

Interpreters' Introductions

Presentación de los intérpretes

Giới thiệu thông **dịch** viên



Intérprete de español

Eloisa Romo



Phiên **Dịch Tiếng Việt**

Quinn Doan

28th Street / Little Portugal

Future Transit-Oriented Development (TOD)

Public Meeting

Reunión Pública

Cuộc Họp Công Khai

August 28, 2025



Agenda

Orden del día

Nội Dung **Cuộc Họp**

- Arrive / Welcome
Llegada / Bienvenida
Đến / Chào Mừng
- Project Overview: Presentation – 30 min.
Información general del proyecto: Presentación
Tổng Quan Dự Án: Thuyết Trình
- Questions & Answers (Q&A)
Preguntas y respuestas
Hỏi và Trả Lời (Q&A)
- Conclusion – *Staff available*
Conclusión -- *Personal disponible*
Kết Luận -- Nhân viên có mặt



Community Agreements

Acuerdos con la comunidad

Thỏa thuận của cộng đồng

- Make space for everyone to contribute
Brindar espacio para que todos contribuyan
Tạo không gian cho **mọi người đóng** góp
- Seek to listen and understand
Estar dispuestos a escuchar y comprender
Tìm cách **lắng** nghe và **thấu hiểu**
- Uplift quieter voices
Resaltar las voces que menos se escuchan
Giúp **những người** ít nói **cởi mở** hơn
- Respect differing viewpoints
Respetar los diferentes puntos de vista
Tôn **trọng** các quan **điểm** khác nhau



VTA Transit-Oriented Developments (TOD)

Desarrollos Orientados al Transporte Público de VTA (TOD)

Phát triển theo định hướng phương tiện công cộng (TOD) của VTA



Berryessa



Blossom Hill



Branham



Capitol



Great Mall



Hostetter



River Oaks



Tamien



Winchester

Easy Access to Everyday Needs
 Fácil acceso a los lugares para cubrir las necesidades diarias
 Dễ dàng tiếp cận các nhu cầu hàng ngày



Local Businesses and Services
 Negocios y Servicios Locales
 Các doanh nghiệp và dịch vụ địa phương



Active Street Life
 Calles con vida activa
 Cuộc sống đường phố năng động



Other Related Projects

Otros proyectos relacionados

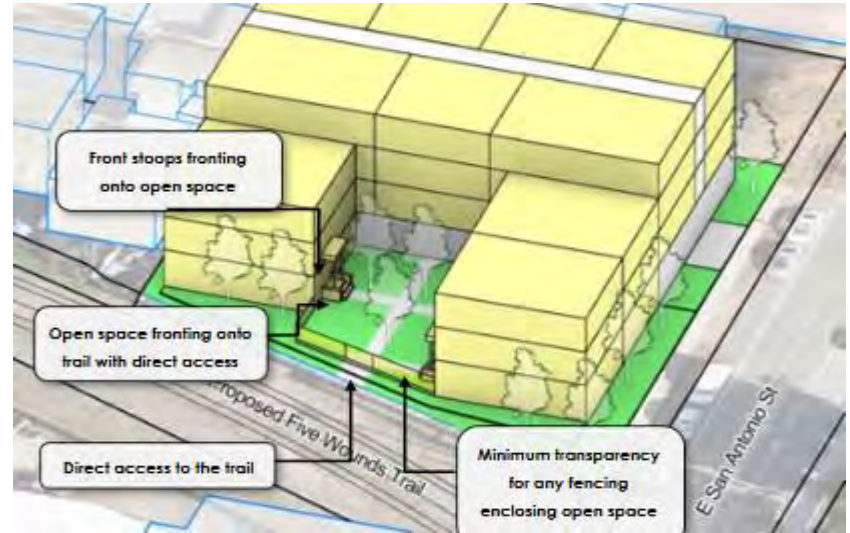
Các Dự Án Liên Quan Khác



BART SILICON VALLEY PHASE II EXTENSION PROJECT



2018-2037 (Design & Construction)

