

# 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](http://www.vta.org/transitorientedcommunities) or contact:

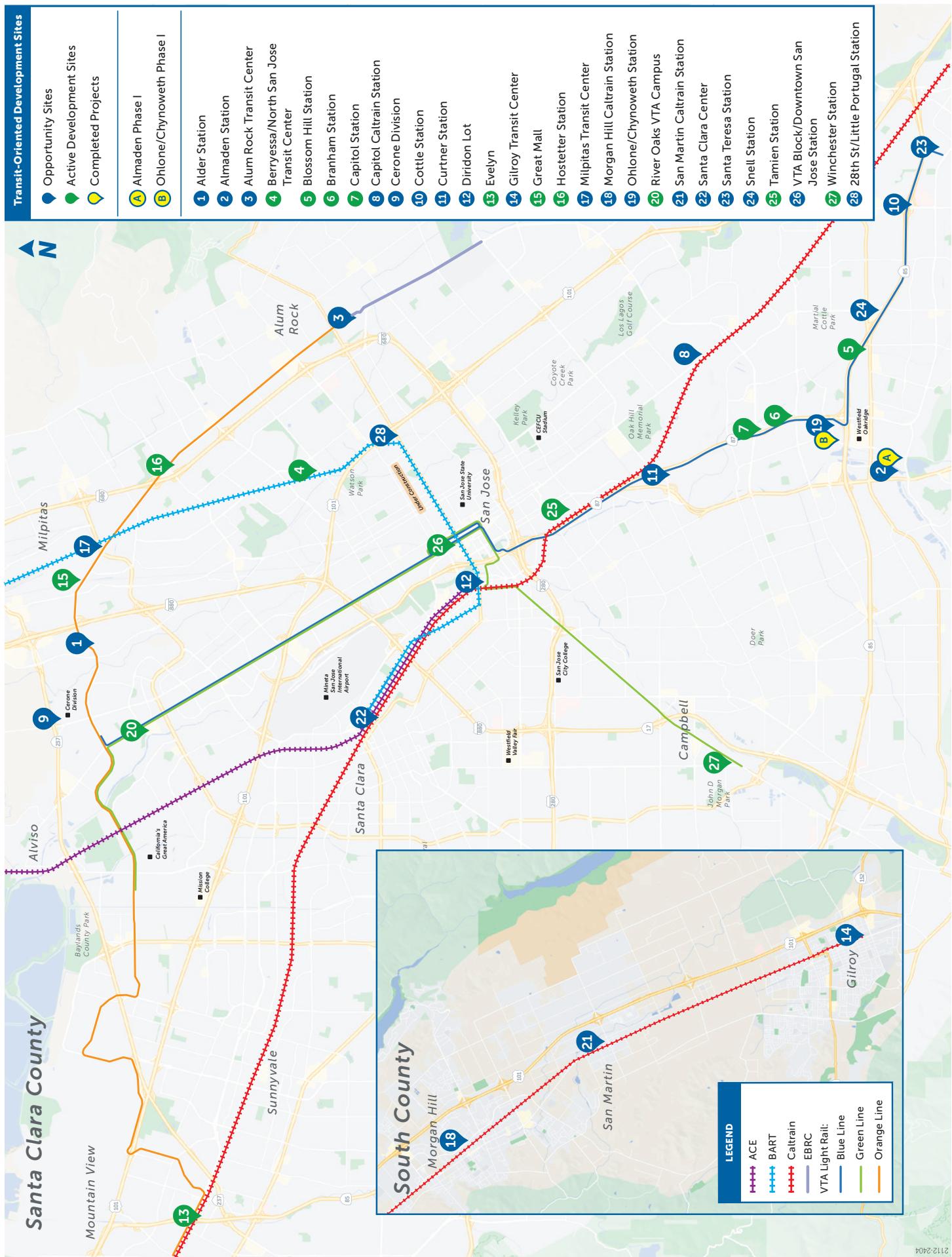
Josselyn Hazen  
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[josselyn.hazen@vta.org](mailto:josselyn.hazen@vta.org)

We hope to speak with you soon.

