

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



This land use map shows how land within the Ohlone / Chynoweth project area is designated and used, including residential, commercial, industrial, parks and open space, and public facilities. Ohlone / Chynoweth has a land use of "Transit Residential", and is surrounded by "Residential Neighborhood", "Transit Residential", and "Public/Quasi-Public" land uses.



Effective Date: July 2025



DEMOGRAPHICS

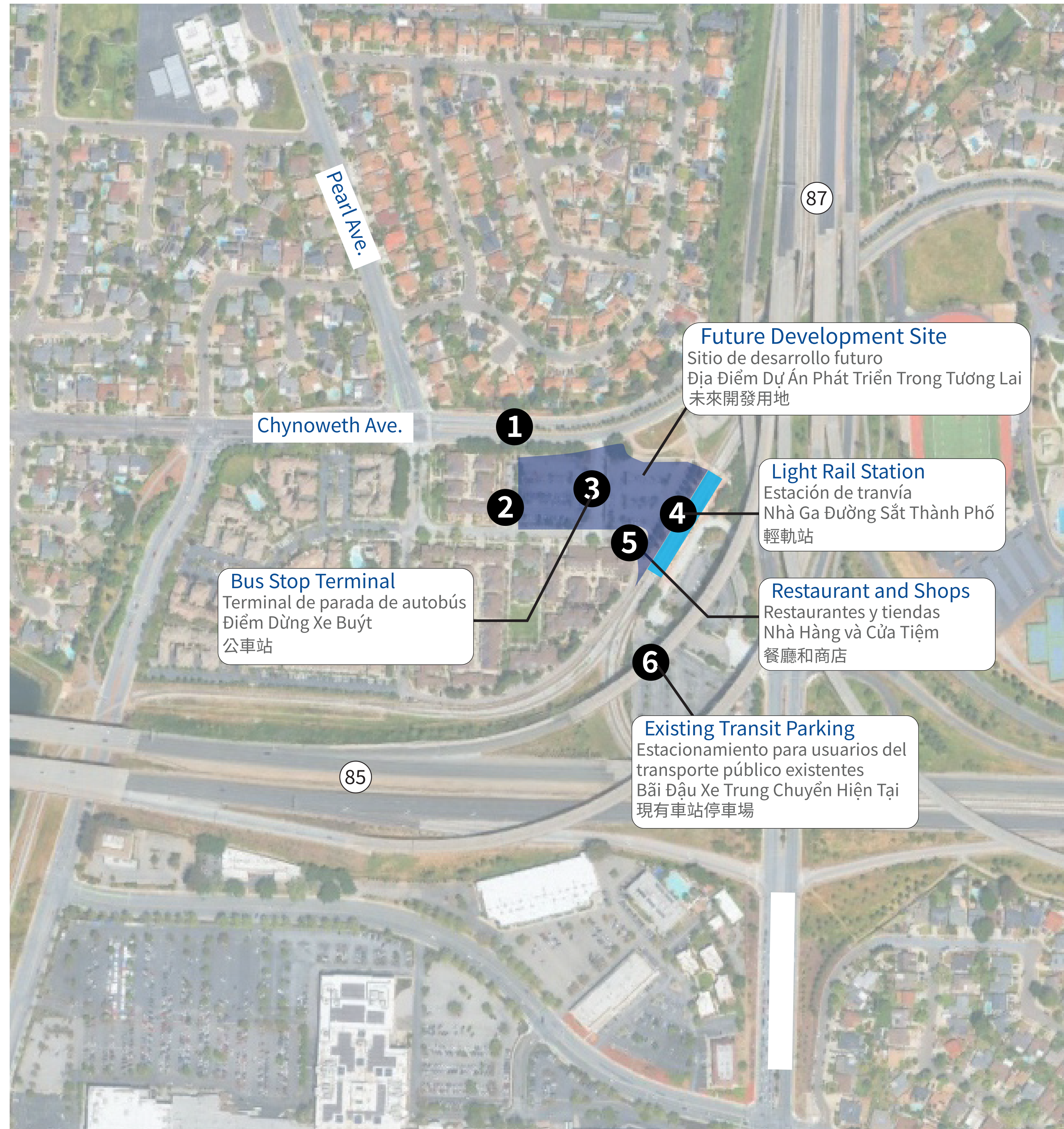
African American/Black:	3%
Asian:	20%
Hispanic/Latino:	25%
White:	46%
Other Race:	6%
Median Age:	41.1

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.