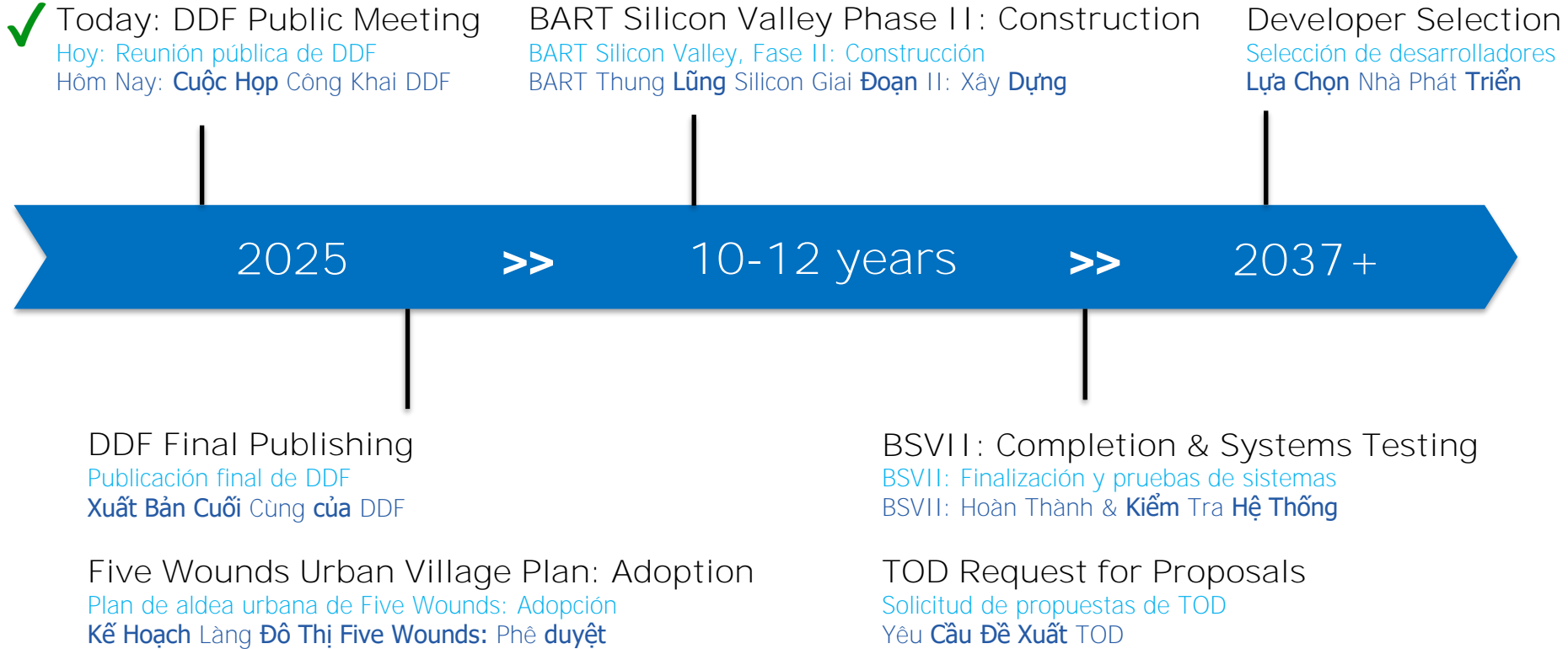


2022-2025

Timeline

Horario

Dòng **Thời** Gian



Project Context
Contexto del proyecto
Bối Cảnh Dự Án

BART: to Berryessa

Coyote Creek

E Julian St

E Santa Clara St

Highway 101

28th Street/Little Portugal Station & VTA TOD

We are here: Carnegie Library
Estamos aquí: Biblioteca Carnegie
Chúng tôi ở đây: Thư Viện Carnegie

BART: to Downtown (underground)



28th Street/Little Portugal Station Area TOD

Área del TOD en 28th Street/Little Portugal Station

TOD dành cho khu vực ga 28th Street/Little Portugal



Approximately 12 acres
Aproximadamente 12 acres
Khoảng 12 acre

Urban Planning in Little Portugal

Urbanismo en Little Portugal

Quy hoạch đô thị ở Little Portugal

History
Historia
Lịch sử

Source / Fuente / **Nguồn:**
CommUniverCity



Source / Fuente / **Nguồn:**
TOC Playbook

Little Portugal TOD: Guide to Development

TOD en Little Portugal: Guía para el desarrollo del lugar

TOD dành cho Little Portugal: Hướng dẫn về sự phát triển



Highlight cultural identity
and address disparities

Destacar la identidad cultural y
abordar las disparidades

Làm nổi bật bản sắc văn hóa và
giải quyết sự chênh lệch



Encourage new development
that is both economically
successful *and* grounded in place

Fomentar nuevas construcciones que sean
económicamente exitosas y arraigadas en el
lugar

Khuyến khích sự phát triển mới vừa thành
công về kinh tế vừa có sẵn
nền tảng



Make walking, biking, and
taking transit the preferred
mobility experiences

Hacer que caminar, andar en bicicleta y
tomar el transporte público sean las
experiencias de movilidad preferidas

Làm cho việc đi bộ, đi xe đạp và đi
phương tiện công cộng trở thành những
trải nghiệm đi lại ưa thích

Document Introduction
Introducción del documento
Giới Thiệu Tài Liệu

What is the Design Development Framework (DDF)?

¿Qué es Marco de Desarrollo del Diseño (DDF)?

Khung Phát **Triển Thiết Kế** (DDF) là gì?

- Concept vision + real estate principles
Visión conceptual + principios de bienes raíces
Tầm nhìn khái niệm + nguyên tắc bất động sản
- Will guide development proposals on VTA land near the future station
Guiará las propuestas de desarrollo en los terrenos de la VTA cercanos a la futura estación
Sẽ hướng dẫn các đề xuất phát triển trên đất VTA gần trạm tương lai

Available for public comment until Sept. 18

Disponible para comentarios públicos hasta el 18 de septiembre

Nhận ý kiến công chúng cho đến ngày 18 tháng 9



vta.org/28LPdevelopment

Versions: English, Spanish, and Vietnamese

Versiones: inglés, español y vietnamita

Phiên bản: tiếng Anh, tiếng Tây Ban Nha và tiếng Việt

DDF Chapters

Capítulos de DDF

Chương DDF

OVERVIEW

Información general
Tổng Quan

DESIGN PRINCIPLES

Principios de diseño
Nguyên Tắc Thiết Kế

EXECUTIVE SUMMARY	4		
1 INTRODUCTION	6	4 URBAN FABRIC AND ENVIRONMENT	44
1.1 Organization.....	7	4.1 Block Structure.....	48
1.2 Terms and Definitions.....	7	4.2 Land Use.....	50
1.3 References.....	8	4.3 Buildings.....	52
1.3.1 VTA Policies		4.3.1 Height	
1.3.2 City Policies and Development Standards		4.3.2 Massing and Orientation.	
1.3.3 Additional Guidance		4.3.3 Character	
4.3.4 Ground Floor Design			
2 VISION	10	5 MOBILITY AND CONNECTIVITY	64
2.1 Concept Visioning.....	14	5.1 Active Mobility Network.....	68
		5.1.1 Streetscape Design	
		5.1.2 Five Wounds Trail/N. 28th Street	
		5.1.3 Sightlines, Wayfinding, and Signage	
		5.2 Transit Network.....	79
		5.3 Vehicular Network.....	80
		5.3.1 Vehicular Access	
		5.3.2 Curb Management	
		5.3.3 Off-Street Loading and Parking	
3 CULTURE AND COMMUNITY	16	6 GLOSSARY	86
3.1 Art and Culture.....	22		
3.1.1 Art and Heritage			
3.1.2 Process and Partnerships			
3.2 Open Space.....	26		
3.2.1 Character			
3.2.2 Landscape Features			
3.2.3 Station Plaza			
3.2.4 Neighborhood Park			
3.2.5 Gateway Park			
3.2.6 Paseos			
3.3 Active Uses.....	38		
3.3.1 Use Types			
3.3.2 Ground Floor Activation			
3.3.3 Phasing and Interim Use			

