

## SITE DETAILS



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

Acreage: 2.5

Zoning\*: MUN - Mixed-Use Neighborhood

General Plan\*: MUN - Mixed Use Neighborhood

Transit Access: VTA Light Rail

Current Use: Park & Ride Lot

Housing Element Site: Yes

Council District: 2

School District: San José USD

MTC Priority Site: Yes

Project Page: [vta.org/branhamdevelopment](https://vta.org/branhamdevelopment)

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

**WALK SCORE**  
**42**  
Somewhat Walkable

**BIKE SCORE**  
**74**  
Very Bikeable

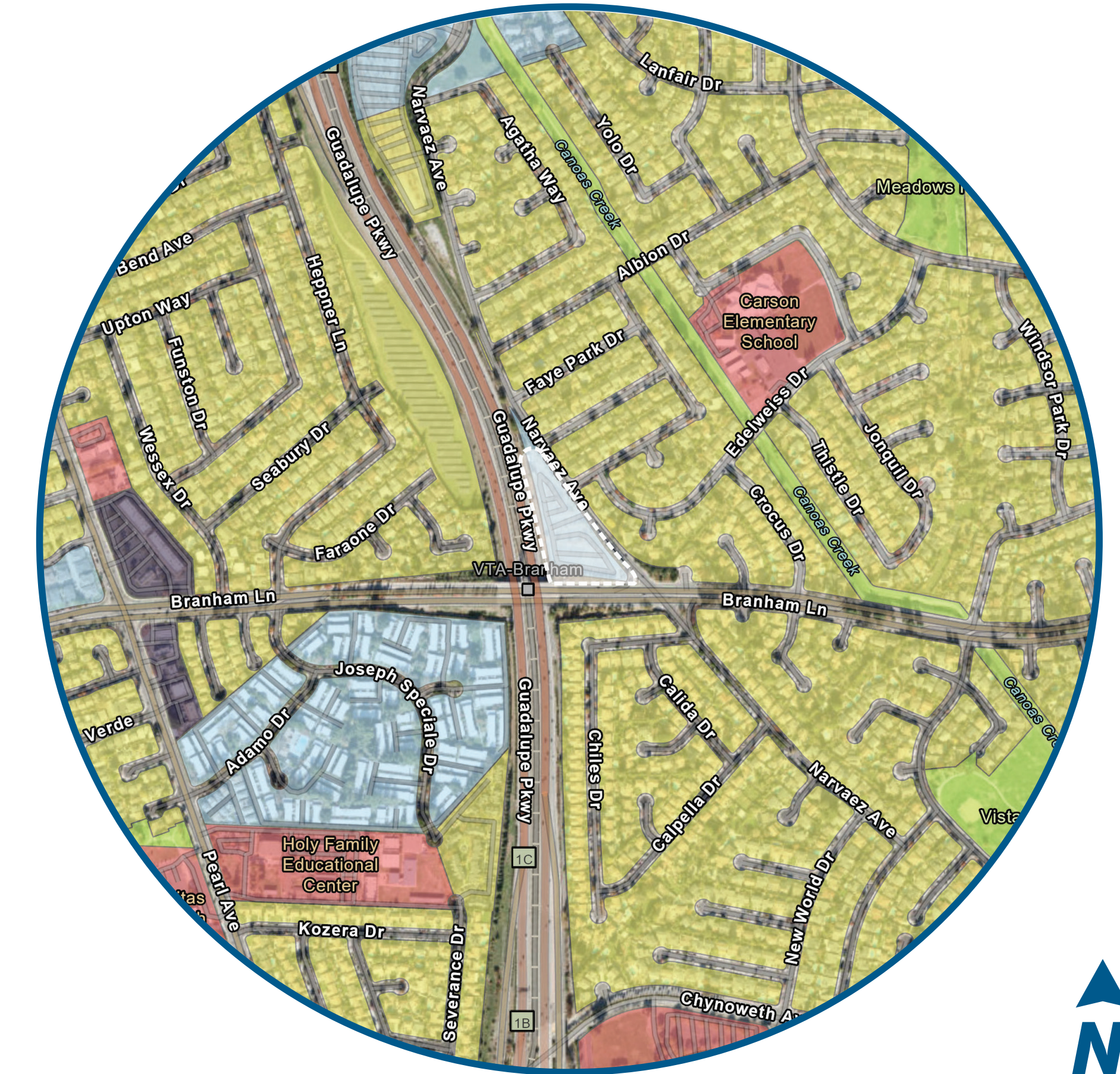
**TRANSIT SCORE**  
**46**  
Some Transit

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

## LAND USE

### LEGEND

- Development Site
- Mixed Use Neighborhood
- Neighborhood/Community Commercial
- Open Space, Parklands & Habitat
- Public/Quasi-Public
- Residential Neighborhood



Effective Date: April 2024



## DEMOGRAPHICS

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

Median Household Income:	\$176,855
Share of Households with Someone Under 18:	38%
Share of Households with Someone Over 65:	29%
Average Household Size:	3.11
Share of Households without a Vehicle:	1%
Share of Housing Units that are Owner-Occupied:	79%
Share of Housing Units that are Renter-Occupied:	21%

Source: 2022 American Community Survey 5-Year Estimates for tract 5120.05.

