

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:

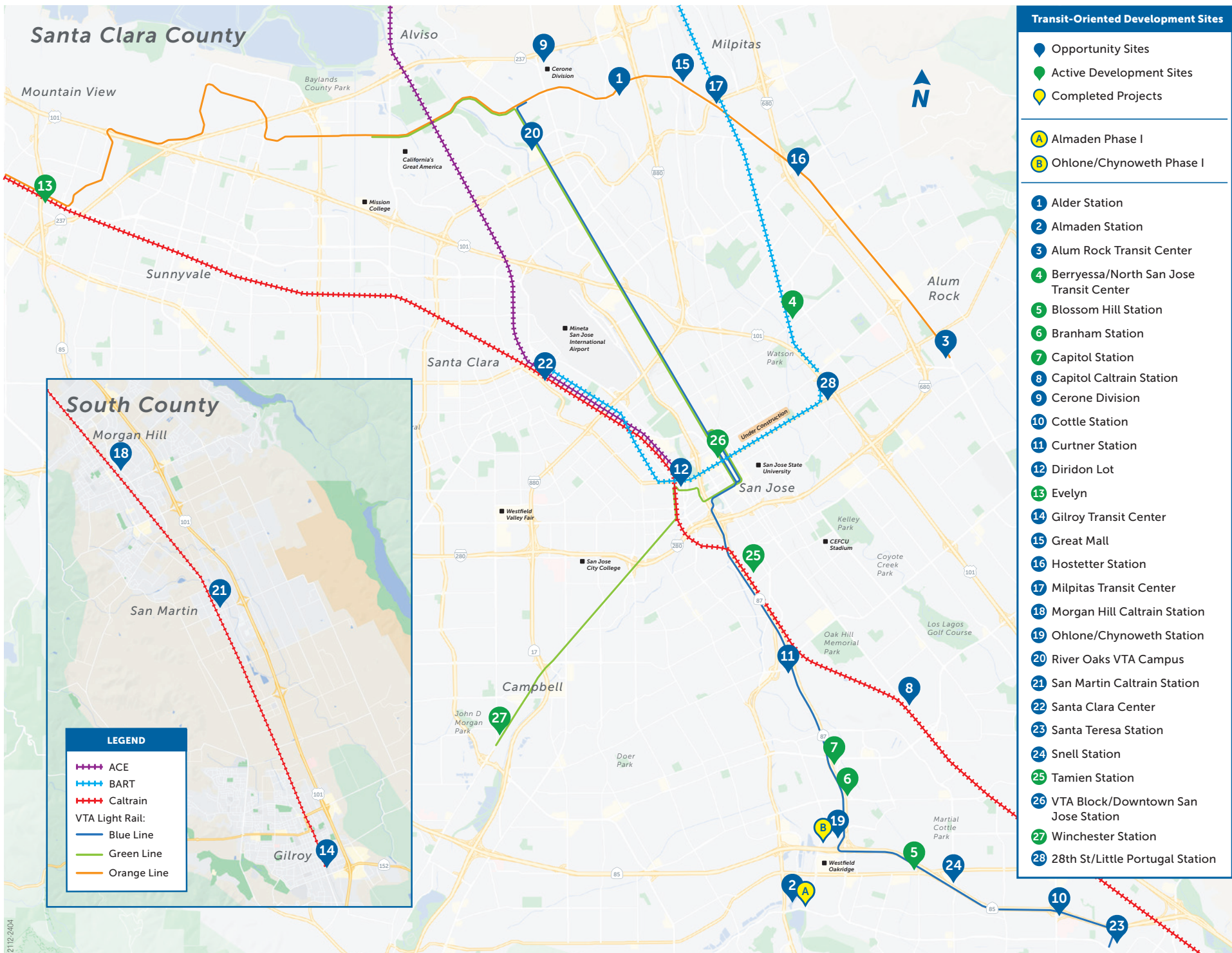
Josselyn Hazen
TOD Manager
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josselyn.hazen@vta.org

We hope to speak with you soon.

Sincerely,



Jessie O'Malley Solis
Director of Real Estate & TOD



ALDER STATION

5122 Alder Drive, Milpitas, CA 95035

SITE DETAILS



APN: 083-19-023

Acreage: 3.4

Zoning*: MP - Industrial Park

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

Transit Access: VTA Light Rail, VTA Bus

Current Use: Park & Ride Lot

Housing Element Site: No

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

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.

