



**FOR IMMEDIATE RELEASE**

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## **Milpitas Continues to Implement Visionary Plan for Mixed-Use Neighborhoods Near Transit**

***New 220-unit apartment complex on Main Street will include mix of affordable-by-design studios, one-bedroom and two-bedroom units, a public plaza, public art, bike-share, and other community amenities***

**Milpitas, Calif.** --- On Tuesday, the City Council reconfirmed its vision for creating attractive, mixed-use, pedestrian-oriented neighborhoods within walking-distance of VTA light rail and the new Milpitas BART station by approving a new 220-unit housing project on 2.14 acres of vacant and underutilized land at 1380-1400 South Main Street. San Jose-based Core Companies will develop the new project, which will include 10 income-restricted units reserved for very low income households and feature public amenities designed to encourage walking, biking, and transit trips as part of a larger strategy by the City to encourage new development that minimizes vehicle trips and reduces congestion on local roadways.

The new Main Street project will include a mix of 60 affordable-by-design studios, 81 one-bedroom apartments, and 79 two-bedroom apartments. In compliance of the inclusionary policy, 10 of the units will be reserved for households with maximum annual incomes of up to \$87,800. A 323-space parking garage, which exceeds current parking requirements, will occupy the first two floors of the project, and each of the five residential floors will have secure storage lockers near the elevators to accommodate a total of 88 bicycles. The design of the parking garage has a unique circulation system, which is intended to encourage the utilization of each units' spaces. Pedestrian-oriented amenities to be added along South Main Street will include a large landscaped public plaza, a 1,200-square foot community meeting room, bus shelter, micro-retail commercial space, a public bike-share station, and dedicated drop-off area for ride-share services.

"Transforming this vacant, dilapidated site into an innovative, attractive project will provide much needed affordable housing for our workforce, as well as our very low income households," said Vice-Mayor Grilli. "I particularly like the affordable-by-design studio units, which will be very attractive for those that have limited space needs and want to be close to public transit."

The project is located less than a quarter-mile from the Main Street Light Rail Station and less than one mile from the newly constructed Milpitas BART station. In 2008, the City Council adopted the Transit Area Specific Plan (TASP) with a clear, long-range vision for transitioning this former industrial area near the City's southern border with San Jose into an attractive, higher-intensity, mixed-use neighborhood built around light rail and BART stations, with an emphasis on housing to maximize ridership and meet regional housing and transportation goals.

## **Main Street Mixed Use Project**

“As staff thoroughly presented, the layering of entitlements were sensible, required and beneficial to TASP’s vision and the density bonuses allowed for more affordable housing options with a mix of studio and one-bedroom units. Development and progress of our city is inevitable. The solution is to balance smart and responsible residential development while weighing existing community issues. This project is a clear representation of that,” said Councilmember Barbadillo.

The new project substantially conforms to the General Plan by increasing residential density and creating a compact development adjacent to a main commercial corridor of the City. Developers of the new project will also contribute to the City fiscal sustainability by paying over \$7 million in development fees dedicated to new infrastructure, parks, and open space within the transit area; over \$120,000 in annual fees paid to the local Community Facilities District; over \$1 million in school impact fees paid directly to the Milpitas Unified School District which will help to enhance the student/school experience, and ongoing annual contributions of over \$75,000 in school bond obligations as a result of additional property tax generated. The new project also replaces vacant and underutilized land with a vibrant, high-density housing project within an area that is already serviced by existing utilities.

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### **About the City of Milpitas**

Located at the southern end of San Francisco Bay, Milpitas is a progressive community that is an integral part of Silicon Valley. As a full-service city of 389 full-time employees with water utility, sewer utility, police and fire services, Milpitas serves a diverse population of nearly 80,000. The city has an annual \$191 million operating budget and a \$315 million capital improvements budget.

Milpitas is the eighth-fastest growing city in the United States according to the US Census, and the second-fastest in California. It has the third highest job growth among the 515 qualifying cities rated by Wallet Hub. The homeownership rate is close to 70%, and the Milpitas housing market remains relatively affordable in Santa Clara County. Milpitas is often called the "Crossroads of Silicon Valley" with most of its 14 square miles situated between two major freeways (I-880 and I-680), Route 237, and a County expressway.

More information at: <http://www.ci.milpitas.ca.gov/>