DESIGN PRINCIPLES

Principios de diseño
Nguyên Tắc Thiết Kế

REFERENCE

Referencia
Tham Khảo

Introduction

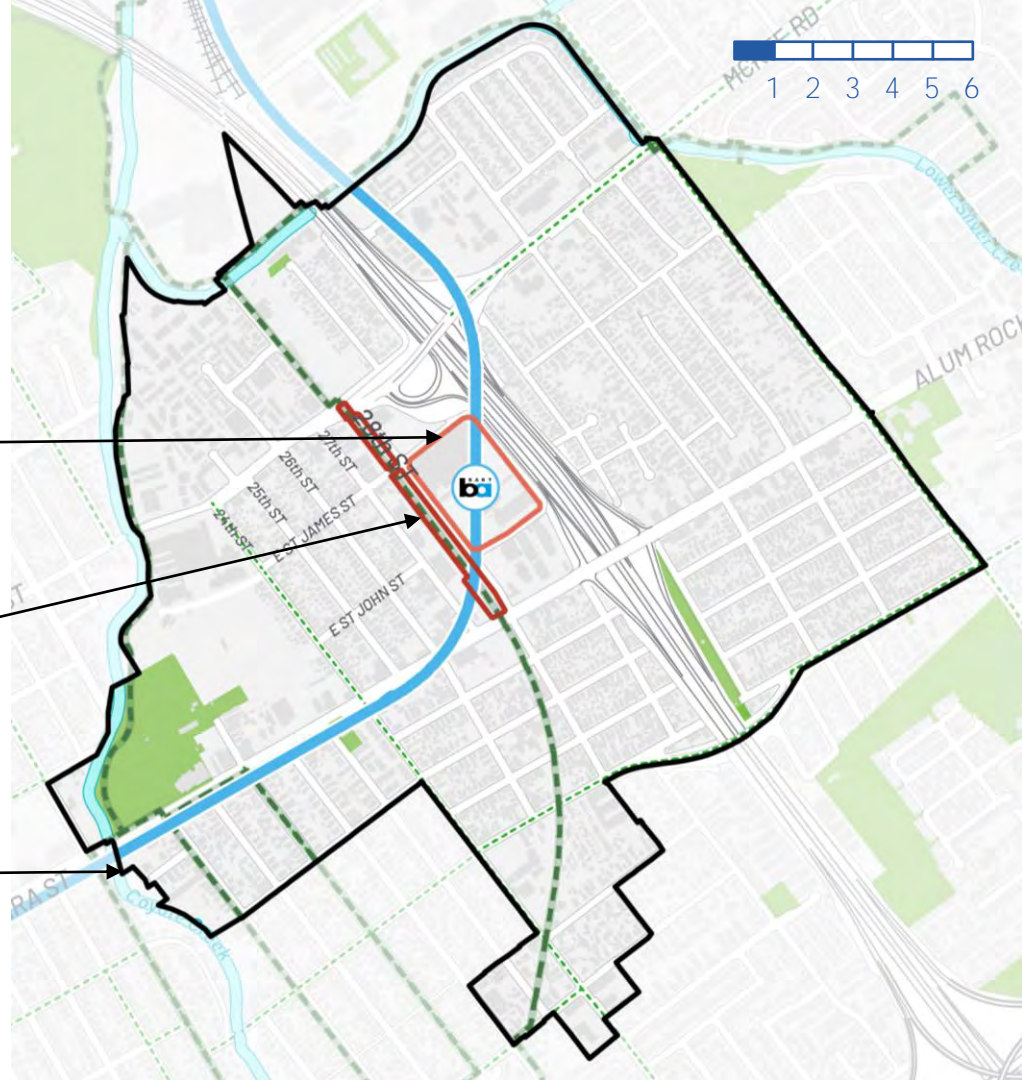
Introducción

Giới Thiệu

28th Street/Little Portugal TOD
Station Block

28th Street/Little Portugal TOD
Row Block

Five Wounds Urban Village Plan Area



Introduction

Introducción

Giới Thiệu

1.3 References

1.3.1 DDF Studies and Memoranda

The following DDF studies and memoranda provide further analysis that contributed to the concept vision and principles and can be found at vta.org/28LPdevelopment.

- Appendix A: Market Study
- Appendix B: TOD Framework Memo
- Appendix C: Sustainability Memo
- Appendix D: Project Context Memo
- Appendix E: Engagement Summary
- Appendix F: Placemaking Memo
- Appendix G: Parcel Plan Evolution
- Appendix H: Plaza Comparisons

1.3.2 VTA Policies

The following VTA policies, guidelines, and studies informed and shaped the DDF and are available online at vta.org.

- Bicycle Technical Guidelines (2022)
- Bus Stop Placements, Closures, and Relocation (2022)
- Climate Action and Adaptation Plan (2024), www.vta.org/climateplan
- Community Design and Transportation Manual (2023), www.vta.org/cdt
- Green Building Policy (2018)
- Land Use and Development Review Policy (2019)
- Station Access Policy (2018)
- Sustainable Landscaping Policy (2018)
- Transit-Oriented Communities Policy, including Affordable Housing Policy, TOD Parking Policy, and Transportation Demand Management Policy (2024), www.vta.org/toc

1.3.3 City Policies and Development Standards

The following City of San José policies, guidelines, and frameworks inform TOD at 28th Street/Little Portugal and are available online at sanjoseca.gov.

- Activate SJ Strategic Plan (2020-2040)
- Climate Smart San José (2018)
- East San José Multimodal Transportation Improvement Plan (ESJ MTIP) En Movimiento (2020)
- Envision San José 2040 (2024)
- Five Wounds Urban Village Plan Update (2013, update expected 2025)
- Municipal Code Title 20
- San José Better Bike Plan 2025 (2020)
- San José Citywide Design Standards and Guidelines (2022)
- San José Complete Streets Design Standards and Guidelines (2018)

Vision

Vision
Tâm Nhìn



FIGURE 3. Conceptual view towards the station from N. 28th Street/E. Santa Clara Street





