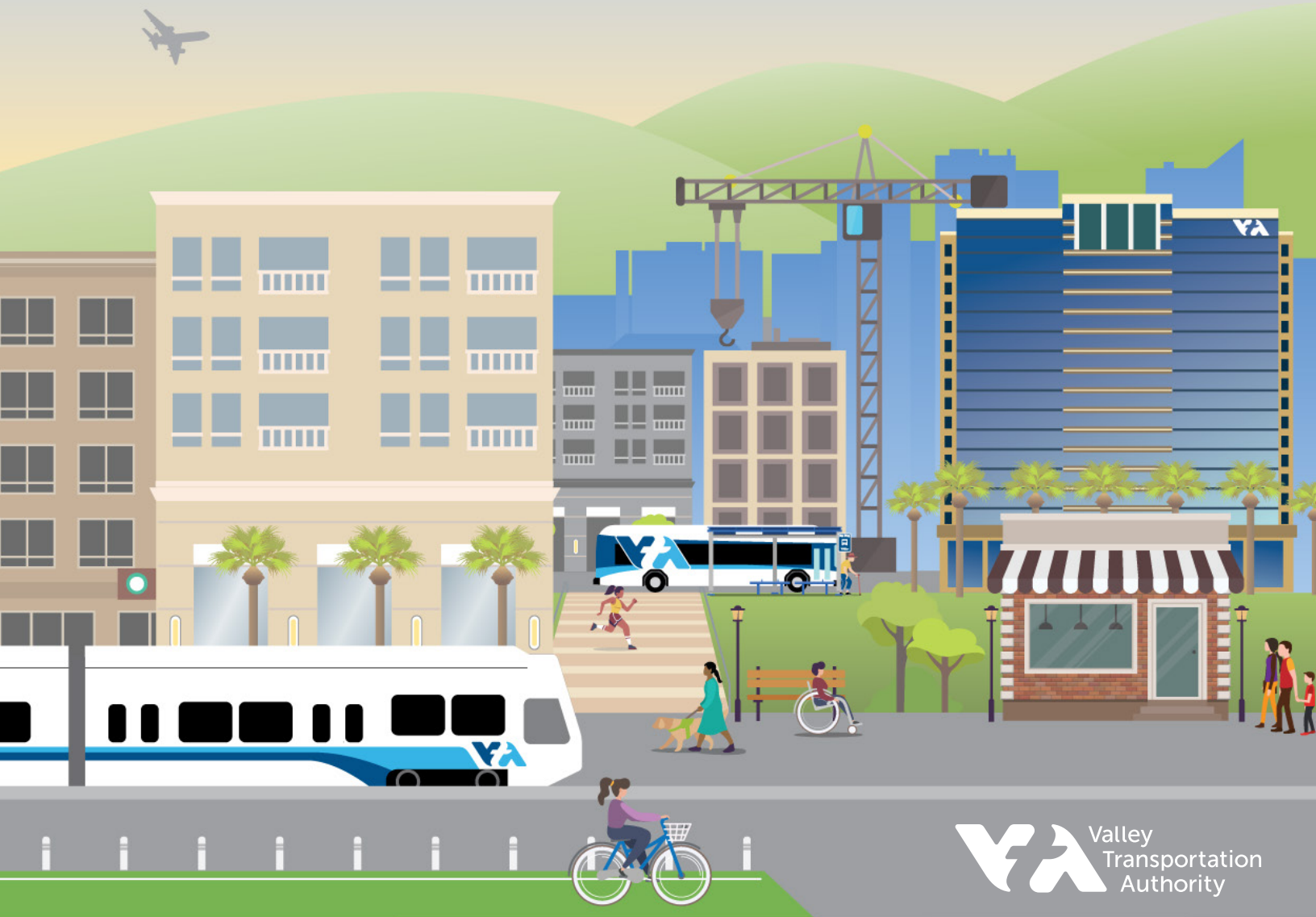


VTA Transit-Oriented Development Portfolio

DECEMBER 2025



DECEMBER 2025

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, Rev. 3, dated January 2024, as revised.

VTA's Multimodal Planning & Real Estate 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 www.vta.org/transitorientedcommunities or contact:

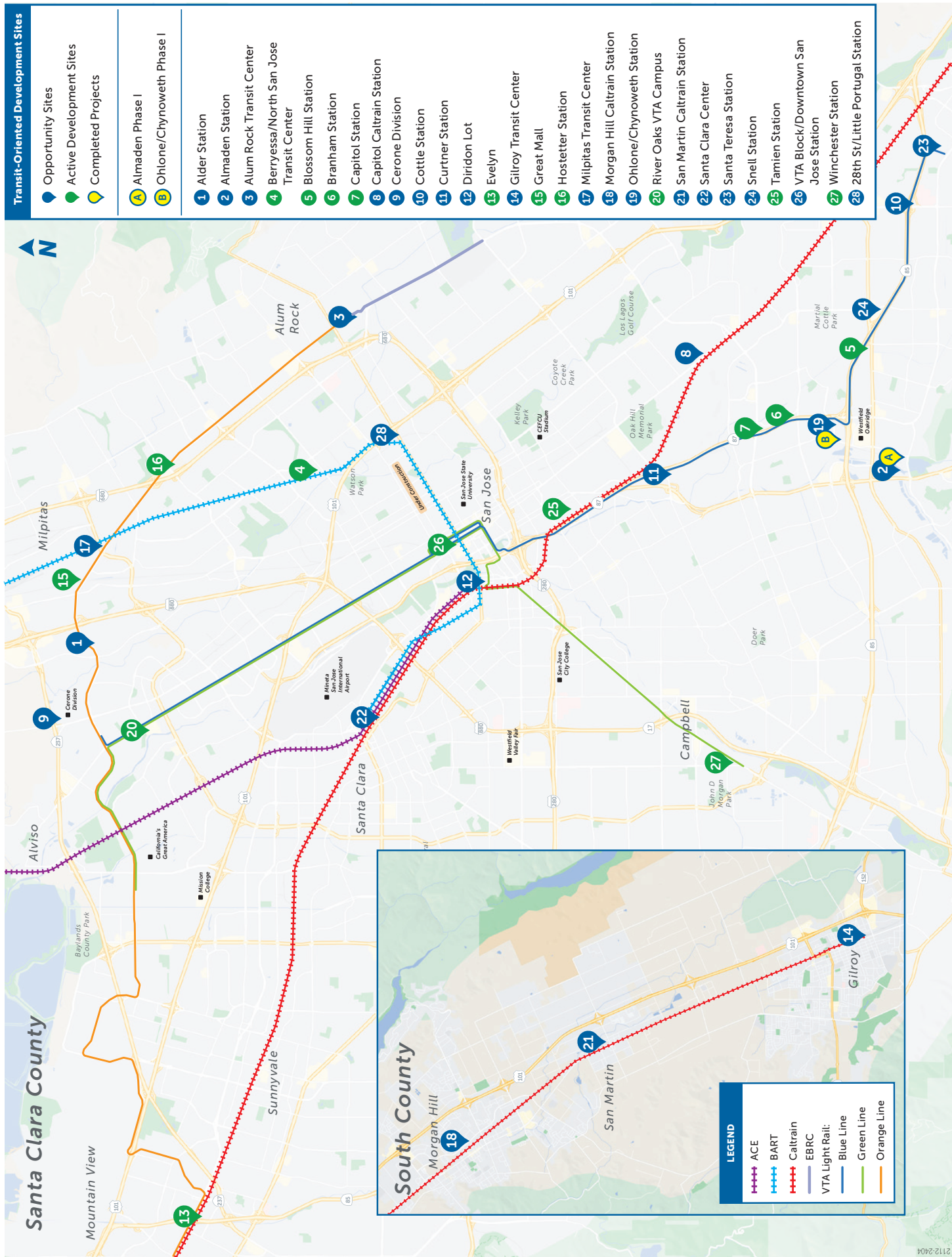
Josselyn Hazen
Manager of Transit-Oriented Development
408-321-5985
josselyn.hazen@vta.org

We hope to speak with you soon.