BERRYESSA/NORTH SAN JOSÉ TRANSIT CENTER

1565 Mabury Road, San José, CA 95133

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



0 0.25 0.5 Miles

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



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



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.

CAPITOL CALTRAIN STATION

3390 Monterey Highway, San José, CA 95111

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 - Buisness 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/cottleddevelopment

*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

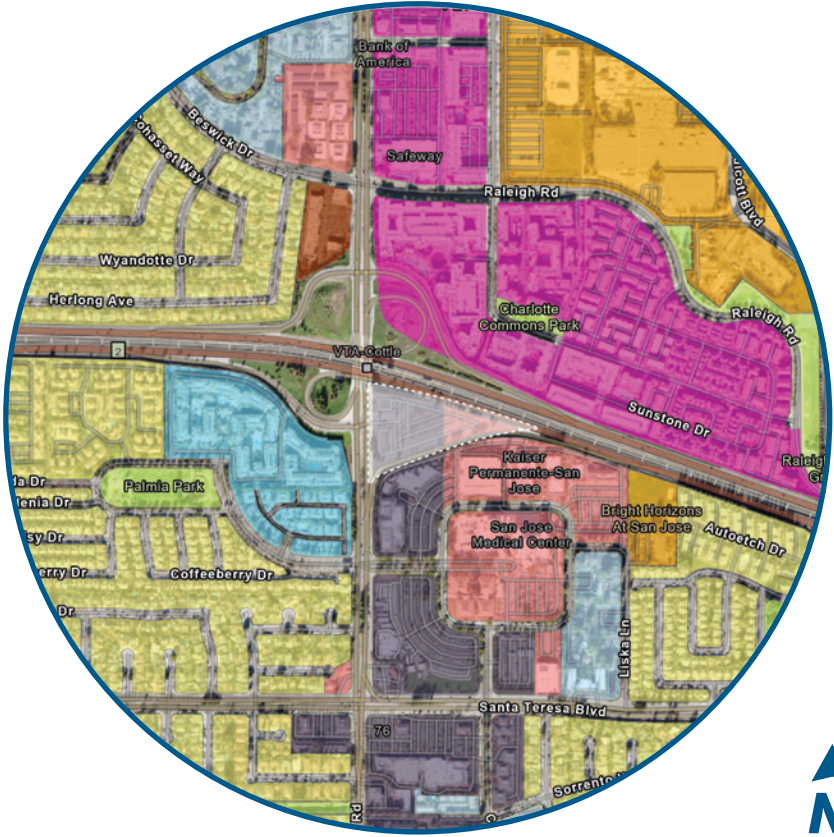
Good Transit

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



0 0.25 0.5 Miles

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 OfficeGeneral 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/evelyndevelopment

*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



0 0.25 0.5 Miles

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

LAND USE



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.

LEGEND

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



Effective Date: April 2024



DEMOGRAPHICS

African American/Black:	1%	Median Household Income:	\$90,101
Asian:	1%	Share of Households with Someone Under 18:	44%
Hispanic/Latino:	85%	Share of Households with Someone Over 65:	15%
White:	11%	Average Household Size:	3.99
Other Race:	2%	Share of Households without a Vehicle:	5%
Median Age:	31.5	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