WALKABILITY AS A CENTRAL PRIORITY



OPEN SPACES THAT OFFER A VARIETY OF EXPERIENCES FOR YOUTH, FAMILIES, AND SENIORS



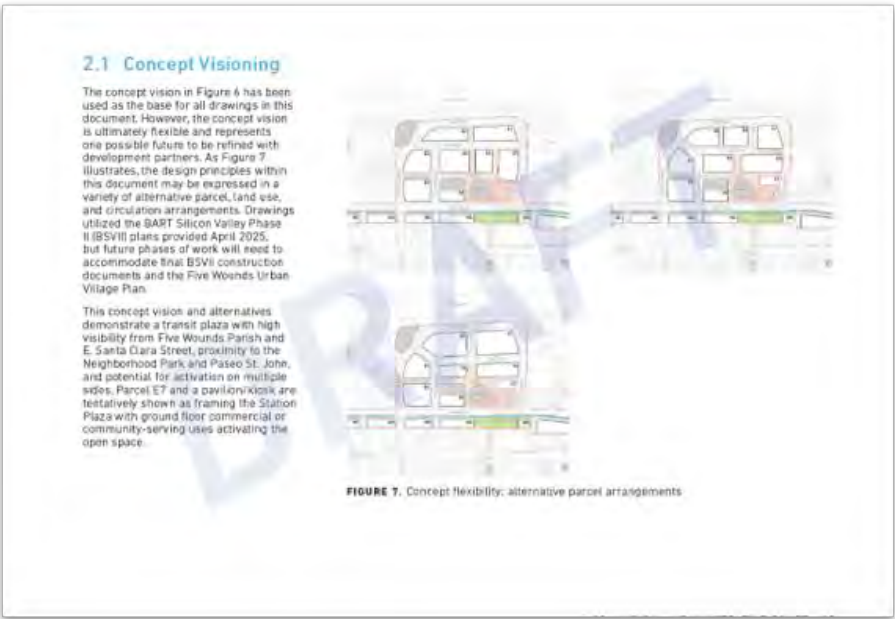
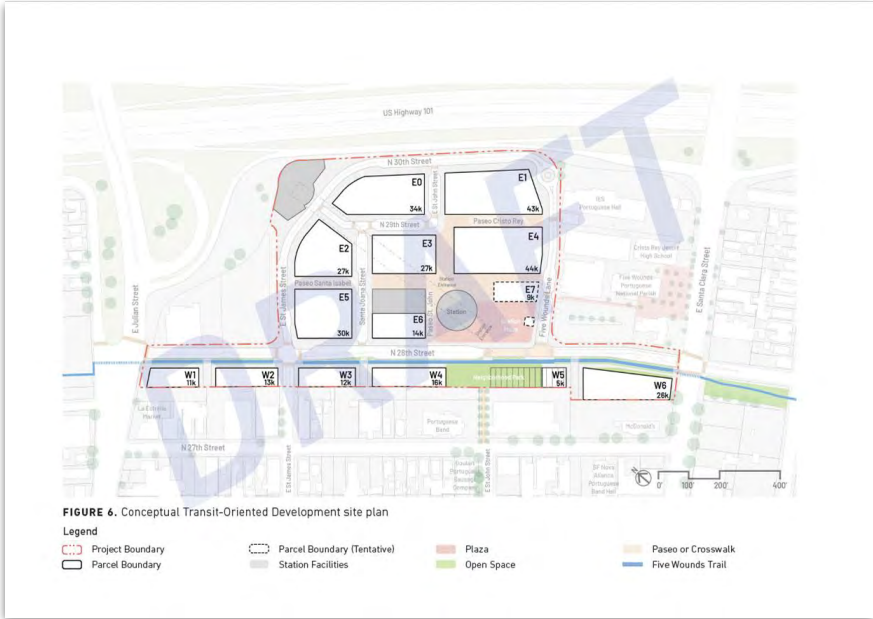
AFFORDABLE HOUSING, JOB OPPORTUNITIES, AND COMMUNITY SERVICES THAT FRAME THE STATION

FIGURE 4. Conceptual framework for a neighborhood station

Vision

Visión

Tâm Nhìn



3 CULTURE + COMMUNITY

3.1 ART AND CULTURE	22
3.1.1 Art and Heritage	22
3.1.2 Process and Partnerships	24
3.2 OPEN SPACE	26
3.2.1 Character	28
3.2.2 Landscape Features	29
3.2.3 Station Plaza	30
3.2.4 Neighborhood Park	32
3.2.5 Gateway Park	36
3.2.6 Paseos	36
3.3 ACTIVE USES	38
3.3.1 Use Types	38
3.3.2 Ground Floor Activation	40
3.3.3 Phasing and Interim Use	42



Engagement Summary

Resumen del compromiso

Tóm Tắt Việc Tham Gia

+125



MULTICULTURAL AND IMMIGRANT COMMUNITY



+123



LOCAL BUSINESSES

+104



LOCAL ART AND ARTISTS

+87



PORTUGUESE COMMUNITY AND LEGACY

+52



(c) UC Merced, Library and Special Collections

ORGANIZING AND ADVOCACY CULTURE

+31



(c) History San José Collection

AGRICULTURE, DAIRY AND CANNERY HISTORY

+24



(c) History San José Collection

INDUSTRIAL AND RAIL HISTORY

3.1.2 Process and Partnerships

PRINCIPLES

- 4. On-site art or district art fee.** Expand access to public art surrounding the station through either direct commission of on-site art or contribution to a district art fee that commissions art within the TOD at the time of the development agreement. A public art budget of up to 1% of the development project cost is encouraged.
- 5. Cultural District.** Work with the School of Arts and Culture at Mexican Heritage Plaza to support the establishment of the La Avenida Cultural District along East Santa Clara Street / Alúm Rock Avenue corridor and activation through public art, events, and programming.
- 6. Art advisory group.** Work with an advisory group of community leaders, a public art consultant, VTA staff, and arts and design professionals to support artist selection and art project development.
- 7. Arts organization partnerships.** Ensure open space design includes a platform for local professional arts organizations to share their work and host events, such as the Portuguese Band of San José, Teatro Vision, San José Jazz, San José Multicultural Arts Guild, Mosaic, and San José Taiko. Consider a partnership with a local community-based organization (CBO); City of San José Department of Parks, Recreation, and Neighborhood Services (PRNS); and/or parks management group to liaise with organizations and support on-going programming.
- 8. CBOs/institutional partnerships.** Establish programmatic partnerships or leases with nearby CBOs/institutions that currently provide cultural or youth-oriented programs and events in the neighborhood, such as the Portuguese Community Center (POSSO), IES Hall, East San José Carnegie Library, Rocketship Discovery Prep, Cristo Rey High School, and San José High School. Consider incorporating a commitment of at least 1% of project-wide non-residential space to community-supportive programming.
- 9. Continued community engagement.** Developers are encouraged to select partners who will engage community members in order to deepen project team understanding of priorities and preferences regarding building use and open space programs. Ensure resonance with local values, history, and aspirations for the Little Portugal neighborhood. Engage immediate station neighbors, including but not limited to Five Wounds Portuguese National Parish, Cristo Rey San José Jesuit High School, IES Hall, and Portuguese Band of San José. Outreach to current residential neighbors of the project as well as future stakeholders through partnerships with City and County housing programs. Engagement should be multilingual, multimedia, both in-person and hybrid, and actively engage youth and elderly participants. Refer to the DDF Engagement Memo for a summary of engagement efforts, including a list of recommended neighborhood groups that have been engaged historically.