# VTA Transit-Oriented Development Program



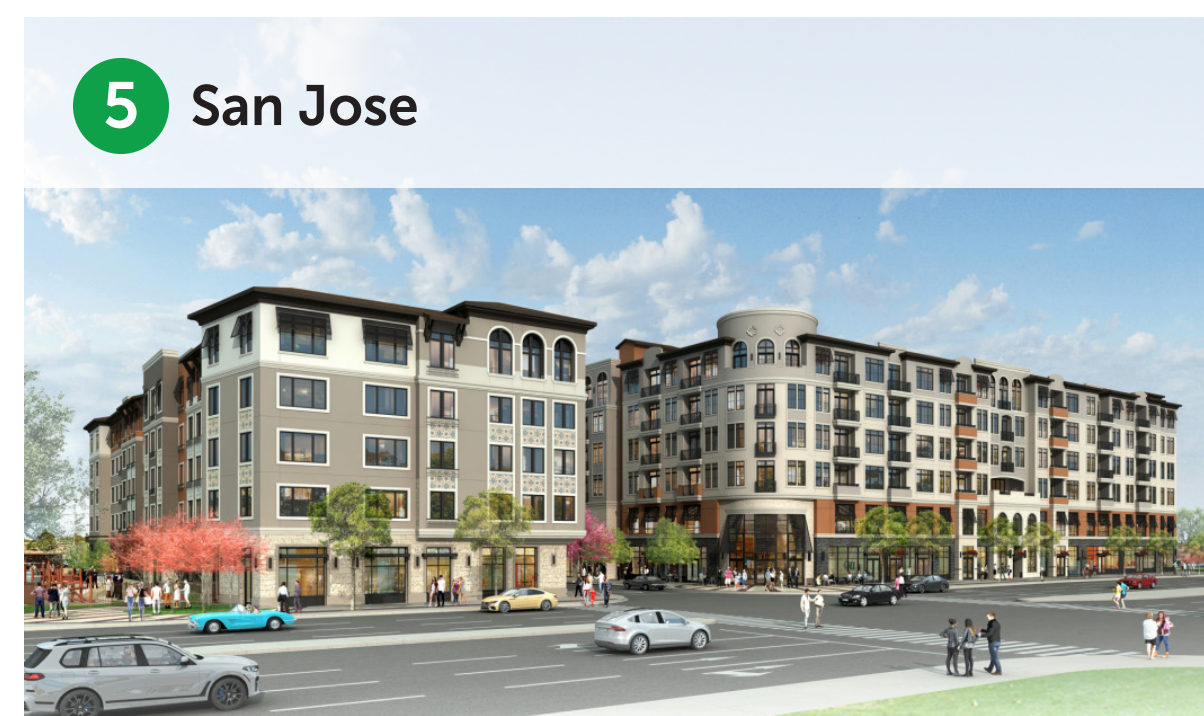
[www.vta.org/TOC](http://www.vta.org/TOC)



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



25 San Jose

## Tamien Station TOD

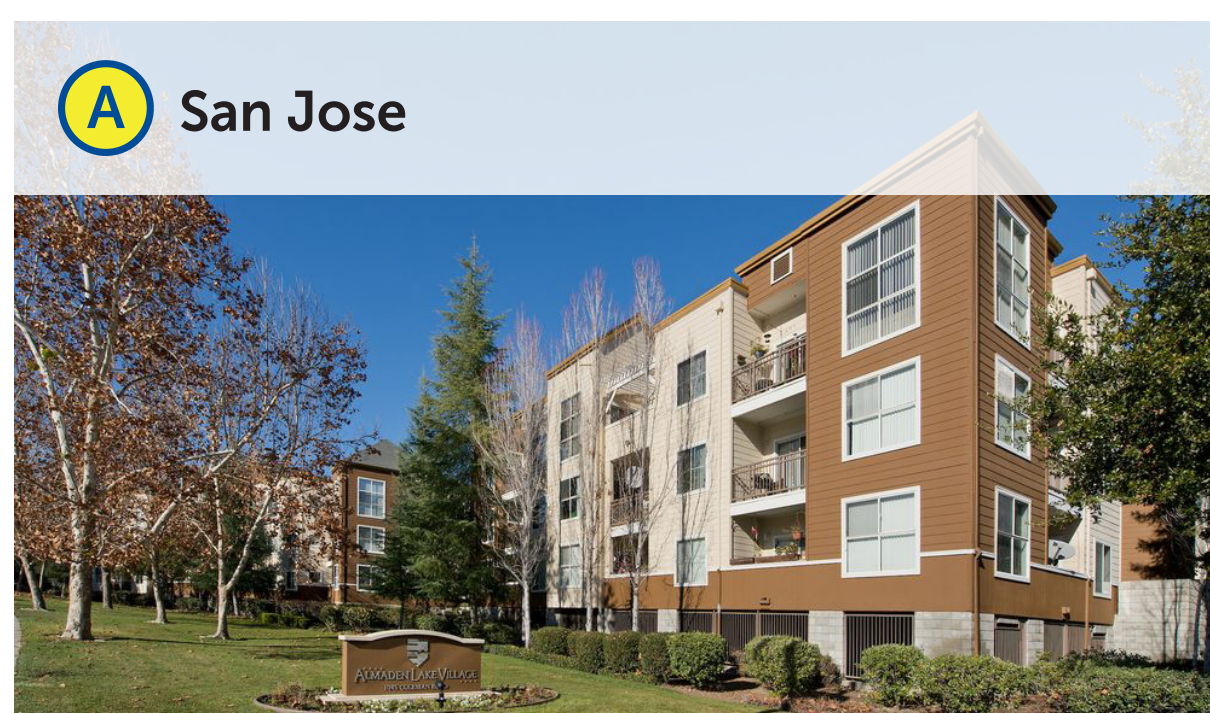
**Phase 1 Program:** 135 Affordable + 3,000 Square Feet Retail  
**Phase 2 Program:** 210 Affordable Units  
**Phase 3 Program:** 210 Market-Rate Units  
**Project Phase 1:** Construction  
**Developer:** UrbanCo-Tamien (a partnership between CORE and Republic Urban)  
**Anticipated Completion:** 2026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

