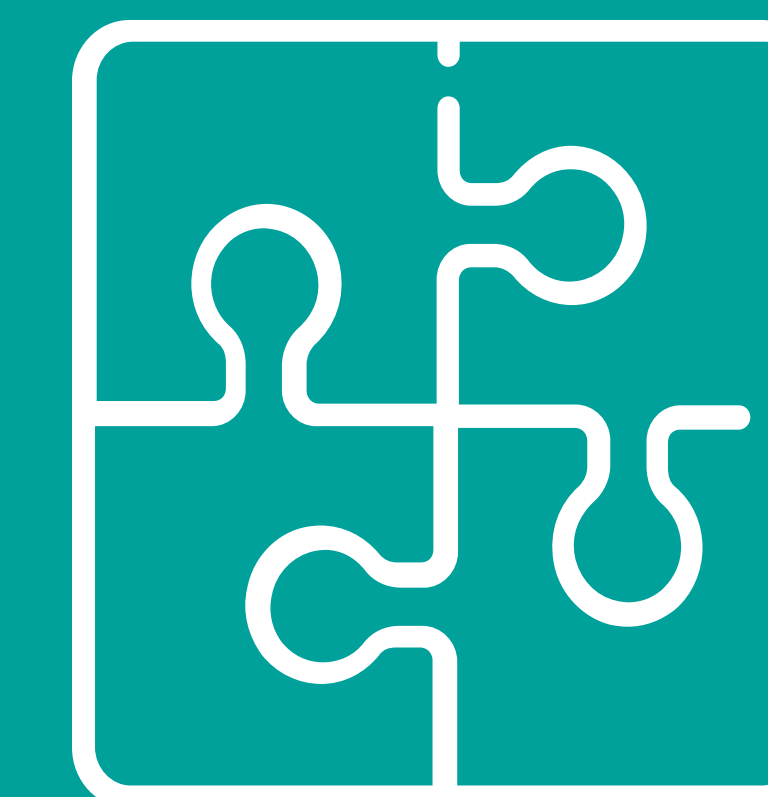


Meet the Team!

認識團隊團員!



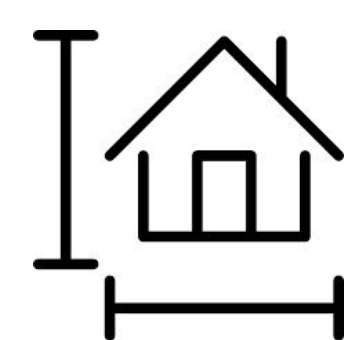
Project Background + Overview | 項目背景及概述

The vision for the project is a transit-oriented, mixed-income development proposed at the site of VTA's River Oaks former Headquarters, which is being relocated. The **initial phase** aims to utilize a portion of the site to provide vibrant, high-quality, and connected affordable multi-family housing serving low-income families and households and a public park along the Guadalupe River trail with a spectrum of amenities that reflect and serve the community.

本項目的願景是在VTA正在搬遷的River Oaks前總部所在地建造一個以捷運為主的混合收入發展項目。



Focus on housing for families
專注家庭住房問題



Variety of apartment sizes
多種戶型可供選擇



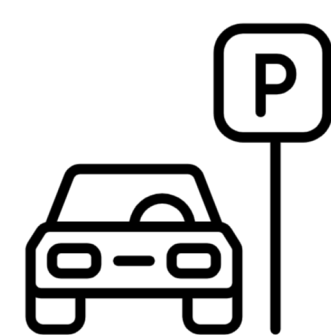
Up to 350 apartments
最多可建350套公寓



100% affordable housing (rental)
100%合宜住宅 (出租)

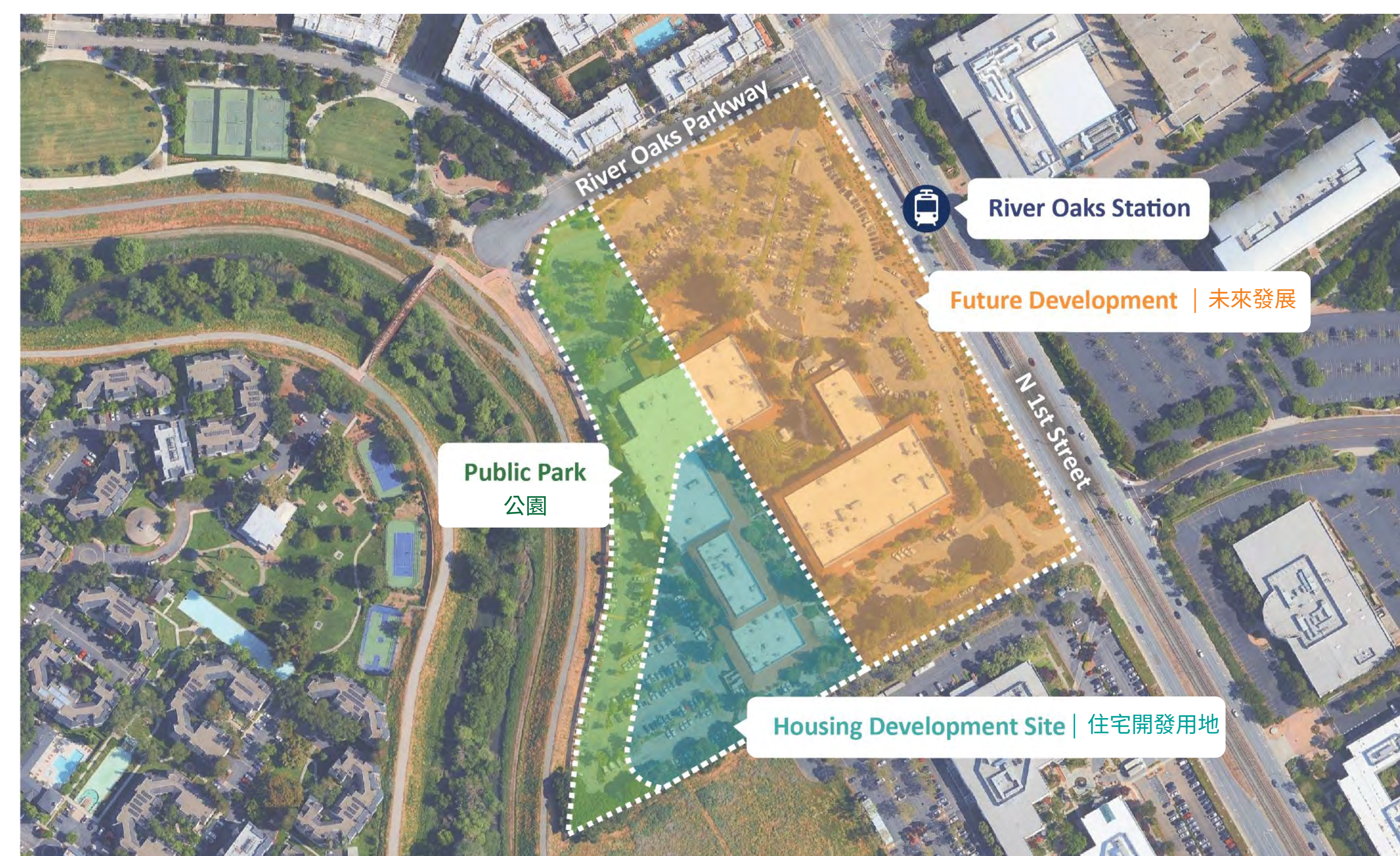


New public park with
Magical Bridge playground
設有神奇橋樑遊樂場的新建公園



Park & Ride to remain open
during these phases
在這些階段，停車換乘服務將繼續開放

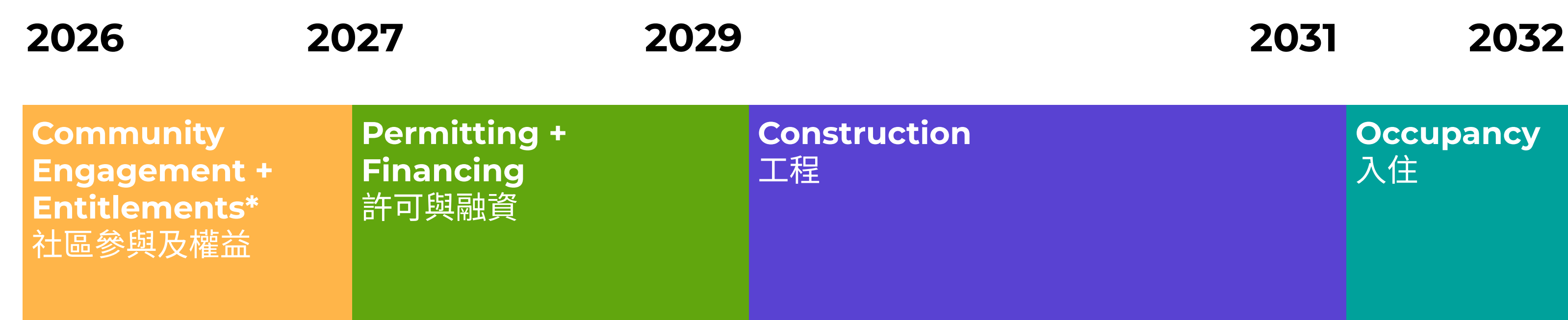
Initial Project Phases | 項目初階段



Development Process | 開發流程

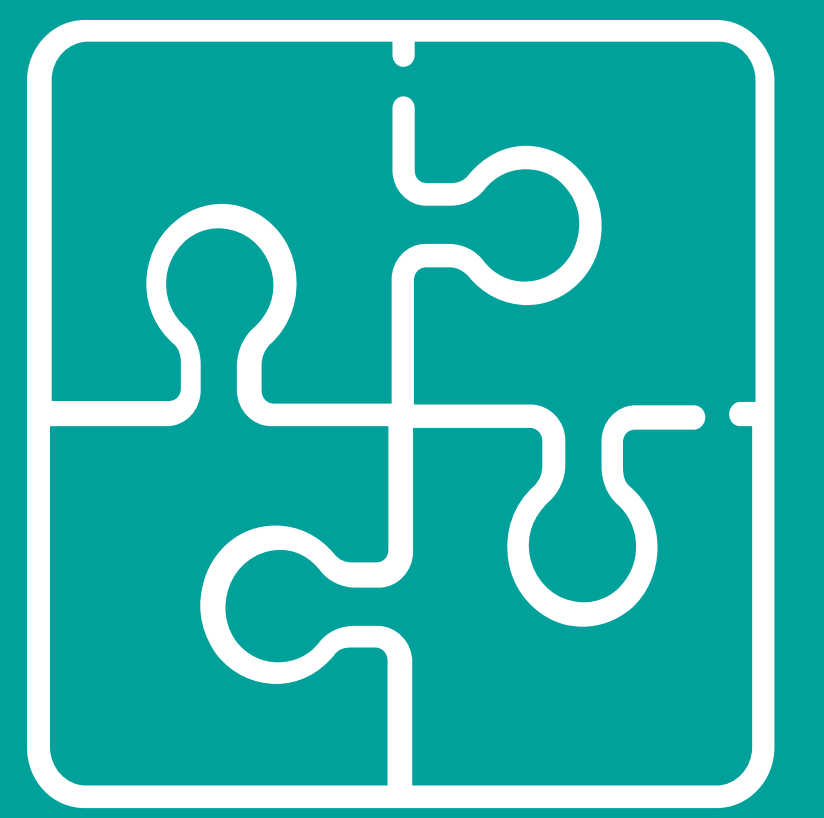
The project is currently in the community engagement phase. This will be followed by a design and City entitlements process. We hope to receive entitlements approval by mid 2027. Once the project is entitled, the next steps are to assemble all construction financing and go through the City's building permit process, which will take us through 2029. Finally, we estimate construction to take around 2 years, through 2031. We expect building occupancy in 2032.

本項目目前正處於社區參與階段。接下來將進行設計並向市政府申請審批。我們希望在2027年中期獲得批准。工程獲得審批後，下一步是籌集所有建設資金並完成將持續到2029年的市政府建築許可流程。最後，我們預計約兩年，於2032年結束的施工期，而預計大樓將在2032年起開放入住。