Neighborhood Context

Contexto del vecindario | Bối cảnh khu dân cư | 社區環境



Where in the neighborhood do you live, work, and visit?

¿En qué parte del vecindario vive, trabaja y suele ir de visita? | Quý vị sống, làm việc và đi lại ở những nơi nào trong khu dân cư?
您在此街區哪裡居住、工作? 您經常去哪裡?



Use a dot to show us how you are connected to the area.

Utilice un punto para mostrarnos su conexión con la zona.
Hãy sử dụng dấu chấm để cho chúng tôi biết quý vị có mối liên hệ như thế nào với khu vực.
請打個點表示您與本區的聯繫。

- **I live here.**
Vivo aquí. | Tôi sống ở đây. | 我住這裡。
- **I work here.**
Trabajo aquí. | Tôi làm việc ở đây. | 我在這裡工作。
- **I visit here.** (school, grocery, park, library, etc.)
Visito estos lugares (escuela, supermercado, parque, biblioteca, etc.)
Tôi hay đi lại đến nơi này (trường học, tiệm tạp hóa, công viên, thư viện, v.v.)
我常來這裡。(學校、超市、公園、圖書館等)

Tell us more about your connections or destinations!

¿Cuéntenos más sobre sus conexiones o destinos!
Hãy cho chúng tôi biết thêm về các mối liên hệ hoặc điểm đến của quý vị!

請告訴我們更多關於您的出行路線或目的地!

Community Needs Necesidades de la comunidad | Nhu Cầu Của Cộng Đồng | 社區需求

Use dots to tell us the top three items you think your neighborhood could benefit from! ¡Utilice puntos para decirnos los tres elementos principales que cree que beneficiarían a su vecindario! | Hãy sử dụng các dấu chấm để cho chúng tôi biết ba điều mà quý vị nghĩ rằng sẽ mang lại nhiều lợi ích nhất cho khu dân cư của mình! | 請打圓點告訴我們您認為您社區最需要的三項服務!



Improved sidewalks and paths

Aceras y senderos mejorados
Cải tạo đường sá và vỉa hè
改善人行道和步道



Flexible space for community use

Espacio flexible para uso comunitario
Không gian linh hoạt đa năng cho cộng đồng
可供社區使用的彈性空間



Small park with seating

Parque pequeño con asientos
Công viên nhỏ có ghế ngồi
帶座椅的小公園



Bicycle lanes

Carriles para bicicletas
Các làn đường xe đạp
腳踏車道



Public art

Arte público
Trang trí công cộng
公共藝術品



Improved and safer crossings under highways

Cruces mejorados y más seguros bajo las autopistas
Cải tạo và tăng cường sự an toàn cho các hầm qua đường bên dưới cao tốc
改善並提升高速公路下方的過街安全

Station Amenities Servicios de la estación | Tiện Ích Tại Nhà Ga | 車站設施

Use dots to tell us the top three ways the Ohlone-Chynoweth Station could be improved! | ¡Utilice puntos para decirnos las tres formas principales en las que se podría mejorar la Estación Ohlone-Chynoweth! | Hãy sử dụng các dấu chấm để cho chúng tôi biết ba biện pháp hàng đầu mà quý vị nghĩ rằng sẽ giúp nâng cấp Ohlone-Chynoweth Station! | 請打圓點告訴我們您認為Ohlone-Chynoweth Station最需要改進的三項!



Real-time transit status displays

Pantallas con información en tiempo real sobre el estado del transporte público
Bảng hiển thị trạng thái các tuyến trung chuyển theo thời gian thực
即時班車實況顯示屏



More/improved lighting

Iluminación mejorada/adicional
Hệ thống đèn tăng cường/nâng cấp
更多/更充足的照明



Comfortable bus waiting areas

Áreas de espera cómodas para autobuses
Khu vực chờ xe buýt an toàn
舒適的公車候車區



Small shops

Tiendas pequeñas
Các cửa tiệm nhỏ
小型商店



Bike/scooter share

Sistema de bicicletas/scooters compartidos
Xe đạp/scooter dùng chung
腳踏車/機車共享服務



Shaded areas

Áreas con sombra
Khu vực bóng mát
遮蔭區



More secure bike/scooter lockers or storage

Cañilleros o almacenamiento más seguro para bicicletas/scooters
Nơi đậu xe hoặc tủ khóa an toàn hơn cho xe đạp/scooter
更安全的腳踏車/機車儲物櫃或停車處