Sincerely,



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



# SITES BY JURISDICTION

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

## San Martin

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**47-48**

### 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

## San José

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**9-10**

### 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

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PAGE  
**11-12**

### 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

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**13-14**

### 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

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**15-16**

### 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

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**17-18**

### 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

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**19-20**

### 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

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PAGE  
**21-22**

### 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

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**23-24**

### 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

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**25-26**

### 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

11	<b>Curtner Station</b> 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
12	<b>Diridon Station Parking Lot</b> 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
19	<b>Ohlone/Chynoweth Station</b> 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
20	<b>River Oaks Campus</b> 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
23	<b>Santa Teresa Station</b> 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
24	<b>Snell Station</b> 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
25	<b>Tamien Station</b> 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
26	<b>VTA Block</b> 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
27	<b>28th St./Little Portugal</b> 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

### Unincorporated County

16	<b>Hostetter Station</b> 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
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## SITE DETAILS



APN: 083-19-023

Housing Element Site: No

Acreage: 3.4

School District: Milpitas USD

Zoning\*: MP - Industrial Park

MTC Priority Site: Yes

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

Opportunity Zone: No

Transit Access: VTA Light Rail, VTA Bus

Current Use: Park &amp; Ride Lot

\*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 - 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



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



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.

## 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



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](http://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
- Transportaion & Utilities
- Urban Residential
- Urban Village



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.

## 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](http://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.

## SITE DETAILS



APN: 462-02-022, 024, 026, 027, 028

Housing Element Site: Yes

Acreage: 2.5

Council District: 2

Zoning\*: MUN - Mixed-Use Neighborhood

School District: San José USD

General Plan\*: MUN - Mixed Use Neighborhood

MTC Priority Site: Yes

Transit Access: VTA Light Rail

Opportunity Zone: Yes

Current Use: Park & Ride Lot

Project Page: [vta.org/branhamdevelopment](http://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](http://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



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: 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

- 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: 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

Housing Element Site: No

Acreage: 28.8

Council District: 4

Zoning\*: IP - Industrial Park

School District: Santa Clara USD

General Plan\*: CIC - Combined Industrial/Commercial, IP - Industrial Park

MTC Priority Site: No

Current Use: Vacant Land, Parking

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 - Business Park/Research & Development
- POS - Permanent Open Space
- VHDR - Very High Density Residential



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](http://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](http://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



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.

## 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

\*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.

Housing Element Site: Yes

Council District: 6

School District: San José USD

MTC Priority Site: Yes

Opportunity Zone: No



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



Effective Date: July 2025



# DEMOGRAPHICS

African American/Black:	4%	Median Household Income:	\$116,172
Asian:	14%	Share of Households with Someone Under 18:	18%
Hispanic/Latino:	36%	Share of Households with Someone Over 65:	13%
White:	41%	Average Household Size:	2.27
Other Race:	5%	Share of Households without a Vehicle:	3%
Median Age:	37	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](http://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