Delivering High-Quality Design

提供優質的設計



Delivering Beautiful Affordable Housing 提供美觀的合宜住宅

Eden Housing



Mesa Terrace, San Jose

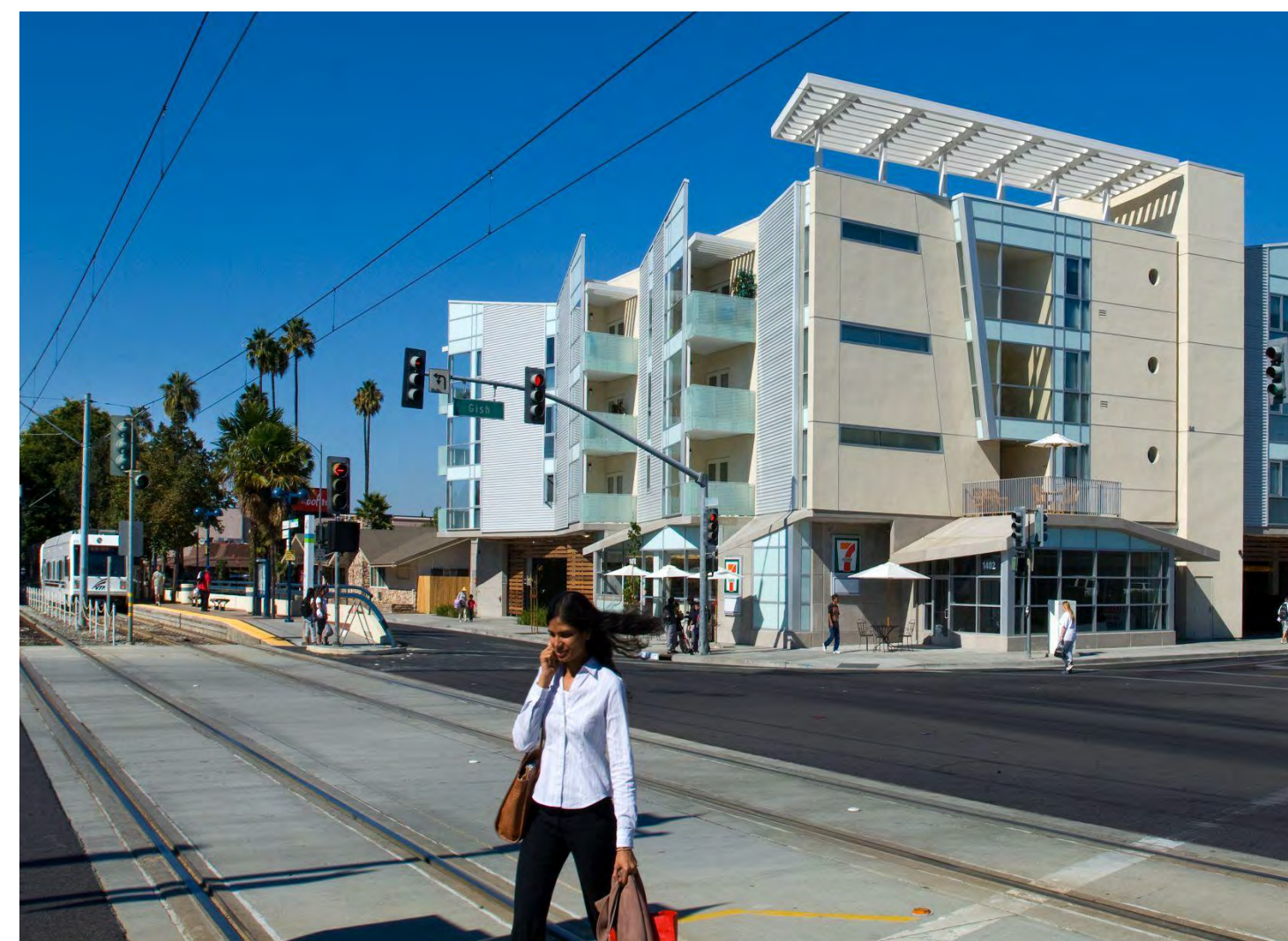
Architects FORA



Solaire Apartments, San Jose



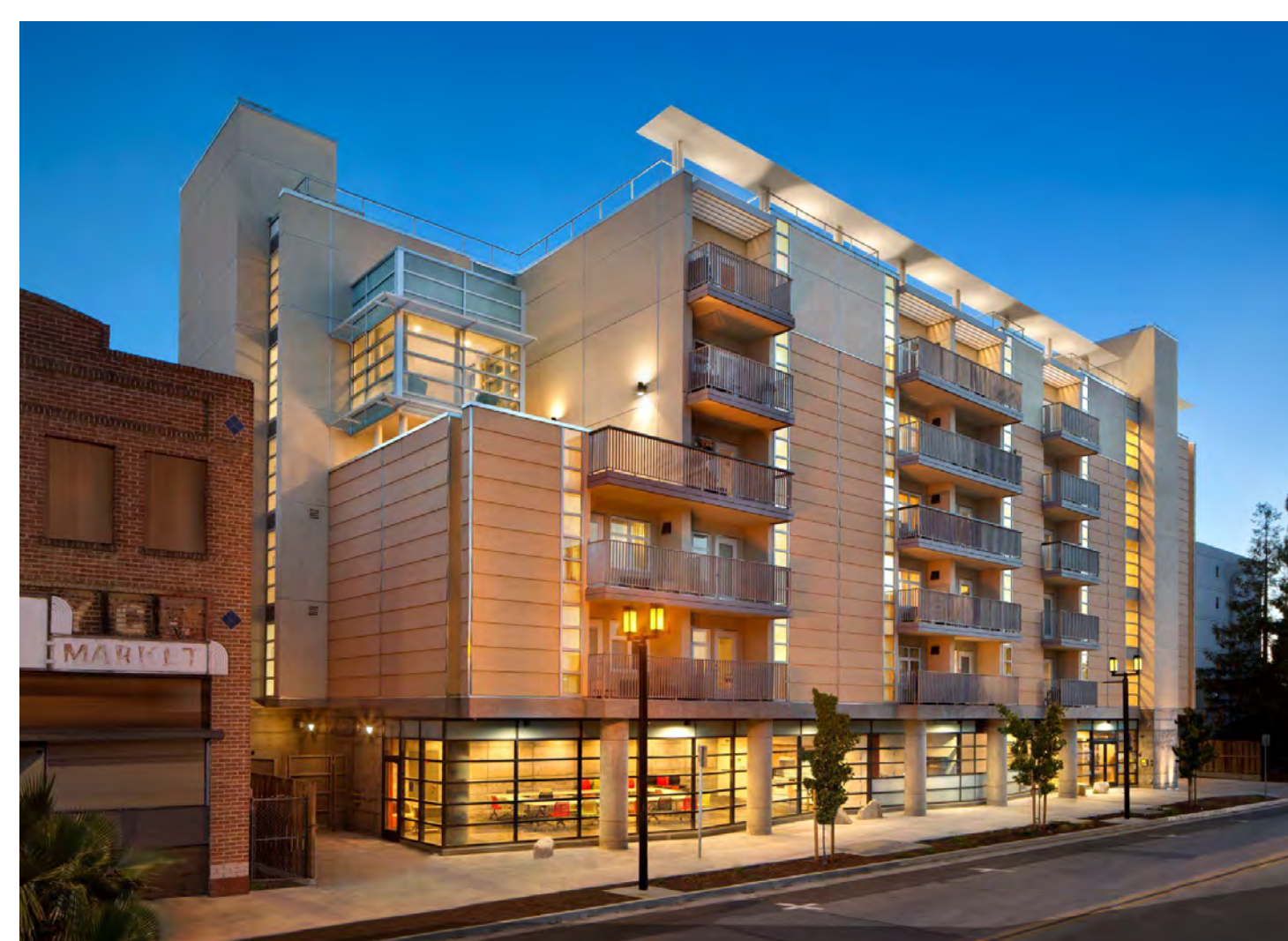
Santa Cruz Library



Gish Apartments TOD, San Jose



Ohlone Chynoweth Commons TOD, San Jose



Japantown Apartments, San Jose

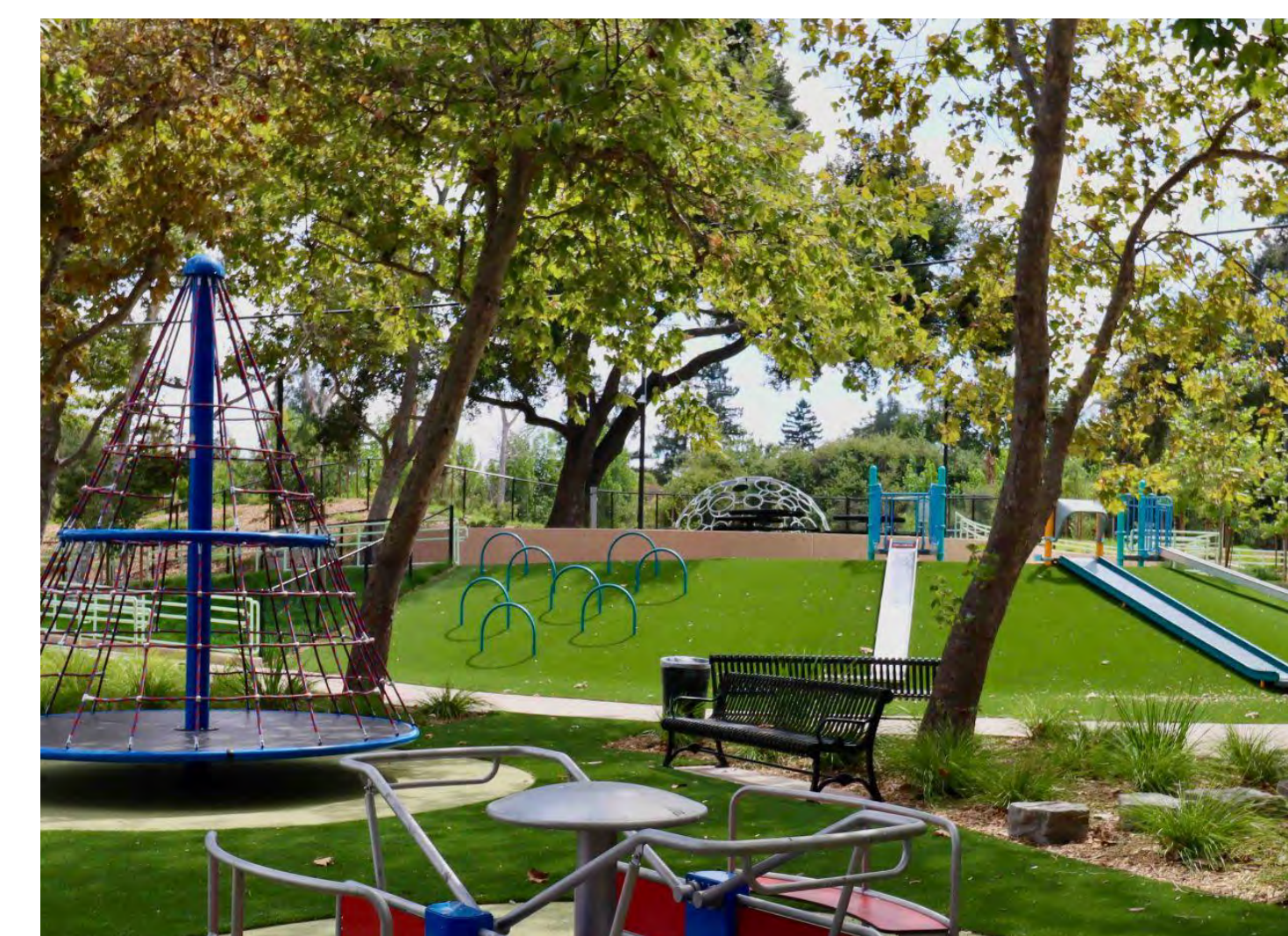
Delivering Welcoming, Inclusive Landscapes 提供溫馨萬象的景觀



Magical Bridge Playground, Palo Alto



Felton Library Discovery Park, Felton



Magical Bridge Playground, Santa Clara



Cypress Corner Mini Plaza and Parklet, Walnut Creek



Magical Bridge Playground, Redwood City



Delano Manongs' Park, Milpitas

Who Benefits from Affordable Housing?

合宜住宅能受益誰?



Everyone!

Communities thrive when all members have affordable, safe, and stable housing.

This project will bring much-needed affordable housing to **low income families and households**.

This much-needed housing will be available in the heart of San Jose to those who earn up to 70% of the area median income or less.

每個人!

當所有成員都擁有廉價、安全、穩定的住房時，社區才能繁榮發展。

本項目將為低收入家庭提供急需的合宜住宅。這些急需的住房將位於San Jose市中心，供於收入低於或等於該地區收入中位數70%的人。

Income Level 收入水平	Number of People in Household 戶口人數			
	One 一	Two 二	Three 三	Four 四
Up to 30% Income Level	\$42,210 A	\$48,240	\$54,270	\$60,270
Up to 50% Income Level	\$70,350	\$80,400 B	\$90,450 C	\$100,450
Up to 70% Income Level	\$98,490	\$112,560	\$126,630	\$140,630 D
Area Median Income 地區收入中位數	\$96,200	\$109,900 E	\$180,900	\$200,900

Source: 2025 Income Limits for Santa Clara County published by the California Tax Credit Allocation Committee

Eligible Household Examples | 符合條件的家庭範例

Ineligible Household Example 不符合條件的家庭範例



Customer Service Specialist
\$41k/yr*

A

客服專員

For a **Studio** apartment, this household would pay **\$1,055 in rent**.

此家庭需為一間單間公寓付1055美元的租金。



Grocery Store Manager + Child
\$66k/yr*

B

雜貨店經理+孩子

For a **1-Bedroom** apartment, this household would pay **\$1,884 in rent**.

此家庭需為一間單室公寓付1884美元的租金。



Restaurant Server + Phys Ed Teacher + Child
\$25k + \$65k = \$90k/yr*

C

餐廳服務生+體育老師+孩子

For a **2-Bedroom** apartment, this household would pay **\$2,261 in rent**.

此家庭需為一間雙室公寓付2261美元的租金。



First Responder + Nursing Assistant + 2 Children
\$80k + \$58k = \$138k/yr*

D

急救員+護理助理+兩個孩子

For a **3-Bedroom** apartment, this household would pay **\$3,656 in rent**.