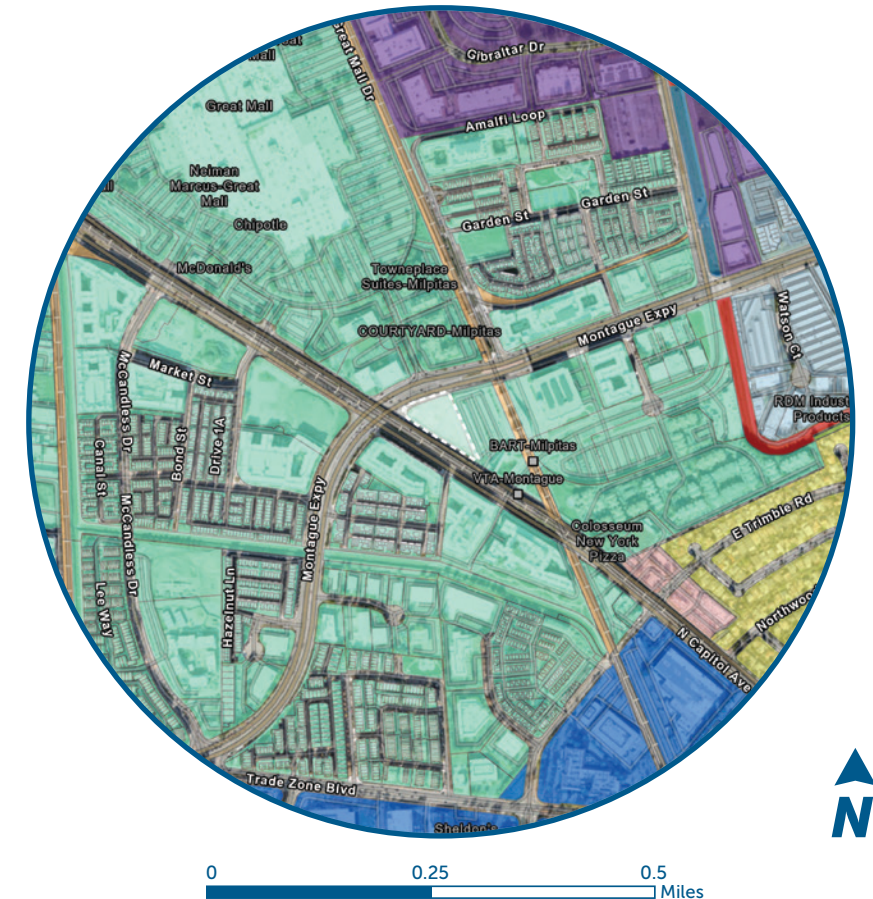
Good Transit

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

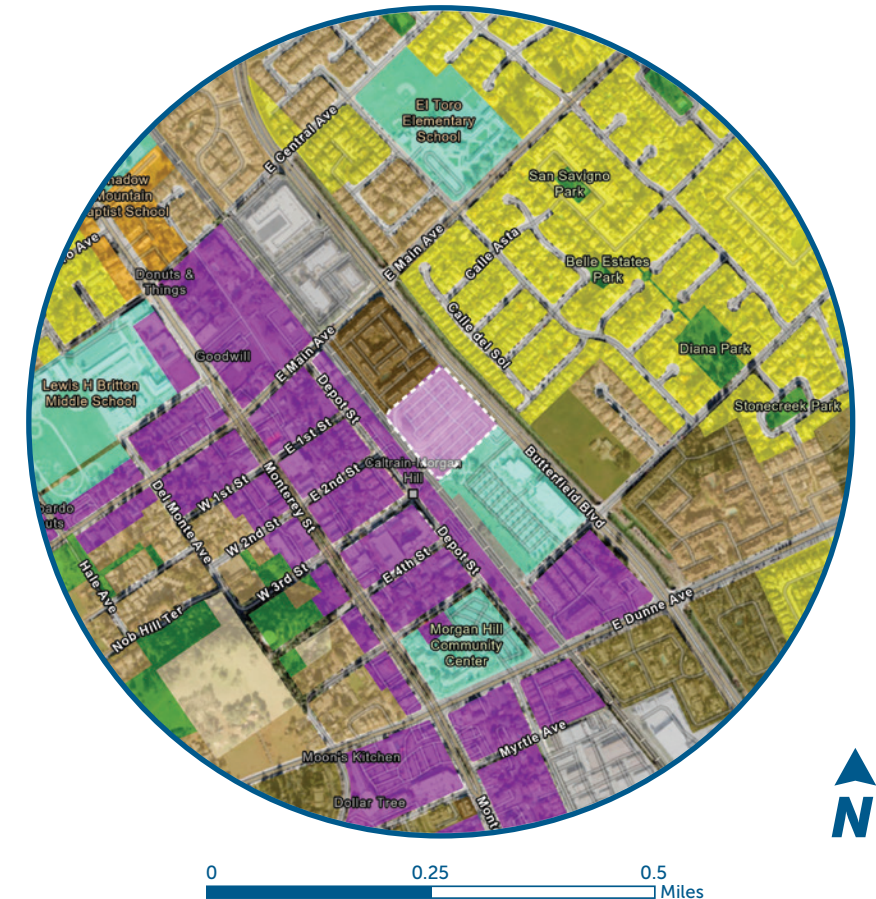
Some Transit

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



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

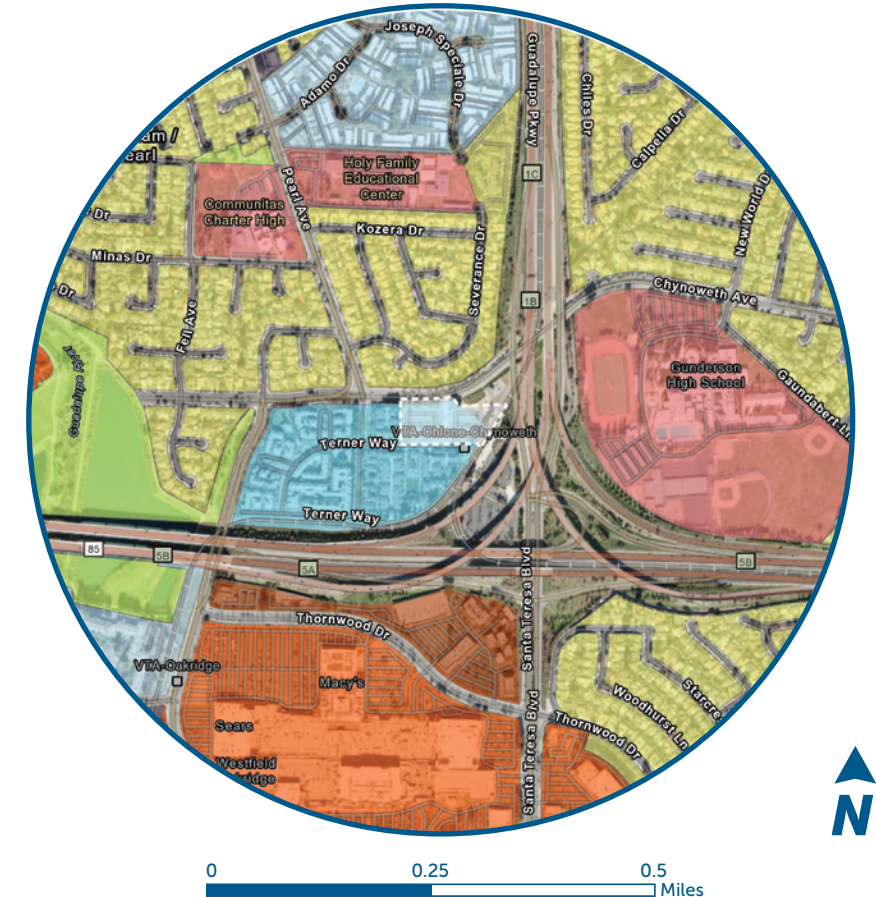
Some Transit

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



Effective Date: April 2024



DEMOGRAPHICS

African American/Black:	3%
Asian:	20%
Hispanic/Latino:	25%
White:	46%
Other Race:	6%
Median Age:	41.1

Median Household Income:	\$137,275
Share of Households with Someone Under 18:	30%
Share of Households with Someone Over 65:	35%
Average Household Size:	2.85
Share of Households without a Vehicle:	8%
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