FIGURE 11. (Next Page) DDF art engagement with artist Rayos Magos

3.2 Open Space

3.2 Espacio abierto

3.2 Không Gian Mở

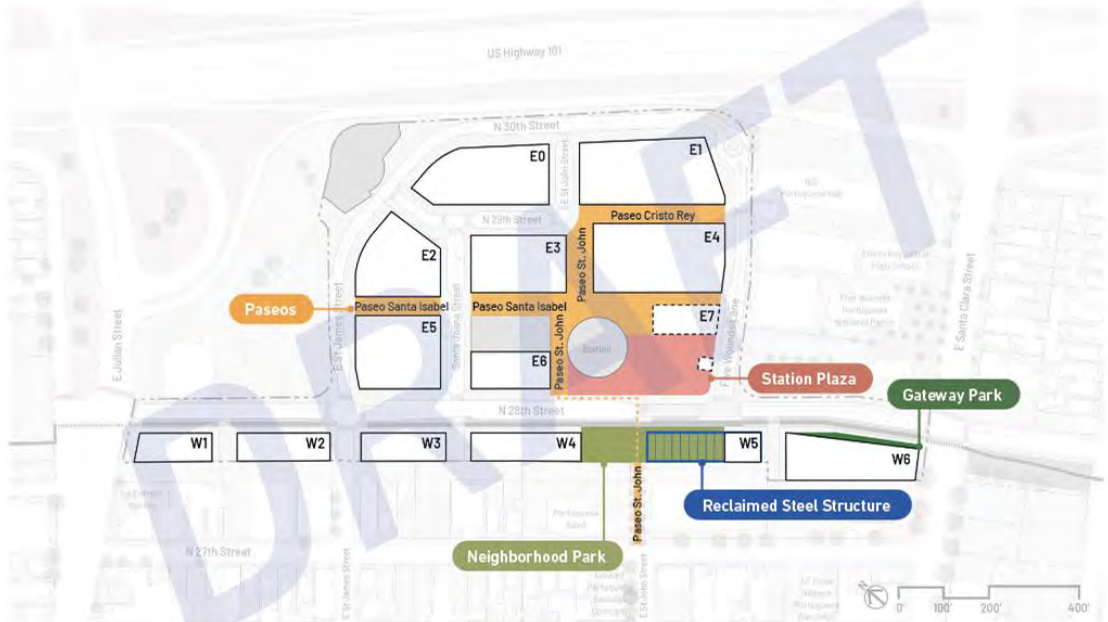


FIGURE 13. Conceptual open space network

3.2 Open Space

3.2 Espacio abierto

3.2 Không Gian Mở



FIGURE 17. Conceptual view of the Station Plaza from N 28th Street/Five Wounds Lane



FIGURE 19. Conceptual view of the Neighborhood Park from Paseo St. John



FIGURE 20. Conceptual Station Plaza program



FIGURE 21. Conceptual Neighborhood Park program

3.3 Active Uses

3.3 Usos activos

3.3 Sử Dụng Tích Cực

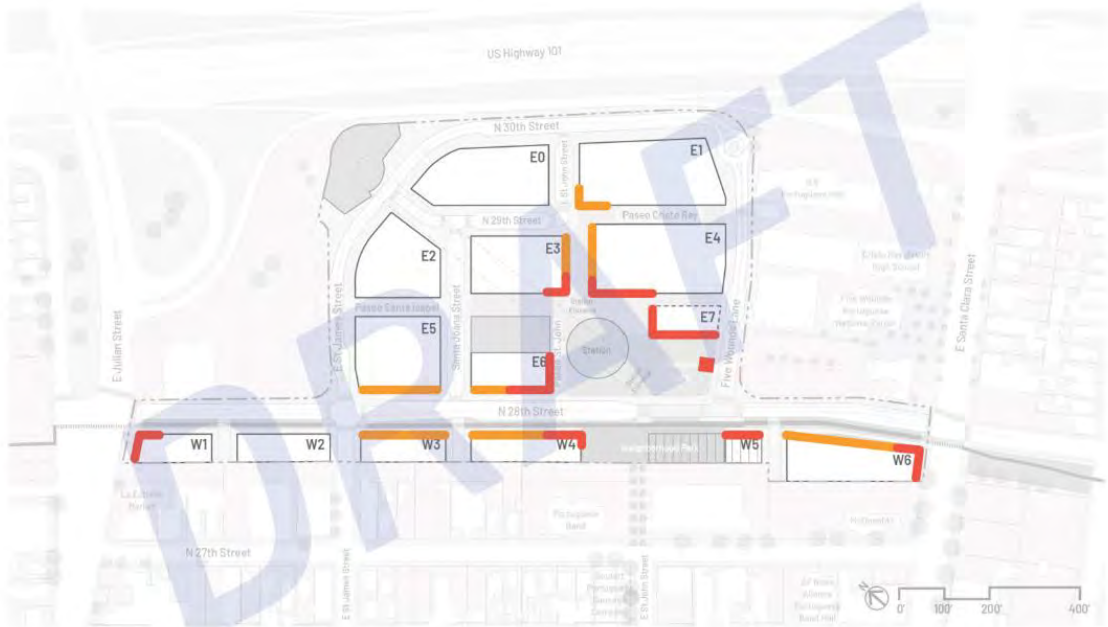
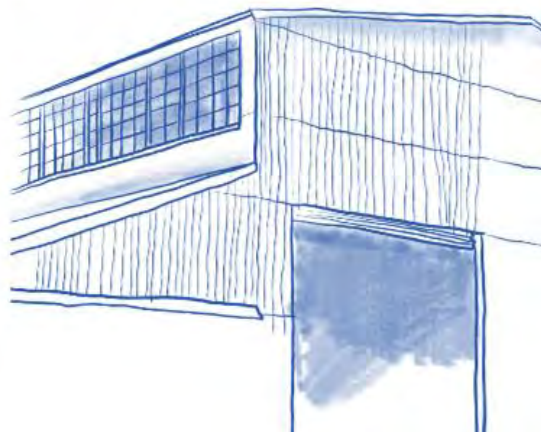


FIGURE 27. Conceptual priority ground floor active use frontage

- Legend**
- Primary Active Use Frontage
 - Secondary Active Use Frontage

4 URBAN FABRIC AND ENVIRONMENT

4.1 BLOCK STRUCTURE	48
4.2 LAND USE	50
4.3 BUILDINGS	52
4.3.1 Height	52
4.3.2 Massing and Orientation	54
4.3.3 Character	58
4.3.4 Ground Floor Design	63