此家庭需為一間三室公寓付3656美元的租金。



2 High School Teachers - Roommates
\$78k = \$156k/yr*

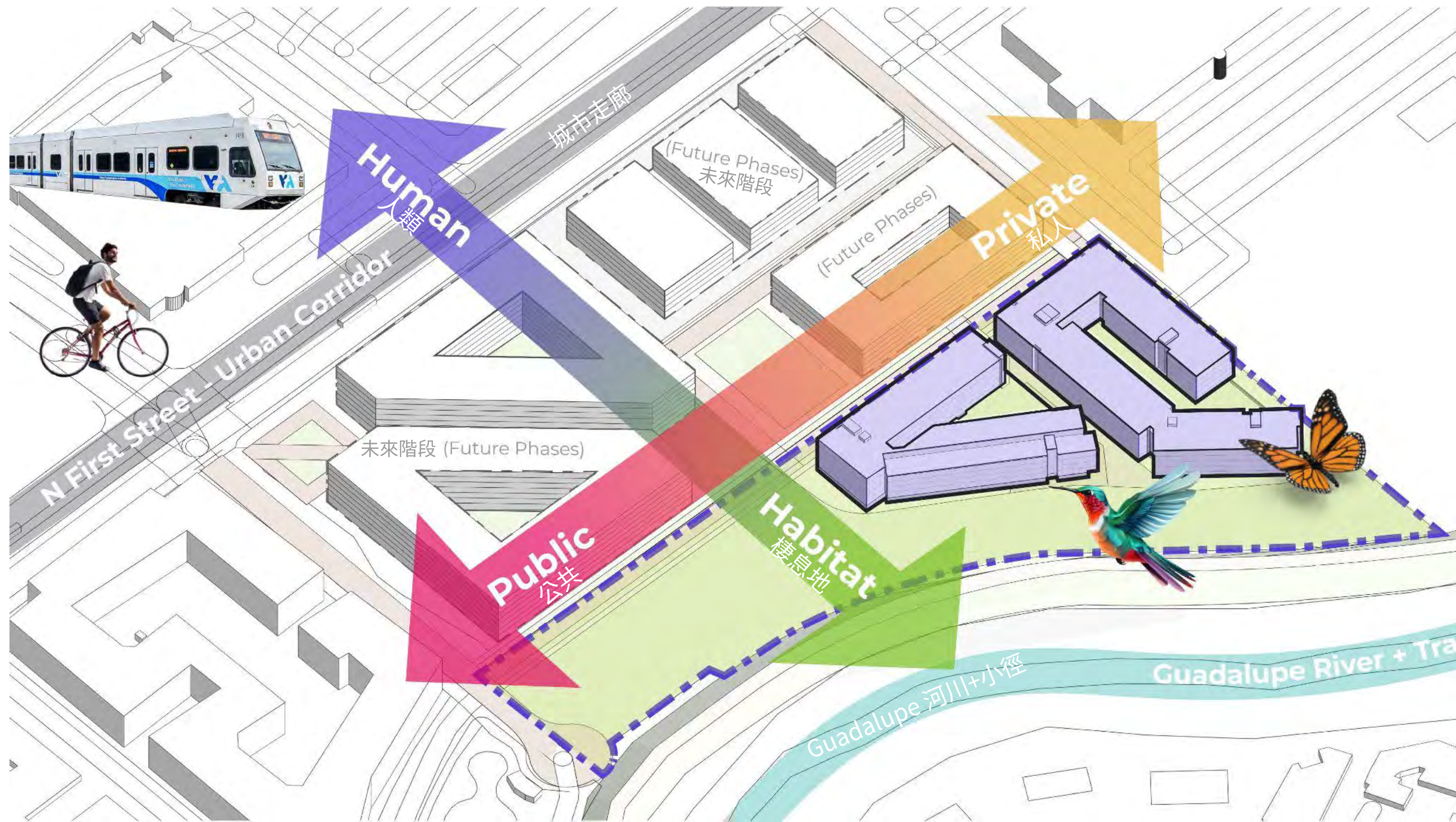
E

兩位高中教師 (室友)

Source: Glassdoor Salaries in San Jose, CA, 2025.

Envisioning Riverwalk Landing

設想河濱步道碼頭



Vision

To provide vibrant, high-quality, and connected **affordable housing** and **public park** with a spectrum of amenities that reflect and serve the community.

設想

提供充滿活力、高品質且交通便利的合宜住宅和公園，以及一系列能夠代表並服務社區的便利設施。

What excites you about the initial vision?

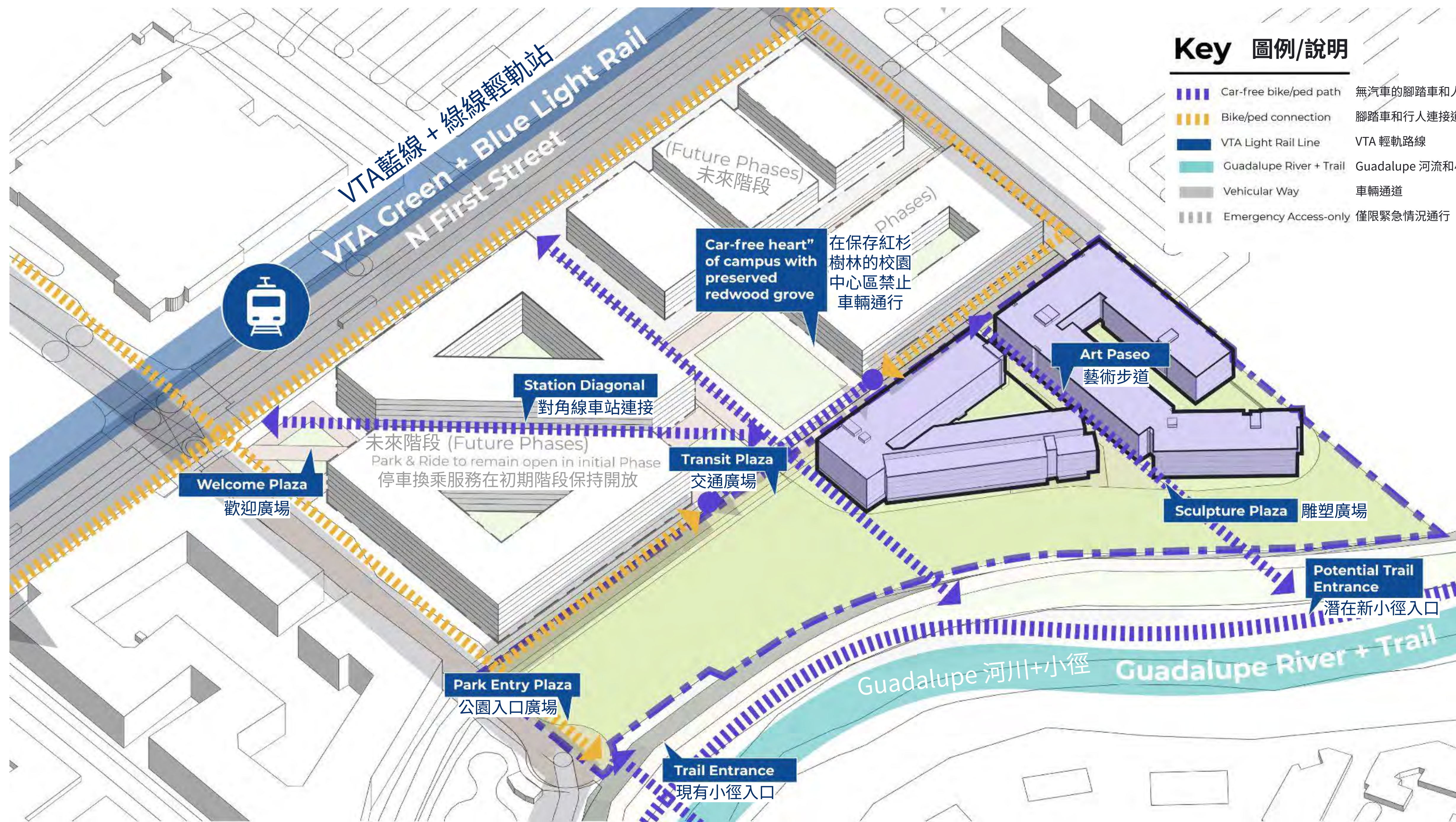
最初設想中最讓您興奮的是什麼？

What would you change or layer onto the vision?

您會對這設想進行哪些修改或增加哪些內容？

Supporting Safety, Mobility, and Transit

支持安全、通行和公共交通



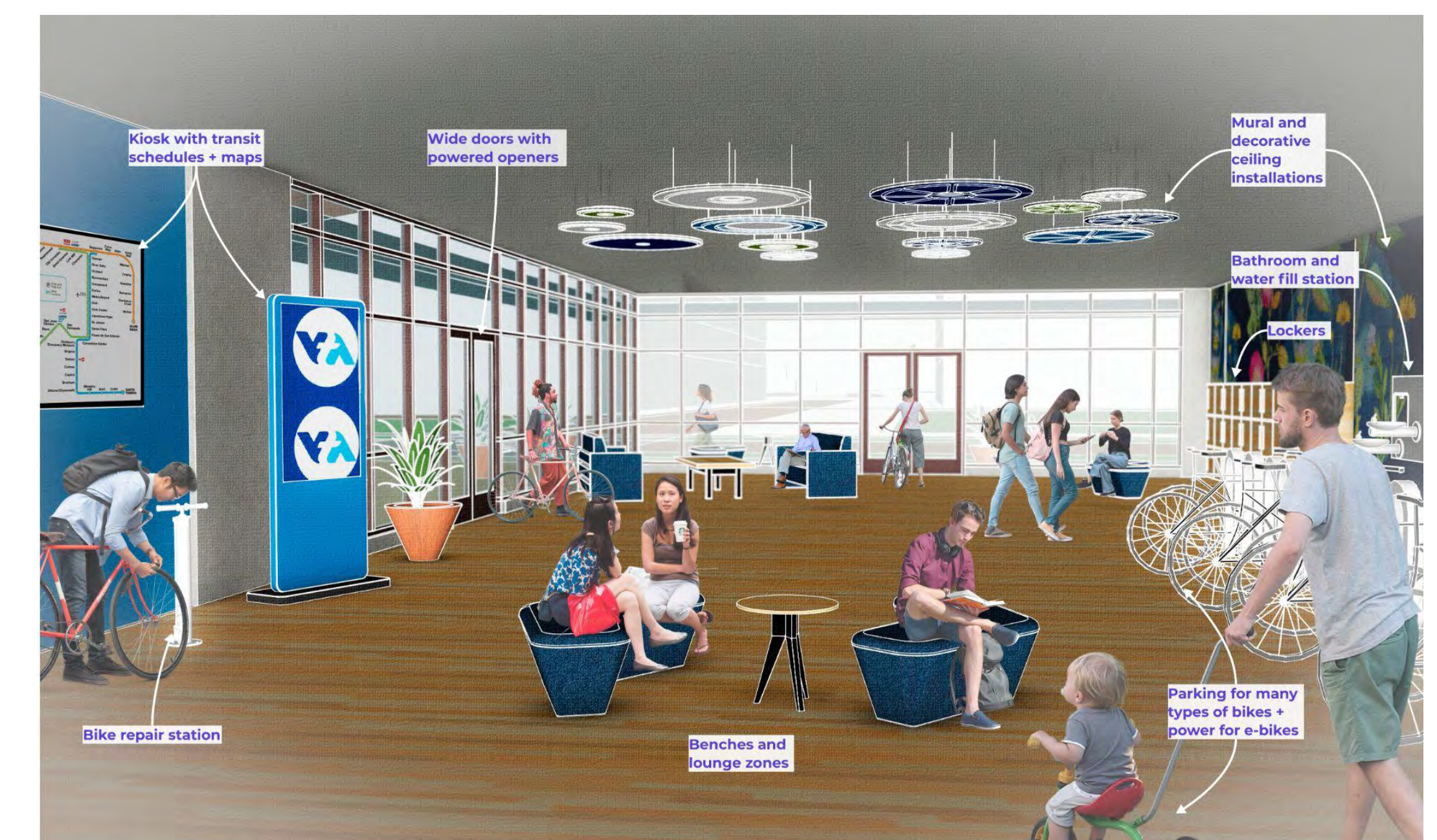
What we heard: 我們听到的:

- Better trail access & overall connectivity
 - 改善小徑的通行和整體連結性
- Desire for more sidewalks, bike lanes
 - 更多人行道和腳踏車道
- Minimize barriers (like fences) that limit walkability
 - 減少如圍欄等限制步行的障礙物
- Better connections to schools and businesses
 - 改善與學校和商業區的連接
- Requests to retain parking for Park & Ride
 - 保留停車換乘的停車場
- Design for pedestrian safety (lighting, traffic calming measures)
 - 注重行人安全的設計 (照明、交通緩行措施)

Transit-oriented Commitments: 以捷運為主的承諾:

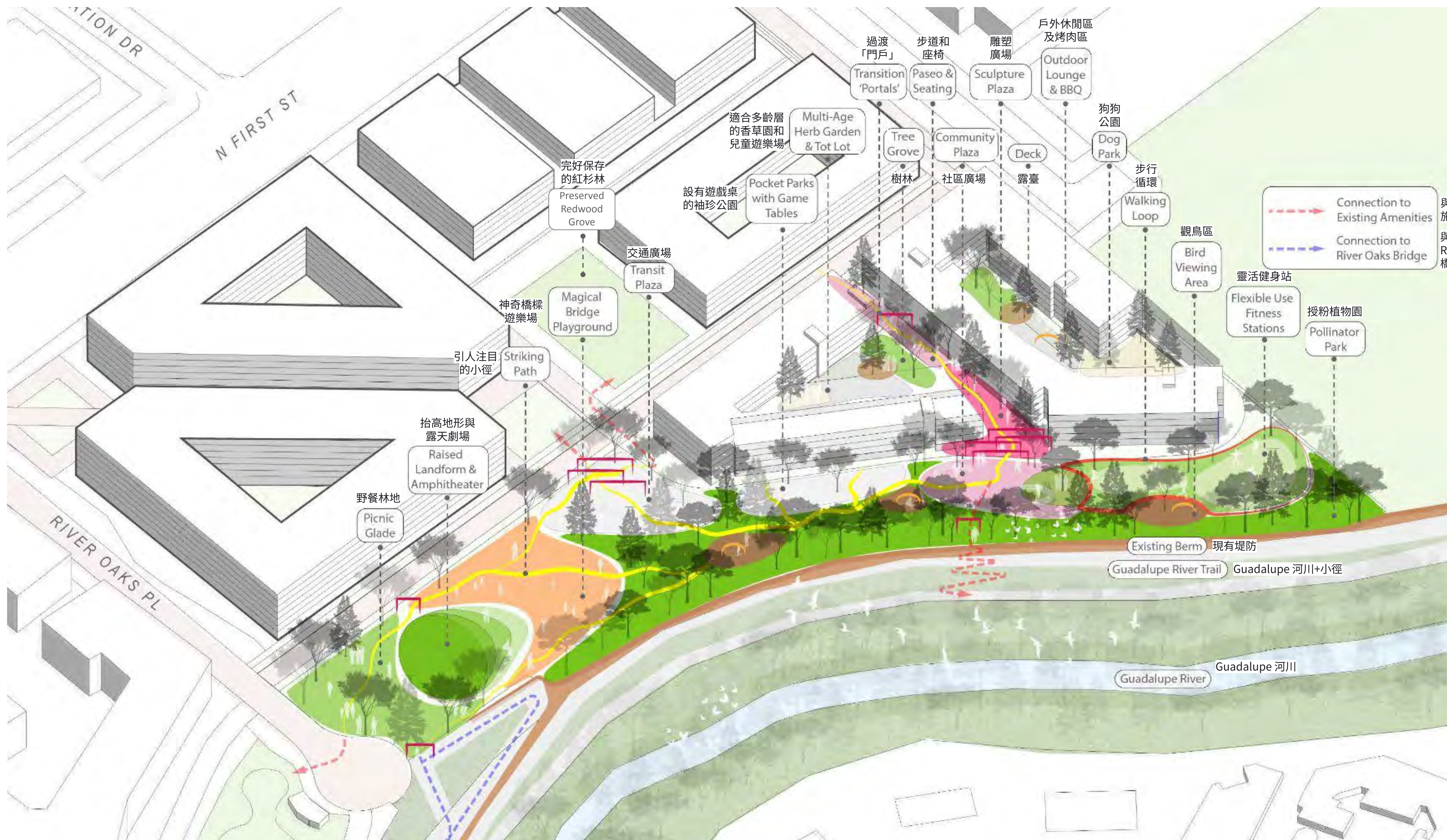
- 1** Improved walking conditions (e.g. separate from vehicular traffic) 改善步行環境 (例如，與機動車道分離)
- 2** 1:1 residential bike parking and e-bike charging 1比1住宅腳踏車停車位及電動腳踏車充電設施
- 3** Provide bike repair station 提供腳踏車維修站
- 4** Transit education & marketing 捷運教育及宣傳
- 5** Multi-modal wayfinding 多模式導航
- 6** Displays with real-time transit info 即時公車資訊顯示屏
- 7** Car-share program on-site 現場汽車共享計劃
- 8** Bike-share program on-site 現場腳踏車共享計劃
- 9** Reduced residential parking 減少居民停車位
- 10** Annual transit passes for residents 居民年度交通卡

Multi-modal Room Design: 多功能房間設計:



Concept for the Park

公園設計概念



Food Truck + Picnic Areas
餐車+野餐區



Birdwatching Screens
觀鳥屏風



Natural / Interpretive Play
自然/寓教娛樂空間



Transit-oriented Play
以捷運為主的娛樂空間



Walking Paths | 行人徒步區



Pet Areas | 寵物活動區

What we heard: 我们听到的:

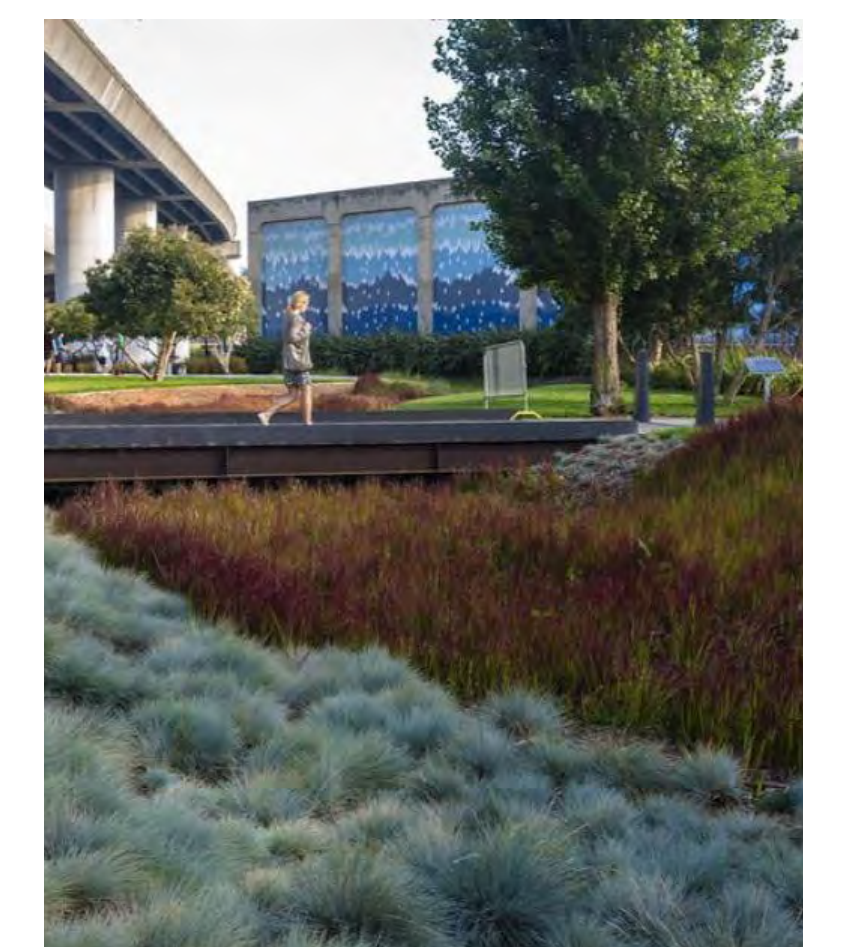
- Strong support for public open spaces and green space areas | 強烈支持公共的開放空間和綠地
- Requests for tree preservation (especially redwoods) and greenery | 保護樹木 (尤其是紅杉) 和綠化環境
- Interest in community spaces such as community gardens, bike parks, and picnic areas | 對於社區花園、自行車公園、野餐區等社區空間的興趣
- Call for outdoor open space to be integrated with the trail | 呼籲融合戶外開放空間和步道
- Interest in walkable shops, such as food trucks | 對於如餐車等步行可達商店的興趣
- Requests for pet-friendly spaces & thoughtful design of on- and off-leash areas | 要求提供寵物友善的空間，並精心設計牽繩和非牽繩區域



Open Lawn Areas
開放式草坪



Decking + Planting
露台+綠植



Spatial Transitions
空間過渡區

Magical Bridge Playground: Inclusive to All

神奇橋樑遊樂場: 對所有人開放



MAGICAL BRIDGE
FOUNDATION

What we heard: 我们听到的:

- ◆ Desire for designs that are welcoming to all
 - 打造對所有人友善的設計
- ◆ Desire for family-friendly amenities
 - 擁有適合全家的便利設施
- ◆ Interest in inclusivity and diversity
 - 關注包容性和多元性

Designed for all ages and abilities, Magical Bridge Playground welcomes the entire family for play, fitness, gathering, and community connections.

神奇橋樑遊樂場專為所有年齡和能力水平的人士所設計，歡迎全家前來玩耍、健身、聚會或進行社區交流。



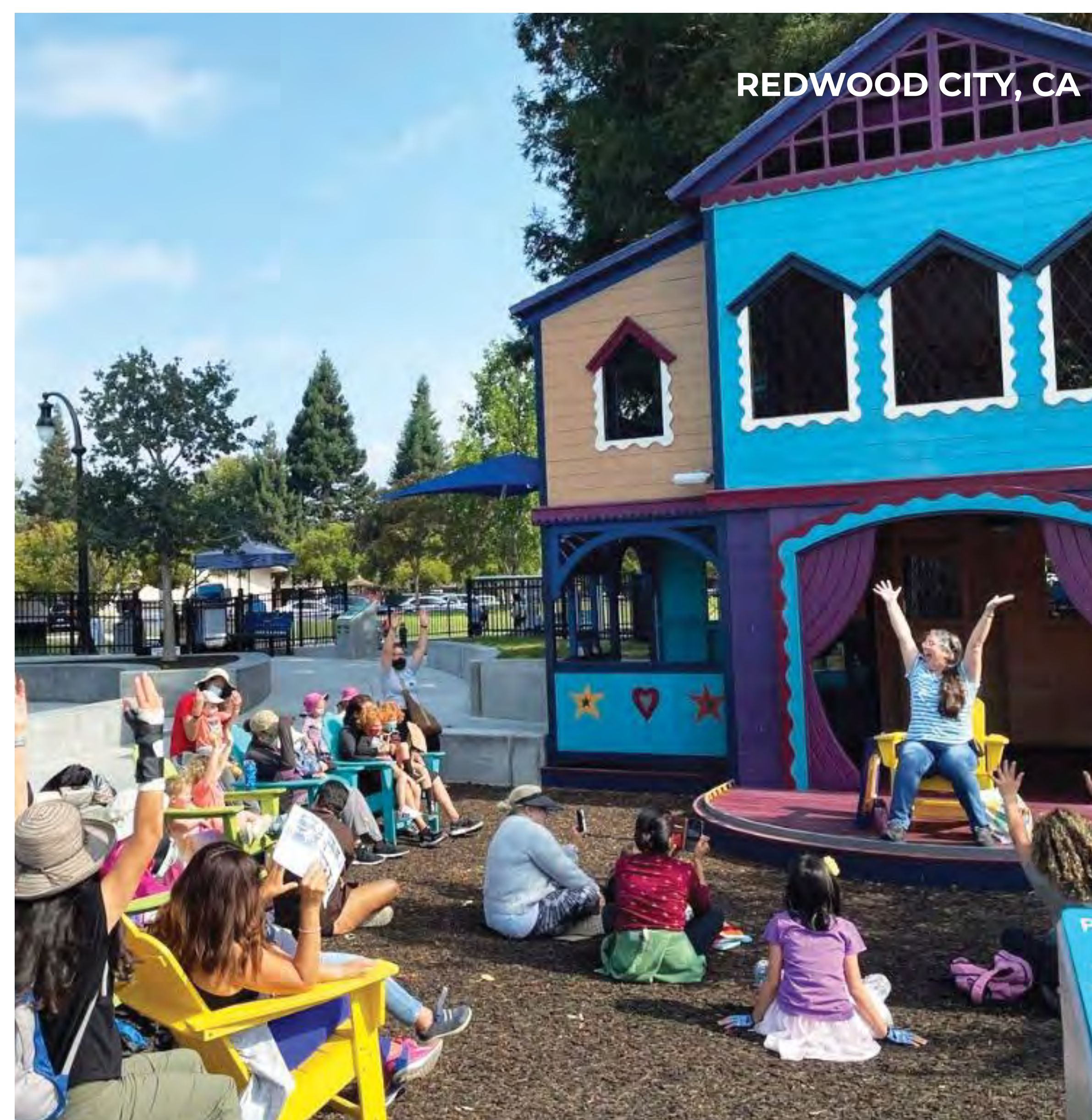
PALO ALTO, CA



SANTA CLARA, CA



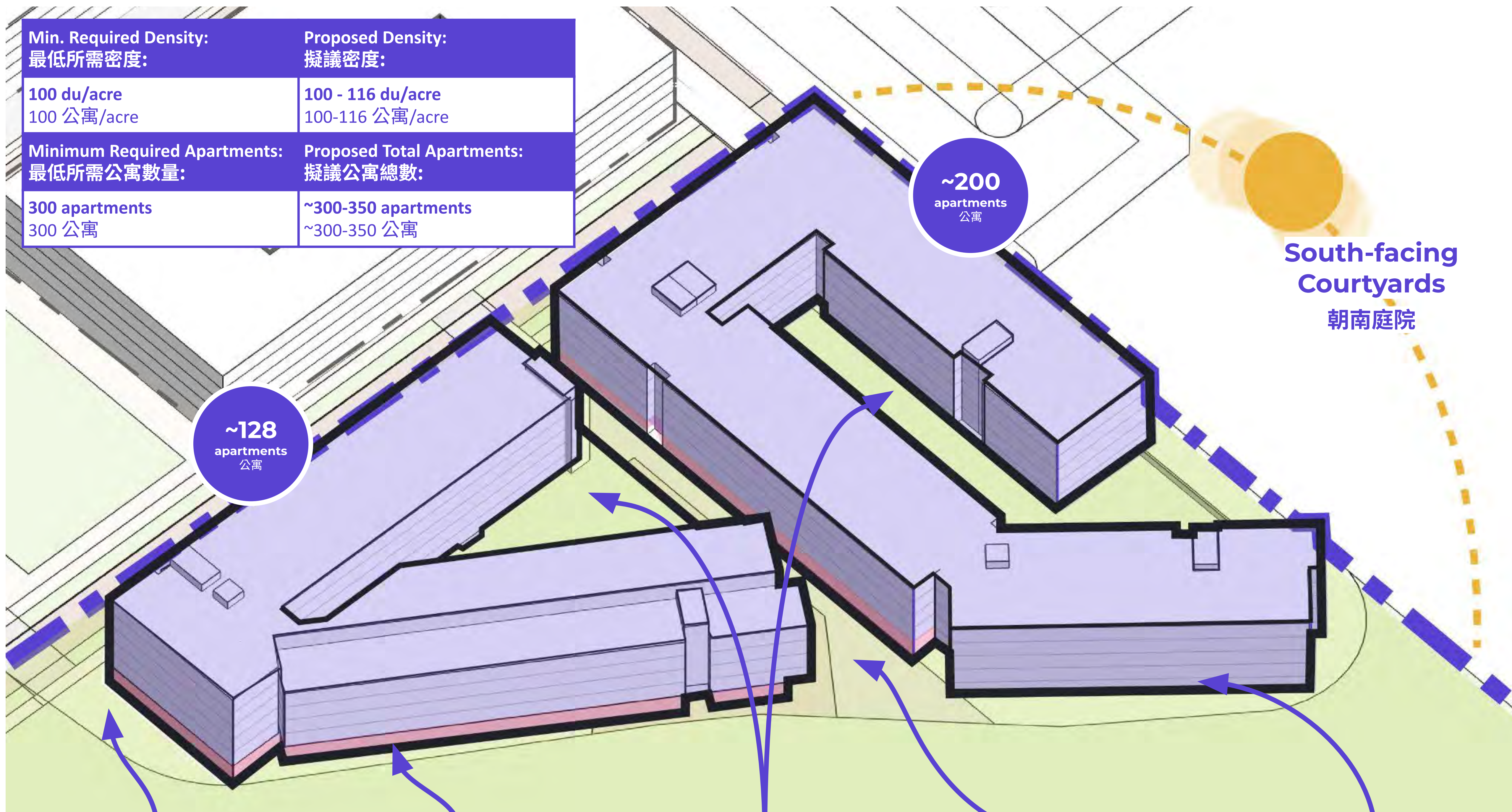
REDWOOD CITY, CA



REDWOOD CITY, CA

Concept for Affordable Family Housing

合宜住宅概念



What are your thoughts on the proposed design?
您對擬議的設計有何看法?