Sincerely,



Jessie O'Malley Solis
Director of Multimodal Planning
& Real Estate



SITES BY JURISDICTION

| Campbell | | |
|----------------------------|---|--|
| 27 PAGE 59-60 | Winchester Station <i>2400 Winchester Blvd., Campbell</i> Acreage: 1.6 General Plan: TO-MU - Transit-Oriented Mixed Use Transit Access: VTA Light Rail, VTA Bus | Current Use: Parking Lot MTC Priority Site: Yes Housing Element Site: Yes Opportunity Zone: No |
| Gilroy | | |
| 14 PAGE 33-34 | Gilroy Transit Station <i>Monterey Highway @ 7th St., Gilroy</i> Acreage: 7.8 General Plan: Downtown Specific Plan, Historic Neighborhood Transit Access: Caltrain, VTA Bus, San Benito Transit, MST, Future HSR | Current Use: Park & Ride Lot MTC Priority Site: No Housing Element Site: No Opportunity Zone: Yes |
| Milpitas | | |
| 1 PAGE 7-8 | Alder Station <i>5122 Alder Dr., Milpitas</i> Acreage: 3.4 General Plan: MP - Industrial Park Transit Access: VTA Light Rail, VTA Bus | Current Use: Park & Ride Lot MTC Priority Site: Yes Housing Element Site: No Opportunity Zone: No |
| 15 PAGE 35-36 | Great Mall <i>10 Great Mall, Milpitas</i> Acreage: 4.2 General Plan: C2 - Commercial Transit Access: VTA Light Rail | Current Use: Parking Lot MTC Priority Site: Yes Housing Element Site: Yes Opportunity Zone: No |
| 17 PAGE 39-40 | Milpitas Transit Center <i>Capitol Ave. @ Montague Expressway, Milpitas</i> Acreage: 1.7 General Plan: TOD Overlay, MXD3 - Mixed Use Transit Access: BART, VTA Light Rail, VTA Bus | Current Use: Vacant Land MTC Priority Site: Yes Housing Element Site: Yes Opportunity Zone: No |
| Morgan Hill | | |
| 18 PAGE 41-42 | Morgan Hill Caltrain Station <i>17300 Depot St., Morgan Hill</i> Acreage: 6.2 General Plan: MU-D - Downtown Mixed Use, DTSP - Downtown Specific Plan Overlay Transit Access: Caltrain, VTA Bus | Current Use: Park & Ride Lot MTC Priority Site: Yes Housing Element Site: No Opportunity Zone: No |
| Mountain View | | |
| 13 PAGE 31-32 | Evelyn Station <i>Pioneer Way @ Evelyn Ave., Mountain View</i> Acreage: 2.1 General Plan: R4 - High-Density Residential Transit Access: VTA Bus | Current Use: Parking Lot MTC Priority Site: No Housing Element Site: Yes Opportunity Zone: No |
| Santa Clara | | |
| 22 PAGE 49-50 | Santa Clara Transit Center <i>Railroad Ave. @ Benton St., Santa Clara</i> Acreage: 0.7 General Plan: ML - Light Industrial Transit Access: Caltrain, VTA Light Rail, VTA Bus, Future BART | Current Use: Park & Ride Lot MTC Priority Site: No Housing Element Site: No Opportunity Zone: No |

San Martin

21

San Martin Caltrain Station

San Martin Ave. @ Monterey Hwy, San Martin

Acreage: 3.3

General Plan: Rural Residential

Transit Access: Caltrain, VTA Bus

Current Use: Park & Ride Lot

MTC Priority Site: Yes

Housing Element Site: no

Opportunity Zone: No

PAGE
47-48

San José

2

Almaden Station

1054 Coleman Rd., San José

Acreage: 5.7

General Plan: CIC - Combined Industrial/Commercial

Transit Access: VTA Light Rail, VTA Bus

Current Use: Park & Ride Lot

MTC Priority Site: No

Housing Element Site: No

Opportunity Zone: No

PAGE
9-10

3

Alum Rock Transit Center

2601 Nuestra Castillo Ct., San José

Acreage: 2.1

General Plan: A(PD) - Planned Development

Transit Access: VTA Light Rail, VTA Bus

Current Use: Park & Ride Lot

MTC Priority Site: Yes

Housing Element Site: Yes

Opportunity Zone: No

PAGE
11-12

4

Berryessa/North San José Transit Center

1565 Mabury Rd., San José

Acreage: 3.3

General Plan: UV - Urban Village

Transit Access: VTA Bus, BART

Current Use: Vacant Land

MTC Priority Site: Yes

Housing Element Site: Yes

Opportunity Zone: No

PAGE
13-14

5

Blossom Hill Station

605 Blossom Hill Rd., San José

Acreage: 7.6

General Plan: CP - Commercial Pedestrian

Transit Access: VTA Light Rail, VTA Bus

Current Use: Park & Ride Lot

MTC Priority Site: Yes

Housing Element Site: No

Opportunity Zone: No

PAGE
15-16

6

Branham Station

4827 Narvaez Ave., San José

Acreage: 2.5

General Plan: MUN - Mixed Use Neighborhood

Transit Access: VTA Light Rail

Current Use: Park & Ride Lot

MTC Priority Site: Yes

Housing Element Site: Yes

Opportunity Zone: No

PAGE
17-18

7

Capitol Station

3911 Narvaez Ave, San José

Acreage: 10.1

General Plan: North: CP - Commercial Pedestrian

South: MUN - Mixed Use Neighborhood,

R-1-8 - Single-Family Residential

Transit Access: VTA Light Rail

Current Use: Parking Lot

MTC Priority Site: Yes

Housing Element Site: Yes

Opportunity Zone: No

PAGE
19-20

8

Capitol Caltrain Station

3390 Monterey Hwy., San José

Acreage: 3.13

General Plan: UV - Urban Village

Transit Access: Caltrain, VTA Bus

Current Use: Parking Lot

MTC Priority Site: No

Housing Element Site: No

Opportunity Zone: No

PAGE
21-22

9

Cerone Division

3990 Zanker Rd., San José

Acreage: 28.8

General Plan: IP - Industrial Park

Transit Access:

Current Use: Vacant Land, Parking

MTC Priority Site: No

Housing Element Site: No

Opportunity Zone: No

PAGE
23-24

10

Cottle Station

Cottle Rd. @ Highway 85, San José

Acreage: 4.5

General Plan: A(PD) - Planned Development

Transit Access: VTA Light Rail

Current Use: Park & Ride Lot

MTC Priority Site: Yes

Housing Element Site: No

Opportunity Zone: No

PAGE
25-26

| | | |
|------------------------------|---|---|
| 11 | Curtner Station 2348 Canoas Garden Ave., San José Acreage: 5.5 General Plan: CP - Commercial Pedestrian, CO - Commercial Office Transit Access: VTA Light Rail, VTA Bus | Current Use: Park & Ride Lot MTC Priority Site: Yes Housing Element Site: No Opportunity Zone: No |
| PAGE 27-28 | | |
| 12 | Diridon Station Parking Lot Cahill St. @ Santa Clara St., San José Acreage: 1.5 General Plan: DC(PD) - Downtown Primary Commercial Transit Access: Caltrain, VTA Light Rail, VTA Bus ACE, Amtrak, Future BART, Future HSR | Current Use: Park & Ride Lot MTC Priority Site: Yes Housing Element Site: Yes Opportunity Zone: No |
| PAGE 29-30 | | |
| 19 | Ohlone/Chynoweth Station Chynoweth Ave. @ Pearl Ave., San José Acreage: 2.7 General Plan: TR - Transit Residential Transit Access: VTA Light Rail, VTA Bus | Current Use: Park & Ride Lot MTC Priority Site: Yes Housing Element Site: Yes Opportunity Zone: No |
| PAGE 43-44 | | |
| 20 | River Oaks Campus 3331 North First St., San José Acreage: 17.7 General Plan: IP - Industrial Park, TERO - Transit Employment Residential Overlay Transit Access: VTA Light Rail, VTA Bus | Current Use: VTA Office, Park & Ride Lot MTC Priority Site: Yes Housing Element Site: Yes Opportunity Zone: No |
| PAGE 45-46 | | |
| 23 | Santa Teresa Station Santa Teresa Boulevard @ Miyuki Dr., San José Acreage: 34.8 General Plan: IP - Industrial Park Transit Access: VTA Light Rail, VTA Bus | Current Use: Vacant Land, Park & Ride Lot MTC Priority Site: No Housing Element Site: No Opportunity Zone: No |
| PAGE 51-52 | | |
| 24 | Snell Station Snell Ave. @ Highway 85, San José Acreage: 4.1 General Plan: A(PD) - Planned Development, CP - Commercial Pedestrian Transit Access: VTA Light Rail, VTA Bus | Current Use: Park & Ride Lot MTC Priority Site: Yes Housing Element Site: Yes Opportunity Zone: No |
| PAGE 53-54 | | |
| 25 | Tamien Station 1197 Lick Ave., San José Acreage: 7 General Plan: R-M(PD) - Planned Development (Multiple Residence) Transit Access: Caltrain, VTA Light Rail, VTA Bus | Current Use: Vacant Land, Park & Ride Lot MTC Priority Site: Yes Housing Element Site: No Opportunity Zone: No |
| PAGE 55-56 | | |
| 26 | VTA Block Market St. & W. Santa Clara St., San José Acreage: 3.7 General Plan: DC - Downtown Primary Commercial Transit Access: VTA Light Rail, VTA Bus, Future BART | Current Use: Vacant Land, Parking Lot MTC Priority Site: Yes Housing Element Site: No Opportunity Zone: Yes |
| PAGE 57-58 | | |
| 27 | 28th St./Little Portugal 28th St. @ E. St. James St., San José Acreage: 11 General Plan: UV - Urban Village, HI - Heavy Industrial Transit Access: VTA Bus, Future BART | Current Use: MTC Priority Site: Yes Housing Element Site: Yes Opportunity Zone: Yes |
| PAGE 61-62 | | |
| Unincorporated County | | |
| 16 | Hostetter Station Capitol Ave. @ Camino Del Rey, San José Acreage: 2.3 General Plan: N/A - Unincorporated Transit Access: VTA Light Rail, VTA Bus | Current Use: Park & Ride Lot MTC Priority Site: Yes Housing Element Site: Yes Opportunity Zone: No |
| PAGE 37-38 | | |

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

Opportunity Zone: No

**Information on the General Plan and Zoning designations for each of the sites was gathered in July 2025. 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 - Buisness 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: July 2025



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*: CIC - Combined Industrial/
Commercial

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

Opportunity Zone: No

**Information on the General Plan and Zoning designations for each of the sites was gathered in July 2025. Designations are subject to change, and accuracy is not guaranteed.*



WALK SCORE

46

Car Dependent



BIKE SCORE

70

Very Bikeable



TRANSIT SCORE



32

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: July 2025



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.

ALUM ROCK TRANSIT CENTER

2601 Nuestra Castillo Court, San José, CA 95127

SITE DETAILS



APN: 484-44-061, 063

Acreage: 2.1

Zoning*: A(PD) - Planned Development

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

TCAC Resource Zone*: Low Resource

Opportunity Zone: No

**Information on the General Plan and Zoning designations for each of the sites was gathered in July 2025. Designations are subject to change, and accuracy is not guaranteed.*



WALK SCORE

67

Somewhat Walkable



BIKE SCORE

67

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
-  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: July 2025



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.

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

Opportunity Zone: No

Project Page: vta.org/berryessadevelopment

*Information on the General Plan and Zoning designations for each of the sites was gathered in July 2025. Designations are subject to change, and accuracy is not guaranteed.



WALK SCORE

53

Somewhat Walkable



BIKE SCORE

61

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



0 0.25 0.5 Miles

Effective Date: July 2025



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.

BLOSSOM HILL STATION

605 Blossom Hill Road, San José, CA 95123

SITE DETAILS



APN: 464-22-032

Acreage: 7.6

Zoning*: CP - Commercial Pedestrian

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

Opportunity Zone: No

Project Page: vta.org/blossomhilldevelopment

**Information on the General Plan and Zoning designations for each of the sites was gathered in July 2025. Designations are subject to change, and accuracy is not guaranteed.*



WALK SCORE

68

Somewhat Walkable



BIKE SCORE

62

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



Effective Date: July 2025



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.

BRANHAM STATION

4827 Narvaez Avenue, San José, CA 95118

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

Opportunity Zone: Yes

Project Page: vta.org/branhamdevelopment

**Information on the General Plan and Zoning designations for each of the sites was gathered in July 2025. Designations are subject to change, and accuracy is not guaranteed.*



WALK SCORE

32

Car Dependent



BIKE SCORE

73

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: July 2025



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*: North: CP - Commercial Pedestrian
South: MUN - Mixed Use Neighborhood,
R-1-8 - Single-Family Residential

General Plan*: North: NCC - Neighborhood/
Community Commercial
South: MUN - Mixed Use Neighborhood,
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

Opportunity Zone: No

Project Page: vta.org/capitoldevelopment

**Information on the General Plan and Zoning designations for each of the sites was gathered in July 2025. Designations are subject to change, and accuracy is not guaranteed.*



