



**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
  - [jsullivansld@yahoo.com](mailto:jsullivansld@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

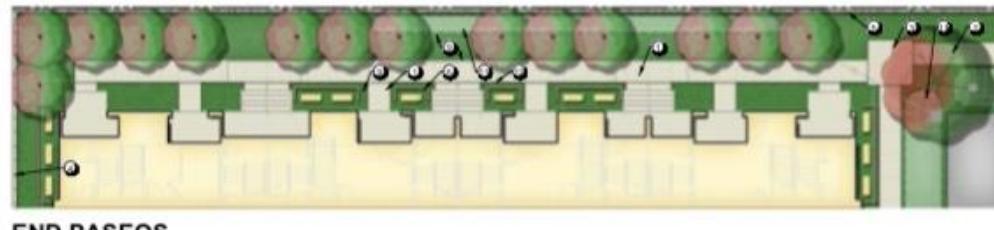
- 206 Residential Units
- Contemporary Architecture with heights from 3, 4, and 6 stories
  - 5 Buildings of 7 units per building of 3 storied townhomes
  - Eight buildings of 12 units per building of four storied condo/flats
  - One six story apartment complex containing 75 residential units.
    -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



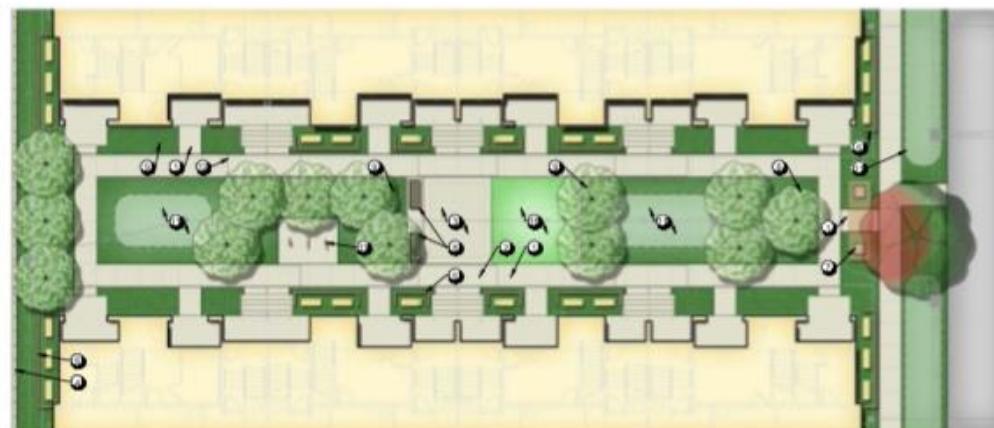
# Amenities



# Amenities



**END PASEOS**



**CENTRAL PASEOS**

# Amenities



PARK & OPEN SPACE BENCH



PICNIC TABLES WITH WASTE RECEPTACLES



CURVED SEATWALL WITH STONE VENEER



PASEO ENTRYWAY TRELLIS



ENHANCED SCORING



MAILBOX ENCLOSURE WITH TRELLIS



SHADE STRUCTURE OVER PICNIC AREA



SHRUB PLANTING



TURF FOR RECREATIONAL ACTIVITIES



PLAY EQUIPMENT



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

A photograph of a row of modern, two-story townhouses at dusk. The houses have white and light-colored exteriors with dark roofs and balconies. Some windows are illuminated. In the foreground, a street with blurred lights from passing vehicles is visible. A semi-transparent white rectangular box is overlaid on the image, containing the word 'Questions' in a large, dark blue serif font.

Questions