

Intersecting Infill Development with Transportation

A Study Focused in Milpitas, CA



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Problem

- Vacant lots, brownfield sites, abandoned buildings



- Ideal situation → development and/or renovation
- Considerations and analyses

Overview

- Background
- Site Description
- Proposal
- Accessibility
 - Pedestrians, Bicyclists, Transit Passengers, Motorists
- Alternatives
- Recommendation
- Conclusion

Background

Background

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- **Mervyns**
 - Building vacated in 2008

- **Town Center**
 - Renovated in 2007
 - Included opening of a new Safeway



Site Description

Background

Site Description

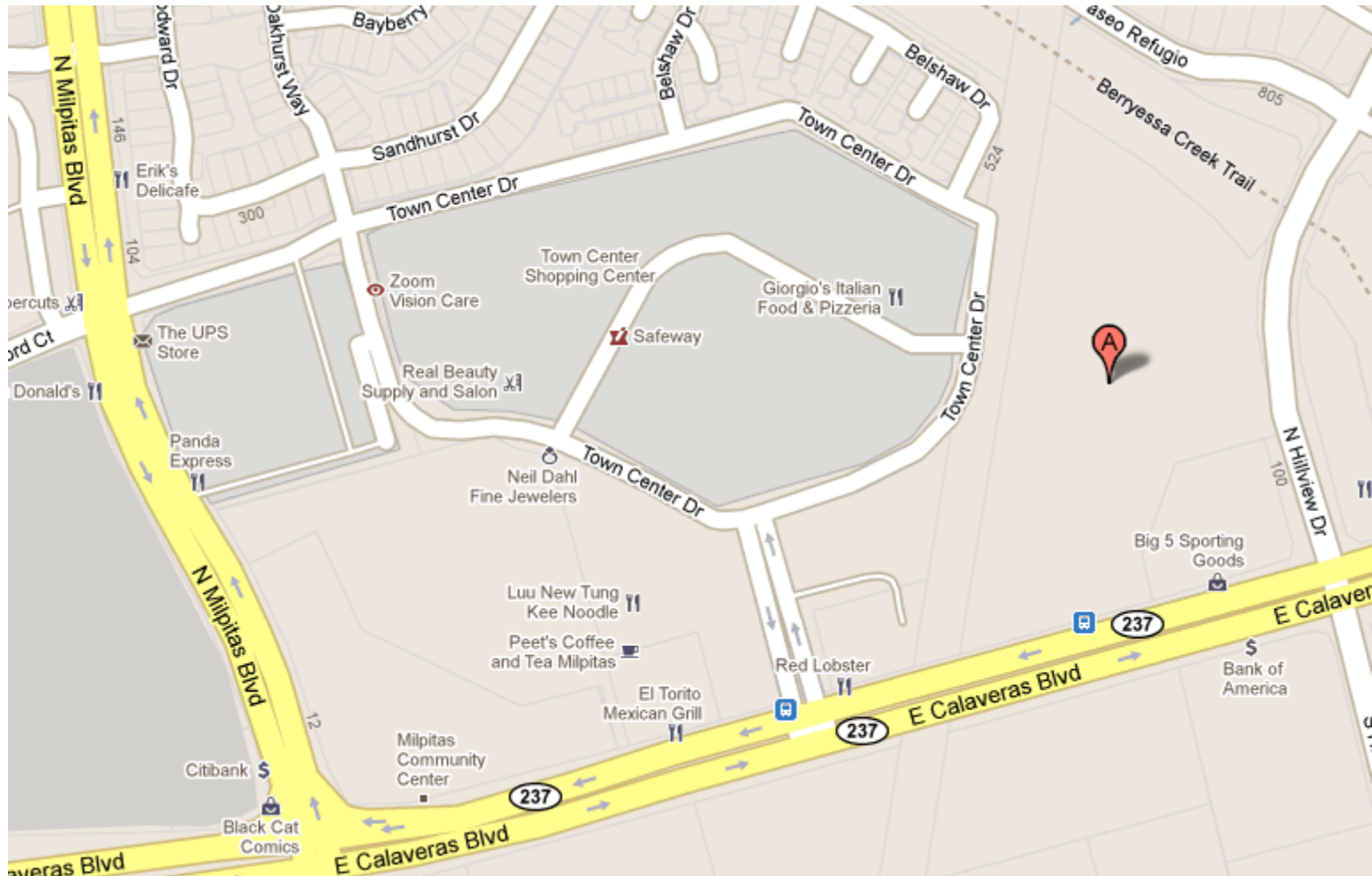
Proposal

Accessibility

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Proposal

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- SilverStreet Partners
- Shopping center focused around East Indian food and culture (Jewel of India Mall)
- Interior redevelopment
- Competition with Safeway?



