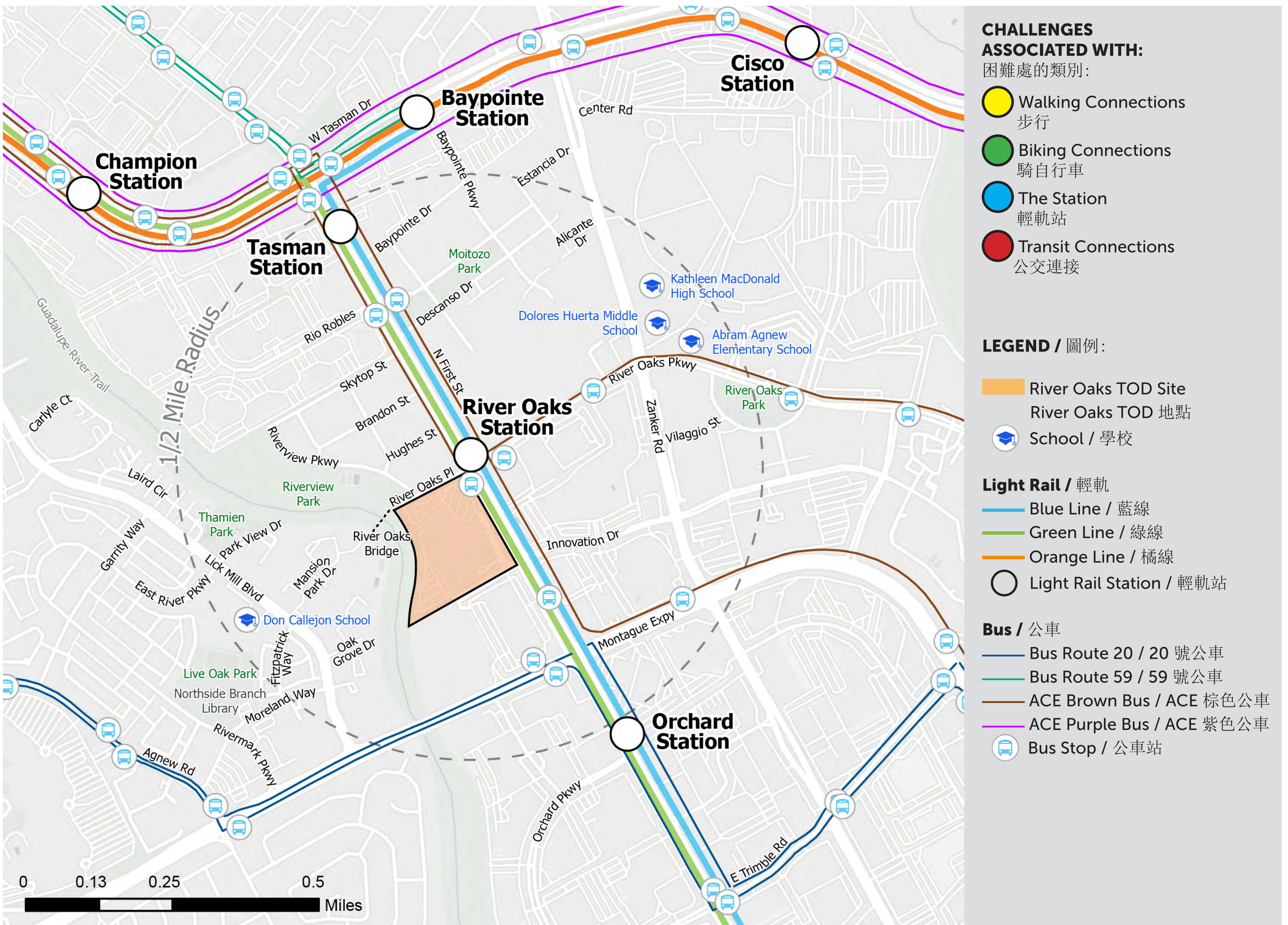


What challenges do you experience around the River Oaks Station?

您在 River Oaks 輕軌站周圍旅行時曾經遇到什麼困難？





Place a sticker dot with the challenges you experience on the map.