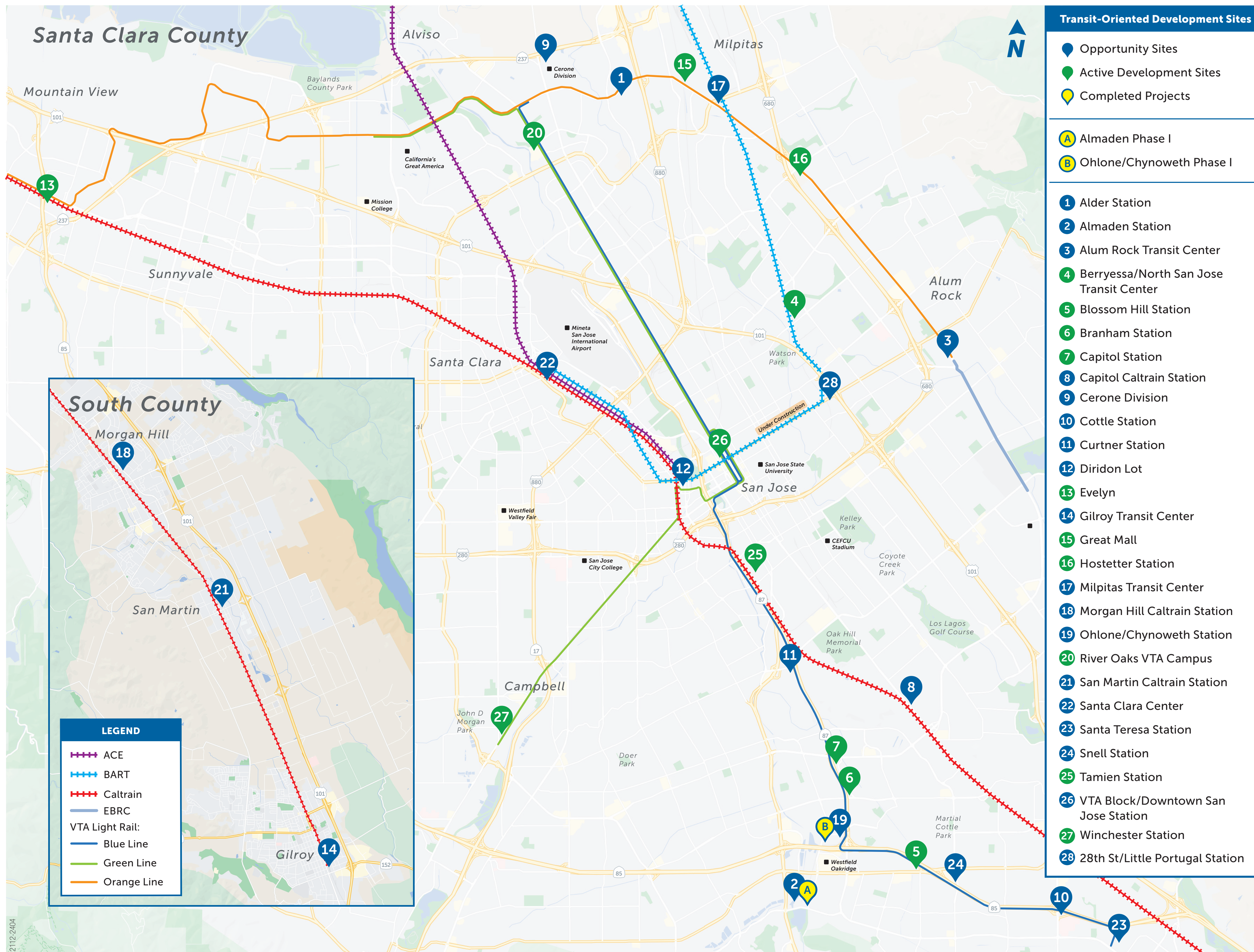
## PROGRAM HISTORY

- 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.

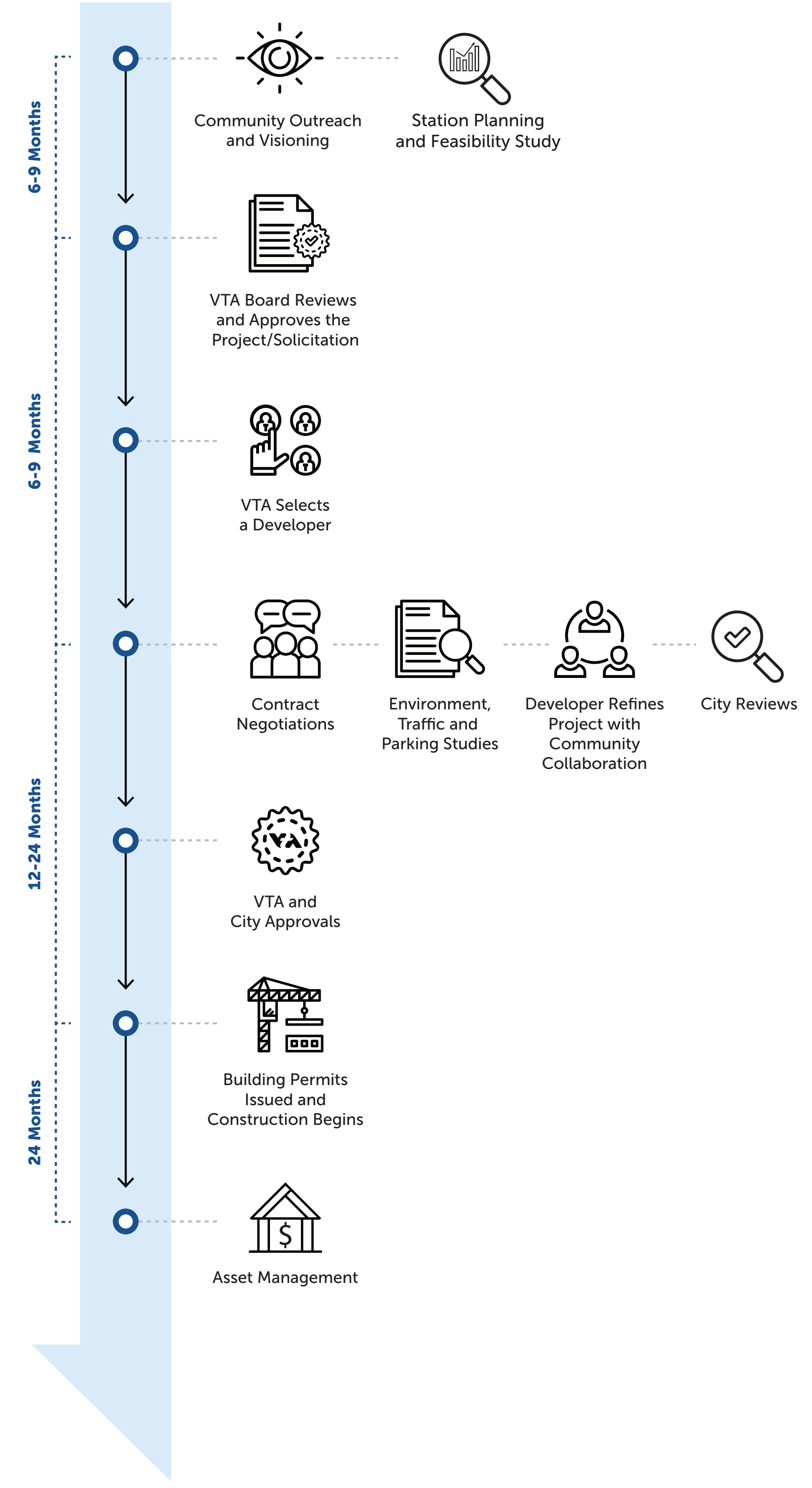
- Active Development Sites
- A Completed Projects