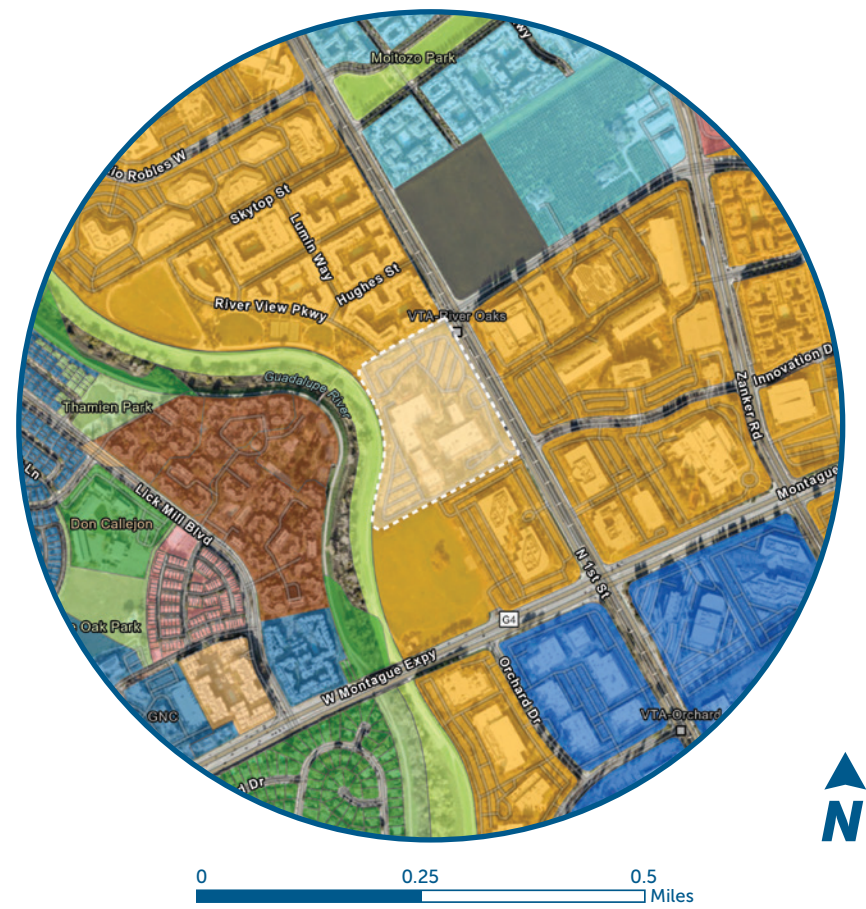
TRANSIT SCORE
43
Some Transit

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



Effective Date: April 2024



DEMOGRAPHICS

African American/Black:	3%	Median Household Income:	\$201,190
Asian:	58%	Share of Households with Someone Under 18:	17%
Hispanic/Latino:	6%	Share of Households with Someone Over 65:	7%
White:	31%	Average Household Size:	1.98
Other Race:	3%	Share of Households without a Vehicle:	6%
Median Age:	31.6	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