請在遇到困難的地點貼上標籤。



Write the challenges you experience and post-it on the categories below:

請將您遇到的困難寫在便利貼上:

 <p>Walking Connections 步行</p>	 <p>Biking Connections 騎自行車</p>	 <p>The Station 車站</p>	 <p>Transit Connections 公交連接</p>
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TAKE OUR SURVEY! Do you have other ideas or thoughts?
Scan our QR code or visit our website at VTA.org/RiverOaks.Survey

請參與我們的調查！有其他想法或意見嗎？請掃描二維碼或造訪我們的網站 VTA.org/RiverOaks.Survey



What access improvements are you interested in seeing in the station area?

您覺得車站周遭的哪些方面需要改善？

Place a sticker dot next to the TOP 3 improvements you are interested in seeing.
請把標籤貼於在您覺得最重要的三項改善措施。

Curb Ramps/ADA Accessibility
路緣坡道/無障礙設施



Outdoor Seating
室外座椅



Guadalupe Trail Connection
Guadalupe Trail 連接



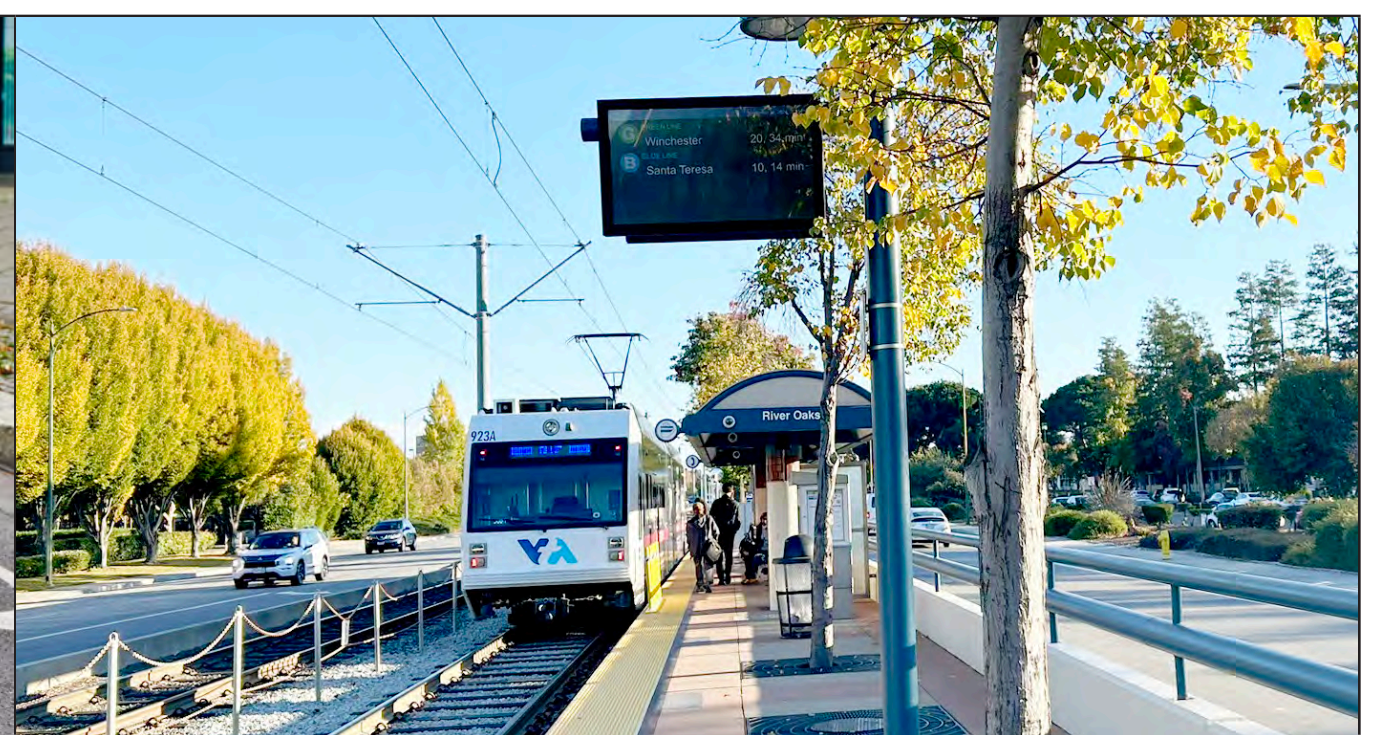
Pedestrian and Bicycle Signal Improvements
改進行人和自行車的信號燈



Protected Bike Lanes and Improved Bike Facilities
改進自行車道的安全



Predictable and Frequent Transit
準時及班次更密集的公共交通



Improve First Mile/Last Mile Connections to Transit
改善搭乘公共交通的「最初一英里/最後一英里」



Additional Lighting
增加照明設備



Wayfinding to Key Destinations
指向附近地標的導向指標





TAKE OUR SURVEY! Do you have other ideas or thoughts?
Scan our QR code or visit our website at VTA.org/RiverOaks.Survey

請參與我們的調查！有其他想法或意見嗎？請掃描二維碼或造訪我們的網站 VTA.org/RiverOaks.Survey



What access improvements are you interested in seeing at the station?