Accessibility: Pedestrians

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- Drive to one plaza, walk to the other



Accessibility: Pedestrians

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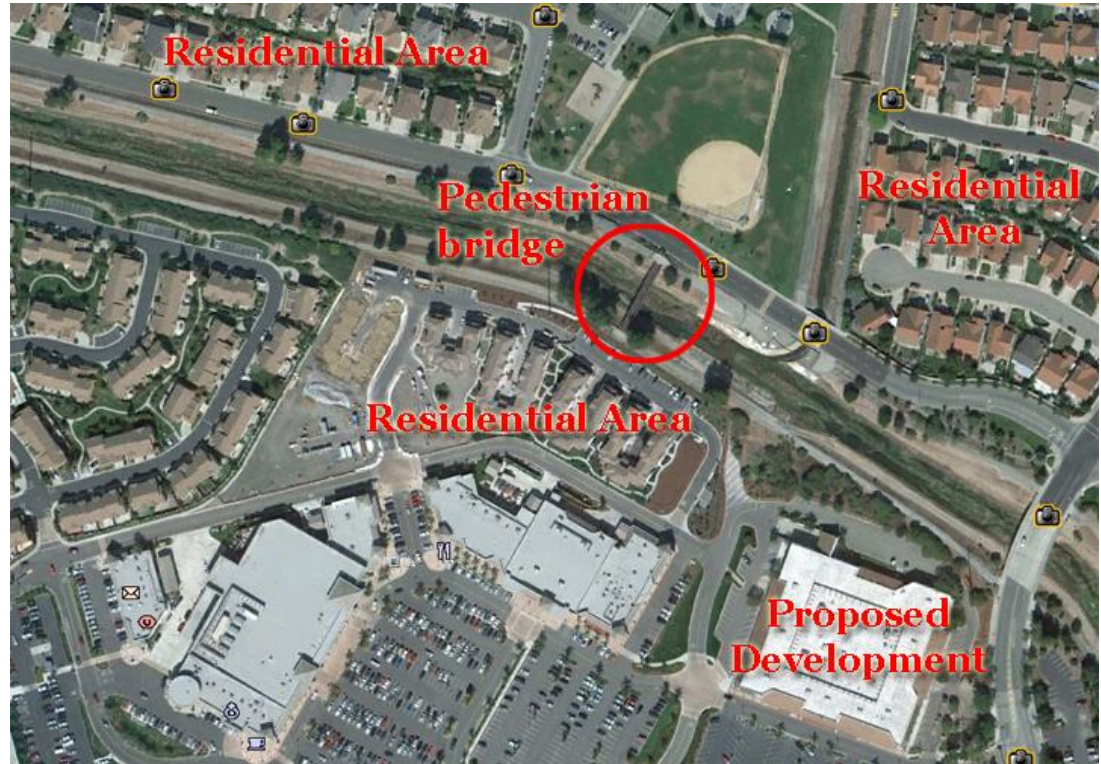
Accessibility

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- Multiple residential areas nearby
- Convenient bridge for pedestrian use



Accessibility: Bicyclists

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- **Bicycle Friendly Community**

- Honorable mention in 2004
- Has yet to receive recognition of being a Bicycle Friendly Community



- **Parking**

- Minimal parking in the renovated Town Center
- No parking around the proposed development

Accessibility: Bicyclists



Street	Accommodations	Color
Milpitas Blvd	Bike lanes	Blue
Berryessa Creek Trail	Bike paths	Red
Calaveras Blvd	None	Green
North Hillview Dr	None	Light blue



Accessibility: Transit Passengers

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Accessibility: Transit Passengers

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- VTA Route 47
 - Only one bus line serves these stops
 - Inconvenient for passengers
- Schedule changes
 - Determine current demand
 - Predict future demand with the new development in place
 - New market → New demand



Accessibility: Motorists

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- Convenient access via Calaveras Blvd and North Hillview Drive
- Parking shortages
 - IHOP



Alternatives

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- Target-comparable to Mervyns
- Constraints
 - Building size: Needs 150,000 sq. ft, 75,000 sq. ft available
 - Insufficient parking
- Multiple other stores within a 10 mile radius



Recommendation

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- East Indian shopping center
- Prime location
 - India Community Center nearby
- Similar centers for other cultures (Chinese, Filipino, etc...)



Conclusion

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Conclusion

- **Excellent addition to the city**
 - Stimulate economic development
 - Exposure to culture

- **Issues**
 - Minimal infrastructure for bicyclists
 - Limited public transit options
 - Potential parking shortages for motorists

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Thank You!



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