WALK SCORE

54

Somewhat Walkable



BIKE SCORE

45

Somewhat Bikeable



TRANSIT SCORE

46

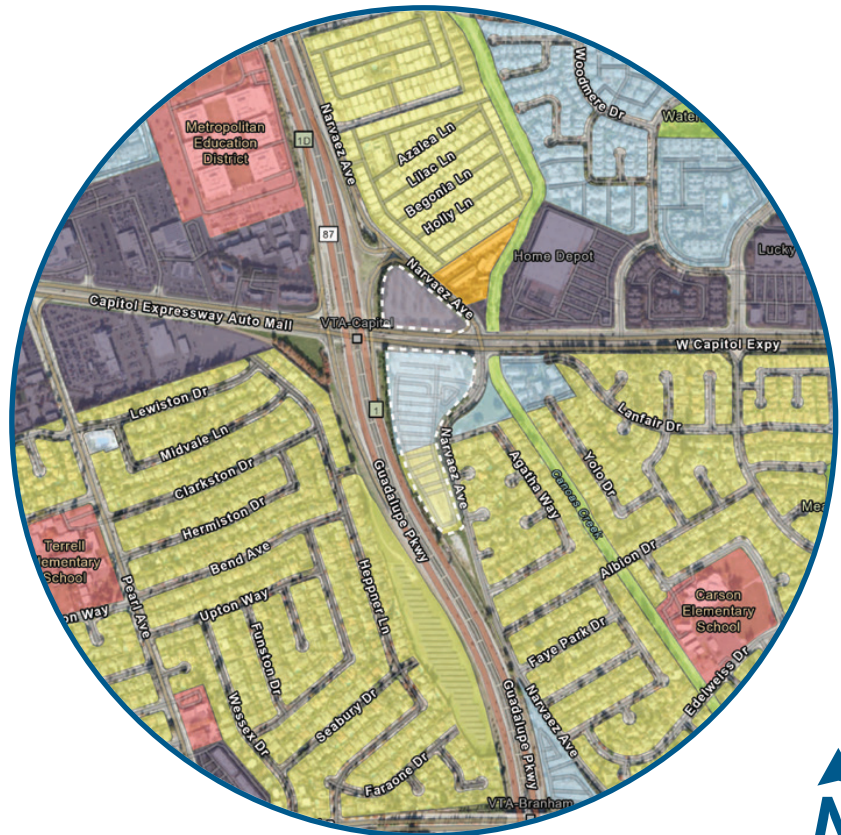
Some Transit

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: July 2025



DEMOGRAPHICS

| | |
|-------------------------|------|
| African American/Black: | 1% |
| Asian: | 22% |
| Hispanic/Latino: | 25% |
| White: | 46% |
| Other Race: | 6% |
| Median Age: | 38.8 |

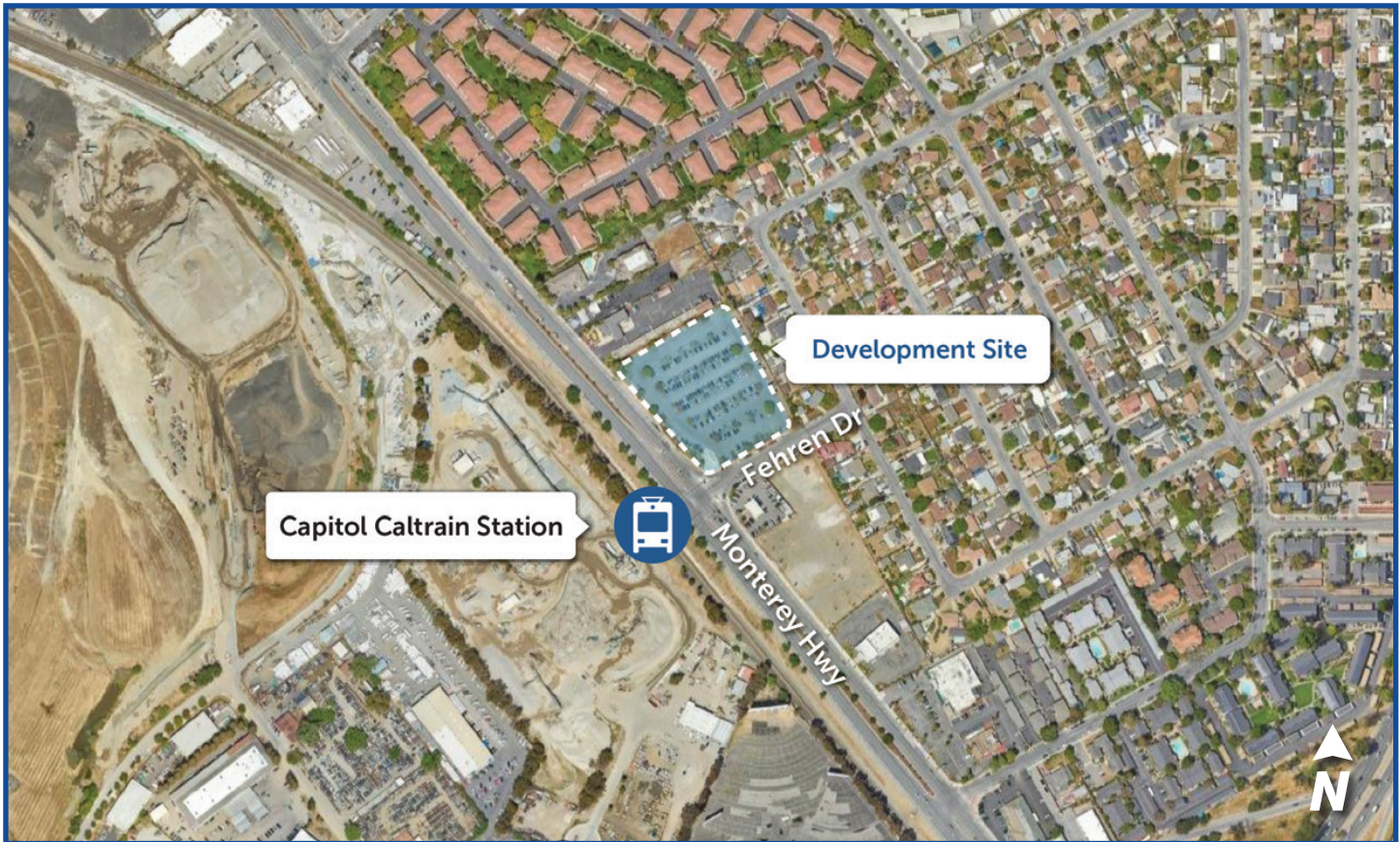
| | |
|--|-----------|
| Median Household Income: | \$176,855 |
| Share of Households with Someone Under 18: | 38% |
| Share of Households with Someone Over 65: | 29% |
| Average Household Size: | 3.11 |
| Share of Households without a Vehicle: | 1% |
| Share of Housing Units that are Owner-Occupied: | 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

Opportunity Zone: No

**Information on the General Plan and Zoning designations for each of the sites was gathered in July 2025. 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



Effective Date: July 2025



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, IP - Industrial Park

Current Use: Vacant Land, Parking

Housing Element Site: No

Council District: 4

School District: Santa Clara USD

MTC Priority Site: No

Opportunity Zone: No

**Information on the General Plan and Zoning designations for each of the sites was gathered in July 2025. 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: July 2025



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) - Planned Development

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

Opportunity Zone: No

Project Page: vta.org/cottledevelopment

**Information on the General Plan and Zoning designations for each of the sites was gathered in July 2025. Designations are subject to change, and accuracy is not guaranteed.*



WALK SCORE

68

Somewhat Walkable



BIKE SCORE

70

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
-  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



Effective Date: July 2025



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, 026-029, 031

Acreage: 5.5

Zoning*: CP - Commercial Pedestrian,
CO - Commercial Office

General 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

Opportunity Zone: No

Project Page: vta.org/curtnerdevelopment

**Information on the General Plan and Zoning designations for each of the sites was gathered in July 2025. 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: July 2025



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.