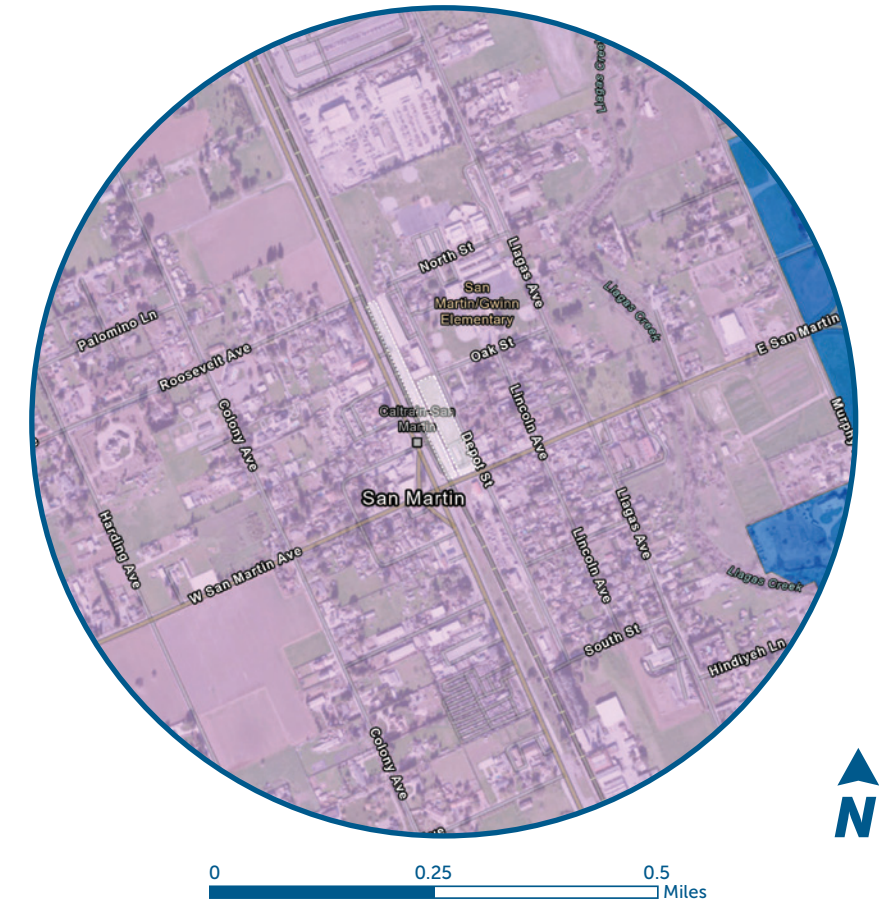
No Score

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



0 0.25 0.5 Miles

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

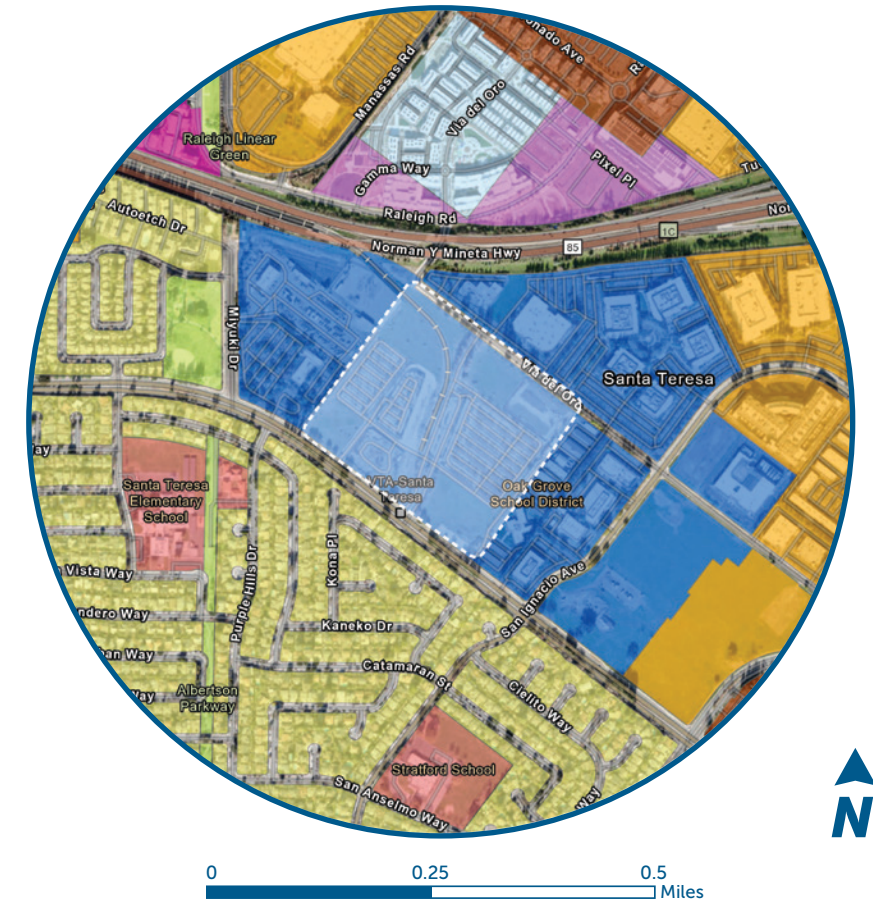