Water fountains/filler

Fuentes de agua/rellenadores
Nơi dừng nghỉ/đài phun nước
飲水機/添水機

Other Ideas or Suggestions Otras ideas o sugerencias | Các Ý Tưởng hoặc Đề Xuất khác | 其他想法或建議

If you use the station, how do you get there?

Si usa la estación, ¿cómo llega hasta allí? | Nếu bạn sử dụng nhà ga, bạn đi tới đó bằng cách nào? | 如果您用此車站，您是怎麼來的?

Walk / Roll

Caminando/en patine
Đi bộ / dùng xe lăn
步行 / 輪椅

Bike

En bicicleta
Đạp xe
騎車

Drive

Manejando
Lái xe
開車

Bus

En autobús
Đi xe buýt
坐公車

Other

Otro
Phương thức khác
其他

I do not use the station

No uso la estación
Tôi không sử dụng nhà ga
我不用這個車站

What other community needs and ideas would you like to suggest?

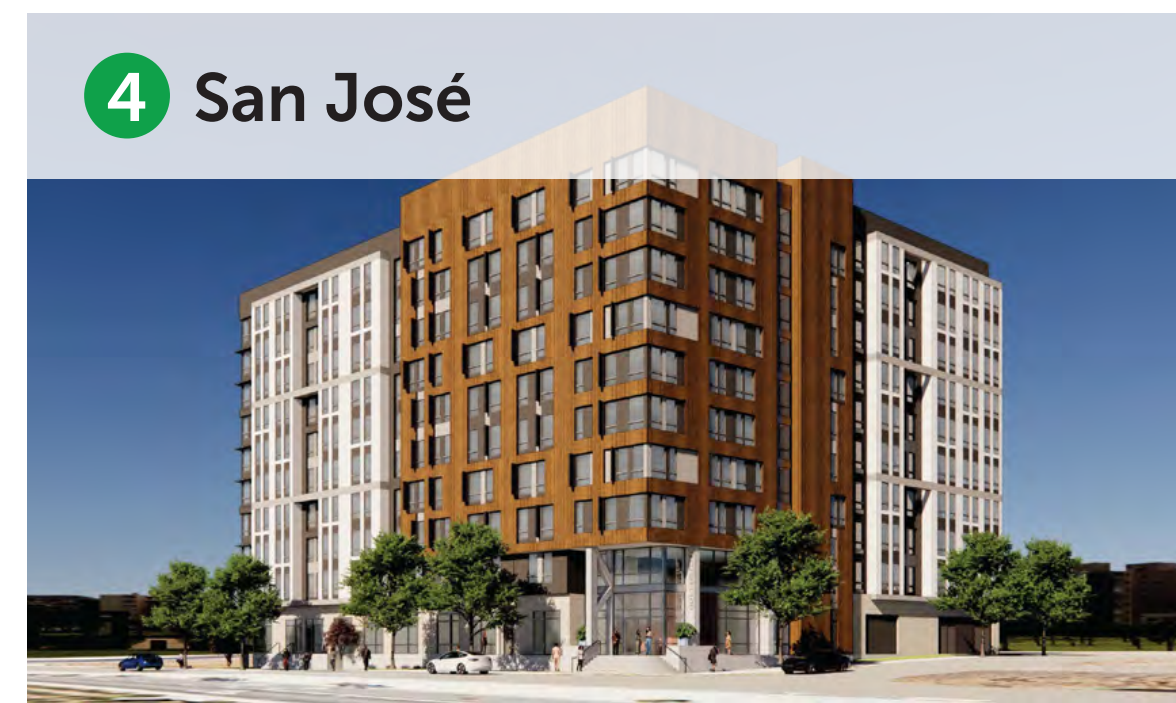
¿Qué otras necesidades e ideas de la comunidad le gustaría sugerir? | Quý vị muốn đề xuất thêm những nhu cầu và ý tưởng nào khác cho cộng đồng? | 您還想提出哪些社區需求或想法?