DIRIDON STATION

Cahill Street @ Santa Clara Street, San José, CA 95110

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

Opportunity Zone: No

**Information on the General Plan and Zoning designations for each of the sites was gathered in July 2025. Designations are subject to change, and accuracy is not guaranteed.*



WALK SCORE

92

Walker's Paradise



BIKE SCORE

88

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: July 2025



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

Opportunity Zone: No

Project Page: vta.org/evelyndevelopment

**Information on the General Plan and Zoning designations for each of the sites was gathered in July 2025. Designations are subject to change, and accuracy is not guaranteed.*



WALK SCORE

46

Car Dependent



BIKE SCORE

90

Biker's Paradise



TRANSIT SCORE






48

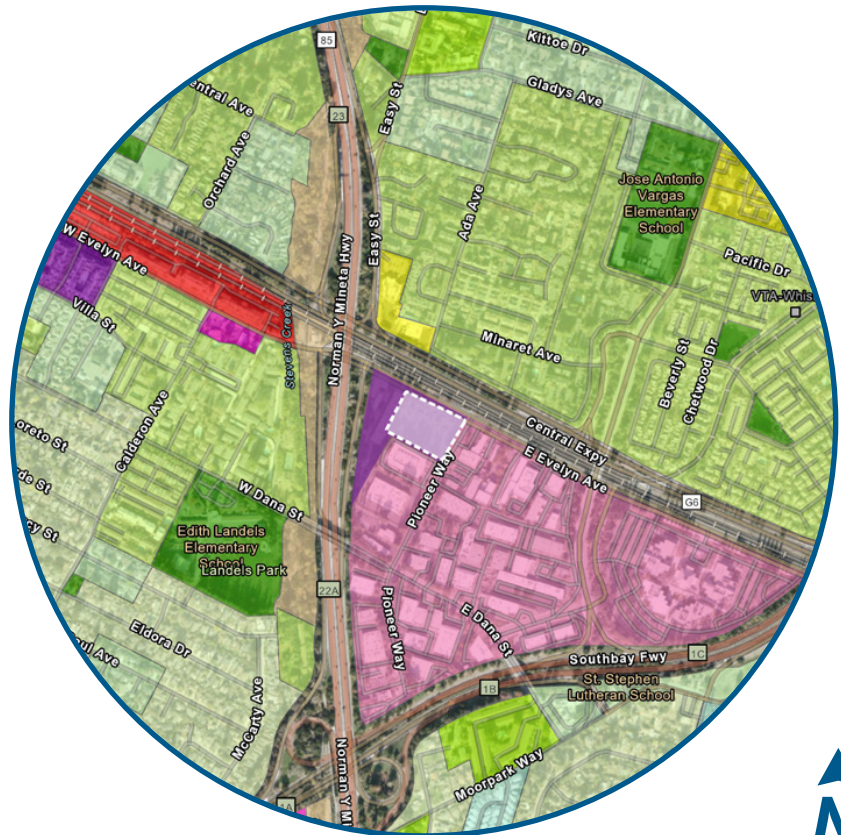
Some Transit

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: July 2025



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



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

Opportunity Zone: No

**Information on the General Plan and Zoning designations for each of the sites was gathered in July 2025. Designations are subject to change, and accuracy is not guaranteed.*



WALK SCORE

85

Very Walkable



BIKE SCORE

86

Very Bikeable



TRANSIT SCORE







N/A

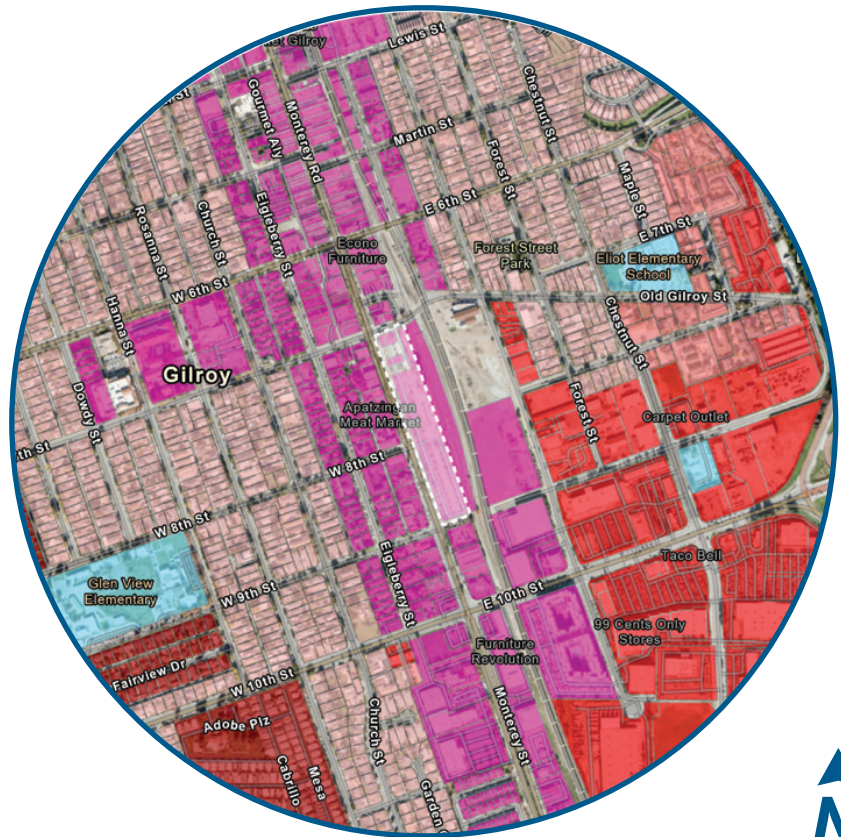
No Score

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.

LAND USE

LEGEND

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



0 0.25 0.5 Miles

Effective Date: July 2025



DEMOGRAPHICS

| | |
|-------------------------|------|
| African American/Black: | 1% |
| Asian: | 1% |
| Hispanic/Latino: | 85% |
| White: | 11% |
| Other Race: | 2% |
| Median Age: | 31.5 |

| | |
|--|----------|
| Median Household Income: | \$90,101 |
| Share of Households with Someone Under 18: | 44% |
| Share of Households with Someone Over 65: | 15% |
| Average Household Size: | 3.99 |
| Share of Households without a Vehicle: | 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*: HDR - High Density Residential

General Plan*: MMSP - Milpitas Metro Specific Plan

Transit Access: VTA Light Rail

Current Use: Parking Lot

Housing Element Site: Yes

School District: Milpitas USD

MTC Priority Site: Yes

**Information on the General Plan and Zoning designations for each of the sites was gathered in July 2025. Designations are subject to change, and accuracy is not guaranteed.*



WALK SCORE

81

Very Walkable



BIKE SCORE

80

Very 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
-  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



0 0.25 0.5 Miles



Effective Date: July 2025



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.