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**

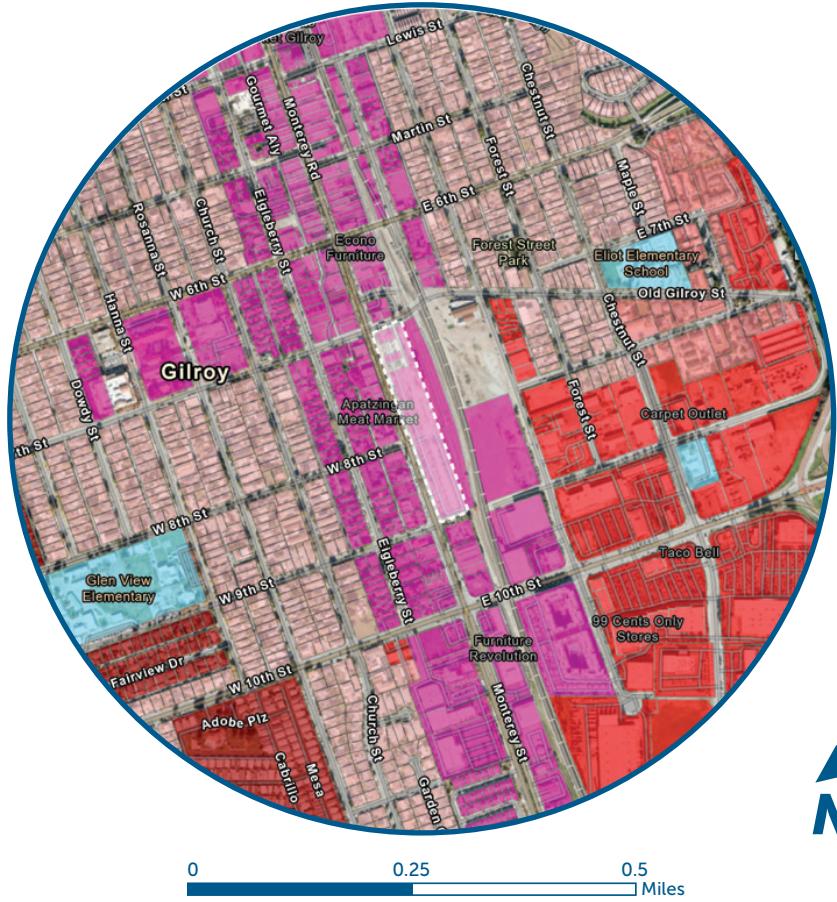
No Score

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



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

Housing Element Site: Yes

Acreage: 4.1

School District: Milpitas USD

Zoning\*: HDR - High Density Residential

MTC Priority Site: Yes

General Plan\*: MMSP - Milpitas Metro Specific Plan

Transit Access: VTA Light Rail

Current Use: Parking Lot

\*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



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.

## 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



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.

