



Traverse Project Description

Purpose

Warmington Residential California (Warmington) is pleased to submit its application for approval of its “*Traverse*,” project on Trade Zone Blvd. in the city of Milpitas. The project seeks to convert three existing automobile wrecking yards on four parcels to a 206 unit high density transit oriented residential development. Our application requests the following approvals:

- Major Vesting Tentative Map No. MT13-0004
- Major Site Development Permit No. SD13-0008
- Conditional Use Permit No. UP13-0005
- Environmental Assessment No. EA13-0002

The project is an assemblage of four parcels in three separate existing ownerships consisting of 12.51 Ac of commercially used land. The properties’ current and recent uses have been as auto dismantlers and car parts operations.

Property & Proposed Development

The project includes two types of town home products. The larger product of 98 units is a three story patio town home product. With large front patios, unit sizes 1,389 – 1,993 s.f. and a combination of side by side and tandem two car attached garages. The smaller product of 108 units is a three and four story town home product, unit sizes 1,273 – 1,787 s.f. with two car tandem attached garages. The project is:

- Consistent with Transit Area Specific Plan (TASP), and supporting EIR in a transitioning neighborhood.
- Consistent with the general and specific plan designations for residential transit oriented development (TOD).
- Consistent with existing zoning as R-3-TOD (Multi-Family High – 21-40 du/ac) by means of project density and a density transfer agreement. See note below.
- Consistent with the existing adjacent properties and the intent of the Trade Zone improvement requirements. This includes widening to match existing east and west improvements, curb, gutter, sidewalk, and stripping and a similar landscaping and sidewalk scheme. The project utilizes setback averaging similar to the adjacent Pace project along Trade Zone Blvd.
- Consistent with city of Milpitas parking requirements. To maximize the project density and meet the parking requirement, the project includes two sided parking on Momentum

Drive, rather than single sided originally contemplated. All other streets are as provided for in the TASP.

Public Benefit

In addition to generally required public benefits consistent with approval of any project, such as dedication and improvement of the Trade Zone Blvd. frontage, the Traverse project will provide substantial public benefits in excess of public benefits provided by recently approved comparable projects in Milpitas. These include the following:

- Dedication and construction of an extensive network of public streets provided for in the TASP. While required under the TASP, the extensive nature of the network far exceeds the dedication requirements of other comparable projects.
- Dedication of a portion of the Trade Zone Park.
- Design and construction of the portion of the public park within the project boundaries. Neither design or construction of the park are required under the TASP.
- Master programmatic design of the entire future park. Not required under the TASP.
- Cleanup of the unattractive automobile dismantling operations & the hazardous materials from those sites.
- Cleanup of hazardous materials from all public dedication property, including the park and all roadways. The TASP does require delivery of the land free of contamination.
- These public dedications amount to 3.52 acres (0.78 acres parks, 2.74 acres streets), representing 28% of the land. No other project within the TASP has an equivalent dedication.
- A walkway, open to the public will be provided from Trade Zone Blvd to the Park. This walkway will be maintained by the HOA. Not required by the TASP.
- Public Art at the Trade Zone entrance to the project.
- Energy efficiency 15% greater than Milpitas policy.

Warmington Residential respectfully requests approval of the Traverse project as submitted.

Note Regarding Density:

Density in Milpitas is calculated on gross acreage. Achieving a for sale density of 21- 40 DU/AC given the heavy dedication requirement (3.52 acres) with a marketable product has been a challenge. This 206 attached townhome project plots at 22.91 DU/AC net and 16.5 DU/AC gross; the 28.0% dedication burden born by this property skews the gross acreage density calculation downward. The project gross density is between the current approved densities for Pace (14.5 DU/AC gross) and Harmony (21 DU/AC gross). Warmington understands however that the City has precedent for density transfers and Warmington has identified a recipient for the additional 57 DU which brings the project to the minimum city required density per gross acre.