



1355 California Circle Project



Company Overview

- Pulte Homes is one of America's largest home building companies with operations in 23 states and in 42 markets.
- During Pulte's 70 year history, Pulte has delivered nearly 750,000 homes.
- Pulte's services a wide range of home owners including - 29% first-time buyers, 45% move ups, and 26% active adult.

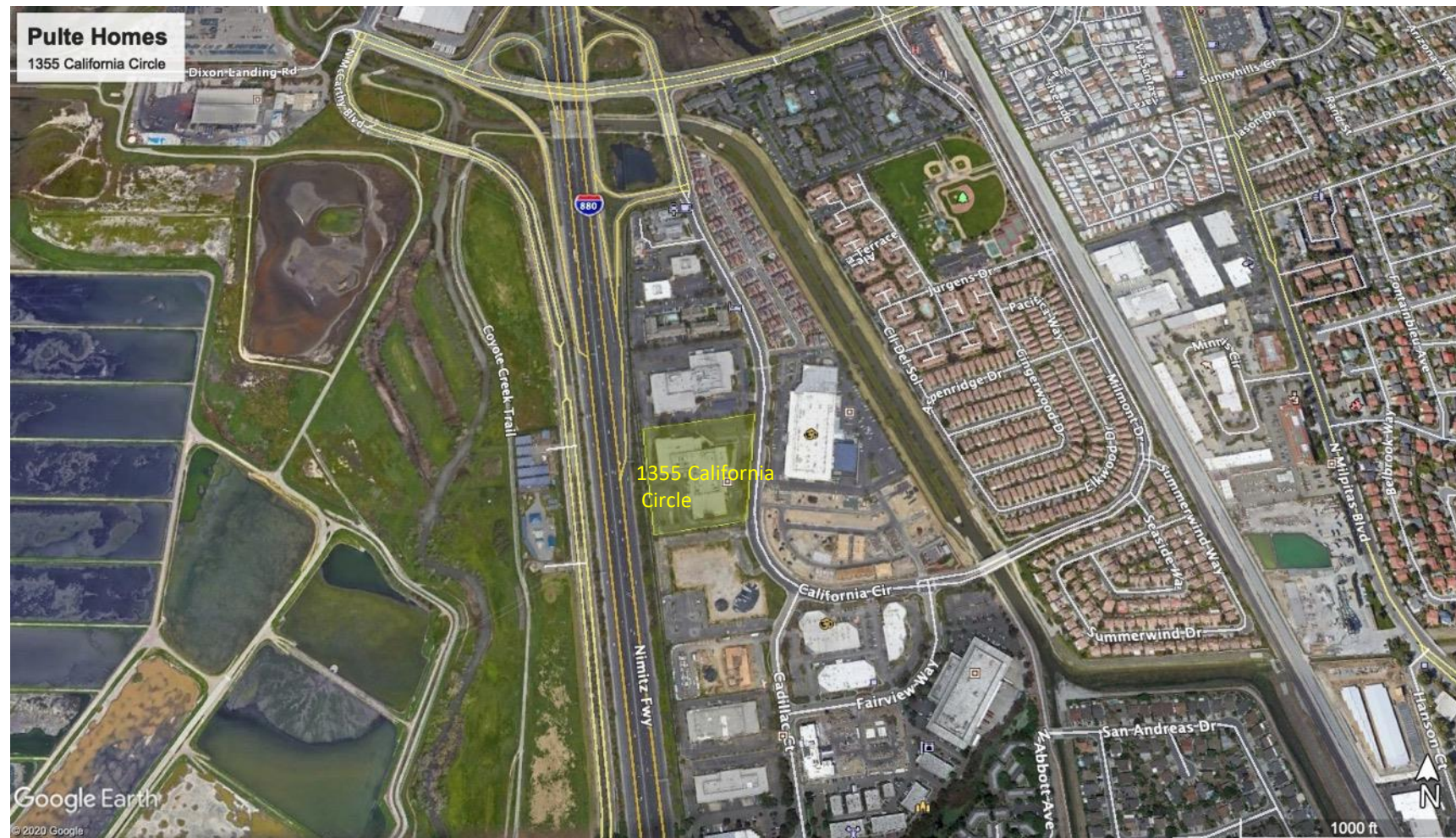




Project Lead

- Jim Sullivan
 - Residential Developer with 30 years experience
 - Multiple Milpitas Projects
 - jsullivan@d@yahoo.com

