



FACT SHEET: Transit-Oriented Development

Winchester Station

Overview

The Winchester Station Transit-Oriented Development site is a 1.6-acre property located at 2400 Winchester Boulevard in Campbell. The property serves as a Park & Ride lot for light rail and bus passengers. Winchester Station is currently served by VTA's Green Line and bus routes 27, 37, 60, and Express 101.

VTA has partnered with Related California and PATH Ventures to construct 90 affordable housing units on the site. The project will also include reconstructed bus circulation and transit parking, and a transit plaza.

For this project, 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 the development of affordable housing at this location.



Transit-Oriented Development

VTA's Transit-Oriented Development (TOD) 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. VTA's Transit Oriented Communities Policy includes an Affordable Housing Policy, which requires that 25% of housing on a site must be affordable and at least half of those affordable units will be targeted for extremely low and very low-income households.

Objectives

- Engage with the community to address concerns, gain feedback about the project and station, and create a project that reflects neighborhood values and priorities
- Increase mixed-use development, including affordable housing opportunities near transportation
- Provide job opportunities near transit
- Improve station area access
- Generate long-term revenue to support transit operations

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

- 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

Pre-Development Due Diligence	2020-2021
Developer Selected	2022
Station Access Study	2023
Developer Refines Project with Community Input	2022-2024
Financing and City Permits	2024-2025
Construction	2025-2027

How to Reach Us

VTA's Community Outreach
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