



FACT SHEET: Real Estate

Winchester Station Transit-Oriented Development

Overview

The Winchester Station is a VTA real estate asset available for future development. The 1.6-acre property is located at 2400 Winchester Boulevard in Campbell. The property serves as a Park & Ride lot for Light Rail and Bus passengers. The Winchester Station is currently served by VTA's Green Line and bus routes 27, 37, 60 and Express 101. This site has potential for a Transit-Oriented Development (TOD).

VTA's Transit-Oriented Development Program works with municipal, non-profit, and private partners to encourage the development of housing, retail, and employment centers in places that will help increase transit ridership and contribute to a vibrant community. Among VTA's Transit Oriented Development requirements is that 25% of housing on a site must be affordable and at a minimum of half of the affordable units will be targeted for extremely low and very low-income households.

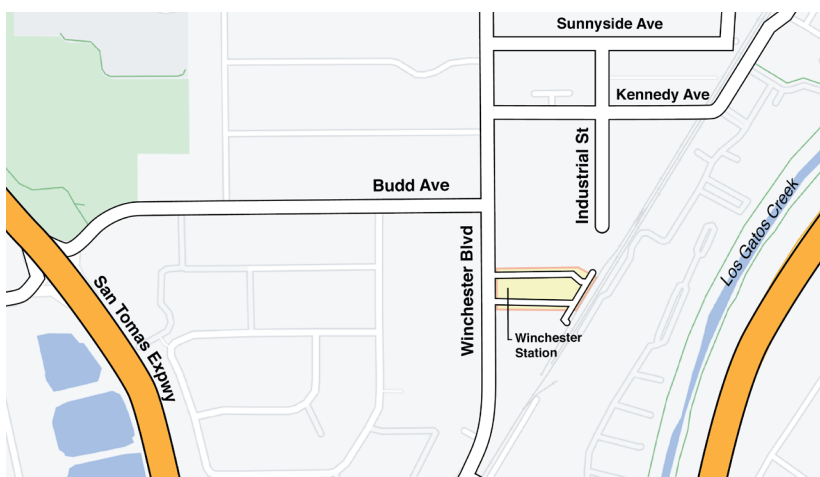
For this property, VTA has partnered with the Santa Clara County Office of Supportive Housing. The Office of Supportive Housing administers the 2016 Measure A Affordable Housing Bond. This partnership encourages development of affordable housing at this location.

Objectives

- Prepare this site for future Transit-Oriented Development, beginning with community engagement
- Increase mixed-use development, including affordable housing opportunities near transportation
- Provide job opportunities near transit
- Improve station area access

Outcomes

- Housing and jobs near transit centers
- Cleaner air and lower greenhouse gas emissions
- Traffic relief
- Increased public transit ridership
- Less dependency on individual car trips



Benefits of Transit Oriented Development

- **Meet Housing Demand**
 - Helps address the regional housing crisis
- **Environmental and Public Health Benefits**
- **Reduce Auto Dependence**
 - TOD residents have lower parking needs
- **Economic Competitiveness**
 - TOD locations are attractive to employers
- **Neighborhood and Fiscal Benefits**
 - TOD can create significant household savings (people living near transit spend less on transportation costs)

Project/Development Schedule

A community meeting was held in January 2022. In March 2022, VTA released a Request for Offerings (RFO). VTA's Board of Directors selected developer partners Related California and Path Ventures at the June 2022 board meeting. VTA is working together with the developer, the community, and the City of Campbell to finalize the project program.

How to Reach Us

VTA's Community Outreach
(408) 321-7575, (408) 321-2330 TTY
vta.org/winchesterdevelopment
community.outreach@vta.org