

MEMORANDUM

Department of Planning and Neighborhood Services



To: Parks, Recreation, and Cultural Resources Commission

From: Shaunn Mendrin, Senior Planner

Subject: 450 Montague Park

Date: February 2, 2015

Background:

In June 2008, the City Council adopted the Transit Area Specific Plan (TASP), which includes the vision for approximately 7,000 dwelling units, 900,000 square feet of office and 280,000 square feet of retail space over a 437 acre area. The plan also anticipates 36 acres of public park land. The transit area is intended to be a cohesive neighborhood with consistent focus towards walking and transit usage. However, the planning area is divided by creeks, roadways, railways and various developed parcels. As a planning strategy, the specific plan created sub-districts with specific planning and vision criteria to take advantage of local characteristics. This report is on the Trade Zone/Montague sub-district.

For this subdistrict, the TASP envisioned a larger park located off Sango and a smaller linear park paralleling Penetencia Creek between Montague and Lundy. 450 Montague is currently in process for consideration of a new residential development and park space. The proposed project is located over three parcels and includes linear park and larger park areas. The proposed park is comprised of three areas

Recommendation:

Receive proposed parks, identify park name and forward to City Council for final approval.

Attachments:

A- Transit Area Specific Plan- Land Uses & Subdistrict

Attachment A – TASP Land Use Plan

MILPITAS TRANSIT AREA SPECIFIC PLAN

LEGEND

- General Commercial
- Retail Transit Oriented
Community and Regional Retail; Hotels, Office, Maximum FAR of 2.5.
- Boulevard Very High Density Mixed Use
Permitted uses include Residential, Office, Commercial and Medical uses up to 1.5 maximum gross FAR, an FAR of 2.5 may be permitted on individual sites. 4-12 stories (20 stories with CUP). Residential use shall have 41 un/ac minimum average gross density; 60 un/ac maximum average gross density.
- Residential - Retail High Density Mixed Use
Residential, office, and/or hotel uses above ground floor retail and restaurants. 200 sq. ft. of retail or restaurant use required for every residential unit. Residential density: 21 du/ac minimum average gross density; 50 un/ac maximum average gross density. 4-12 stories. (20 stories with CUP) Maximum FAR of 1.5; up to 2.5 FAR may be permitted on individual sites.
- Very High Density Transit Oriented Residential
41 un/ac minimum average gross density; 60 un/ac maximum average gross density; 4-6 stories; (12 stories on arterials, 20 stories with CUP) gross densities of individual projects may be <41 or >60, provided that area development complies with average gross density; small local-serving retail, office, and livework permitted at ground floor.
- High Density Transit Oriented Residential
21 un/ac minimum average gross density; 40 un/ac maximum average gross density; 3-5 stories; gross densities of individual projects may be <21 or >40, provided that area development complies with average gross density; residential uses only.
- Transit Facilities
Underlying zoning to be Boulevard Very High Density Mixed Use if transit facilities are not built on this site.
- Industrial Park
- Parks/Plazas/Community Facilities
- Linear Park and Trails
- Landscaped Front Yards and Buffers
- Neighborhood Retail Locations
5000 sq. ft. of local serving retail required on the ground floor.
- Density Bonus
Increased density permitted on sites closest to BART and light rail. See table for detail about TOD Overlay District and TOD Density Bonus allowed with a CUP.
- Potential Hotel Sites
- Potential Grocery Store Site
- Proposed BART Line
- VTA Light Rail Transit
- Union Pacific Railroad and Railroad Spur
- Potential Future Train Turn-around and/or Relocated Spur Track
- Study Area
- Pedestrian Connection
- Pedestrian Bridge



