

# HIGH DENSITY ORIENTED DEVELOPMENTS ADJACENT TO THE MILPITAS BART STATION

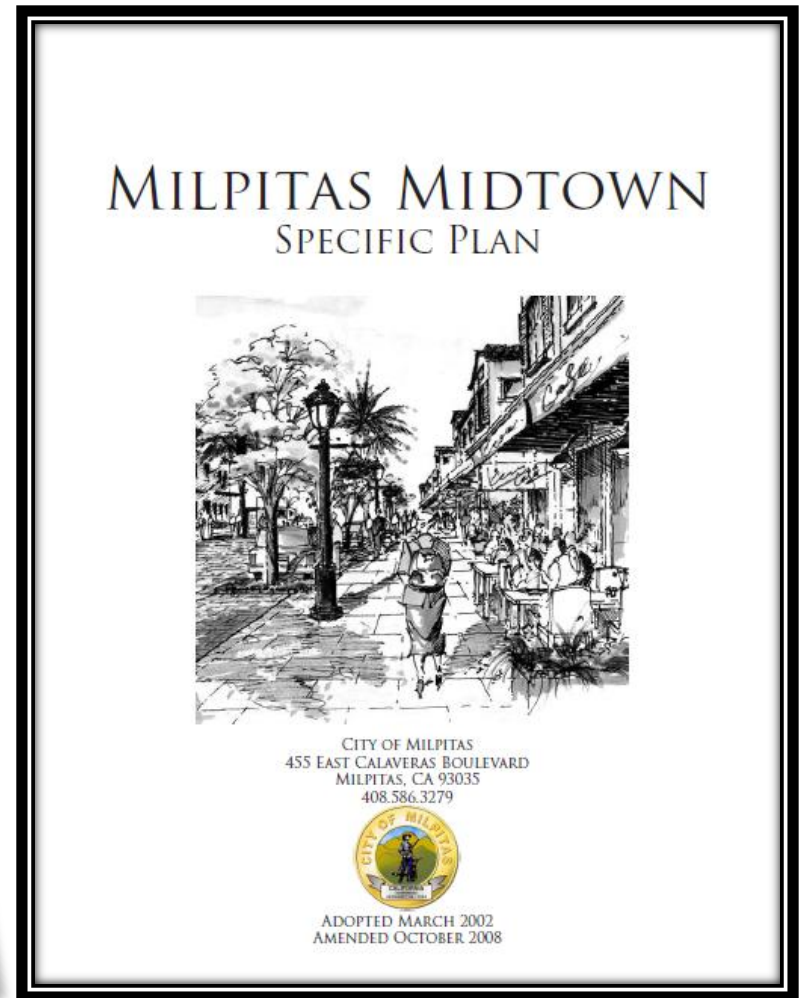
Kimberly E. Leung, EIT

# Outline

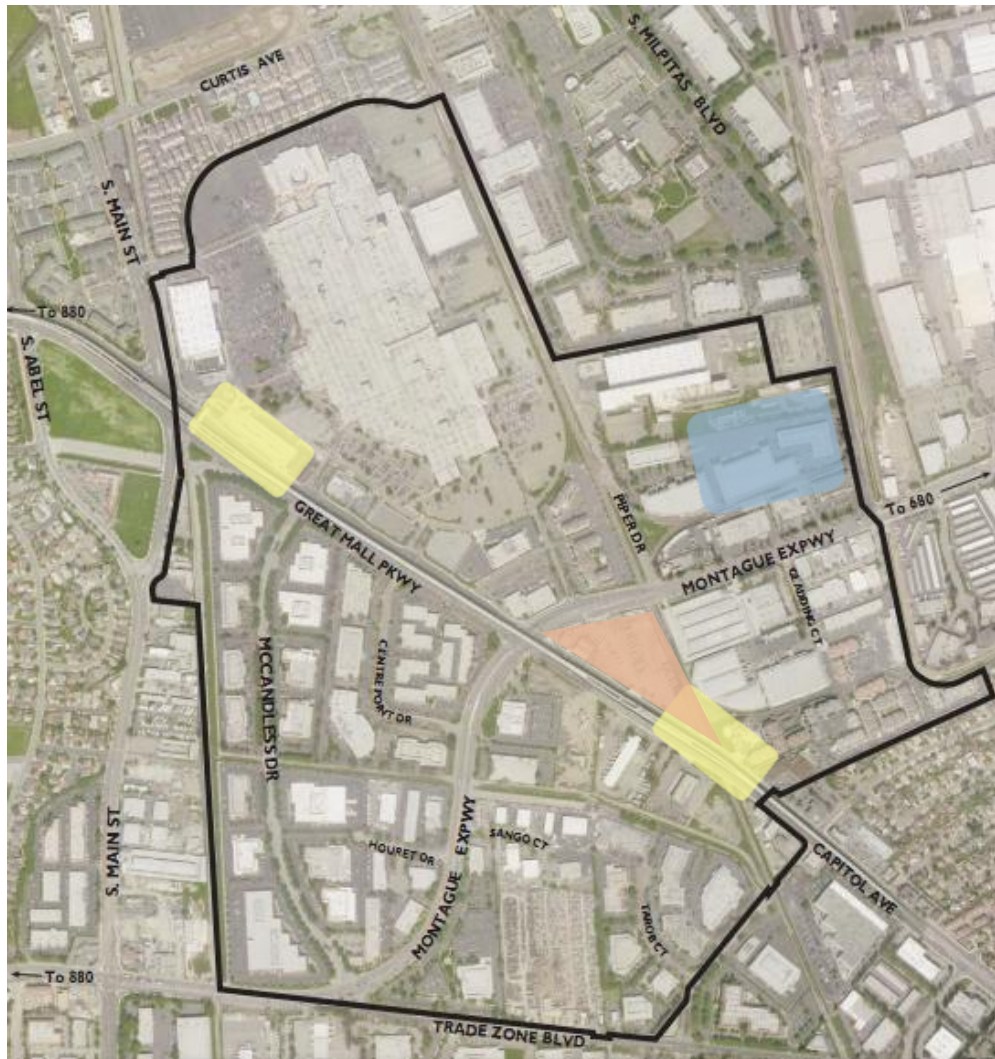
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- Background
- Existing Conditions
- Proposed Development
- Analysis
  - ▣ Pedestrians / Bicyclists
  - ▣ Transit Passengers
  - ▣ Motorists
- Conclusions