4.1 Block Structure

4.1 Estructura de bloques

4.1 Cấu Trúc Dãy

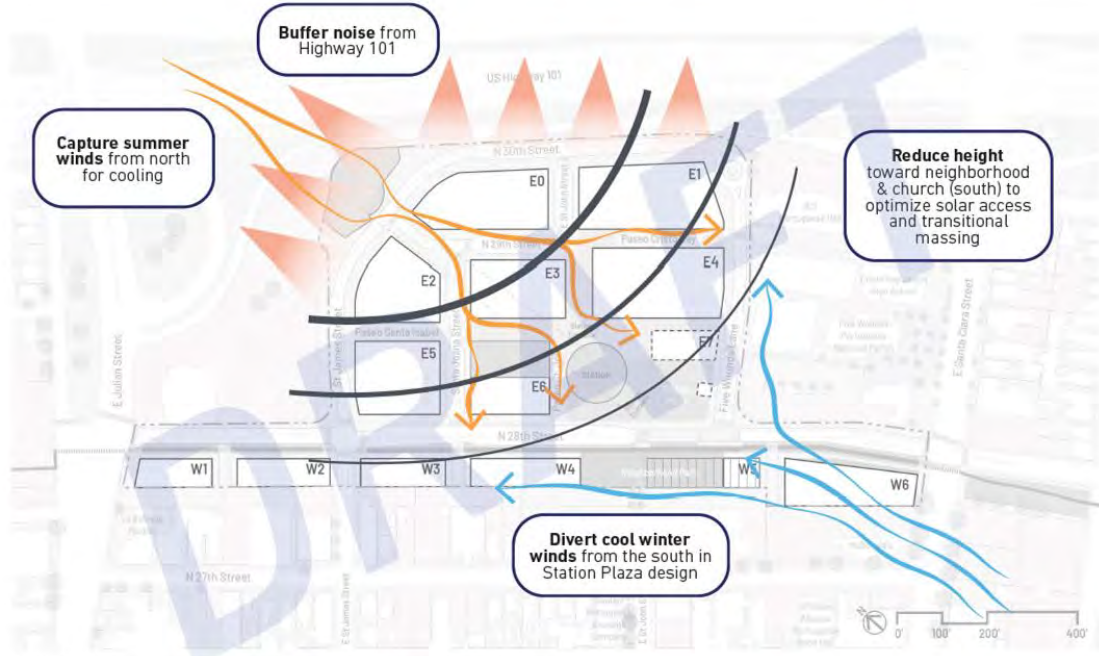


FIGURE 31. Conceptual TOD orientation opportunities informed by local climate

4.2 Land Use

4.2 Uso de la tierra

4.2 Sử Dụng Đất

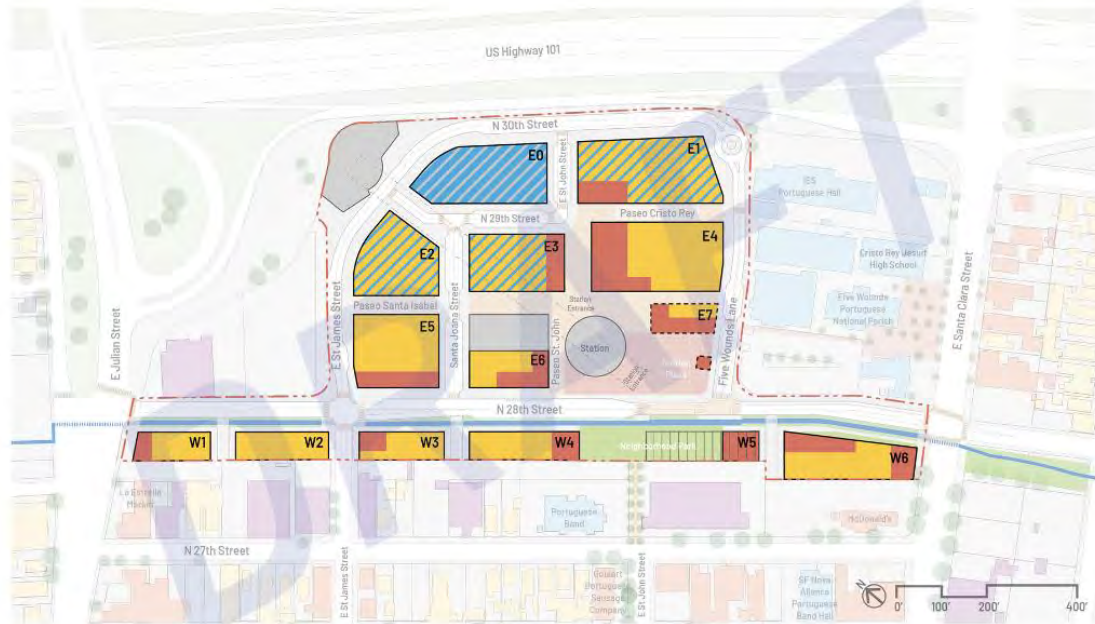


FIGURE 32. Conceptual land use

Legend

- Project Boundary
- Office/Institutional
- Residential
- Flex Office/Institutional/Residential
- Flex Office/Institutional/Parking
- Ground Floor Active Uses
- Station Facilities
- Plaza
- Industrial
- Open Space
- Paseo or Crosswalk
- Five Wounds Trail