VTA Transit-Oriented Development Program



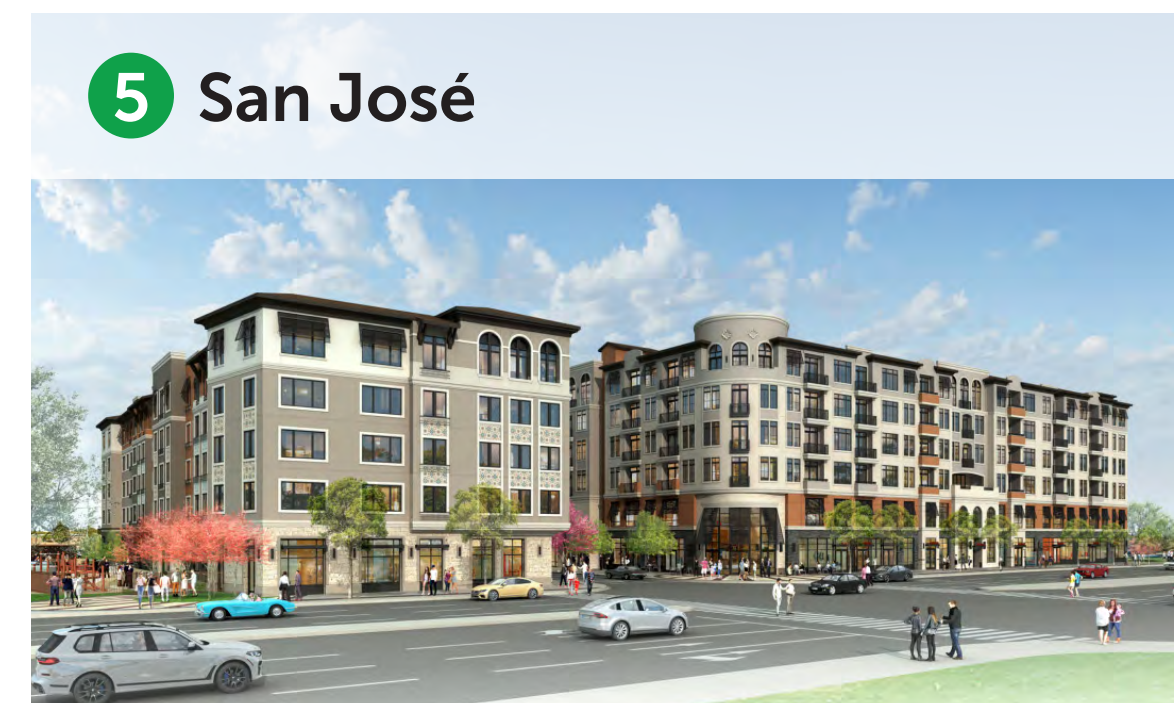
2 San José

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



4 San José

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: Construction
Developer: Affirmed Housing Group
Anticipated Completion: 2028
Web: vta.org/berryessadevelopment



5 San José

Blossom Hill Station TOD
Program: Up to 89 Affordable + 239 Market Rate Housing and Mixed Use/Commercial Development
Project Phase 1: Financing
Developer: Green Republic Blossom Hill (a partnership between Republic Urban, Swenson, and EAH Housing)
Anticipated Completion: 2028-2029
Web: vta.org/blossomhilldevelopment



6 San José

Branham Station TOD*
Program: Up to 45 Affordable Homeownership Units
Project Phase: Project Financing
Developer: Charities Housing
Anticipated Completion: 2028-2029
Web: vta.org/branhamdevelopment