# Background

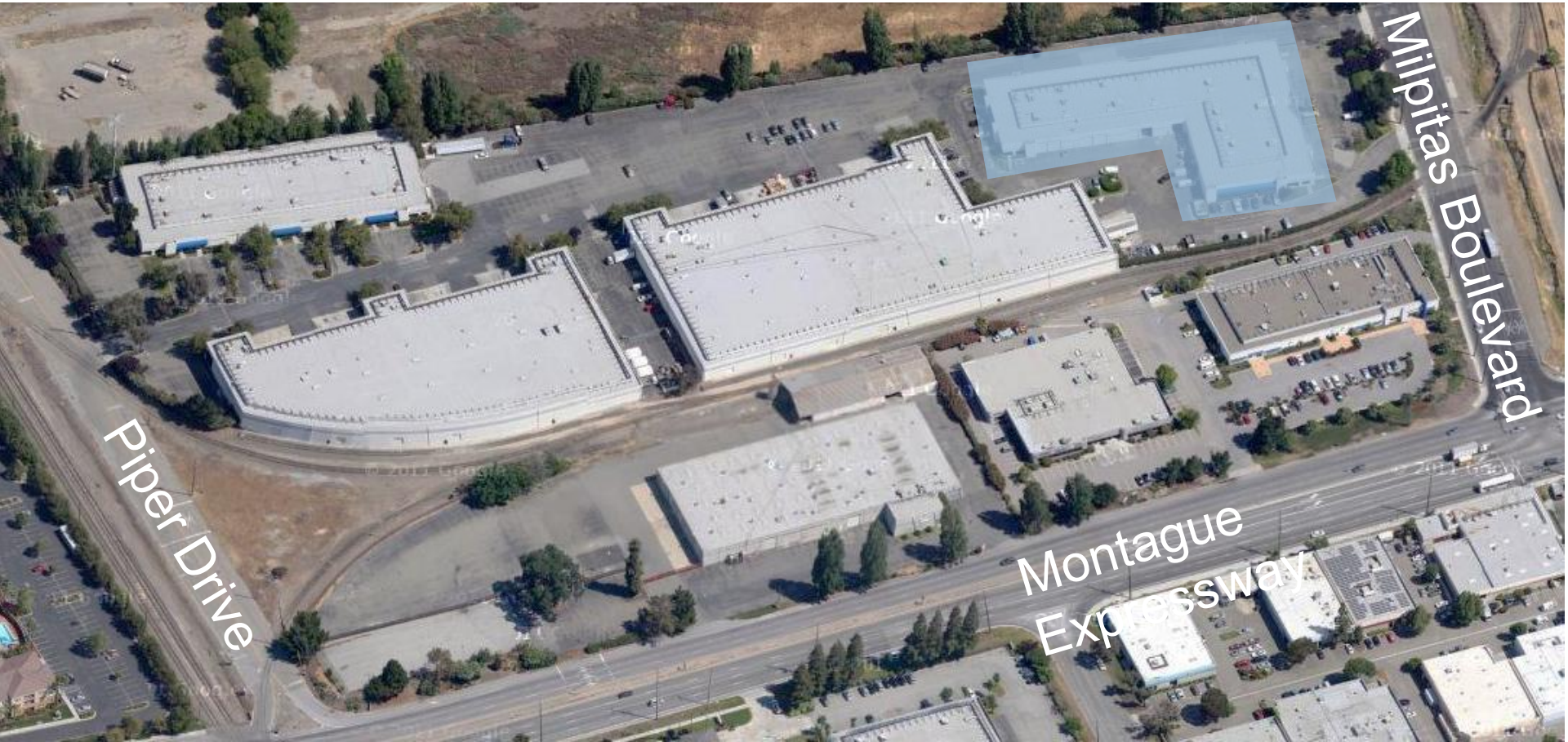


# Infill Site



	Transit Area Specific Plan Boundaries
	Infill Site Located at 1401 South Milpitas Boulevard
	Existing VTA Light Rail Stations
	Proposed Milpitas BART Station