4.3 Buildings

4.3 Edificios

4.3 Tòa Nhà

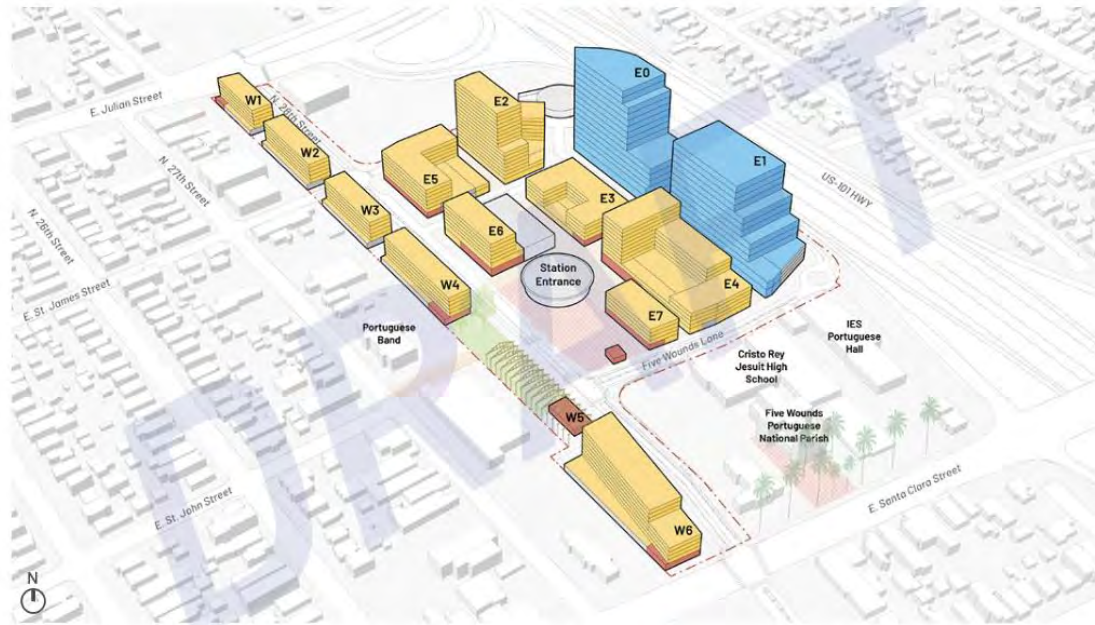


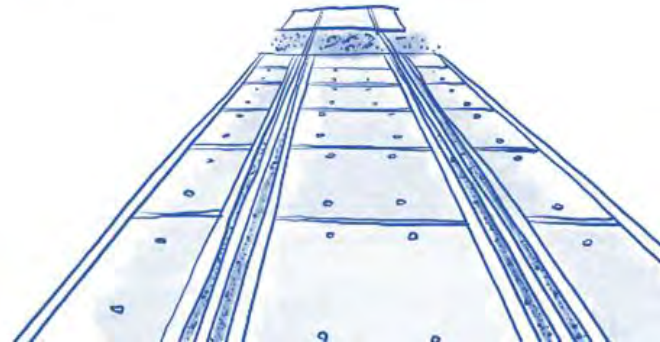
FIGURE 33. Conceptual massing scenario

Legend

- | | | |
|----------------------|--------------------------|--------------------|
| Project Boundary | Ground Floor Active Uses | Open Space |
| Office/Institutional | Station Facilities | Paseo or Crosswalk |
| Residential | Plaza | |

5 MOBILITY AND CONNECTIVITY

5.1 ACTIVE MOBILITY NETWORK	68
5.1.1 Streetscape Design	71
5.1.2 Five Wounds Trail/N. 28th Street	72
5.1.3 Sightlines, Wayfinding, and Signage	78
5.2 TRANSIT NETWORK	79
5.3 VEHICULAR NETWORK	80
5.3.1 Vehicular Access	80
5.3.2 Curb Management	82
5.3.3 Off-Street Loading and Parking	84



5.1 Active Mobility Network

5.1 Red de movilidad activa

5.1 Mạng Lưới Di Chuyển Chủ Động

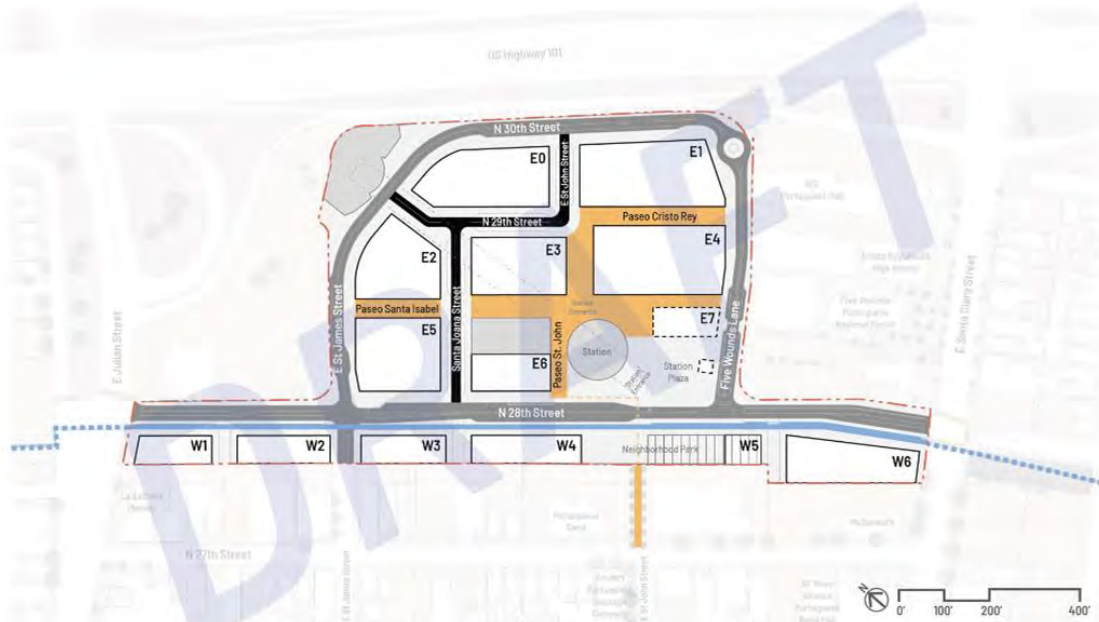


FIGURE 48. Conceptual circulation network

Legend

- Proposed Internal Streets
- Existing Streets
- Paseo
- Five Wounds Trail

5.1 Active Mobility Network

5.1 Red de movilidad activa

5.1 Mạng Lưới Di Chuyển Chủ Động

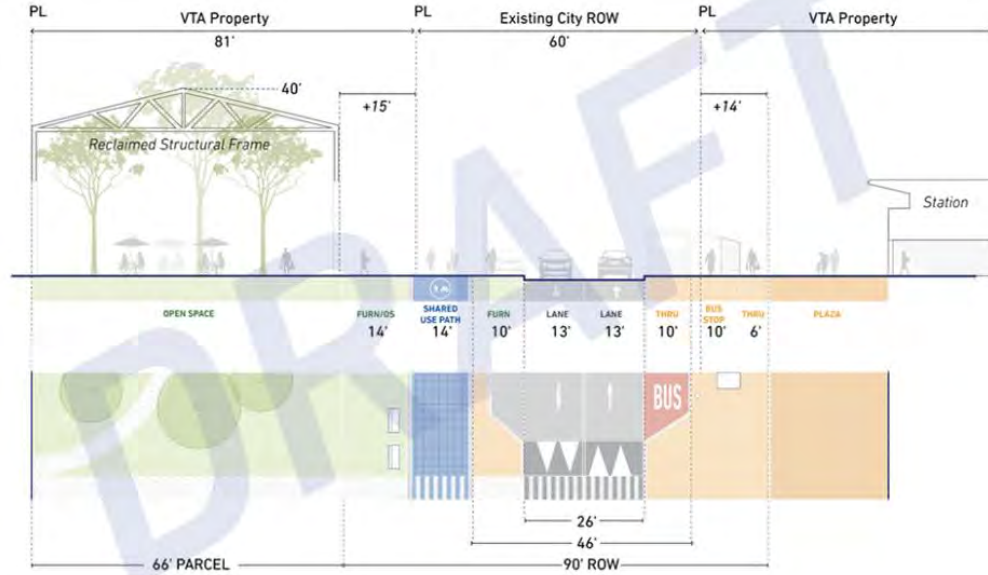


FIGURE 53. Conceptual N. 28th Street section #2 across from Station Entrance with shared-use path