Trade Zone/Montague sub-district

10 acres

Attachment B

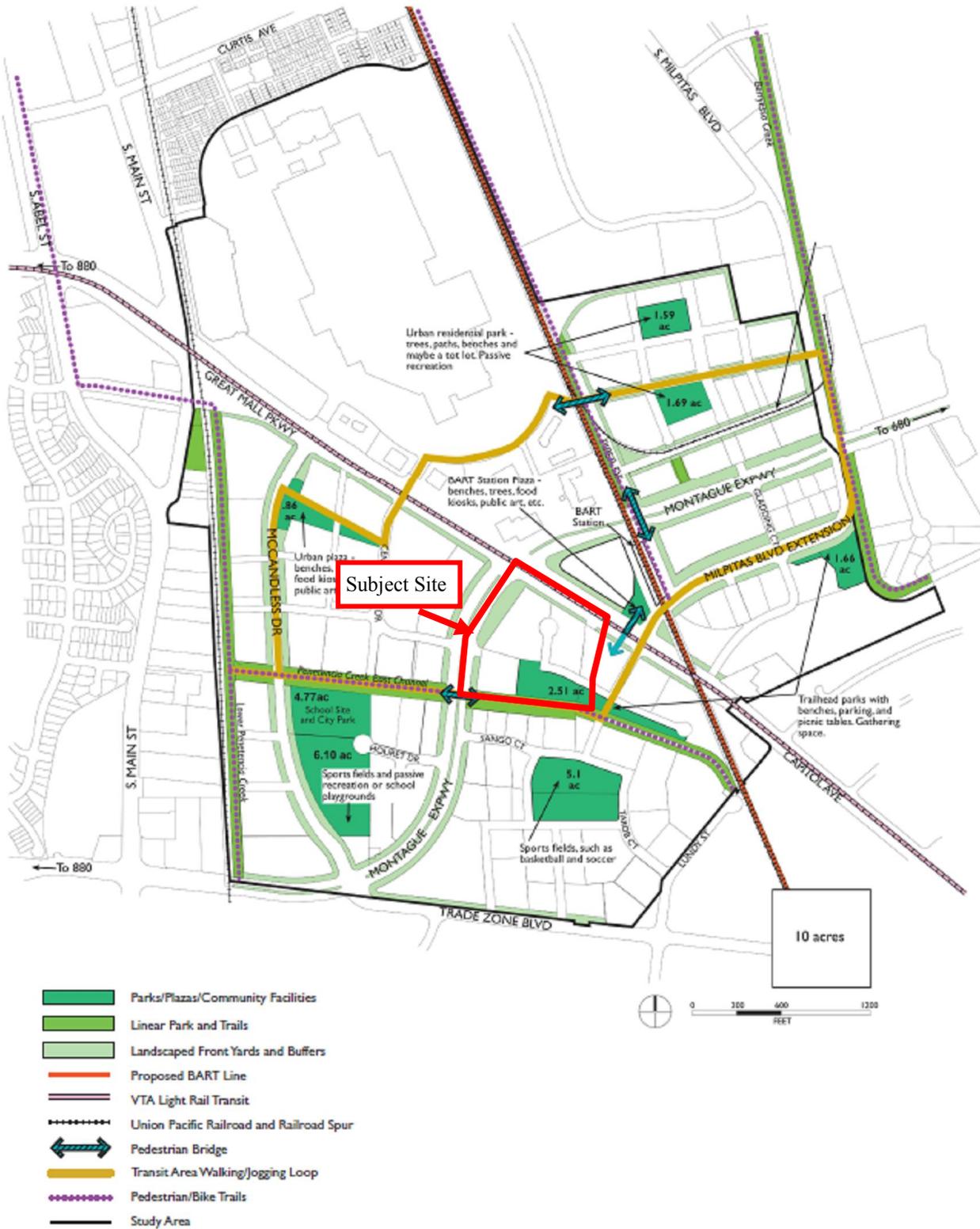




Exhibit Index:

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- 2 Site Plan - Park Area Summary
- 3 Park Enlargements
- 4 Conceptual Park Imagery
- 5 Section Through Linear Park & Park B Extension
- 6 Park B Extension Plan and Conceptual Imagery
- 7 Park Paseo - Link Between Park A & B
- 8 Park Paseo Conceptual Perspective

450 MONTAGUE



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PARKS EXHIBIT

MILPITAS, CA

KICCY # 2013-0551

01.23.2015

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Park Area Summary

	Acres
Park 'A'	0.33
Park 'B'	0.31
Linear Park	0.50
Park Link 'A'	0.13
Park Link 'B'	0.14
Park Paseo	0.07
Total Provided	1.48



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SITE PLAN - PARK AREA SUMMARY