# Existing Conditions



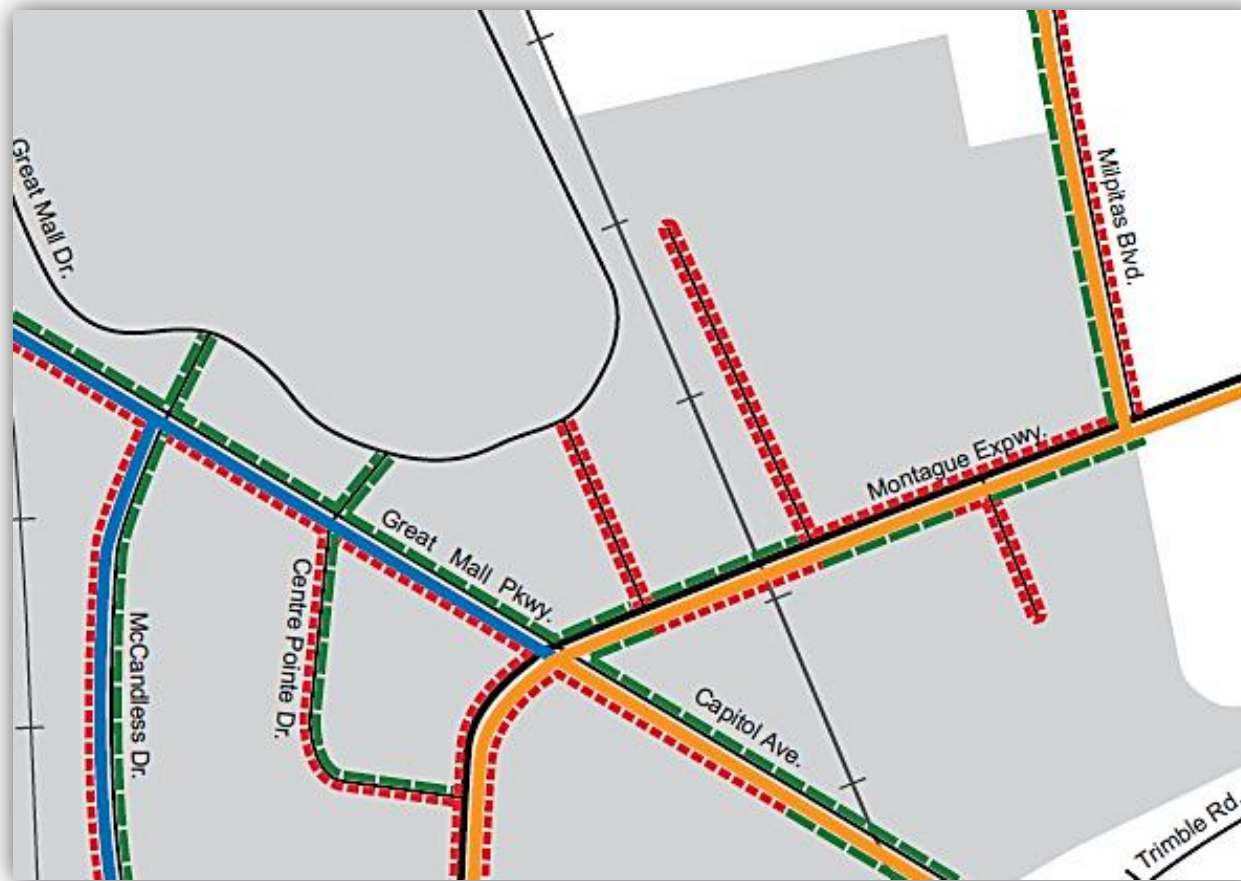
# Proposed Development

	<b>High Density</b>	<b>Very High Density</b>
<b>Minimum Average Gross Density (units/acre)</b>	21	41
<b>Maximum Average Gross Density (units/acre)</b>	40	60
<b>Stories</b>	3-5	4-6 (12 stories on arterials)





# Milpitas Station

Lot	Dwelling Units	Stories / Building	Units/ Building	Bedrooms/ Unit	Parking
<b>Urban Villas</b>	46 detached single-family	3	-	3	2-car garage
<b>Towns</b>	77 attached townhouse	3	5	1-2	1-2 car garage
<b>Brownstone 2</b>	72 attached multi-family	4	6	2-3	Tandem
<b>Brownstone</b>	108				

# Pedestrians / Bicyclists



## LEGEND

-  = Class II Bike Lane
-  = Class III Bike Route
-  = Existing Sidewalk
-  = No Sidewalk

- Developer will provide 28 bicycle parking spaces for 303 units

# Transit Passengers

- Great Mall / Main Light Rail Station
  - ▣ Park and ride lot
  - ▣ Hub for transfers and connections
    - Light rail: 15 minute headways
    - Local bus service: 15-60 minute headways

# Motorists

- Parking requirement
  - ▣ 1.2 to 1.6 spaces per unit
  - ▣ Total of 535 parking space
- Developer included 20% more than requirement
  - ▣ Total of 636 parking spaces
  - ▣ Tandem parking for 96 of 303 units

# Conclusion

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- Meets requirements of a High Density Oriented Residential and Very High Density Oriented Residential area
- Inadequate facilities for pedestrians and bicyclists to access public transit
- Oversupply of parking encourages dependency on automobile and suburban sprawl

# References

- City of Milpitas. Midtown Specific Plan.
- City of Milpitas. Transit Area Specific Plan.
- City of Milpitas Planning – Environment Documents. Environmental Impact Reports (EIR) – Transit Area Specific Plan – DRAFT.
- City of Milpitas Planning Commission. Agenda Attachments for September 8, 2010. Milpitas Station Builder Development Map.

# Questions?

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