\*Partnership with Santa Clara County Office of Supportive Housing

# VTA Transit-Oriented Development Program



Transit-Oriented Development Sites	
<span style="color: blue;">●</span>	Opportunity Sites
<span style="color: green;">●</span>	Active Development Sites
<span style="color: yellow;">●</span>	Completed Projects
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">A</span>	Almaden Phase I
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">B</span>	Ohlone/Chynoweth Phase I
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">1</span>	Alder Station
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">2</span>	Almaden Station
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">3</span>	Alum Rock Transit Center
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">4</span>	Berryessa/North San Jose Transit Center
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">5</span>	Blossom Hill Station
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">6</span>	Branham Station
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">7</span>	Capitol Station
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">8</span>	Capitol Caltrain Station
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">9</span>	Cerone Division
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">10</span>	Cottle Station
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">11</span>	Curtner Station
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">12</span>	Diridon Lot
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">13</span>	Evelyn
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">14</span>	Gilroy Transit Center
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">15</span>	Great Mall
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">16</span>	Hostetter Station
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">17</span>	Milpitas Transit Center
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">18</span>	Morgan Hill Caltrain Station
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">19</span>	Ohlone/Chynoweth Station
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">20</span>	River Oaks VTA Campus
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">21</span>	San Martin Caltrain Station
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">22</span>	Santa Clara Center
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">23</span>	Santa Teresa Station
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">24</span>	Snell Station
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">25</span>	Tamien Station
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">26</span>	VTA Block/Downtown San Jose Station
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">27</span>	Winchester Station
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">28</span>	28th St/Little Portugal Station