5.2 Transit Network

The 28th Street/Little Portugal BART Station is a critical neighborhood piece of the BART Silicon Valley Phase II extension, servicing VTA routes local 64A, 64B, 72, 22, 23, and Rapid 522. The location of the bus stop immediately in front of the Station Entrance is critical for VTA operations, which is aiming to improve accessibility and ease transit connections throughout Santa Clara County. For more specific information, reference VTA's Bus Stop & Passenger Facility Design Criteria and Standards and coordinate with VTA's Service Planning department on the appropriate local routes to align.

PRINCIPLES

- 82. Transit-ready streets.** All streets in the TOD should maintain a minimum lane width of 11 feet to accommodate buses. Wider lanes may be required where aerial staging zones are not required by the San José Fire Department. Making all streets transit-ready ensures future flexibility in transit route alignment and supports the ability to operate bus bridges in instances during BART service disruptions.
- 83. Operator rest area.** VTA will provide an operator rest area, including a dedicated bathroom facility and waiting room, within one block of the designated local bus route layover space. If a standalone facility or integration within existing BART infrastructure is not feasible, a developer should provide a dedicated VTA operator rest area within a building near the layover space.



FIGURE 57. Example VTA bus stop



FIGURE 58. VTA system map (April 2024)

5.3 Vehicular Network

5.3 Red vehicular

5.3 Mạng Lưới Xe Cộ

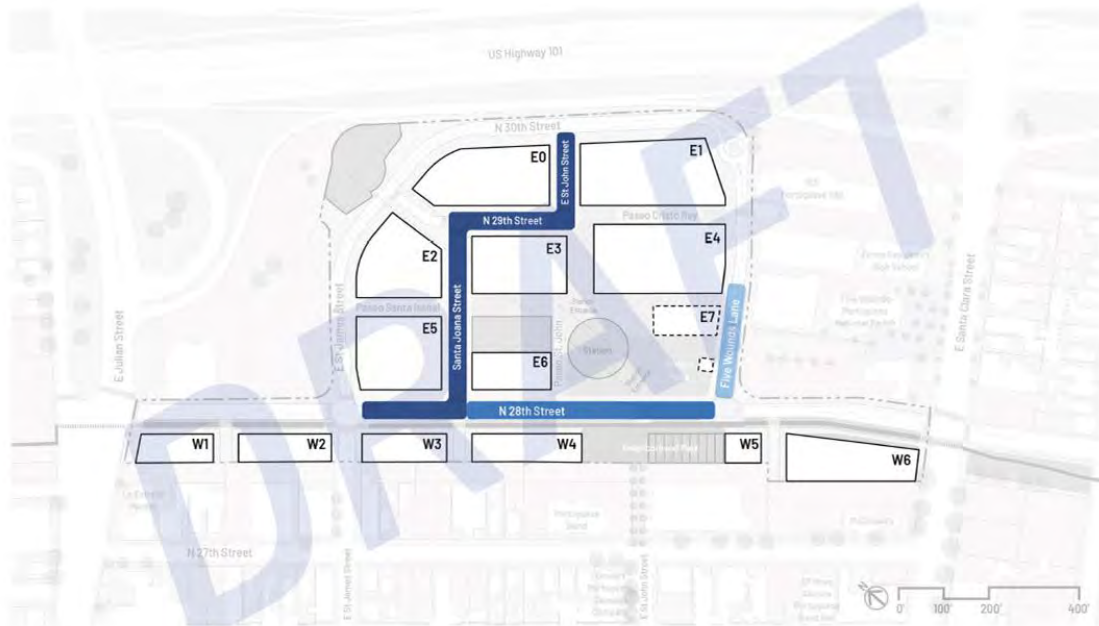


FIGURE 62. Conceptual curb management plan

Legend

- Transit and Accessible Priority
- Cristo Rey and Accessible Priority
- BART Pick-up/Drop-off Priority

Appendices

Apéndices

Phụ Lục

- A: Market Study
- B: TOD Framework Memo
- C: Sustainability Memo
- D: Project Context Memo
- E: Engagement Summary
- F: Placemaking Memo
- G: Parcel Plan Evolution
- H: Plaza Comparisons



How to Comment by Thursday, September 18, 2025

Cómo comentar antes del jueves 18 de septiembre de 2025:

Làm **Thế** Nào **để Nhận** Xét **chậm nhất** là **Thứ Năm**, ngày 18 tháng 9 **năm** 2025:

Fill out the online
comment form

Complete el formulario
de comentarios en
línea en

Điền vào biểu mẫu
nhận xét trực tuyến tại

[vta.org/
28LPdevelopment](https://vta.org/28LPdevelopment)



Fill out a physical
comment card

Complete una tarjeta de
comentarios física

Điền vào thẻ nhận xét

Send an email to
tod@vta.org

Envíe un correo
electrónico a

Gửi email đến

Mail comments to

Envíe sus comentarios
por correo a

Gửi nhận xét đến

VTA TOD Program
Attn: Christina Philip
3331 N. First Street,
Bldg. A,
San Jose, CA 95134

Thank You!

¡Gracias!

Cảm ơn quý vị!

VTA

community.outreach@vta.org

SITELAB

whanson@sitelaburbanstudio.com

lwong@sitelaburbanstudio.com

Stay Involved

Manténgase involucrado

Hãy luôn tham gia

Submit comments by Thursday, September 18, 2025:

Enviar comentarios antes del jueves 18 de septiembre de 2025:

Gửi nhận xét **chậm nhất** là Thứ Năm, ngày 18 tháng 9 năm 2025:



- Fill out the online comment form: vta.org/28LPdevelopment
- Fill out a physical comment card
- Send an email to tod@vta.org
- Mail comments to VTA TOD Program; Attn: Christina Philip; 3331 North First Street, Building A, San Jose, CA 95134

Additional references:

Referencias adicionales:

Tài liệu tham khảo bổ sung:

- [28th Street/Little Portugal TOD Access Study Final Report](#)
- [BART Silicon Valley Phase II](#)
- [Five Wounds Urban Village Plan Update](#)