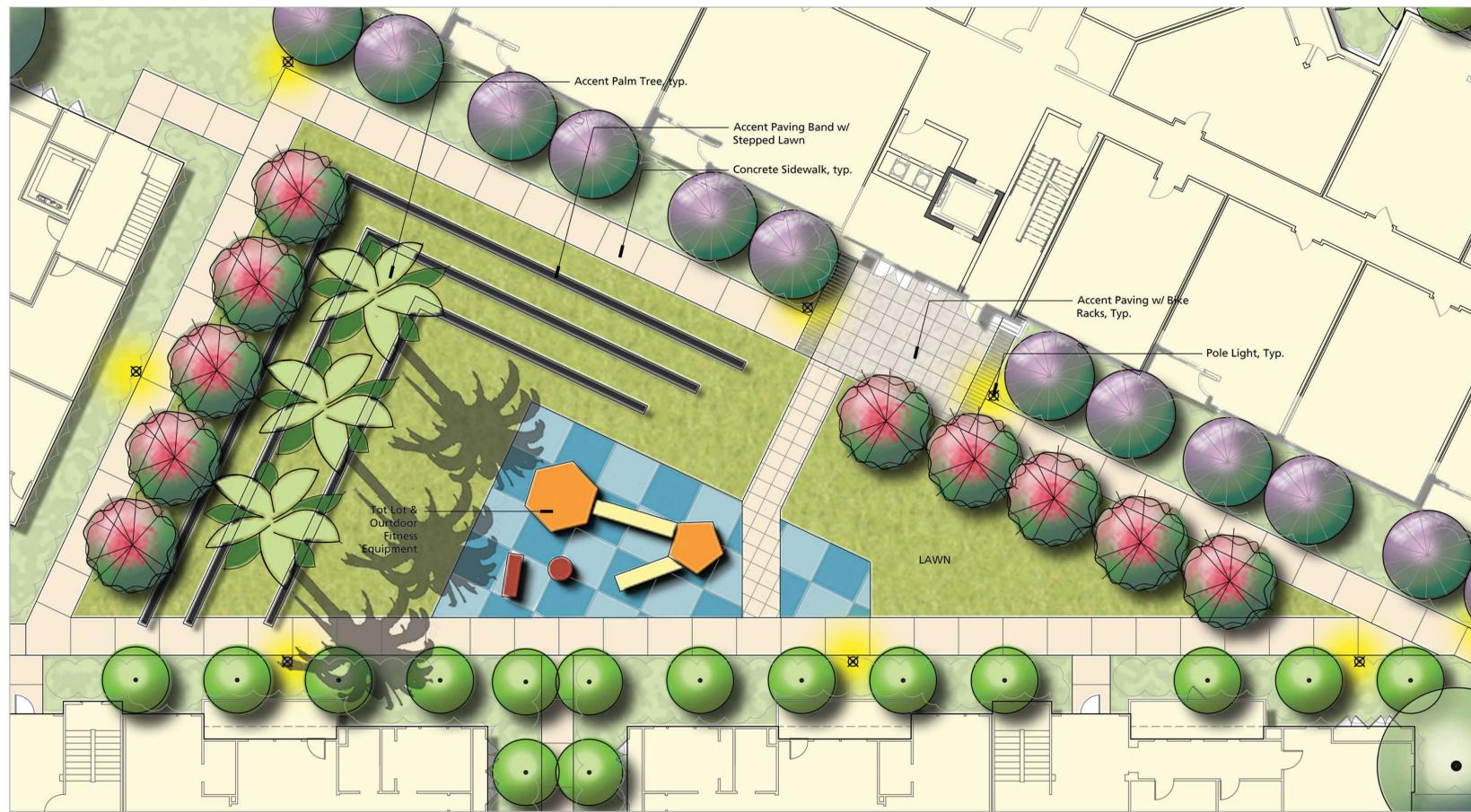
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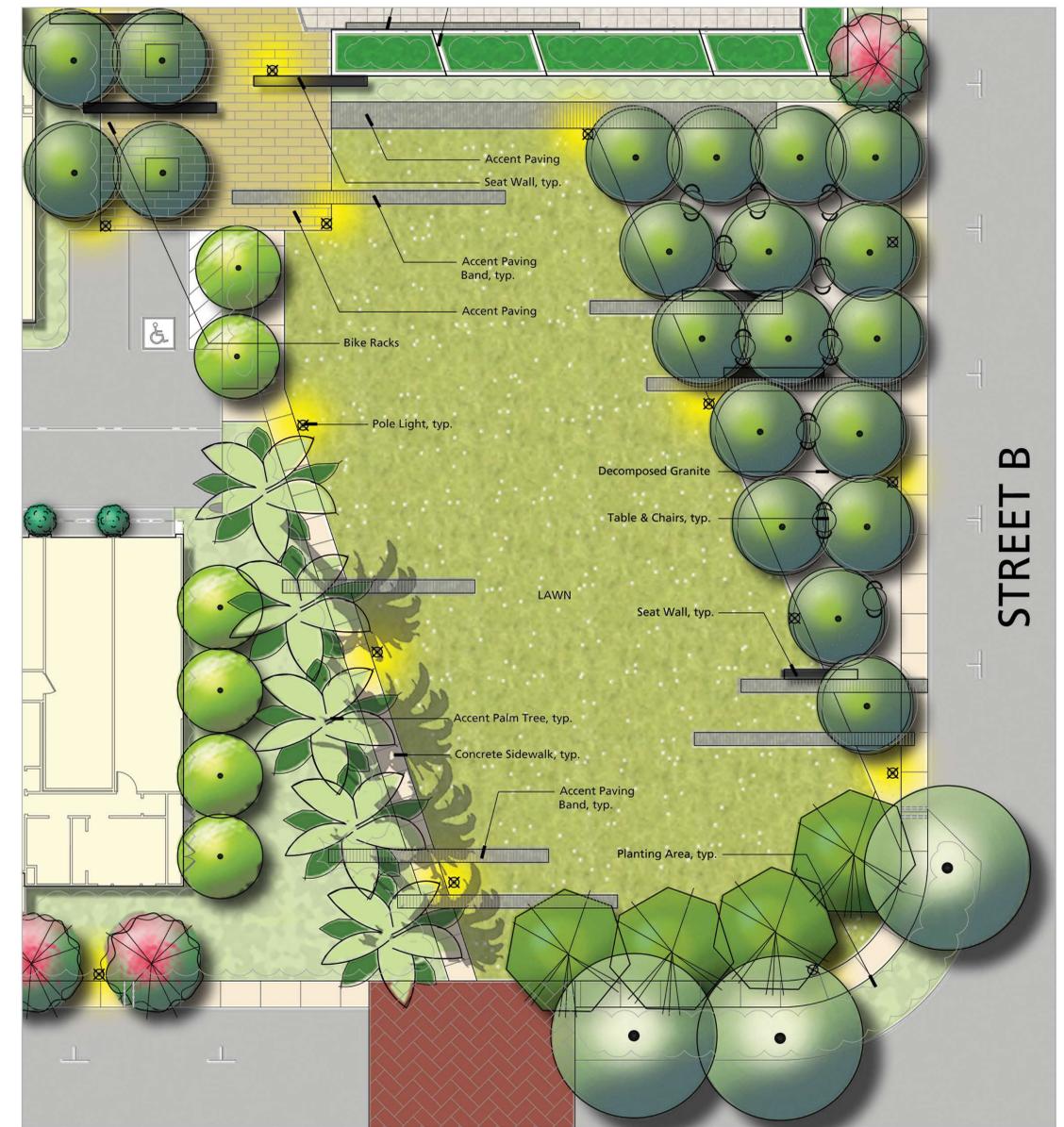
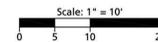
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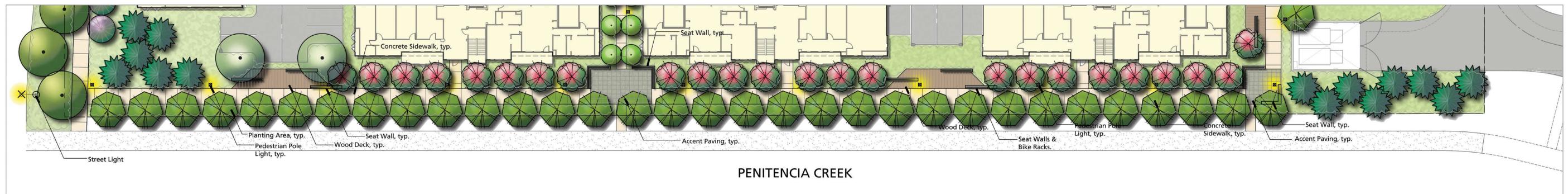
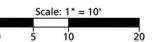
Park A Enlargement