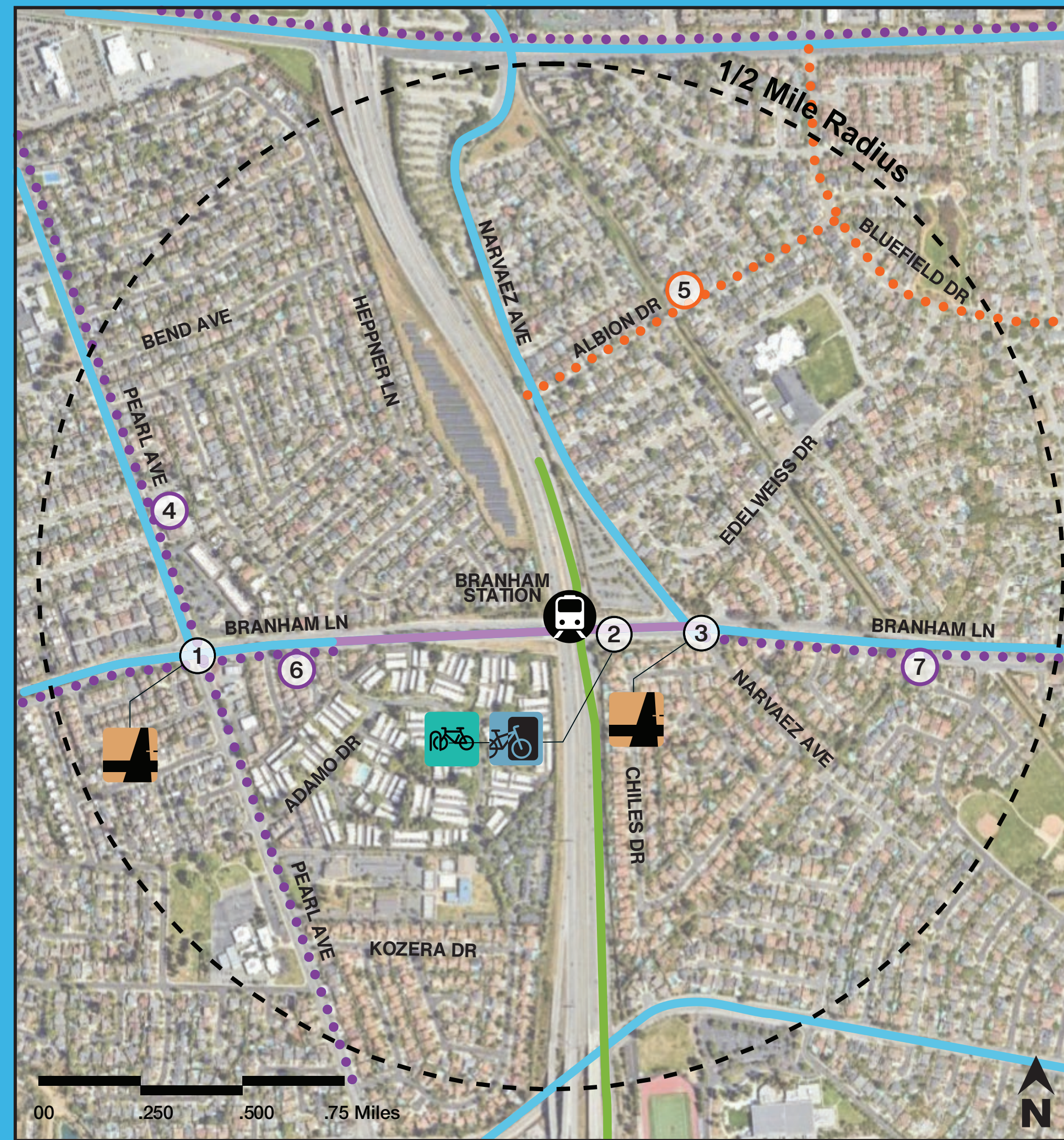


# Branham Station Proposed Access Improvements (Station Area View)

## Mejoras de acceso propuestas a la estación Branham (vista de la zona de la estación)

### Bicycle Access Improvements

#### Mejoras en el acceso para bicicletas



#### EXISTING BIKEWAYS CARRILES PARA BICICLETAS EXISTENTES

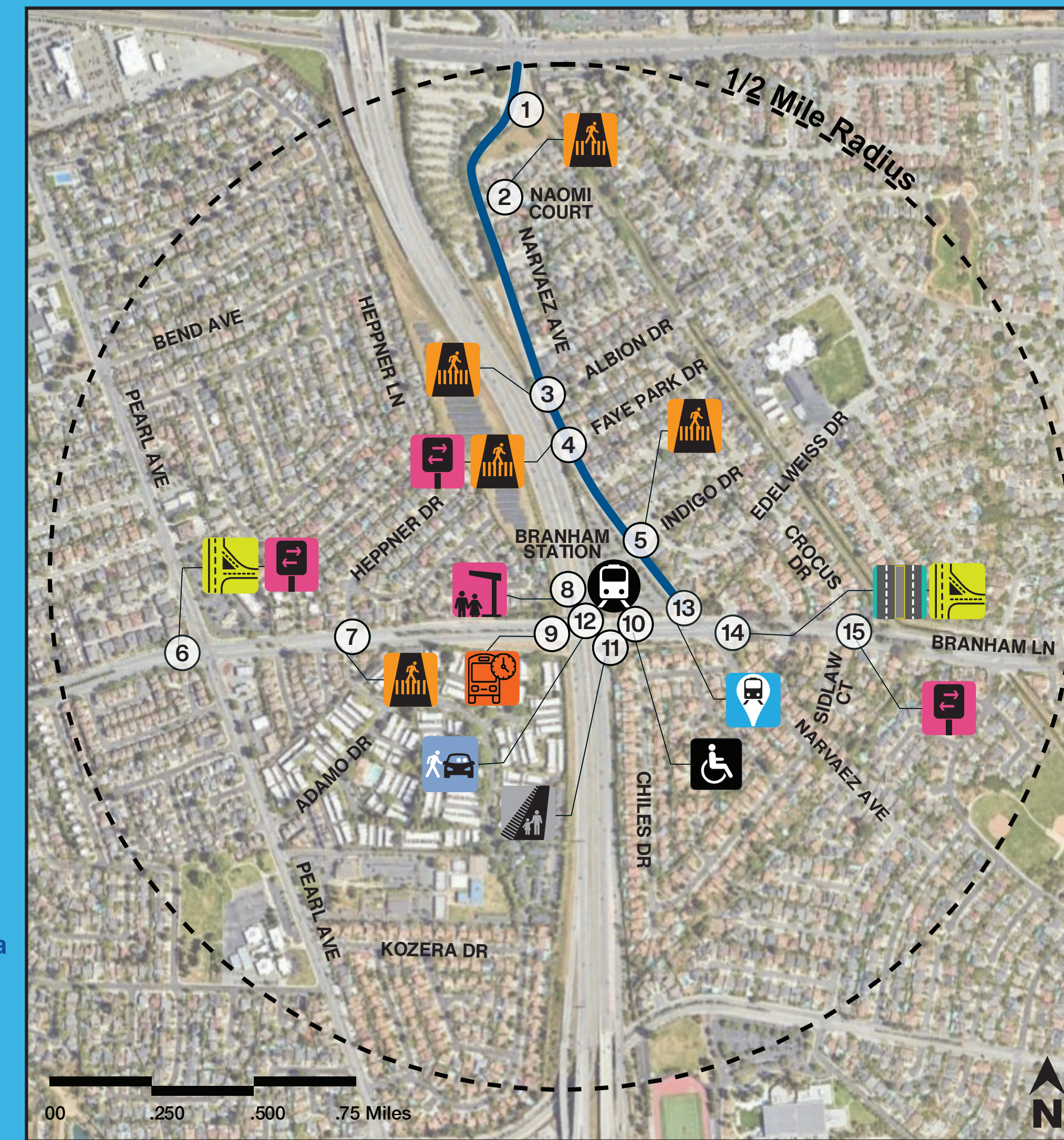
-  Class I Multi-Use Path  
Ruta multiuso de clase I
-  Class II Bike Lane  
Carril para bicicletas de clase II
-  Class III Bike Route  
Ruta para bicicletas de clase III
-  Class IV Protected Bike Lane  
Carril para bicicletas protegido de clase IV