Some Transit

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

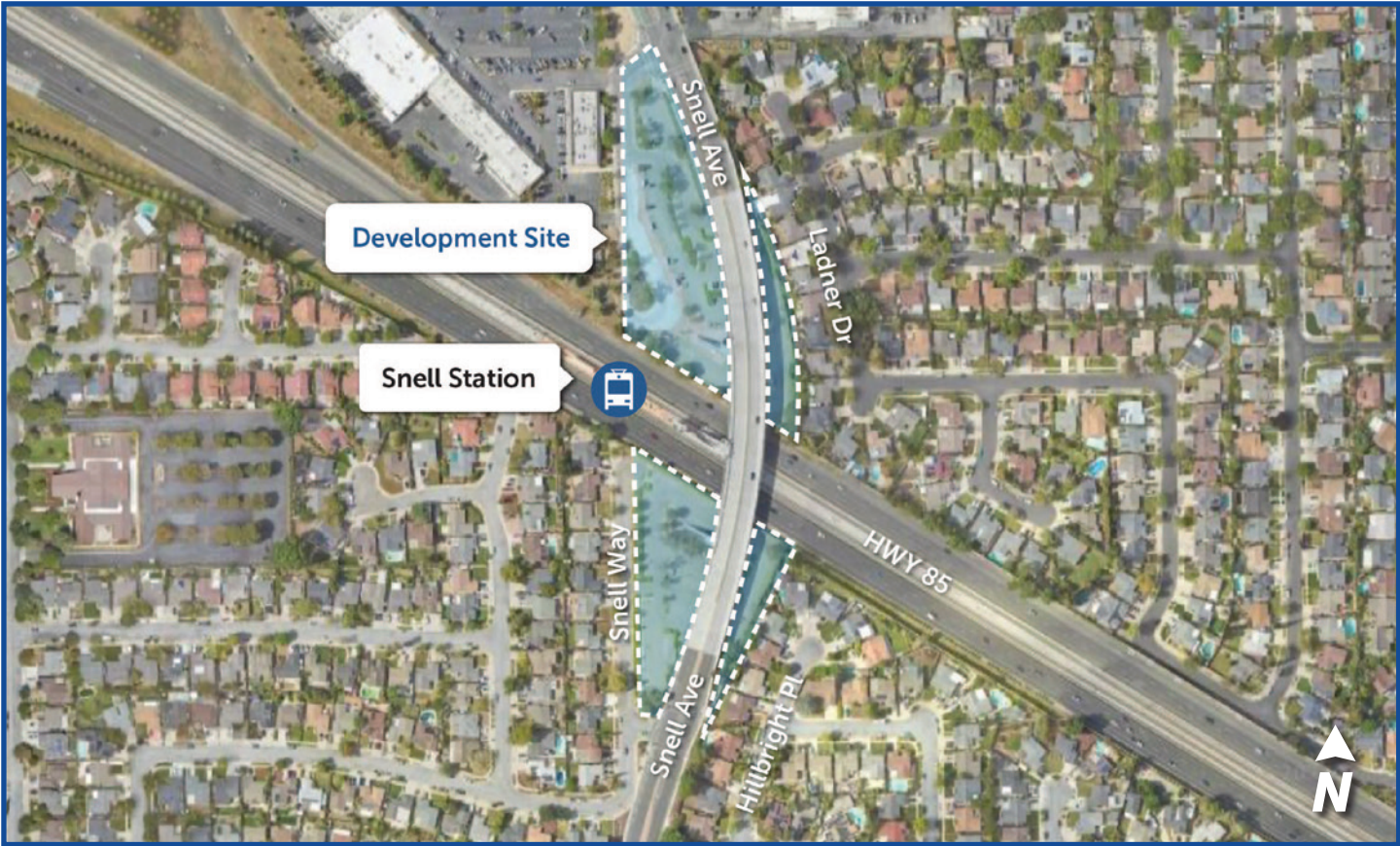
African American/Black:	2%
Asian:	28%
Hispanic/Latino:	25%
White:	37%
Other Race:	7%
Median Age:	38.4