What we heard:
我們听到的:

- Calls to maximize density and height
 - 呼籲最上限提高密度和高度
- Emphasis on housing affordability
 - 強調住房可負擔性
- Promote Cultural and income diversity
 - 促進文化和收入多樣性
- Family- and kid-friendly spaces
 - 適合全家和兒童的空間
- Pet-friendly amenities
 - 寵物友善設施



Main Entry Corners
Anchor Building
主入口轉角的主體建築



Ground Floor Communal
Spaces Activate Park
底層公共空間活化公園



Private Courtyards serve
Future Residents
服務未來住戶的私人庭院



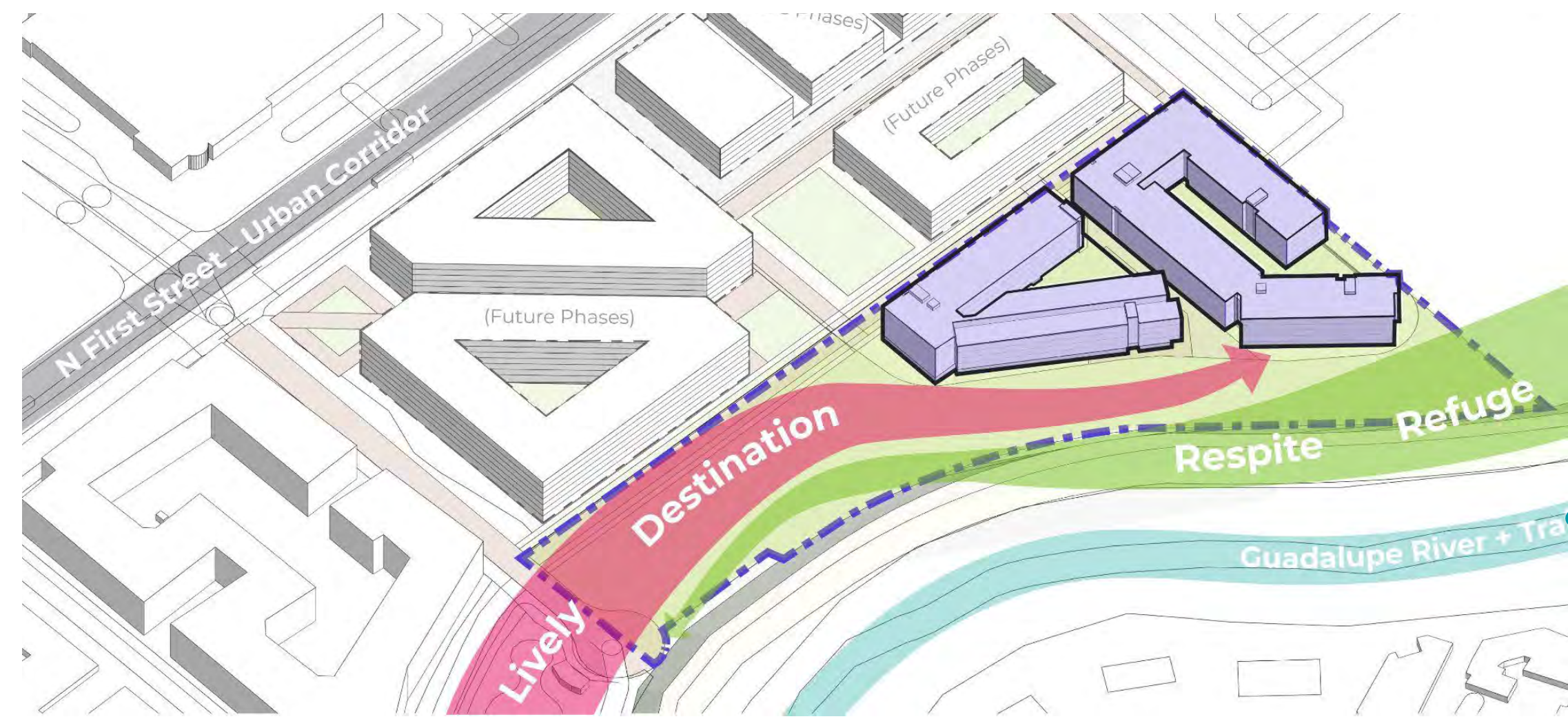
Art Paseo as Public
Pedestrian Connection
連接大眾步行的藝術步道



Ground Floor Apartments
Activate Street
啟動街道的底層公寓

A Gradient of Design Features

設計特徵的漸變



How do you feel about the **gradient concept** presented below? Please place a dot on the scale below. 您對以下展示的漸層概念有何看法? 請在下方的選項點一個點。



I hate it
討厭



I love it
喜歡

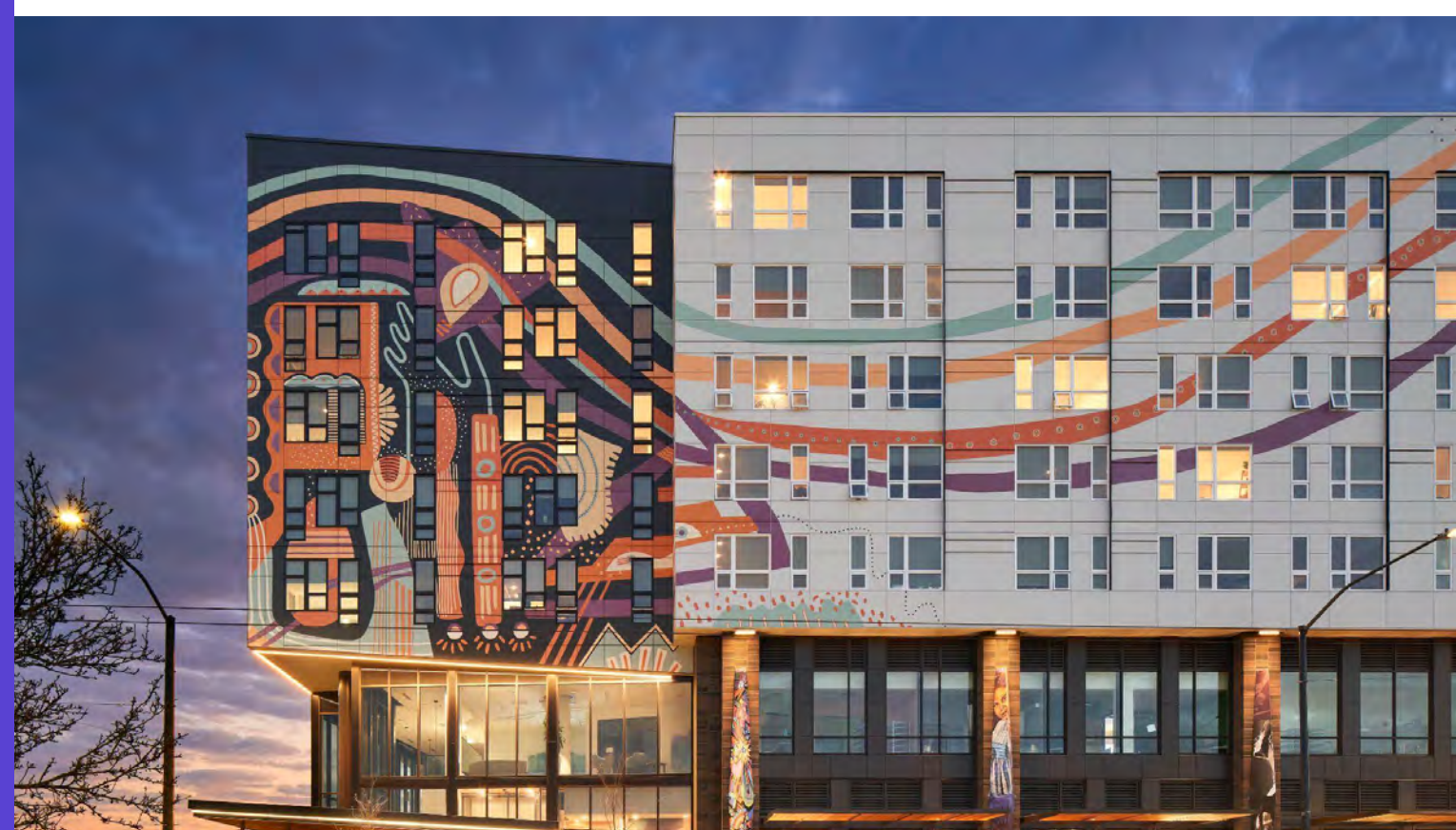
More Contemporary towards First Street
給靠近第一街 (First Street) 的建築較現代化的風格



Building Forms become More Organic
趨於有機形態的建築形式



Emphasize Movement closer to River
強調近河區域的動感



Transit-oriented Art toward First Street
靠近第一街 (First Street) 的以捷運為主藝術品



Abstract Nature and Movement
抽象的自然與動感



Nature-focused Art near River
河邊的自然主題藝術品



More Structured by First Street
靠近第一街 (First Street) 的區域結構應較有條理性



A Mix of Wild and Structured
兼具自然野趣與規整風格



More Wild near River
河川附近更顯自然野趣



活力四射/目的地
Lively / Destination

towards N First Street

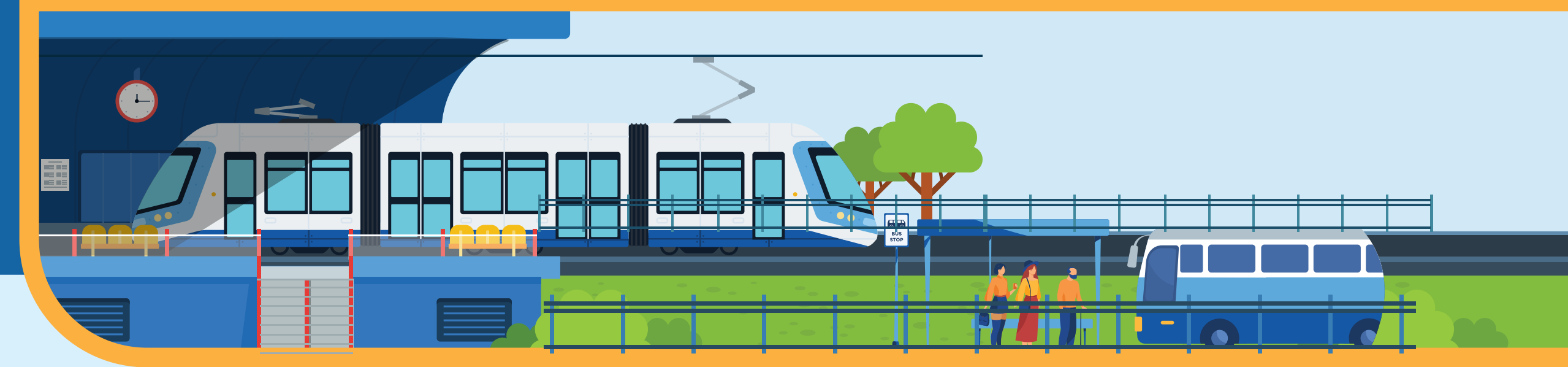
建築形式 | Building Form

休憩之所/避風處
Respite / Refuge

towards river

面向公眾的藝術品 | Public-facing Art

花園風格 | Garden Styles



VTA initiated the River Oaks Station Access Study to identify access and safety improvements for people walking and biking to and from the River Oaks Light Rail Station. The study evaluated access challenges within a ½ mile radius of the station and developed recommended improvements so that more people can walk, roll, bike, and take transit to the station from the surrounding community.