HOSTETTER STATION

Capitol Avenue @ Camino Del Rey, San José, CA 95132

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

Opportunity Zone: No

**Information on the General Plan and Zoning designations for each of the sites was gathered in July 2025. Designations are subject to change, and accuracy is not guaranteed.*



WALK SCORE

60

Somewhat Walkable



BIKE SCORE

62

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.

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: July 2025



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.

MILPITAS TRANSIT CENTER

Capitol Avenue @ Montague Expressway, Milpitas, CA 95035

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

Opportunity Zone: No

**Information on the General Plan and Zoning designations for each of the sites was gathered in July 2025. Designations are subject to change, and accuracy is not guaranteed.*



WALK SCORE

64

Somewhat Walkable



BIKE SCORE

79

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



0 0.25 0.5 Miles

Effective Date: July 2025



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.

MORGAN HILL CALTRAIN STATION

17300 Depot Street, Morgan Hill, CA 95037

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

Opportunity Zone: No

**Information on the General Plan and Zoning designations for each of the sites was gathered in July 2025. Designations are subject to change, and accuracy is not guaranteed.*



WALK SCORE

82

Very Walkable



BIKE SCORE

83

Very Bikeable



TRANSIT SCORE













37

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



0 0.25 0.5 Miles

Effective Date: July 2025



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

Opportunity Zone: No

**Information on the General Plan and Zoning designations for each of the sites was gathered in July 2025. Designations are subject to change, and accuracy is not guaranteed.*

**WALK SCORE****66**

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: July 2025



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,
TERO - Transit Employment Residential Overlay

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

Opportunity Zone: No

**Information on the General Plan and Zoning designations for each of the sites was gathered in July 2025. Designations are subject to change, and accuracy is not guaranteed.*



WALK SCORE

63

Somewhat Walkable



BIKE SCORE

81

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
-  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



0 0.25 0.5 Miles

Effective Date: July 2025



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: | 7% |
| 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.

SAN MARTIN CALTRAIN STATION

San Martin Avenue @ Monterey Highway, San Martin, CA 95046

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

Opportunity Zone: No

**Information on the General Plan and Zoning designations for each of the sites was gathered in July 2025. Designations are subject to change, and accuracy is not guaranteed.*



WALK SCORE

38

Car Dependent



BIKE SCORE

32

Somewhat Bikeable



TRANSIT SCORE




N/A

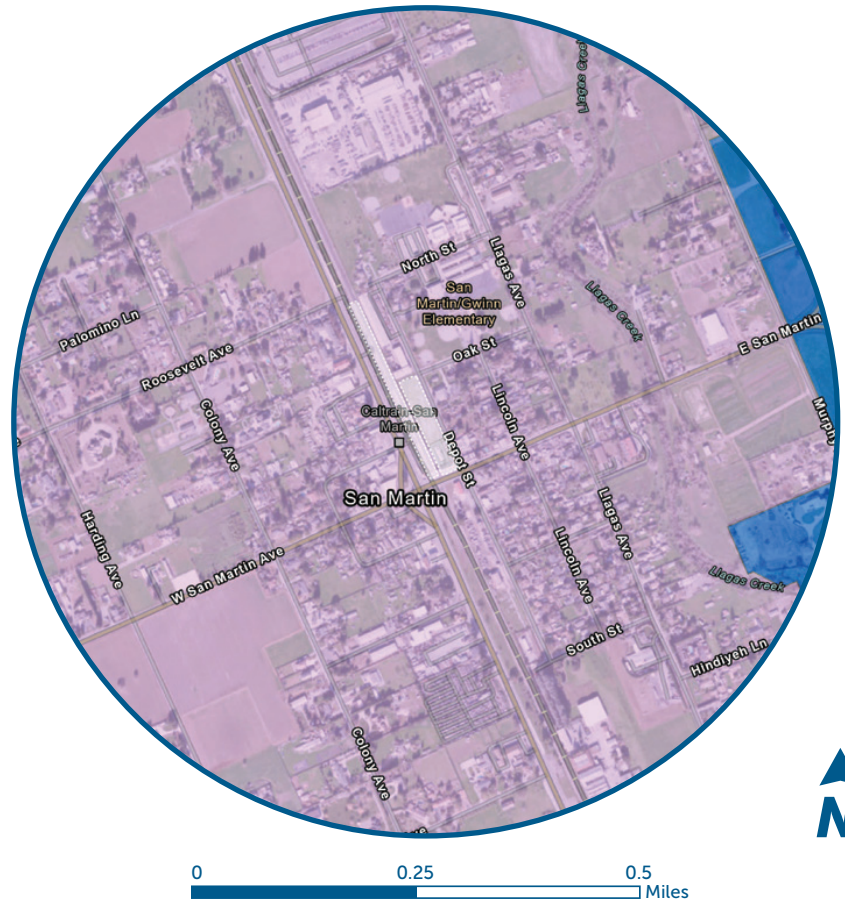
No Score

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: July 2025



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

Opportunity Zone: No

Project Page: vta.org/santaclaradevelopment

**Information on the General Plan and Zoning designations for each of the sites was gathered in July 2025. Designations are subject to change, and accuracy is not guaranteed.*



WALK SCORE

77

Very Walkable



BIKE SCORE

81

Very 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
- 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: July 2025



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.

SANTA TERESA STATION

Santa Teresa Boulevard @ Miyuki Drive, San José, CA 95119

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

Opportunity Zone: No

**Information on the General Plan and Zoning designations for each of the sites was gathered in July 2025. Designations are subject to change, and accuracy is not guaranteed.*