您覺得車站內的哪些方面需要改善？

Place a sticker dot next to the TOP 3 improvements you are interested in seeing.
請把標籤貼於在您覺得最重要的三項改善措施。

More Lighting
增加照明設備



Wayfinding and Signage
導向指標



Real-Time Transit Info
即時交通資訊



Bike Share/Scooter Share
共用自行車/滑板車



Secure Bike Parking
安全的自行車停車場



Mobility Hubs
交通樞紐



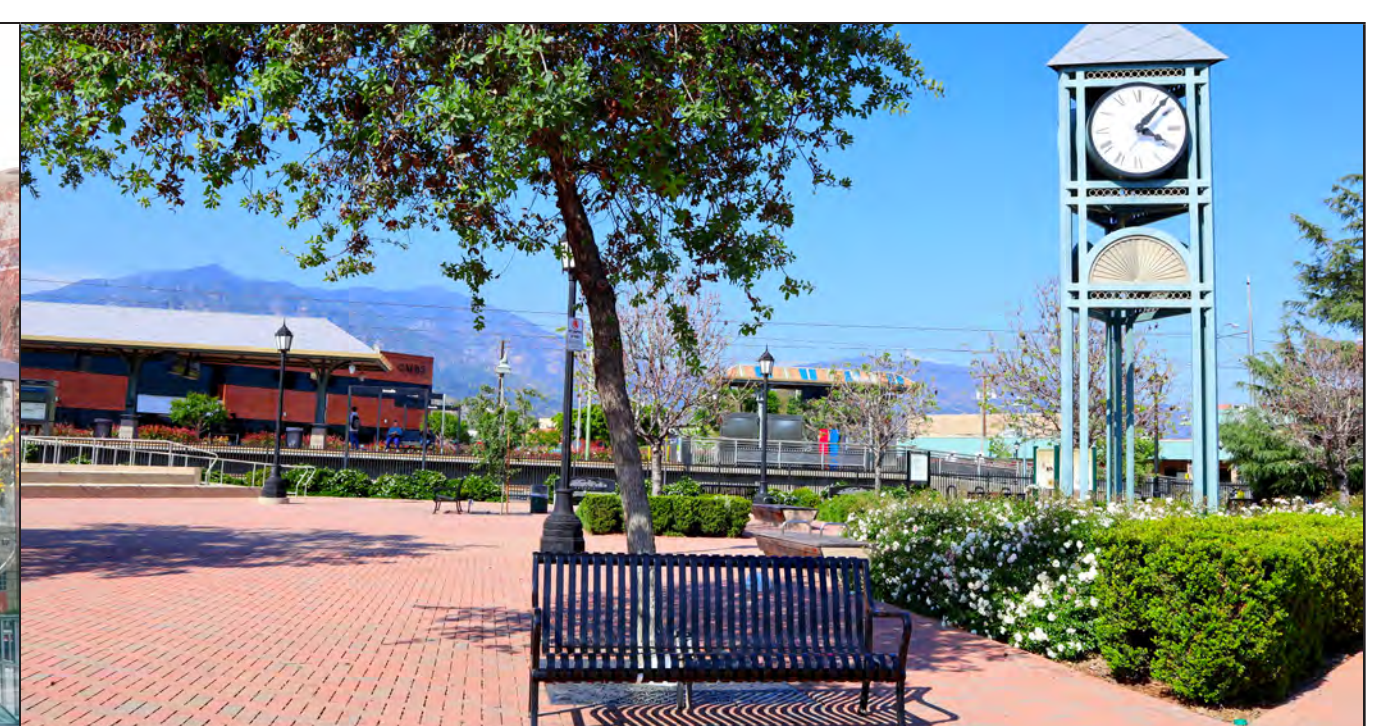
Additional Retail and Restaurants
增加商店和餐廳



Community Space
社區空間



Pedestrian Plaza/Gathering Space
行人廣場/聚集空間





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