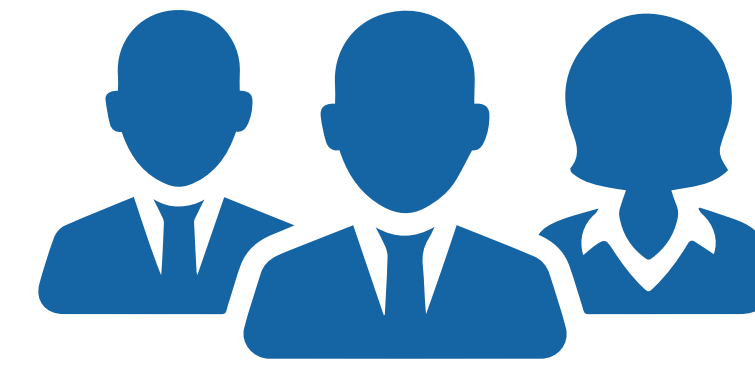
VTA (圣克拉拉谷交通局) 启动了River Oaks 站交通便利性研究, 旨在确定如何改善步行和骑自行车前往River Oaks轻轨站的乘客的出行便利性和安全性。该研究评估了车站周边半英里范围内的交通障碍, 并提出了改进建议, 以便更多的人可以步行、骑车或乘坐公共交通工具从周边社区前往该车站。

River Oaks Station Access Study Final Report available Spring 2026 at vta.org/riveroaksdevelopment.
River Oaks站交通便利性研究最終報告將於2026年春季在vta.org/riveroaksdevelopment 網站上發布。

Recommended Improvements



Engagement Opportunities



Community Workshop
社區工作坊



Walk Audit
行人檢查



2 Online Surveys
兩項線上調查



7 Pop-up Events
七場快閃活動

Key Access Challenges / 關鍵訪問挑戰



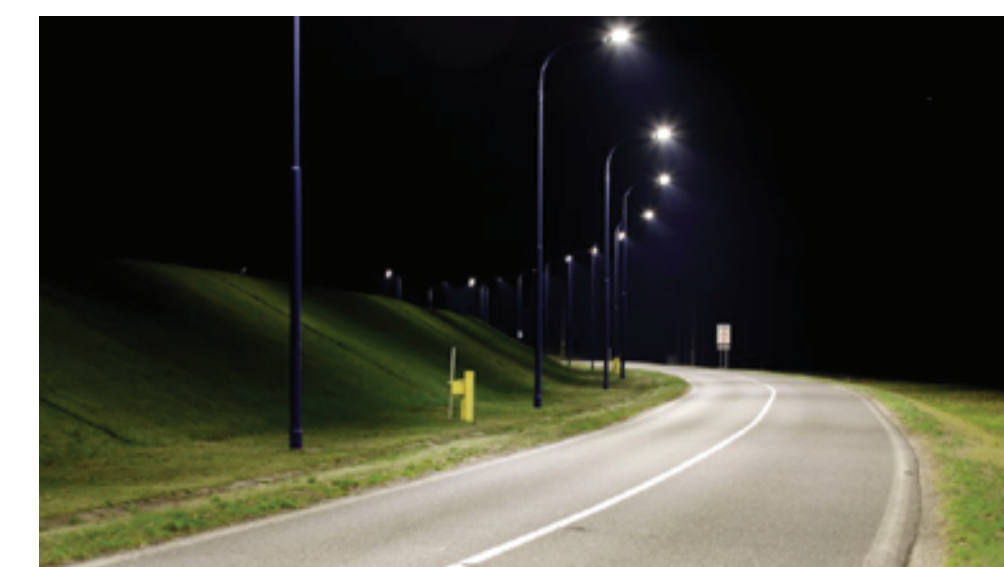
Improve crossing safety
提高過路安全



Create new or improve existing bicycle facilities
新建或改善現有自行車設施



Complete missing sidewalks
完善缺失的人行道



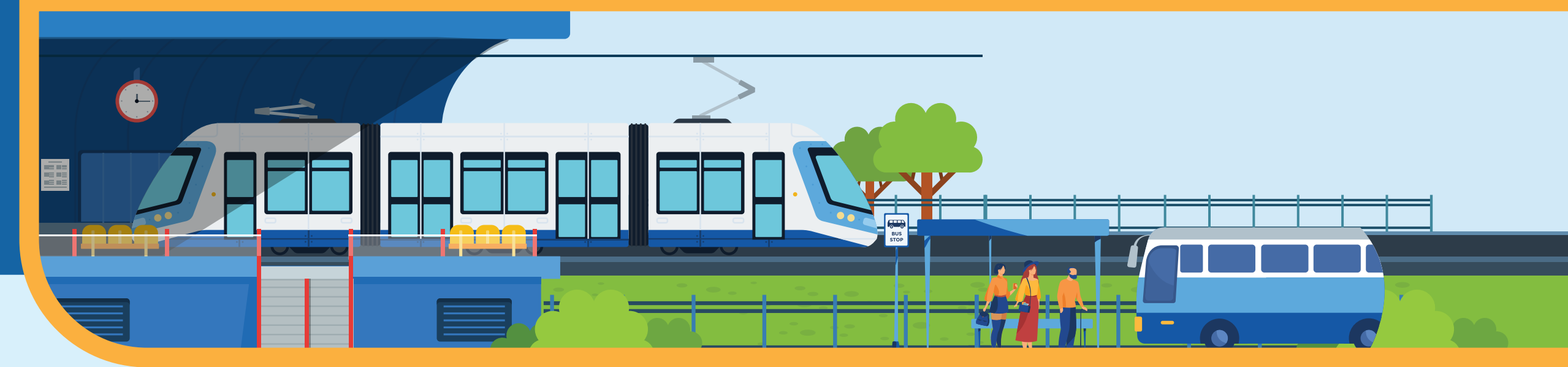
Improve lighting
改善照明



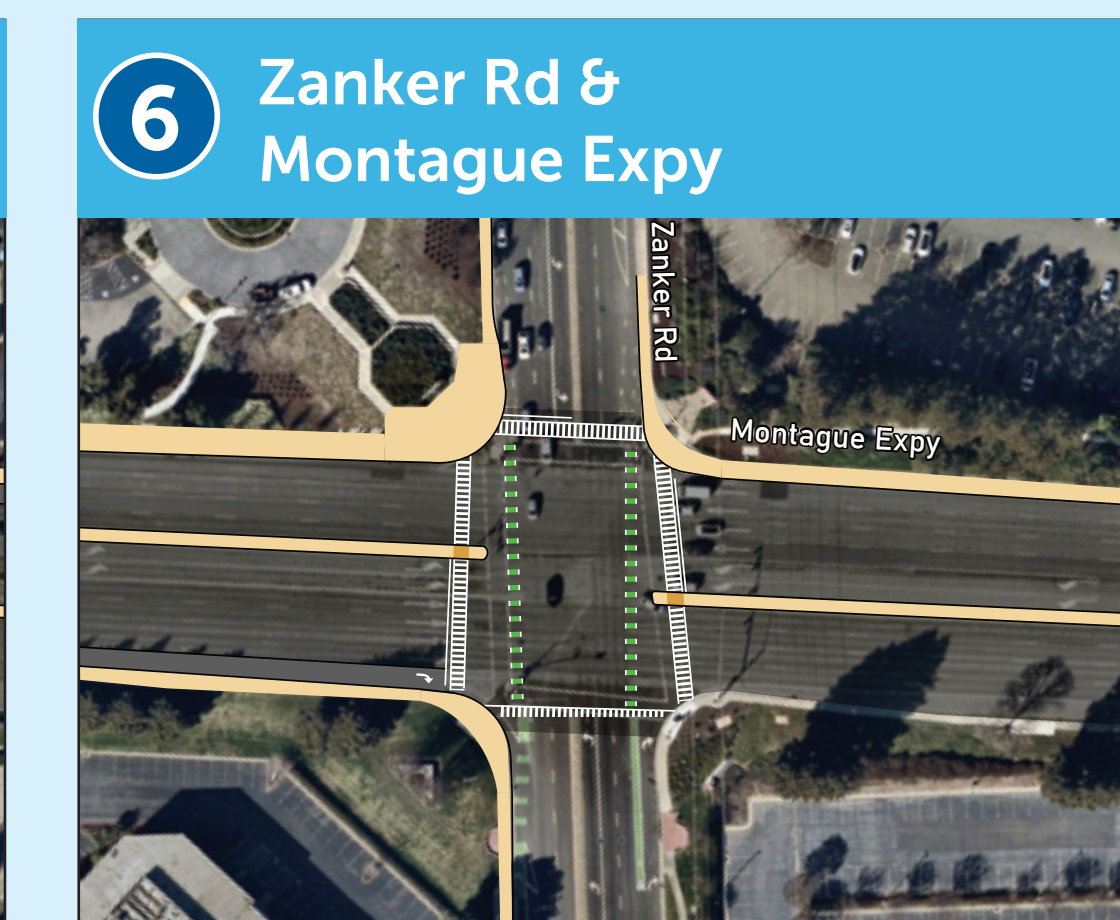
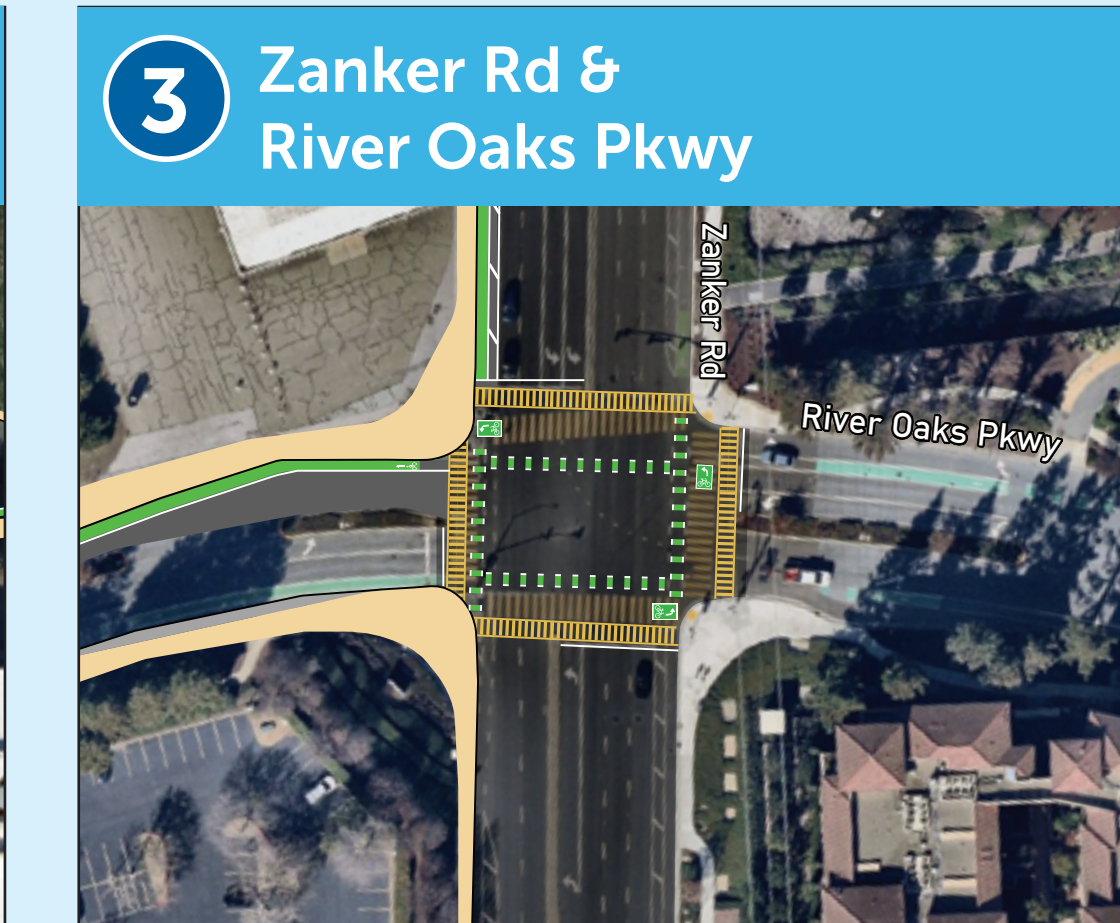
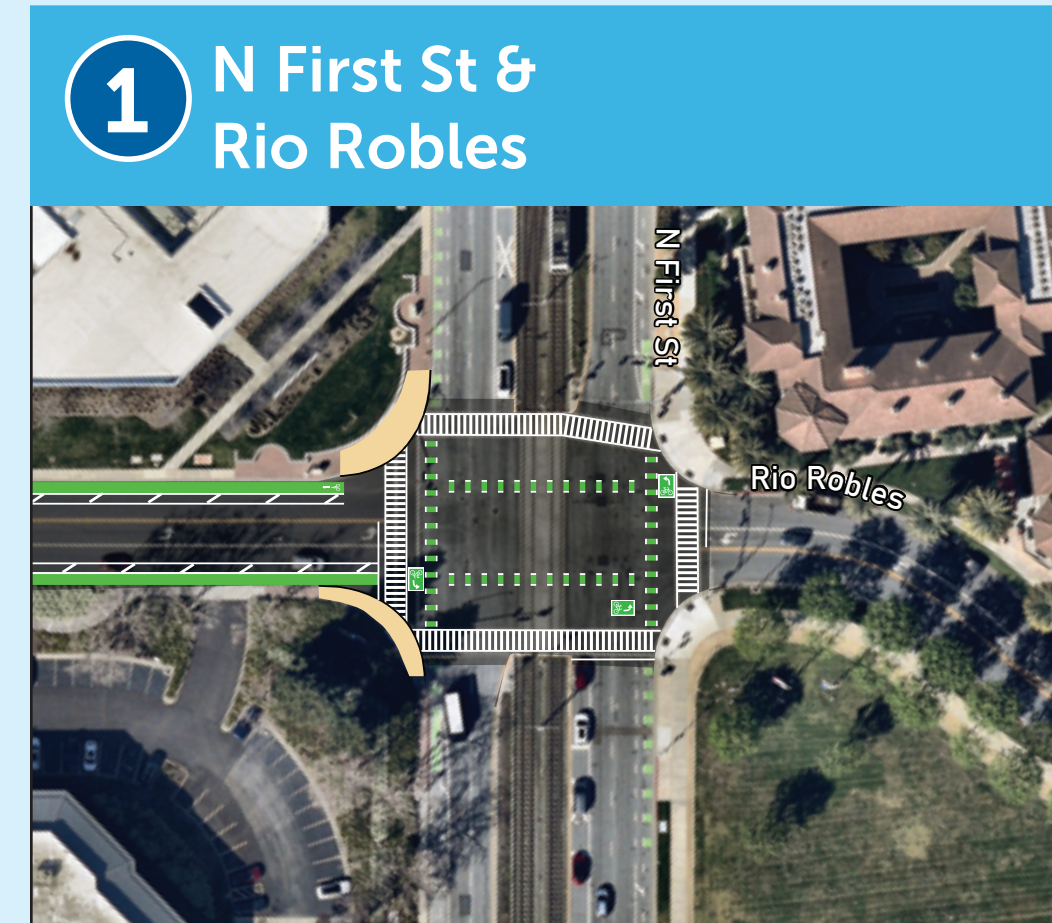
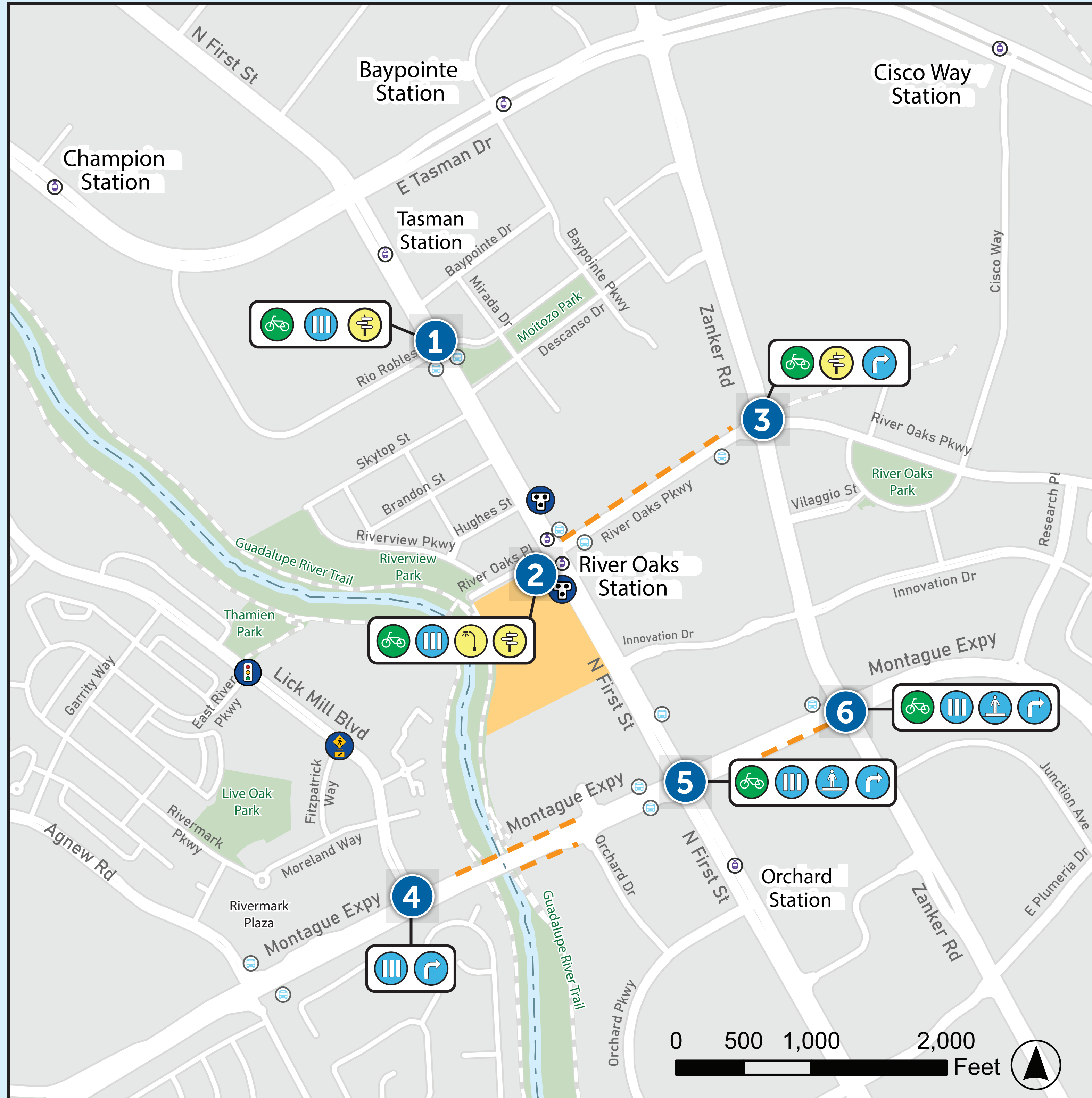
Improve Guadalupe River Trail access
改善瓜達盧佩河步道的通行條件