#### PROPOSED BIKEWAY IMPROVEMENTS MEJORAS PROPUESTAS PARA CICLOVÍAS

-  Class III Bike Boulevard  
Bulevar para bicicletas de clase III
-  Class IV Protected Bike Lane  
Carril para bicicletas protegido de clase IV
-  Bike Intersection Crossing Lanes  
Carriles de cruce de intersección para bicicletas
-  Bike/Scooter Share Facility  
Instalación para bicicletas/scooters compartidos
-  Bike Lockers  
Casilleros para bicicletas

### Pedestrian Access Improvements

#### Mejoras en el acceso peatonal

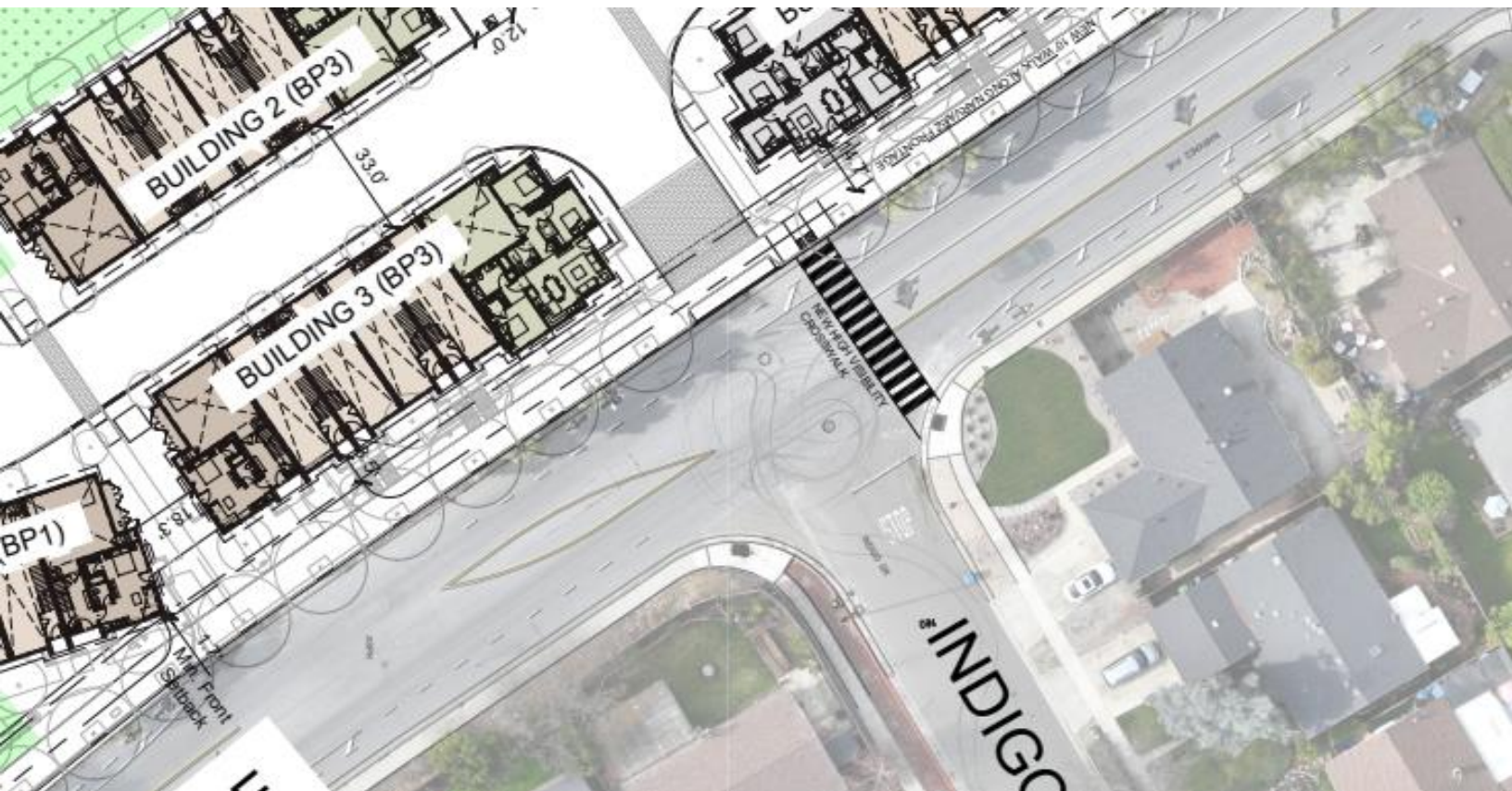


-  Sidewalk Paving  
Nueva acera
-  New or Improved Crosswalk  
Cruce peatonal nuevo o mejorado
-  Roadway median  
Mediana de la carretera
-  Improved lighting  
Iluminación mejorada
-  Improved shade  
Sombra mejorada
-  Real-time transit information  
Información de transporte público en tiempo real
-  ADA Access  
Acceso de la ADA
-  Station identification signage  
Señalización de identificación de la estación
-  Wayfinding signage  
Señalización de orientación
-  Wider Sidewalks  
Aceras más anchas
-  Designated Pick-Up/ Drop-Off  
Área designada para dejar/recoger
-  Removal of Triangular Traffic Island  
Eliminación de la isla triangular de tráfico

