



FACT SHEET: Transit-Oriented Development

Great Mall Station

Overview

The Great Mall Station Transit-Oriented Development site is a 4-acre property located at the corner of Great Mall Parkway and Fairlane Drive in Milpitas, California. It currently serves as a park-and-ride lot for VTA light-rail passengers. The site was previously a bus transit center until the opening of the adjacent Milpitas Transit Center bus bays in 2020.

VTA has partnered with East Bay Asian Local Development Corporation (EBALDC), a nonprofit developer, to construct up to 400 units of affordable housing, including 85 units of senior affordable housing, in three phases across the site. The second phase will focus specifically on affordable housing for seniors. The project will also include a youth center, a childcare center, and an updated transit plaza with multimodal public amenities.

Transit-Oriented Development

VTA's Transit-Oriented Development Program works with municipal, non-profit, and private partners to encourage development of housing, commercial, 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 particular site must be affordable.

Objectives

- Prepare the site for future Transit-Oriented Development, beginning with community engagement
- Encourage development, including affordable housing opportunities near transportation
- Promote urban design that enhances pedestrian walkability, bike access, and connectivity to transit

Outcomes

- Increase long term revenue for transit operations
- Housing and jobs near transit centers
- Cleaner air and lower greenhouse gas emission
- 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 - TODs reduce auto dependence and 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	2024 – 2025
Developer Selected	2025
Station Access Study	2024 – 2025
Developer Refines Project w/ Community Input	2025 – 2027
Financing and City Permits	2026 – 2028
Construction	2028 – 2030

How to Reach Us

VTA's Community Outreach
(408) 321-7575, (408) 321-2330 TTY

www.vta.org/greatmalldevelopment
community.outreach@vta.org