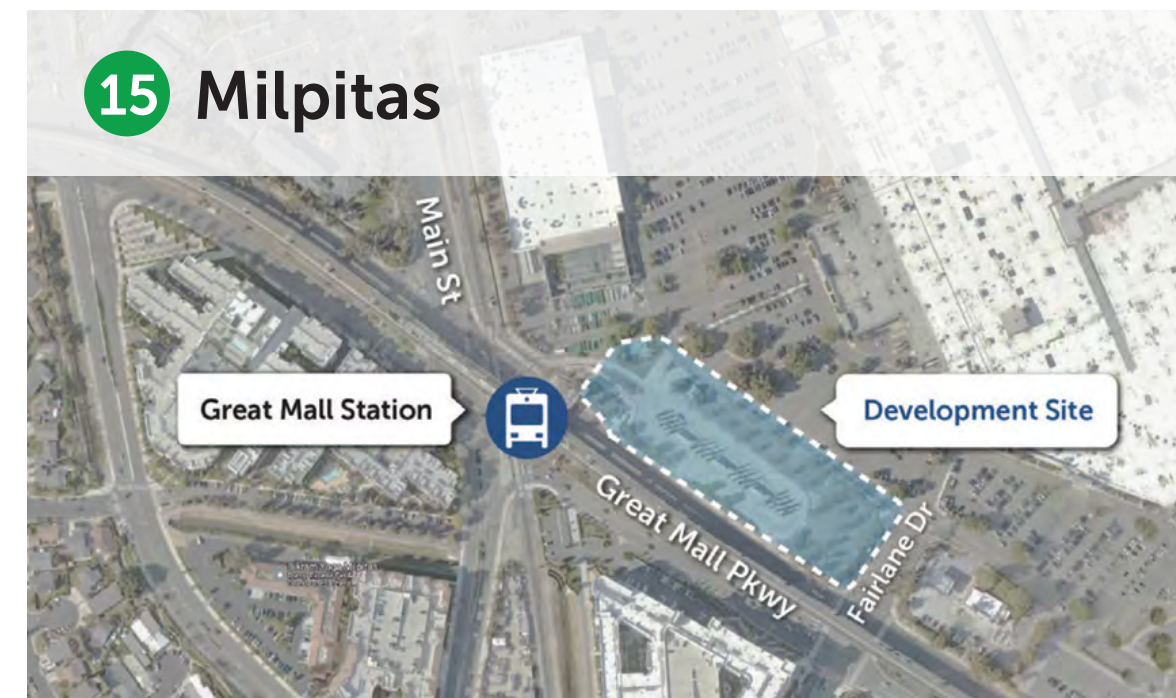
7 San José

Capitol Station TOD*
Program: 203 Affordable Units + 5,000 Square Feet Community Serving Use
Project Phase: Project Financing
Developer: MidPen Housing
Anticipated Completion: 2028
Web: vta.org/capitoldevelopment



13 San José

Ohlone Chynoweth Station TOD
Program: Ph 1) 194 Affordable Apartments
 Ph 2) Residential
Project Phase: Ph 1) Asset Management
 Ph 2) Community Outreach and Visioning
Developer: Ph 1) Eden Housing Ph 2) Pending
Anticipated Completion: Ph 1) 1998 Ph 2) Pending
Web: vta.org/ohlonechynowethdevelopment



15 Milpitas

Great Mall Station TOD
Phase 1 Program: 136 Affordable Units
Phase 2 Program: 85 Affordable Units
Phase 3 Program: 168 Affordable Units
Project Phase 1-3: Contract Negotiations / Developer Refines Project with Community Collaboration
Developer: East Bay Asian Local Development Corp. (EBALDC)
Anticipated Completion: 2031
Web: vta.org/greatmalldevelopment



16 San José

Hostetter Station TOD
Program: Up to 190 Affordable Units
Project Phase: Contract Negotiations / Developer Refines Project with Community Collaboration
Developer: Santa Clara County Housing Authority (SCCHA)
Anticipated Completion: 2029
Web: vta.org/hostetterdevelopment



17 Milpitas

Milpitas Transit Center TOD
Program: Mixed-Use
Project Phase: Community Outreach and Visioning
Developer: Pending
Anticipated Completion: Pending
Web: vta.org/milpitasdevelopment



20 San José

River Oaks Station TOD
Phase 1 Program: 328 Affordable Units, Park and Magical Bridge Playground
Phase 2-4 Program: Market Rate Housing, Commercial and Mixed Use Development
Project Phase 1: Contract Negotiations / Developer Refines Project with Community Collaboration
Developer: Eden Housing
Anticipated Phase 1 Completion: 2030 Housing, 2031 Park
Web: vta.org/riveroaksdevelopment