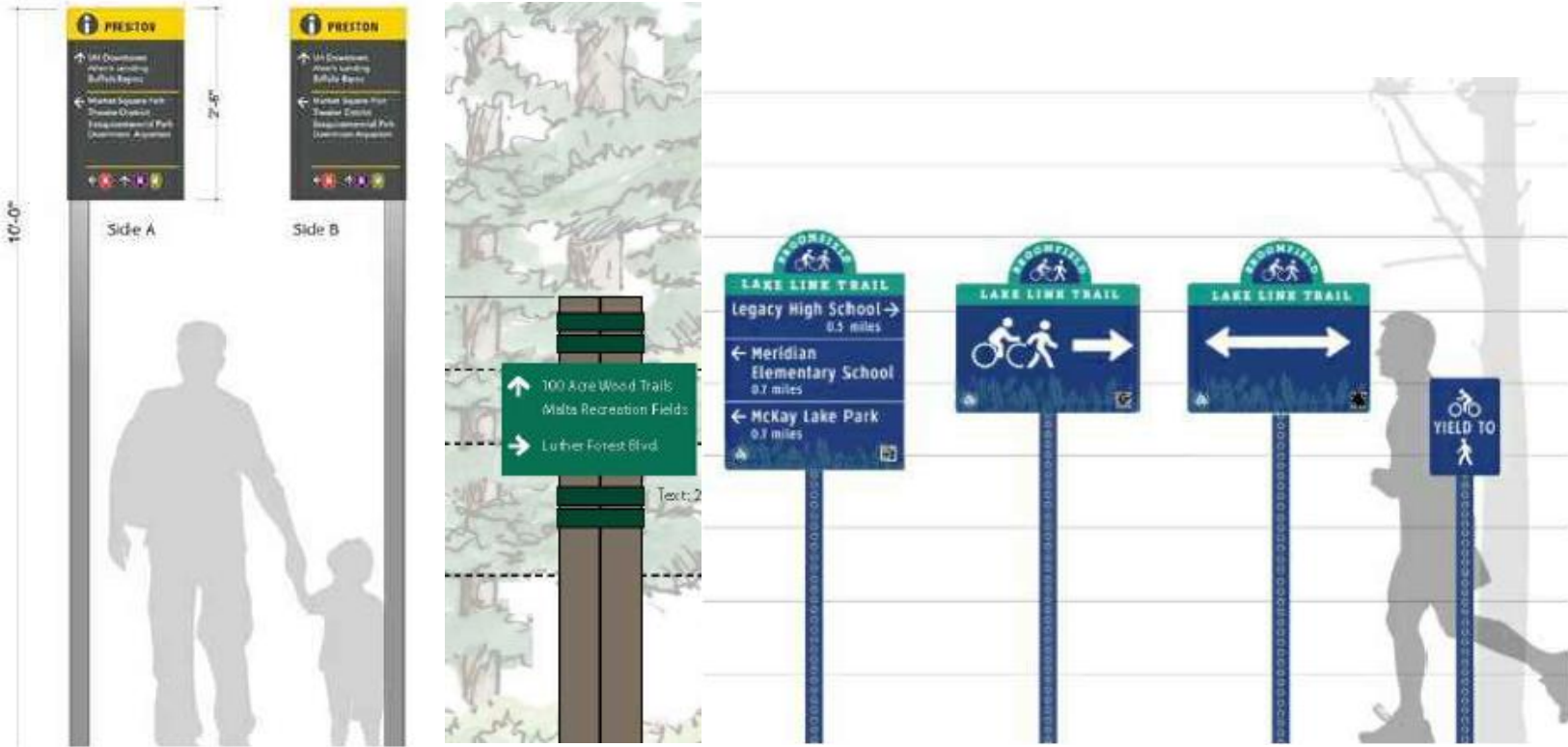
# New Sidewalk on Narvaez Ave.



# New Crosswalk at Indigo Dr.



# Wayfinding Signage



# Micromobility Hub



# TDM Checklist

## Transportation Demand Management Strategies



### **TRANSIT**

- Transit Passes for 2 Years



### **MOBILITY AS A SERVICE**

- Scooter Share



### **ACTIVE**

- Improve Walking Conditions
- Bicycle Parking



### **INFORMATION**

- Education, Marketing, and Outreach
- Multimodal Wayfinding Signage

# TOD TDM Toolkit

Category	Strategy	Land Use Group				Recommended Points
		Home - End Uses (A)	Commute - End Uses (B)	Visit - End Uses (C)	Other Uses (D)	
Active-1	Improve Walking Conditions	X	X	X		1 ●
Active-2	Bicycle Parking	X	X	X	X	1 - 4 ●●●●
Active-3	Bicycle Repair Station	X	X	X		1 ●
Active-4	Bicycle Maintenance Services	X	X	X		1 ●
Active-5	Showers and Changing Facilities Lockers		X	X	X	1 ●
Active-6	Bike Valet			X		1 ●
Family-1	Family TDM Amenities	X				1 - 2 ●●
Family-2	On-Site Daycare	X	X	X		2 ●●
Family-3	Affordable Healthy Food Retail	X				2 ●●
Info-1	Education, Marketing, and Outreach	X	X	X		1 - 4 ●●●●
Info-2	Multimodal Wayfinding Signage	X	X	X	X	1 ●
Info-3	Real-Time Transit/Transportation-Service Information/Tracking Display	X	X	X	X	1 ●
MAAS-1	Shared-Bike (Scooter or Other) Service Membership	X	X	X		1 - 2 ●●
MAAS-2	Provide Bike Fleet, Bike Share	X	X	X		1 ●
MAAS-3	Car-Share Parking	X	X	X	X	1 - 4 ●●●●
MAAS-4	Car-Share Membership	X	X	X	X	1 ●
MAAS-5	Delivery-Supportive Amenities	X	X	X		1 ●
MAAS-6	Delivery Services for On-Site Food/Beverage and Retail			X		1 ●
Parking-1	Unbundled Parking	X	X	X		2 - 4 ●●●●
Parking-2	Parking Cash Out		X	X		2 ●●
Parking-3	Price Parking (Hourly/Daily)		X	X		2 ●●
Parking-4	Reduced Supply	X	X			1 - 12 ●●●●●●●●●●
Transit-1	Contribution to Monthly Transit Pass (100% contribution)	X	X	X	X	8 ●●●●●●●●
Transit-2	Local Shuttle Service (Publicly Available)	X	X	X		7 - 14 ●●●●●●●●●●
Transit-3	Vanpool Program/Contributions		X	X		1 - 7 ●●●●●●●





# Transit-Oriented Development



VTA's Transit-Oriented Development team creates mixed-use, mixed-income developments on VTA land through partnerships with nonprofits, private developers, and public sector agencies. VTA remains the property owner over the project's life and has a long-term commitment to the success of every development.