WALK SCORE

32

Car Dependent



BIKE SCORE

49

Somewhat Bikeable



TRANSIT SCORE

49

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: July 2025



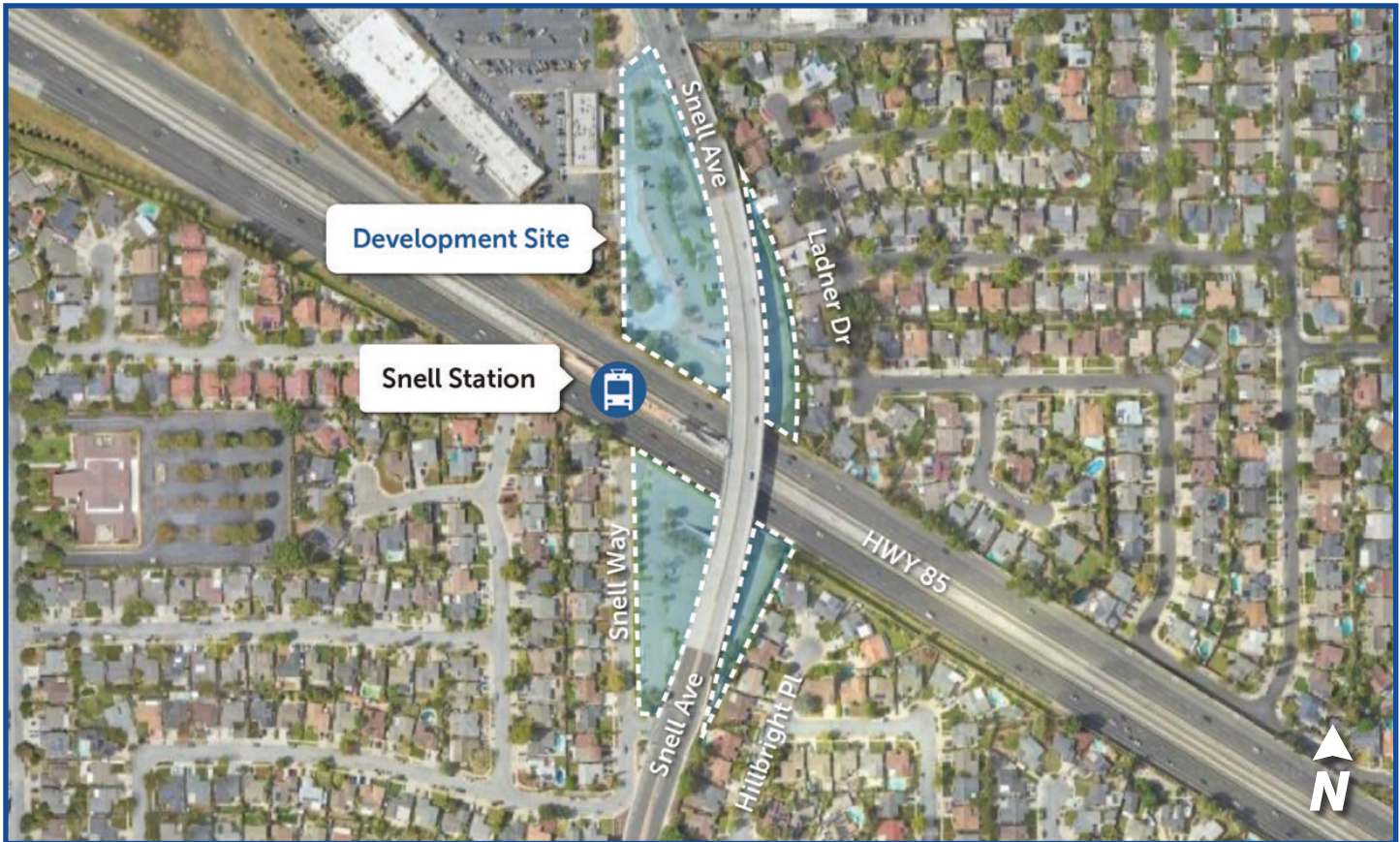
DEMOGRAPHICS

| | |
|-------------------------|------|
| 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: 692-26-048, 049, 047, 692-27-070-073

Acreage: 4.1

Zoning*: A(PD) - Planned Development,
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

Opportunity Zone: No

**Information on the General Plan and Zoning designations for each of the sites was gathered in July 2025. Designations are subject to change, and accuracy is not guaranteed.*



WALK SCORE

74

Very Walkable



BIKE SCORE

56

Bikeable



TRANSIT SCORE

47

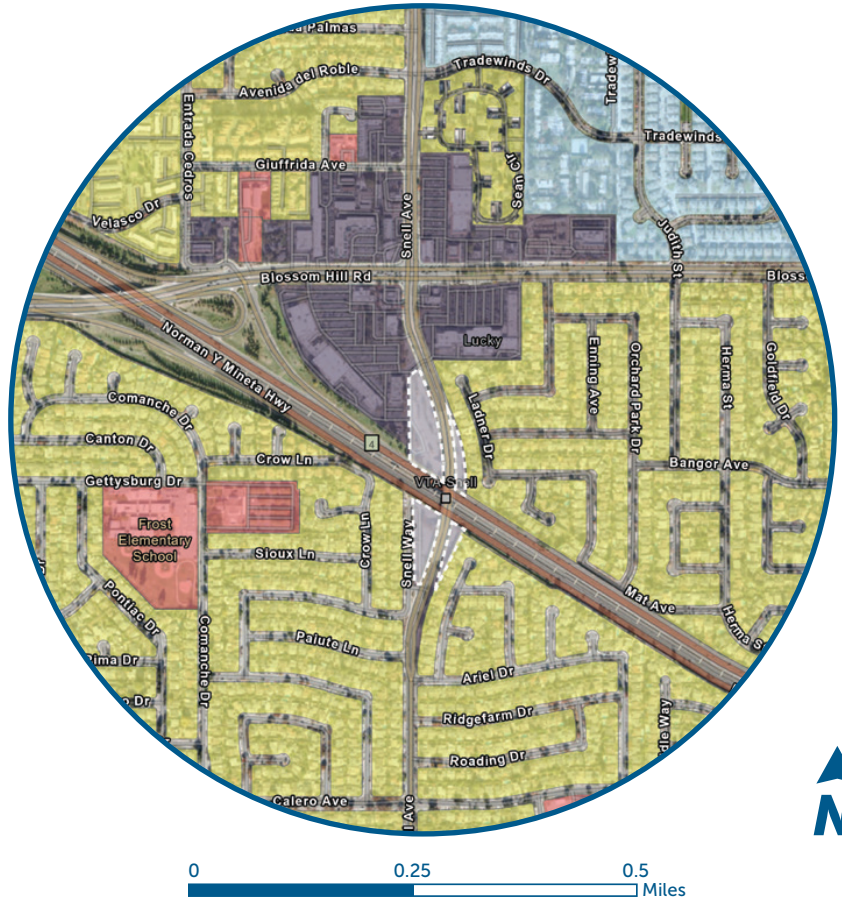
Some Transit

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.

LAND USE

LEGEND

-  Development Site
-  Mixed Use Neighborhood
-  Neighborhood/Community Commercial
-  Public/Quasi-Public
-  Residential Neighborhood



Effective Date: July 2025



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



APN: 434-13-044

Acreage: 7

Zoning*: R-M(PD) - Planned Development (Multiple Residence)

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

Opportunity Zone: No

Project Page: vta.org/tamiendevlopment

*Information on the General Plan and Zoning designations for each of the sites was gathered in July 2025. Designations are subject to change, and accuracy is not guaranteed.



WALK SCORE

75

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.

LAND USE

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



0 0.25 0.5 Miles

Effective Date: July 2025



DEMOGRAPHICS

| | |
|-------------------------|------|
| African American/Black: | 1% |
| Asian: | 6% |
| Hispanic/Latino: | 76% |
| White: | 16% |
| Other Race: | 1% |
| Median Age: | 32.9 |

| | |
|--|----------|
| Median Household Income: | \$90,188 |
| Share of Households with Someone Under 18: | 37% |
| Share of Households with Someone Over 65: | 25% |
| Average Household Size: | 3.57 |
| Share of Households without a Vehicle: | 14% |
| 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

Opportunity Zone: Yes

**Information on the General Plan and Zoning designations for each of the sites was gathered in July 2025. Designations are subject to change, and accuracy is not guaranteed.*