## 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**

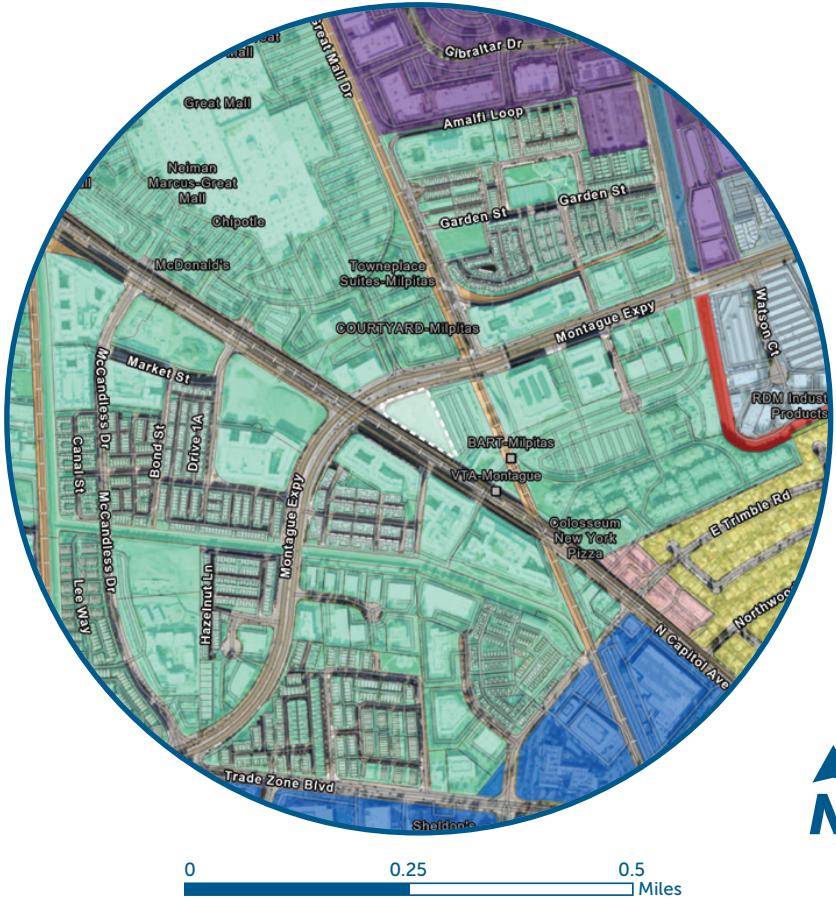
Good Transit

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



Effective Date: July 2025



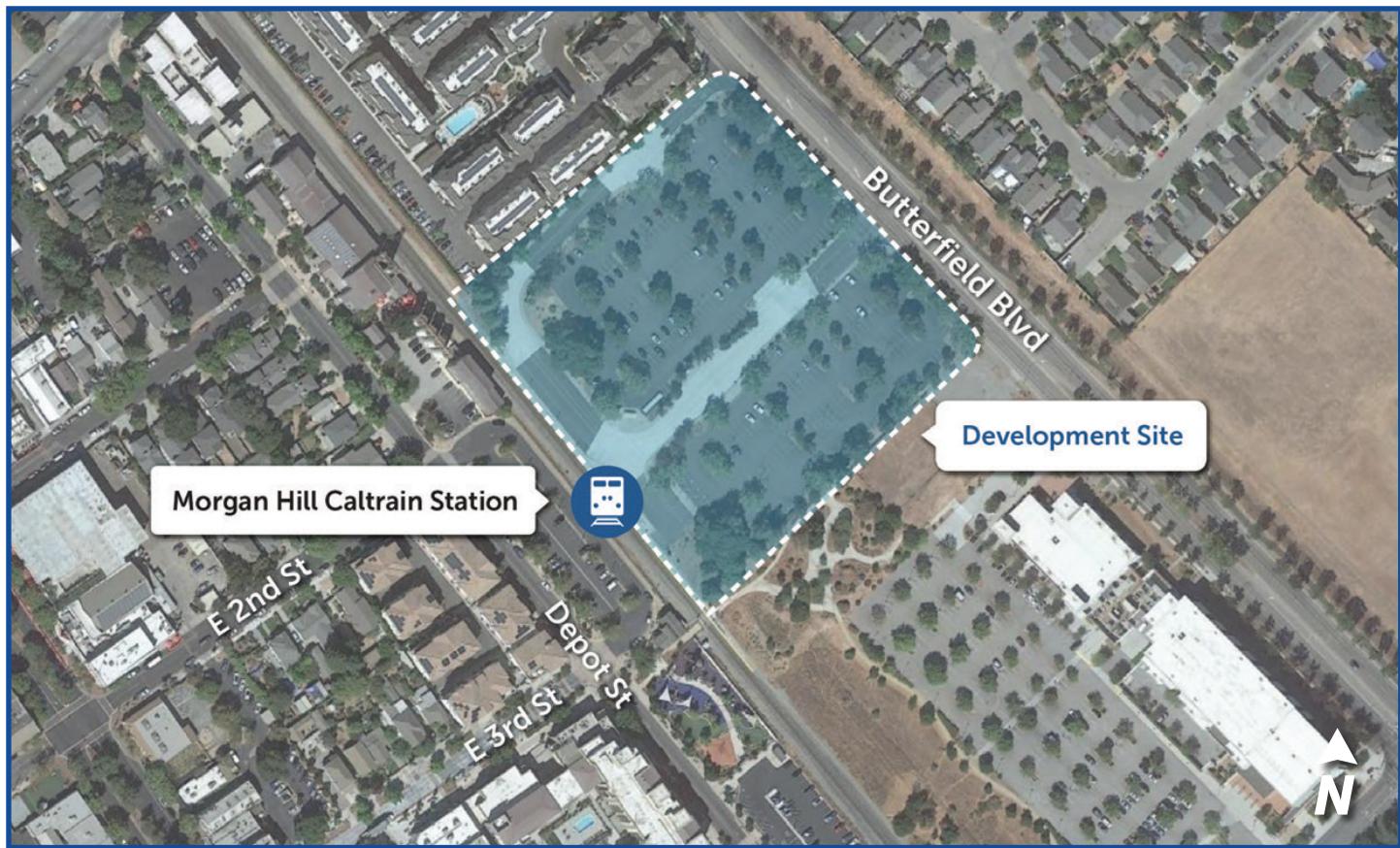
## DEMOGRAPHICS

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.

## 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**

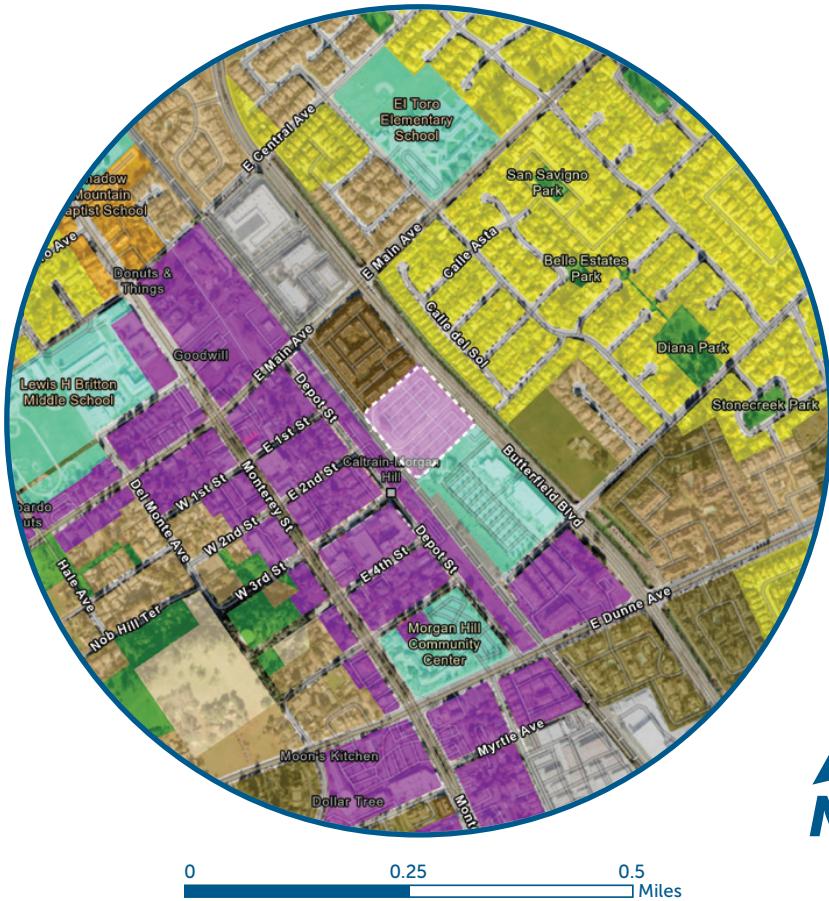
Some Transit

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



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



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.

## 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](http://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



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.