Project Location



Site Characteristics - 1355 California Circle

- 6.69 acres of industrial property
- Dixon Landing Business Park, Circa 1986
- 90,500 SF of existing industrial space
- Existing Buildings obsolete for the market



Project Characteristics

- 206 Residential Units
- Contemporary Architecture with heights from 3, 4, and 6 stories
 - 5 Buildings of 7 units per building of 3 storied townhomes
 - Eight buildings of 12 units per building of four storied condo/flats
 - One six story apartment complex containing 75 residential units.
 - Majority anticipated to be workforce housing units available to MUSD Employees





Amenities



Amenities



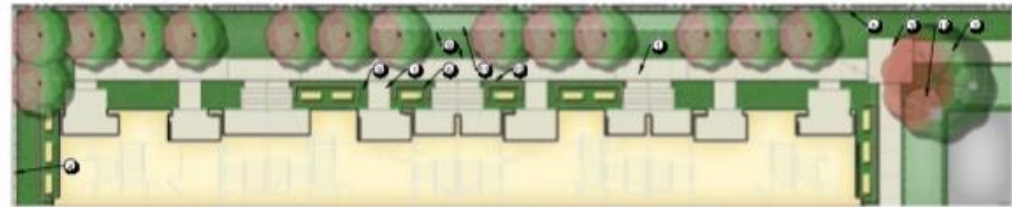
PASEO ENTRYWAY TRELLIS



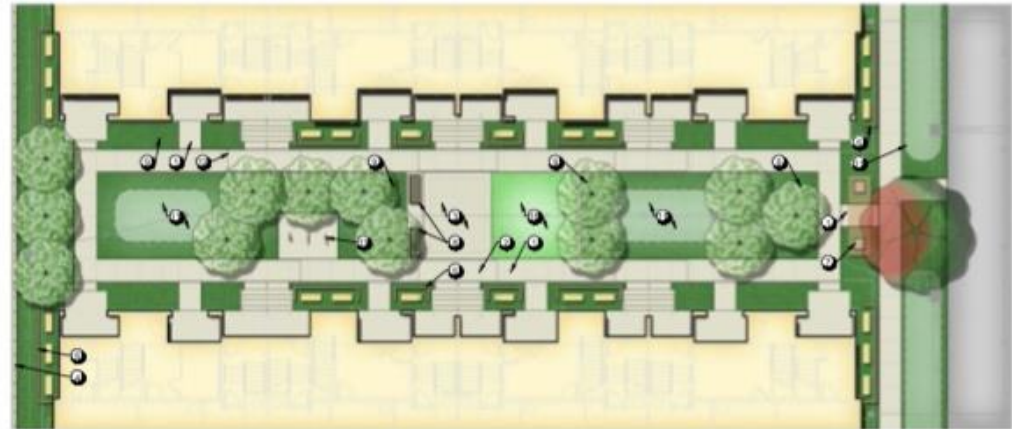
TYPICAL PASEO



BIKE RACKS



END PASEOS



CENTRAL PASEOS

Amenities



PARK & OPEN SPACE BENCH



PASEO ENTRYWAY TRELLIS



SHADE STRUCTURE OVER PICNIC AREA



PLAY EQUIPMENT



PICNIC TABLES WITH WASTE RECEPTACLES



ENHANCED SCORING



SHRUB PLANTING



CURVED SEATWALL WITH STONE VENEER



MAILBOX ENCLOSURE WITH TRELLIS



TURF FOR RECREATIONAL ACTIVITIES



WOOD FENCE ON RETAINING WALL



SOUND WALL



Project Benefits

- Provide a greater amount of BMR Housing than what is required
 - 36% Affordable Units
- Target MUSD Employees and Milpitas residents to obtain affordable units
- Address Milpitas RHNA numbers
- Provide new opportunities for home ownership and rental housing close to employment
- Tax Revenue and Revenue for local businesses
 - National Association of Home Builders estimates the 1 year estimated local impact of building 100 homes is \$2.2 million in taxes and other local government revenue.



Project Schedule

- Application Filed - April 2022
- Environmental Review - August – July 2023
- EIR Scoping Meeting – Late 2022
- Anticipated Hearing - Fall 2023
- Groundbreaking – Early 2024
- Planned Opening – Late 2024/Early 2025



Questions