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

LAND USE



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

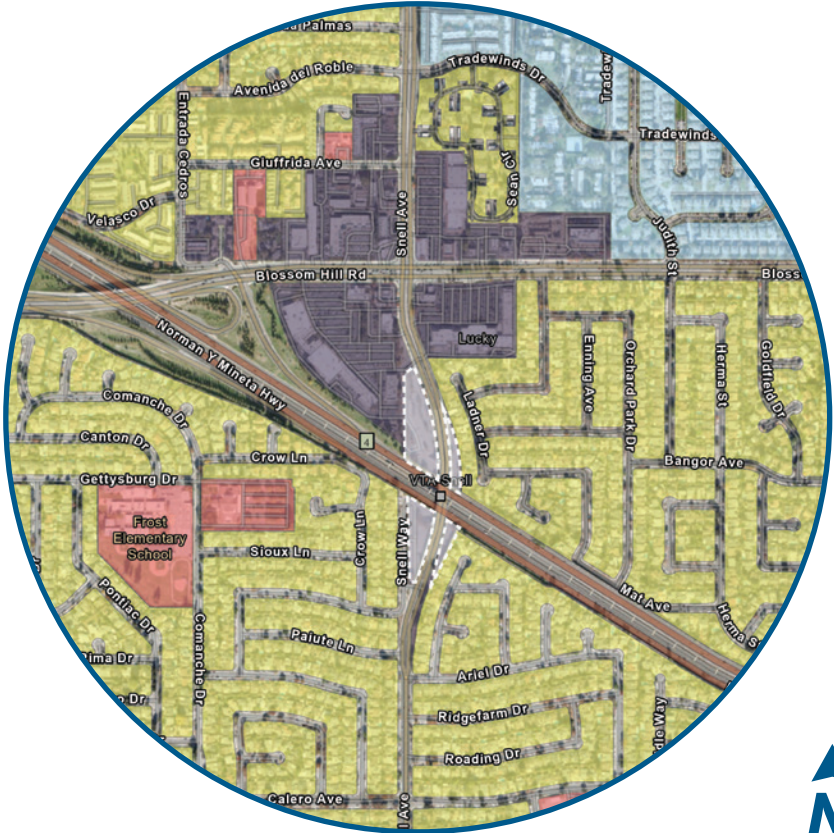


TRANSIT SCORE
47
Some Transit

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.

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

LAND USE



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.

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



Effective Date: April 2024



DEMOGRAPHICS

African American/Black:	1%	Median Household Income:	\$90,188
Asian:	6%	Share of Households with Someone Under 18:	37%
Hispanic/Latino:	76%	Share of Households with Someone Over 65:	25%
White:	16%	Average Household Size:	3.57
Other Race:	1%	Share of Households without a Vehicle:	14%
Median Age:	32.9	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



0 0.25 0.5 Miles

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



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

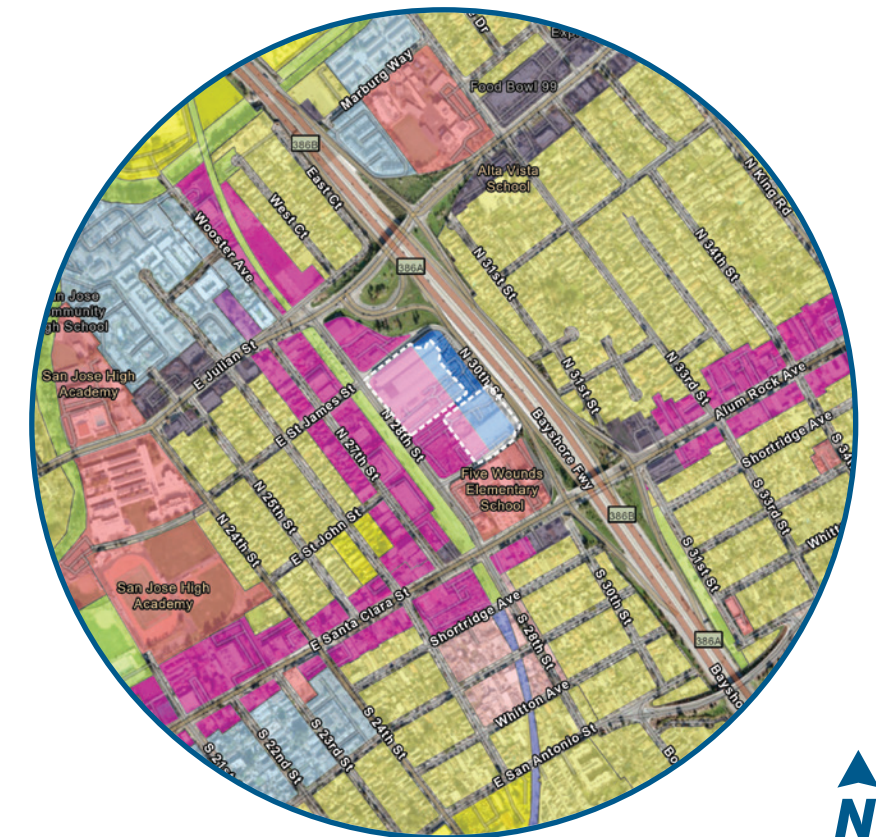
Good Transit

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)



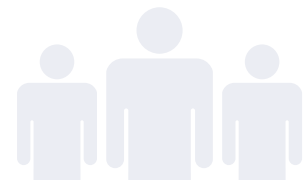
DEMOGRAPHICS

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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