WALK SCORE

96

Walker's Paradise



BIKE SCORE

92

Biker's Paradise



TRANSIT SCORE

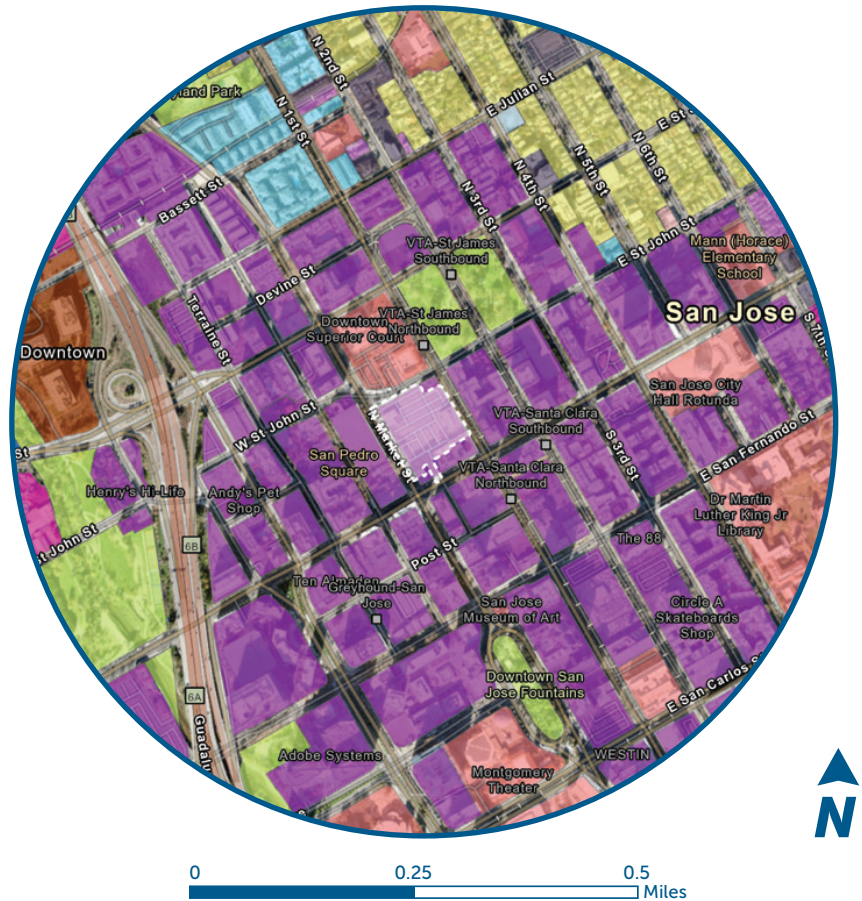
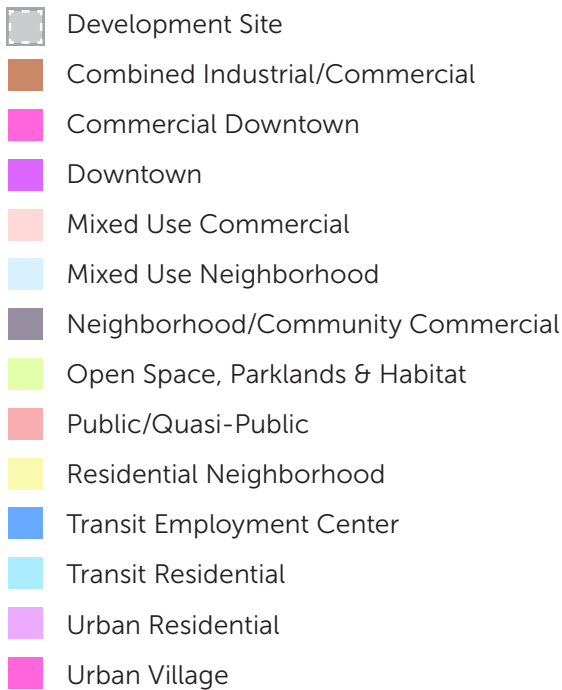
74

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



Effective Date: July 2025



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.

WINCHESTER STATION

2400 Winchester Blvd., Campbell, CA 95008

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

Opportunity Zone: No

Project Page: vta.org/winchesterdevelopment

**Information on the General Plan and Zoning designations for each of the sites was gathered in July 2025. Designations are subject to change, and accuracy is not guaranteed.*



WALK SCORE

84

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: July 2025



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

Opportunity Zone: Yes

Project Page: vta.org/28LPDevelopment

**Information on the General Plan and Zoning designations for each of the sites was gathered in July 2025. Designations are subject to change, and accuracy is not guaranteed.*



WALK SCORE

76

Very Walkable



BIKE SCORE

56

Bikeable



TRANSIT SCORE

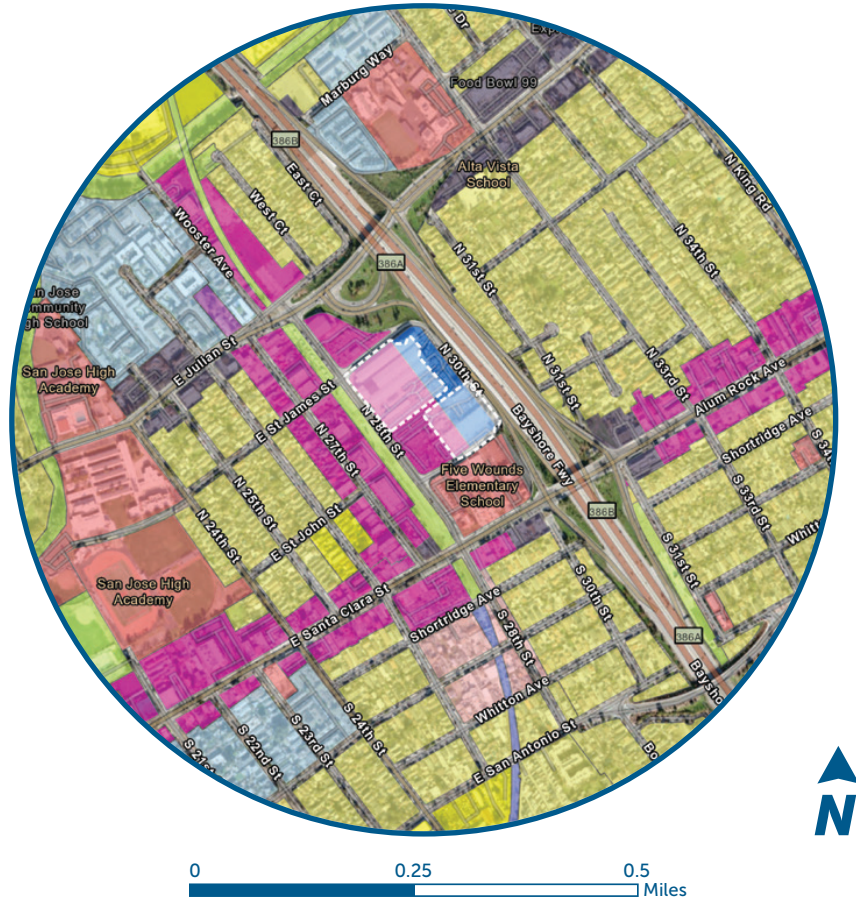
53

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



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 downloaded 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 July 2025 and subject to change.

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. To meet California's Regional Housing Needs Assessment (RHNA), each City creates a Housing Element that 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.




OPPORTUNITY ZONE

An Opportunity Zone is an area where the federal government seeks to encourage new investment and economic development in lower-income and distressed communities. Investors can defer or reduce taxes on capital gains if those gains are invested into a Qualified Opportunity Fund, which invests in properties or businesses inside Opportunity Zones.

The most up to date information can be found at [Opportunity zones | Internal Revenue Service](#).

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 require 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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