Public spaces and amenities
公共空間和設施

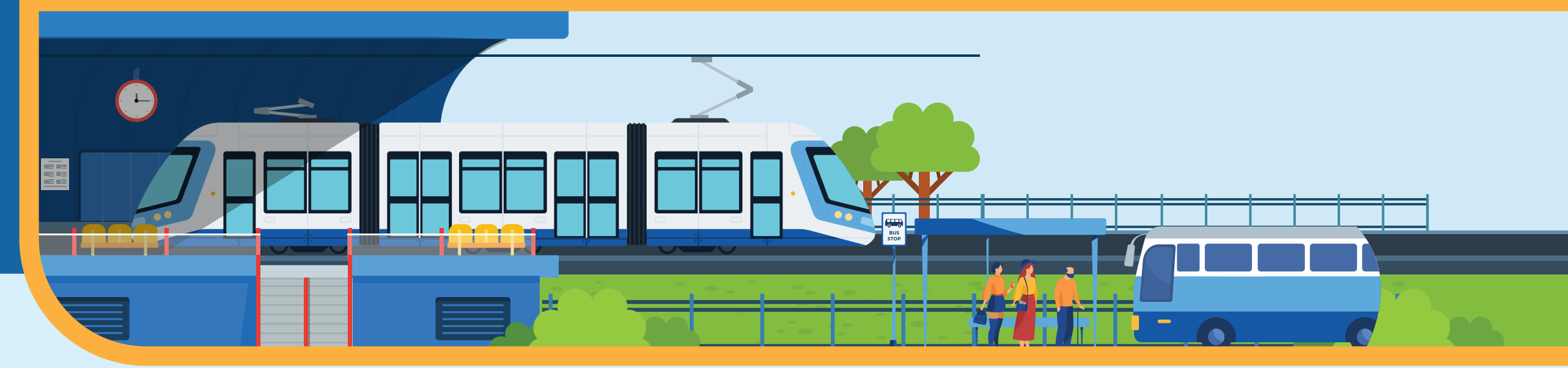


Recommended Intersection Improvements 擬議走廊改善措施



LEGEND/圖例:

- River Oaks TOD Site
River Oaks TOD 用地
- Sidewalk Improvements
人行道改善措施
- Light Rail Station
輕軌站
- Bus Stop
公交站
- Median Refuge
人行道中央分隔帶安全島
- Bicycle Intersection Treatment
自行車路口處理方案
- High Visibility Crosswalk
人行橫道明亮
- Rectangular Rapid Flashing Beacon (RRFB)
矩形快速閃爍警示燈 (RRFB)
- Remove Right-turn Slip Lane
拆除右轉匝道
- Pedestrian Scale Lighting
行人道等級照明
- Pedestrian Hybrid Beacon (PHB)
行人混合警示燈 (PHB)
- Install Traffic Signal
安裝交通信號燈
- Wayfinding Signage
導向標識



Recommended Bicycle Improvements 擬議走廊改善措施



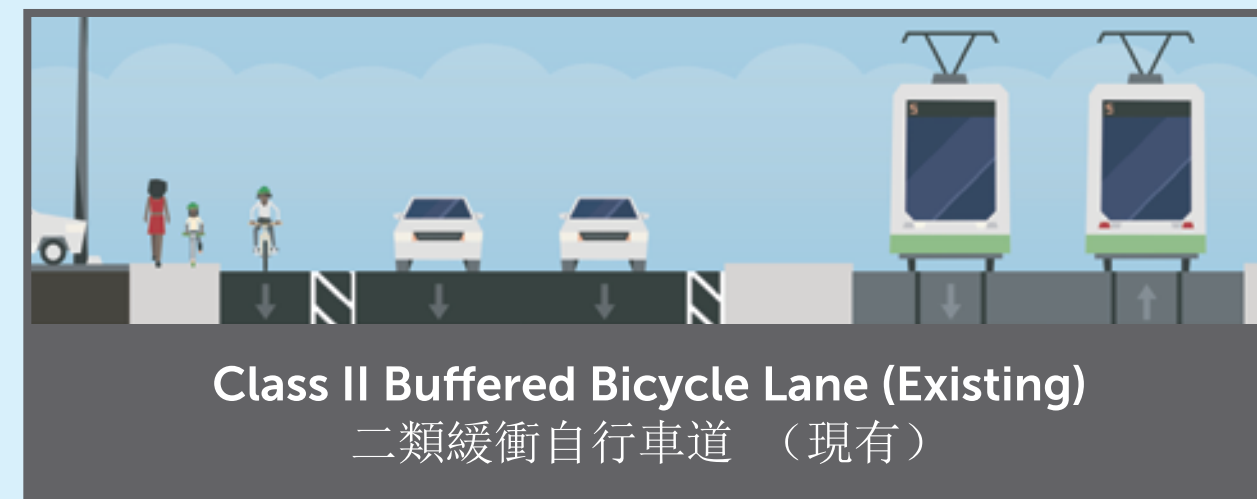
Legend / 圖例:

- Study Area / 調研區域
- River Oaks TOD Site / River Oaks TOD 用地
- Light Rail Station / 輕軌站
- Sidewalk Improvement / 人行道改善措施
- Cross Section / 交叉口
- EXISTING / 現有**
- Class I Multi-Use Path / 一類多用途路徑
- Class II Bicycle Lane / 二級自行車道
- Class IIB Buffered Bicycle Lane / 二類B緩衝自行車道
- Class III Bicycle Route / 三級自行車路線
- Class IV Protected Bicycle Lane / 四級保護性自行車道
- PROPOSED/PLANNED / 擬建/規劃**
- Class I Multi-Use Path / 一類多用途路徑
- Class II Bicycle Lane / 二級自行車道
- Class IIB Buffered Bicycle Lane / 二類B緩衝自行車道
- Class III Bicycle Route / 三級自行車路線
- Class IV Protected Bicycle Lane / 四級保護性自行車道

City of San José: 2024 Connect North San José Existing Conditions Report,
City of Santa Clara: 2018 Bicycle Master Plan Update, 2020 Pedestrian Master Plan
County of Santa Clara: Active Transportation Plan, October 2024 Draft

1 North First St

Looking north at the southbound travel lanes
向南向車道，向北



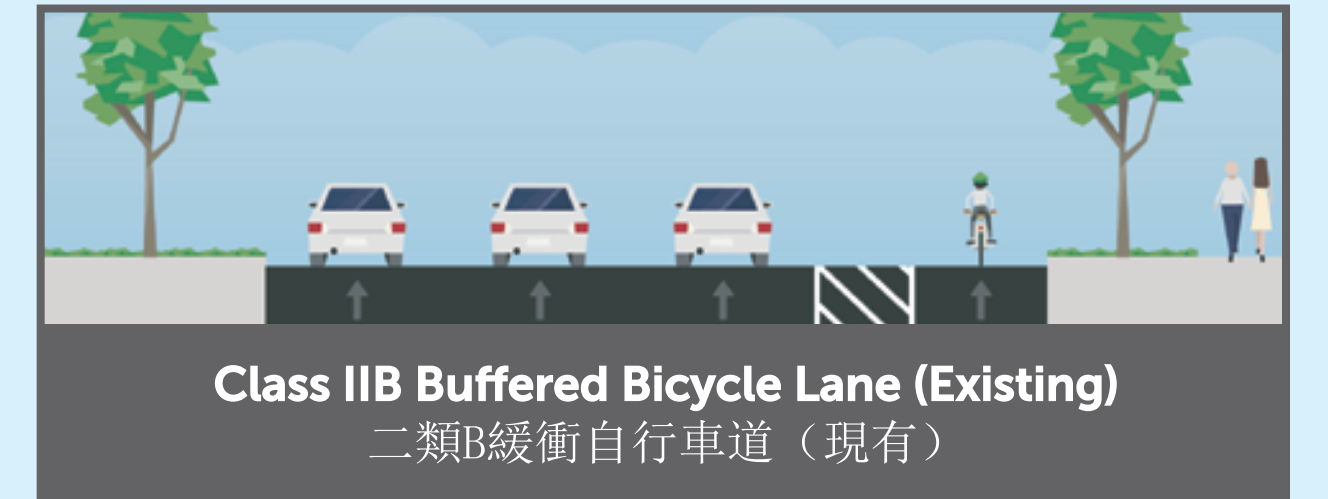
2 River Oaks Place

Looking east
向東



3 Zanker Road

Looking north at the northbound travel lanes
北向車道，向北



Example Photos of Bicycle Lane Treatments / 自行車道範例照片



SITE DETAILS



APN: 097-06-032

Acreage: 17.7

Zoning*: IP - Industrial Park,
TERO - Transit Employment Residential Overlay

General Plan*: IP - Industrial Park

Transit Access: VTA Light Rail, VTA Bus

Current Use: VTA Office, Park & Ride Lot

Housing Element Site: Yes

Council District: 4

School District: Santa Clara USD

MTC Priority Site: Yes

*Information on the General Plan and Zoning designations for each of these sites was gathered in June 2024. Designations are subject to change, and accuracy is not guaranteed.

WALK SCORE
57
Somewhat Walkable

BIKE SCORE
81
Very Bikeable

TRANSIT SCORE
43
Some Transit

These scores are from Walk Score, an analysis tool that evaluates how many daily needs and amenities can be accessed by walking, biking, or public transit from this site.

LAND USE

LEGEND

- Development Site
- Industrial Park
- Neighborhood/Community Commercial
- Open Space, Parklands & Habitat
- Public/Quasi-Public
- Transit Employment Center
- Transit Residential
- Guadalupe River Park
- High Density Residential
- Medium Density Residential
- Neighborhood Mixed Use
- Parks/Open Space
- Public/Quasi Public
- Regional Commercial
- Right of Way
- Very Low Density Residential



Effective Date: April 2024



DEMOGRAPHICS

African American/Black:	3%
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:	1%
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.