VTA Transit-Oriented Development projects are required to abide by the principles in the VTA Transit-Oriented Communities Policy ([vta.org/TOC](http://vta.org/TOC)). We value transparency in sharing how our decisions are made. VTA has three goals for each of its Transit-Oriented Development projects, as well as requirements for affordable housing:

1. To increase transit ridership on bus and light rail
2. To generate revenue to support transit services
3. To catalyze Transit-Oriented Communities

- At least 25% of the housing units in any project must be affordable to households earning 60% of Area Median Income and below;
- At least 40% of all housing units across VTA's overall Transit Oriented Development portfolio must be affordable to households earning 60% of Area Median Income and below; and
- At least 50% of all affordable housing units must be for households earning 50% of Area Median Income and below.

BRANHAM LANE

BRANHAM STATION

GUADALUPE PKWY

**BRANHAM STATION RESIDENTIAL SUMMARY**

- Townhome style condominiums with private garages
- 45 Total homes
  - 14 4-bedroom homes with 2 - 3 baths
  - 31 3-bedroom homes with 2 - 3.5 baths
- Living areas range from 1,268 - 2,121 sq. ft.



**LANDSCAPE ELEMENTS KEY**

- 01 VTA MICRO MOBILITY HUB WITH (4) DUAL BIKE LOCKERS, (2) SHORT-TERM BIKE RACKS, & SCOOTER PARKING
- 02 NEW CITY SIDEWALK
- 03 NEW STREET TREES
- 04 NEW CONCRETE PAVING
- 05 NEW PEDESTRIAN PATH FOR STATION/TRAIL ACCESS
- 06 NEW CONCRETE GARAGE APPROACH
- 07 ENHANCED PAVING AT CROSSWALKS
- 08 ENHANCED PAVING AT ENTRY
- 09 EMERGENCY VEHICLE ACCESS WITH DECORATIVE REMOVABLE BOLLARDS
- 10 CONCRETE LOADING/STRESS PAD
- 11 SYNTHETIC TURF PET RELIEF AREA WITH WASTE STATION
- 12 SYNTHETIC TURF DOG RUN WITH WASTE STATION AND IRON FENCING
- 13 6-FT SOLID WOOD FENCE
- 14 PLAY AREA WITH LOW (MAX. 36" HT.) DECORATIVE METAL FENCING, TOT LOT EQUIPMENT, AND SEAT WALLS
- 15 PEDESTRIAN GARDEN BRIDGE OVER STORMWATER TREATMENT PLANTER
- 16 RESIDENT GATHERING AREA WITH UNIT PAVERS, SHADE TRELLIS, SEATING, AND BBQ COUNTER
- 17 STORMWATER TREATMENT PLANTER (SEE CIVIL DRAWINGS)
- 18 LOW FENCE AT UNIT ENTRY/PATIO (SEE ARCHITECTURAL DRAWINGS)
- 19 RECREATION LAWN AREA
- 20 WATER-WISE LANDSCAPING
- 21 EXISTING TREES TO REMAIN - SEE EXISTING TREE PLAN
- 22 SOLID SOUND WALL
- 23 FIRE LADDER PADS, TYP.

**VTA BRANHAM TOD**  
BRANHAM STATION, SAN JOSE CA

LANDSCAPE SITEPLAN





Rendering is an artistic interpretation of the proposed design.

VTA BRANHAM TOD  
BRANHAM STATION, SAN JOSE CA

COURTYARD PERSPECTIVE





VTA BRANHAM TOD  
BRANHAM STATION, SAN JOSE CA

AERIAL PERSPECTIVE  
FROM BRANHAM



1570 Oakland Road  
San Jose, CA 95131  
(408) 487-2200  
HMhca.com

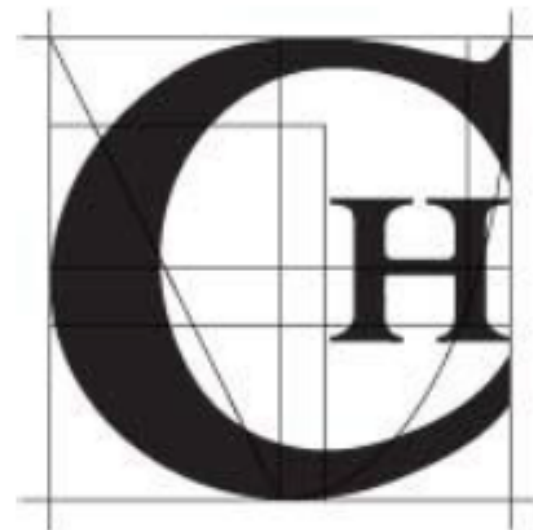


Rendering is an artistic interpretation of the proposed design.

VTA BRANHAM TOD  
BRANHAM STATION, SAN JOSE CA

COURTYARD PERSPECTIVE  
FROM NARVAEZ





CHARITIES HOUSING



### **Maravilla Townhomes, Affordable Homeownership – EXAMPLE**

The 24 affordable townhomes located at the corner of Campbell Avenue and San Thomas Expressway were developed by Charities Housing in partnership with SummerHill Homes in 2012 and are available to individuals and families earning between 80 – 100% of area median income (AMI).

### ***Maravilla Townhomes, propiedad de vivienda asequible – ejemplo***

*Las 24 casas adosadas asequibles ubicadas en la esquina de Campbell Avenue y San Thomas Expressway fueron desarrolladas por Charities Housing en asociación con SummerHill Homes en 2012 y están disponibles para personas y familias que ganan entre el 80 y el 100% de los ingresos medios del área.*

