



FACT SHEET: Real Estate

Gilroy Transit Center Transit-Oriented Development

Overview

The Gilroy Transit Center is a 7.8-acre property owned by VTA. It is located next to the Gilroy Caltrain Station, on Monterey Highway and 7th Street in Gilroy.

Currently this property serves as a Park & Ride lot for VTA Bus and Caltrain passengers. The Gilroy Transit Center currently serves VTA bus lines 68, 84, 85, 86, 121, and 168, and provides connections for San Benito County Express, Monterey Salinas Transit lines 55 and 86, and Caltrain. This site has the potential for a mixed-used Transit-Oriented Development (TOD).

VTA's Transit-Oriented Development Program works with municipal, non-profit, and private partners to encourage the development of housing, retail, and employment centers in places that will help increase transit ridership and contribute to a vibrant community. Among VTA's Transit Oriented Development requirements is that 20% of housing on a particular site must be affordable and at least half of the affordable units be targeted to extremely low and very low-income households.

For this property, VTA has a partnership with the Santa Clara County Office of Supportive Housing. The Office of Supportive Housing administers the 2016 Measure A Affordable Housing Bond. This partnership encourages development of affordable housing at this location.

Objectives

- Prepare this site for future Transit-Oriented Development, beginning with community engagement
- Increase mixed-use development, including affordable housing opportunities near transportation
- Provide job opportunities near transit
- Increase long term revenue streams for transit operations

Outcomes

- Housing and jobs near transit centers
- Cleaner air and lower greenhouse gas emissions
- Traffic relief
- Increased public transit ridership

Benefits of Transit Oriented Development

- Meet Housing Demand – Helps address the regional housing crisis
- Environmental and Public Health Benefits
- Reduce Auto Dependence – TOD residents have lower parking needs
- Economic Competitiveness – TOD locations are attractive to employers
- Neighborhood and Fiscal Benefits – TOD can create significant household savings (people living near transit spend less on transportation costs)

Current Activities

VTA is working with Santa Clara County, the City of Gilroy, and the community to plan a vibrant space in Downtown Gilroy that allows people to live and work near public transportation. TOD in this location would allow for mixed-use residential and commercial development to occur on-site.

Project/Development Schedule

VTA does not have a specifically proposed project or timeline for a future development currently.

How to Reach Us

VTA's Community Outreach
(408) 321-7575
(408) 321-2330 TTY
www.vta.org/gilroydevelopment
community.outreach@vta.org