VTA Transit-Oriented Development Program



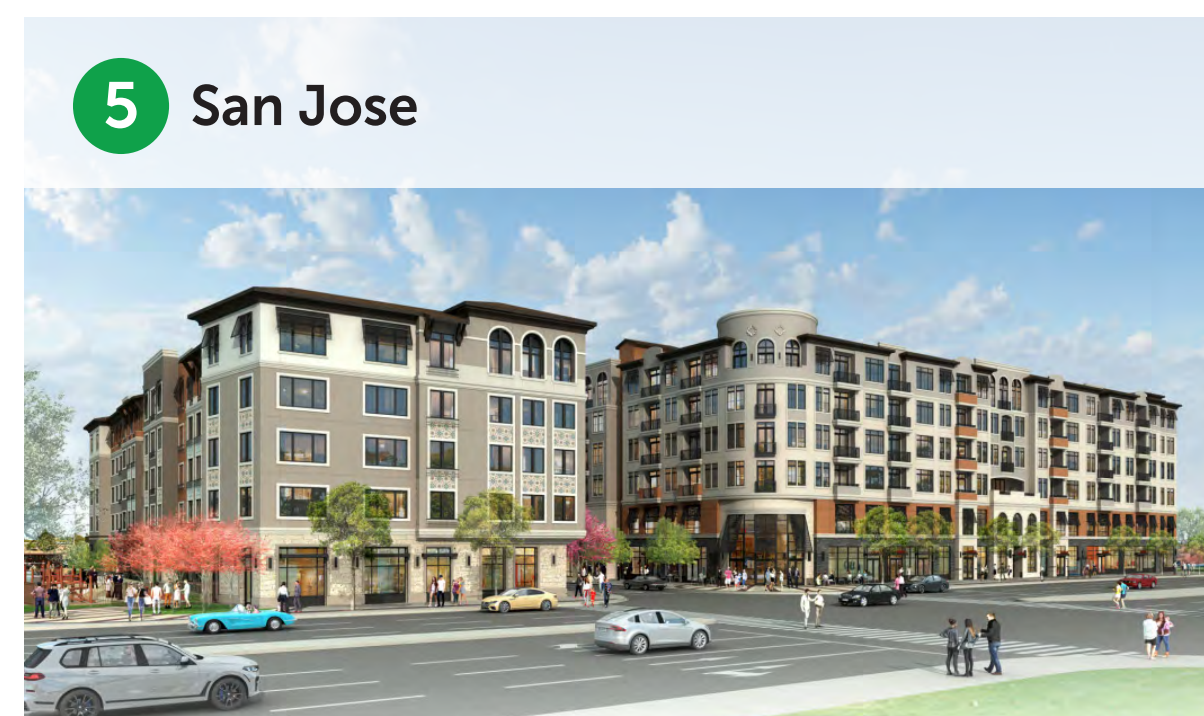
www.vta.org/TOC



4 San Jose

Berryessa/N. San José Transit Center TOD*

Phase 1 Program: 195 Affordable Units
Phase 2 and 3 Program: Market Rate Housing and Mixed Use Development
Project Phase 1: VTA and City Approvals
Developer: Affirmed Housing Group
Anticipated Completion: 2028
Web: vta.org/berryessadevelopment



5 San Jose

Blossom Hill Station TOD

Program: Up to 89 Affordable + 239 Market Rate Housing and Mixed Use/Commercial Development
Project Phase 1: VTA and City Approvals
Developer: Green Republic Blossom Hill (a partnership between Republic Urban, Swenson, and EAH Housing)
Anticipated Completion: 2027-2028
Web: vta.org/blossomhilldevelopment



6 San Jose

Branham Station TOD*

Program: Up to 45 Affordable Homeownership Units
Project Phase: Contract Negotiations/Developer Refines Project with Community Collaboration
Developer: Charities Housing
Anticipated Completion: 2028-2029
Web: vta.org/branhamdevelopment



7 San Jose

Capitol Station TOD*

Program: 203 Affordable Units
 5,000 Square Feet Community Serving Use
Project Phase: VTA and City Approvals
Developer: MidPen Housing
Anticipated Completion: 2028
Web: vta.org/capitoldevelopment



25 San Jose

Tamien Station TOD

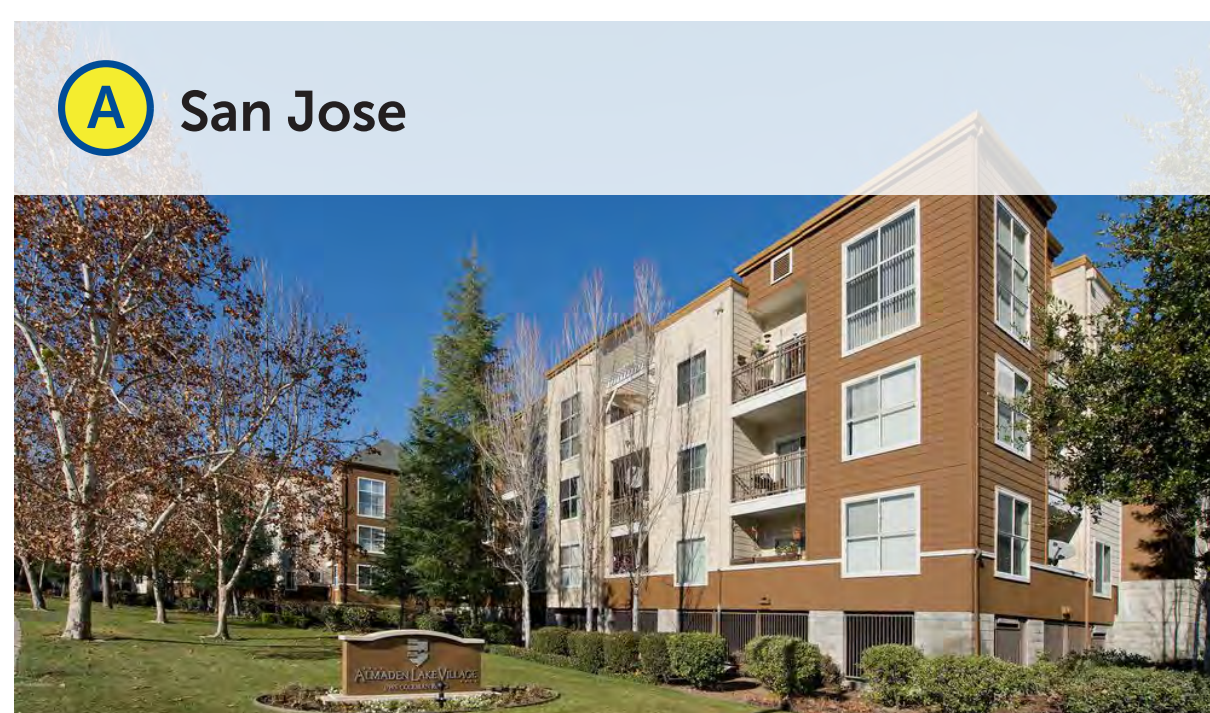
Phase 1 Program: 135 Affordable + 3,000 Square Feet Retail
Phase 2 Program: 210 Affordable Units
Phase 3 Program: 210 Market-Rate Units
Project Phase 1: Construction
Developer: UrbanCo-Tamien (a partnership between CORE and Republic Urban)
Anticipated Completion: 2026
Web: vta.org/tamiendevlopment



27 Campbell

Winchester Station TOD*

Program: 90 Affordable Units
Project Phase: Project Financing
Developer: Related California / PATH Ventures
Anticipated Completion: 2028
Web: vta.org/winchesterdevelopment



A San Jose

Almaden Station TOD

Phase 1 Program: 50 Affordable + 200 Market Rate Units
Project Phase: Asset Management
Developer: New Cities Development Group
Completed: 1999



B San Jose

Ohlone Chynoweth Station TOD

Phase 1 Program: 194 Affordable Apartments
Project Phase: Asset Management
Developer: Eden Housing
Completed: 1998



13 Mountain View

Evelyn Station

Program: 188 Affordable Units
Project Phase: Asset Management
 City of Mountain View Partnership
Developer: Affirmed Housing Group
Anticipated Completion: 2028
Web: vta.org/evelyndevelopment

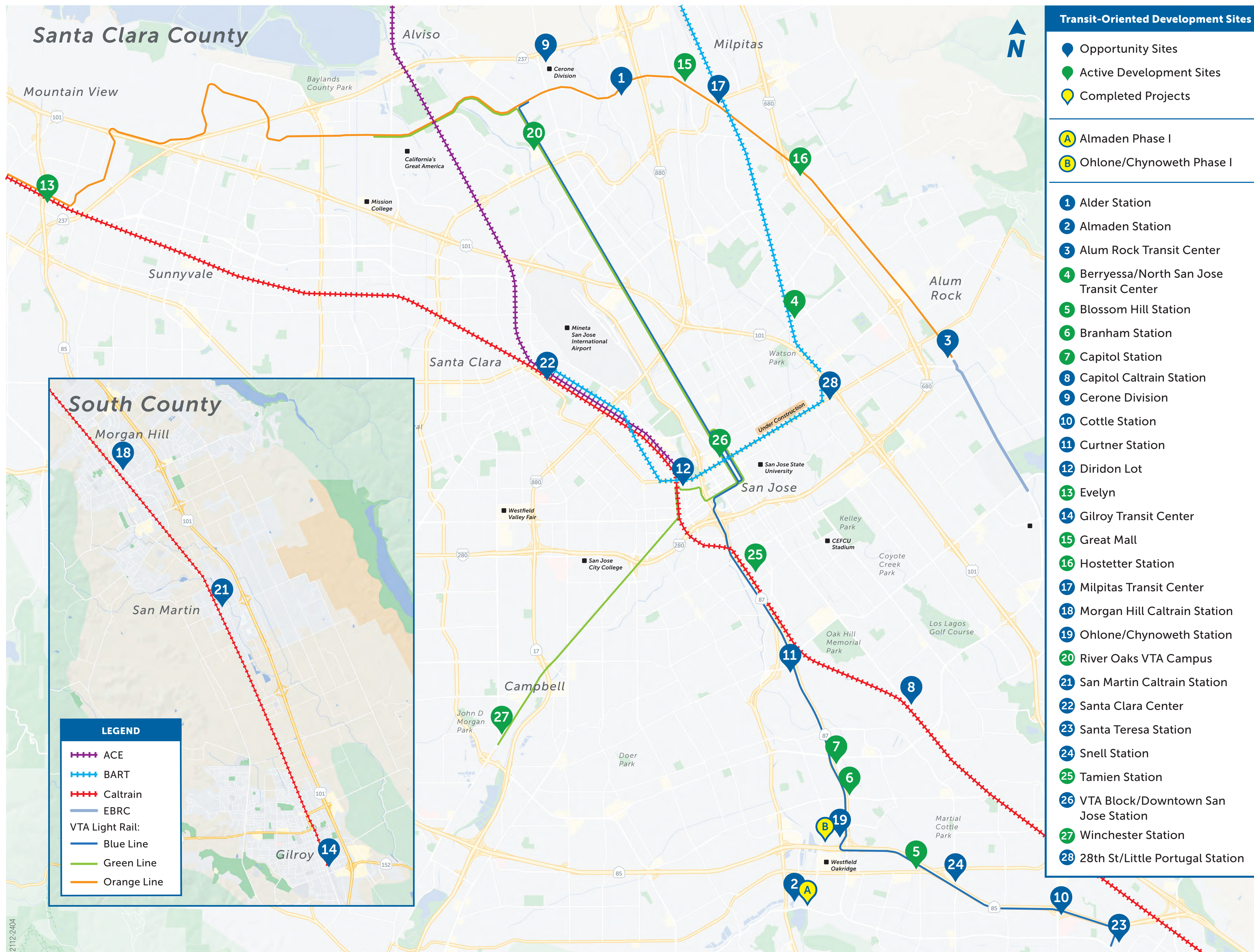
PROGRAM HISTORY

- Prior to 2000:** TOD projects completed at Ohlone/Chynoweth (1998) and Almaden (1999).
- 2009:** VTA Board of Directors approved the Joint Development Policy & Implementation Plan.
- 2016:** VTA's Joint Development Policy updated and renamed "Transit-Oriented Development Policy" including an Affordable Housing Policy, requiring a minimum of:
 - 20% affordable units for households earning up to 60% of Area Median Income (AMI) in each residential development.
 - 35% affordable units for households earning up to 60% AMI across the TOD portfolio.
 - 50% of all affordable units must be for households earning below 50% AMI.
- 2018:** VTA Board of Directors approved the TOD Parking Policy.
- 2020:** VTA enters Measure A Partnership with the Santa Clara County Office of Supportive Housing for four 100% affordable housing projects.
- 2022:** VTA's Transit-Oriented Development Policy updated and renamed "Transit-Oriented Communities Policy."
 - Affordable Housing Policy updated to increase the affordable housing goals to a minimum of 25% at each residential project, and a portfolio-wide goal of 40%.
- 2023:** The Tamien TOD project breaks ground.
- 2024:** VTA's TOC Policy updated to include a TOD Transportation Demand Management (TDM) Policy.

- Active Development Sites
- A Completed Projects

**Partnership with Santa Clara County Office of Supportive Housing*

VTA Transit-Oriented Development Program



Transit-Oriented Development Sites	
●	Opportunity Sites
●	Active Development Sites
●	Completed Projects
A	Almaden Phase I
B	Ohlone/Chynoweth Phase I
1	Alder Station
2	Almaden Station
3	Alum Rock Transit Center
4	Berryessa/North San Jose Transit Center
5	Blossom Hill Station
6	Branham Station
7	Capitol Station
8	Capitol Caltrain Station
9	Cerone Division
10	Cottle Station
11	Curtner Station
12	Diridon Lot
13	Evelyn
14	Gilroy Transit Center
15	Great Mall
16	Hostetter Station
17	Milpitas Transit Center
18	Morgan Hill Caltrain Station
19	Ohlone/Chynoweth Station
20	River Oaks VTA Campus
21	San Martin Caltrain Station
22	Santa Clara Center
23	Santa Teresa Station
24	Snell Station
25	Tamien Station
26	VTA Block/Downtown San Jose Station
27	Winchester Station
28	28th St/Little Portugal Station

