

SITE DETAILS



APN: 412-02-003

Housing Element Site: Yes

Acreage: 1.6

School District: Campbell UHSD

Zoning*: TO-MU - Transit-Oriented Mixed Use

MTC Priority Site: Yes

General Plan*: TO-MU - Transit-Oriented Mixed Use

Opportunity Zone: No

Transit Access: VTA Light Rail, VTA Bus

Project Page: vta.org/winchesterdevelopment

Current Use: Parking Lot

*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

84

Very Walkable



BIKE SCORE

82

Very Bikeable



TRANSIT SCORE

50

Good 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
- Central Business Mixed-Use
- General Commercial
- General Commercial Mixed-Use (26-33)
- General Commercial/Light Industrial
- High Density Mixed-Use
- Light Industrial
- Low Density Residential (4.5)
- Low Density Residential (5.5)
- Low Density Residential (7.5)
- Low-Medium Density Residential (8-16)
- Medium Density Residential (18-25)
- Medium-High Density Mixed-Use (26-33)
- Medium-High Density Residential (26-33)
- Mobile Home Park (8-16)
- Neighborhood Commercial Mixed-Use
- Open Space
- Professional Office
- Professional Office Mixed-Use
- Public Facilities
- Research & Development
- Right of Way
- Transit-Oriented Mixed-Use

This land use map shows how land within the Winchester project area is designated and used, including residential, commercial, industrial, parks and open space, and public facilities. Winchester has a land use of "Transit-Oriented Mixed-Use" and is surrounded by "Medium-High Density Residential (26-33)", "Public Facilities", and "Transit-Oriented Mixed-Use" land uses.



0 0.25 0.5 Miles

Effective Date: July 2025



DEMOGRAPHICS

African American/Black:	5%
Asian:	11%
Hispanic/Latino:	26%
White:	52%
Other Race:	7%
Median Age:	35.4

Median Household Income:	\$143,075
Share of Households with Someone Under 18:	32%
Share of Households with Someone Over 65:	16%
Average Household Size:	2.32
Share of Households without a Vehicle:	1%
Share of Housing Units that are Owner-Occupied:	42%
Share of Housing Units that are Renter-Occupied:	58%

Source: 2022 American Community Survey 5-Year Estimates for tract 5065.02.