25 San José

Tamien Station TOD
Program: Ph 1) 135 Affordable + 3,000sf childcare center
 Ph 2) 132 Affordable Units
 Ph 3) 210 Market-Rate Units
Project: Ph 1) Construction Ph 2) Financing
Developer: UrbanCo-Tamien (a partnership between CORE and Republic Urban)
Anticipated Completion: Ph 1) 2025 Ph 2) 2028
Web: vta.org/tamiendevlopment



27 Campbell

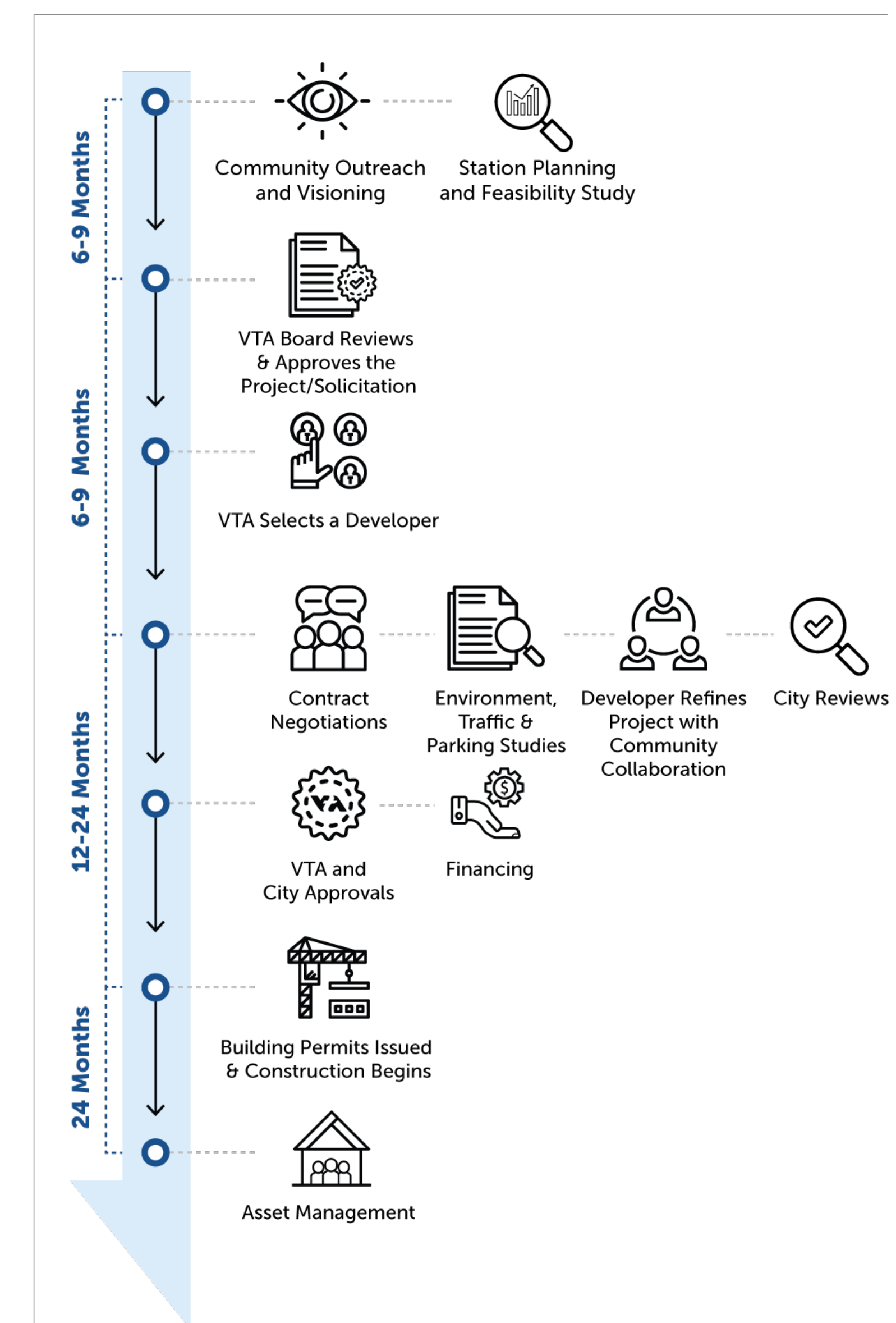
Winchester Station TOD*
Program: 90 Affordable Units
Project Phase: Project Financing
Developer: Related California / PATH Ventures
Anticipated Completion: 2028
Web: vta.org/winchesterdevelopment



