



# FACT SHEET: Real Estate

## 28th Street/Little Portugal Transit-Oriented Development

### Overview

The 28th Street/Little Portugal Transit-Oriented Development will be a 10-acre property adjacent to the future 28th Street/Little Portugal BART Station (the first of four stations in BART Silicon Valley’s Phase II expansion). The site is located on N. 28th Street between E. St. James and Five Wounds Lane and in the old Union Pacific right-of-way between E. Santa Clara Street and E. Julian Street. VTA will own the property.

This site has the potential to be a lively mixed-use, transit-oriented community (TOC) with activated ground floor uses that increase transit ridership, catalyze further community development, help provide revenue for transit capital investments and operations and uphold environmental stewardship.

Transit-oriented developments (TOD) focus growth around transit stations and along transit corridors to facilitate multi-modal, carbon-neutral, equitable, and inclusive neighborhoods that are sustainable and resilient. These communities offer easy access to a range of choices for employment, housing, recreation, education, culture, and services anchored by transit. They provide places for people of all generations and backgrounds to access the necessities of daily life available within a short walk, bike ride, or transit trip. All neighbors can learn, live, work, play, and connect in a TOC.

The project site is located within the City of San Jose’s Five Wounds Urban Village Plan, which is being updated through 2024 and will influence any development.

### Transit-Oriented Development

VTA’s Transit-Oriented Development Program works with municipal, non-profit, and private partners to encourage the development of equitable mixed-use residential, commercial, service, and employment centers in places that will help increase transit ridership and contribute to a vibrant community. Among VTA’s TOC Policy requirements is that at least 25% of housing units developed on each site be affordable.

The program also works to counteract community displacement by anticipating neighborhood change and implementing strategies that provide greater social and economic opportunities for all current and future residents. Equitable TOD strategies can include providing housing at a range of densities and affordability levels for workers and residents; commercial and retail spaces that support local businesses and living-wage jobs; local arts and culture; enhanced mobility choices and first-last mile connections; and community services and other amenities, integrated into safe, walkable neighborhoods.

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### Guide to Development



*Highlight cultural identity and address disparities*



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



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





## Design Development Framework

VTA is working with an urban design firm to create and conduct outreach for a Design Development Framework (DDF) that will guide the vision of future development proposals at the site. VTA and stakeholders will use the final DDF to evaluate initial and subsequent developer proposals and designs for transit-oriented developments on VTA-owned property. The DDF and the City's Urban Village update will work in concert to promote equitable and inclusive transit-oriented developments in the station area.

## Objectives

- Prepare the site for future transit-oriented development, beginning with community engagement
- Encourage development, including affordable housing opportunities near public transportation
- Promote urban design that enhances pedestrian walkability, bike access, and connectivity to transit
- Support long-term revenue for transit operations

## Outcomes

- Housing near transit stations that serve households at all income levels, which helps address the regional housing crisis
- Increased transit ridership and reduced auto dependence, which helps to relieve traffic congestion
- Enhance economic competitiveness – TOD locations are attractive to employers and consumers
- Neighborhood and fiscal benefits – TOD can create significant time and monetary savings for households adjacent to convenient and reliable transit

## Project/Development Schedule

VTA is working to develop a vision in collaboration with the community. There is no specific project currently proposed for this location.

## How to Reach Us

### VTA's Community Outreach

(408) 321-7575

(408) 321-2330 TTY

[vta.org/28LPDevelopment](http://vta.org/28LPDevelopment)

[community.outreach@vta.org](mailto:community.outreach@vta.org)