## 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



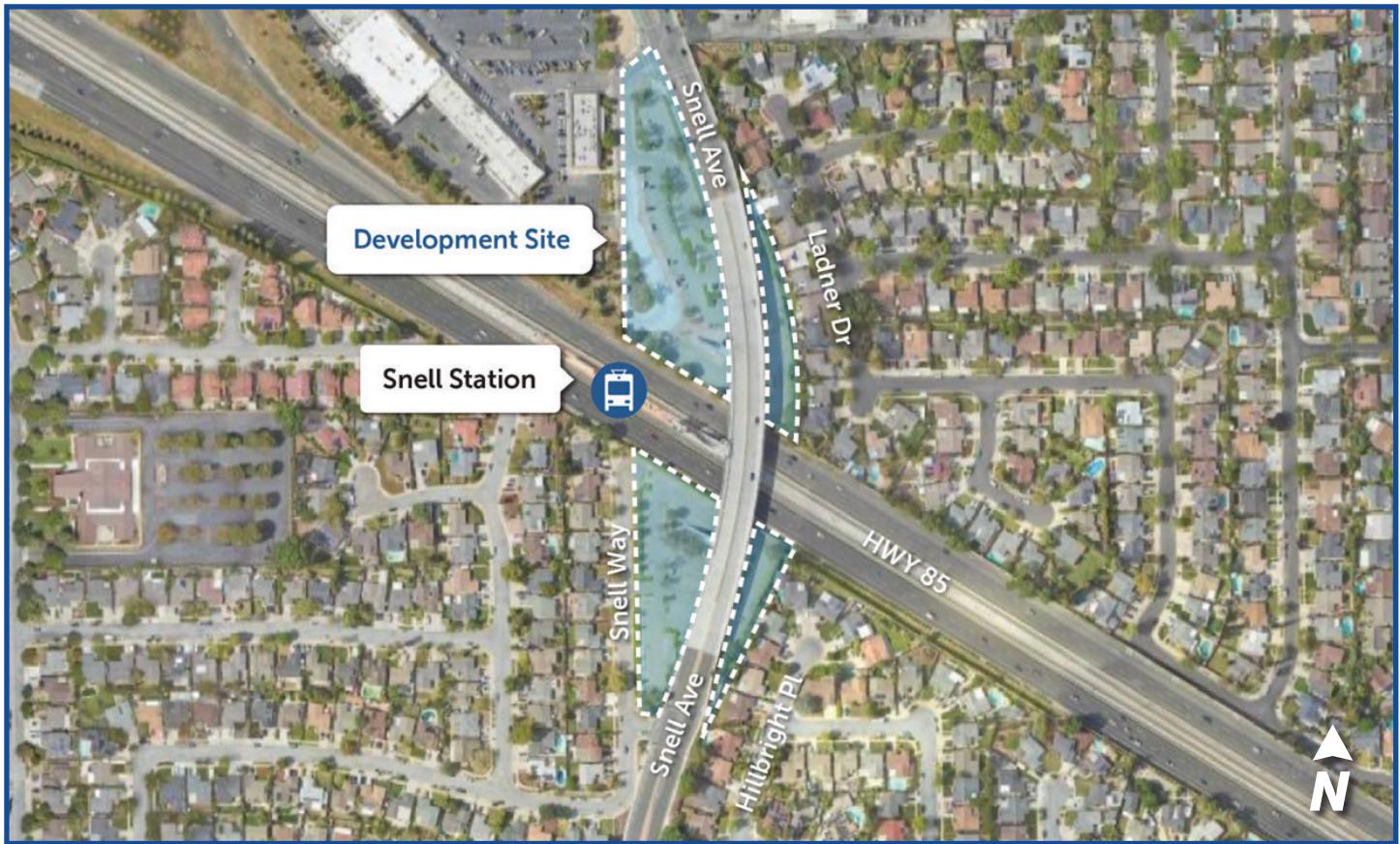
## DEMOGRAPHICS

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

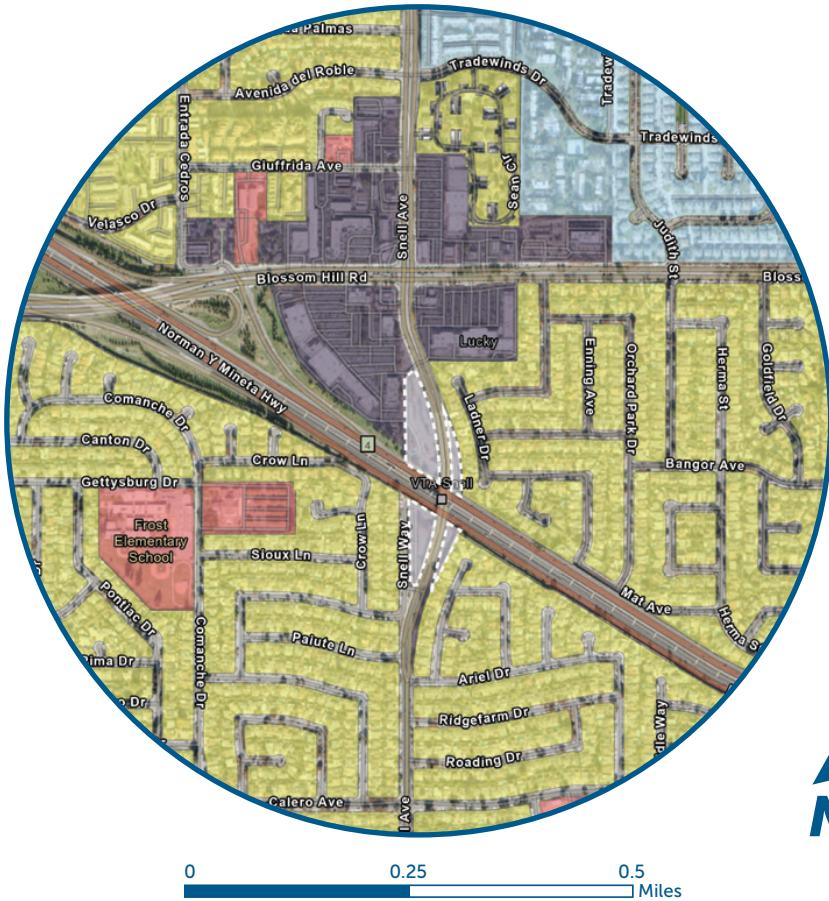
Some Transit

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/tamiendevelopment](http://vta.org/tamiendevelopment)

\*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



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

- 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



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.

## SITE DETAILS



APN: 412-02-003

Housing Element Site: Yes

Acreage: 1.6

School District: Campbell UHSD

Zoning\*: TO-MU - Transit-Oriented Mixed Use

MTC Priority Site: Yes

General Plan\*: TO-MU - Transit-Oriented Mixed Use

Opportunity Zone: No

Transit Access: VTA Light Rail, VTA Bus

Project Page: [vta.org/winchesterdevelopment](http://vta.org/winchesterdevelopment)

Current Use: Parking Lot

\*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](http://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

- 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



Effective Date: July 2025  
(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 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
	<b>Car-Dependent</b> Almost all errands require a car.	<b>Car-Dependent</b> Most errands require a car.	<b>Somewhat Walkable</b> Some errands can be accomplished on foot.	<b>Very Walkable</b> Most errands can be accomplished on foot.	<b>Walker's Paradise</b> Daily errands do not require a car.
	<b>Minimal Transit</b> It is possible to get on a bus.	<b>Some Transit</b> A few nearby public transportation options.	<b>Good Transit</b> Many nearby public transportation options.	<b>Excellent Transit</b> Transit is convenient for most trips.	<b>Rider's Paradise</b> World-class public transportation.
	<b>Somewhat Bikeable</b> Minimal bike infrastructure.*	<b>Somewhat Bikeable</b> Minimal bike infrastructure.*	<b>Bikeable</b> Some bike infrastructure.	<b>Very Bikeable</b> Biking is convenient for most trips.	<b>Biker's Paradise</b> 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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