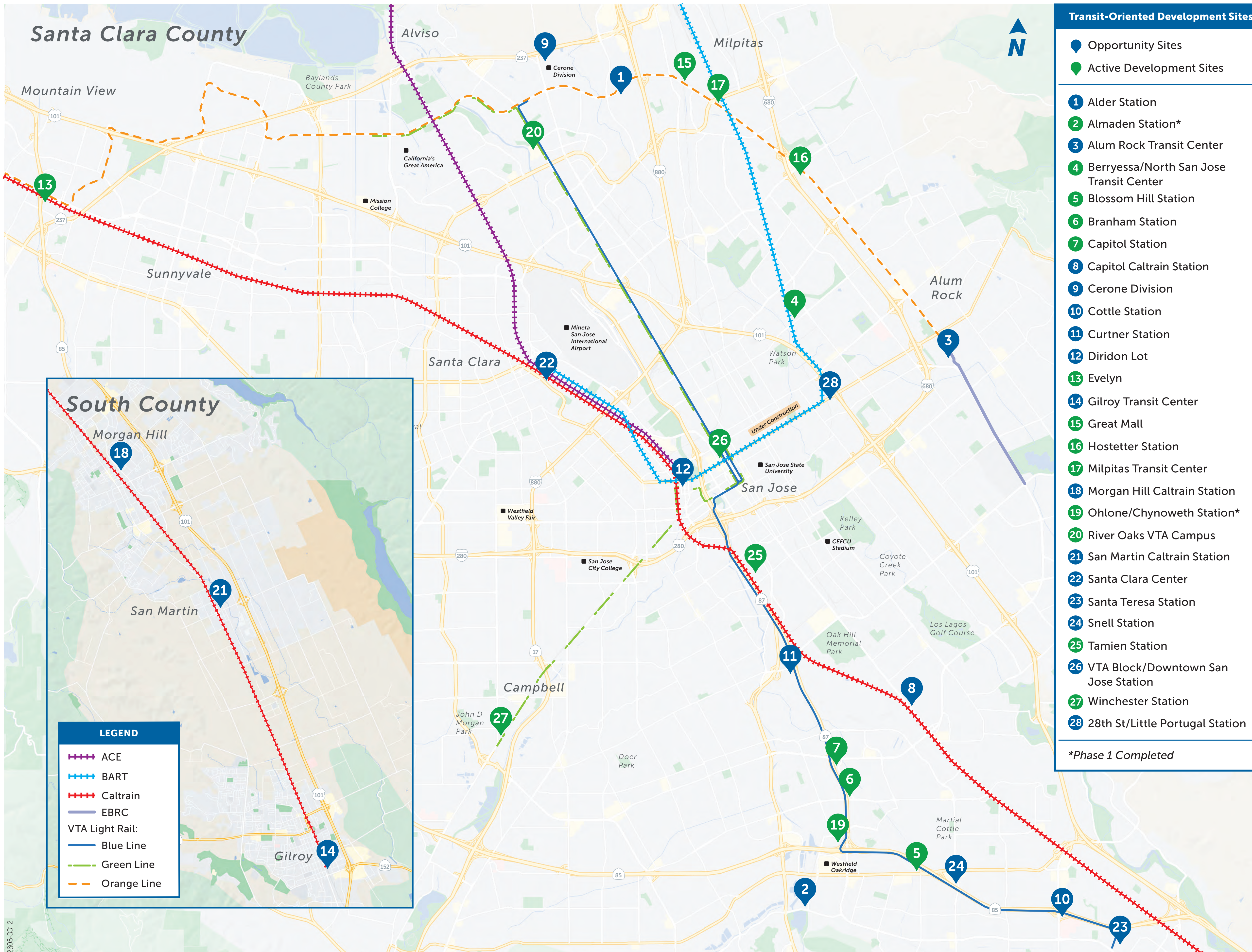
13 Mountain View

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

*Partnership with Santa Clara County Office of Supportive Housing



VTA Transit-Oriented Development Program



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.
- **2025:** Phase 1 Tamien Grand Opening Fall 2025.
- **2026:** The Berryessa TOD project breaks ground.