Scale: 1"=10'



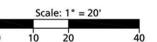
Park B Enlargement

Scale: 1"=10'



Linear Park Enlargement

Scale: 1"=20'



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PARK ENLARGEMENTS

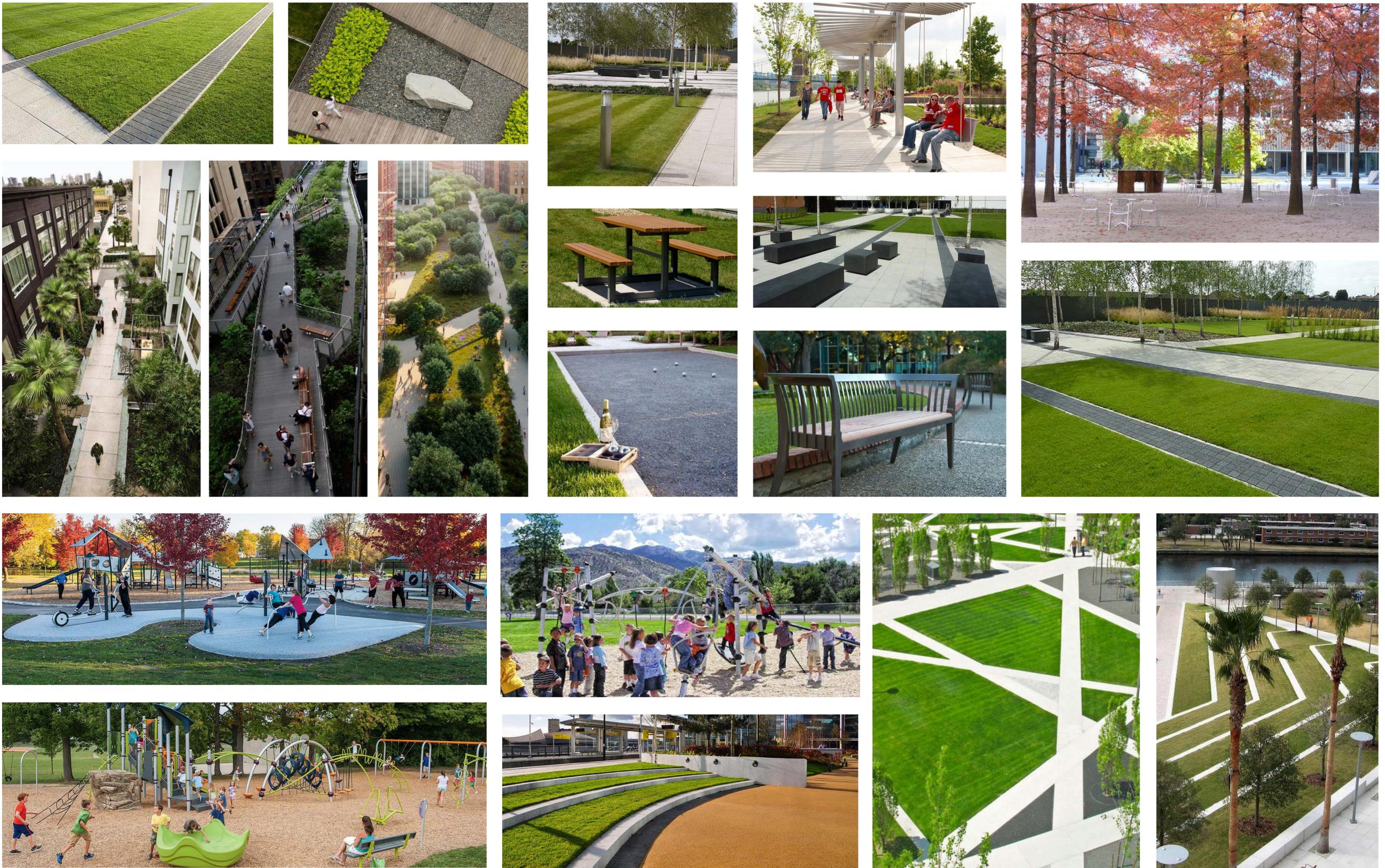
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CONCEPTUAL PARK IMAGERY

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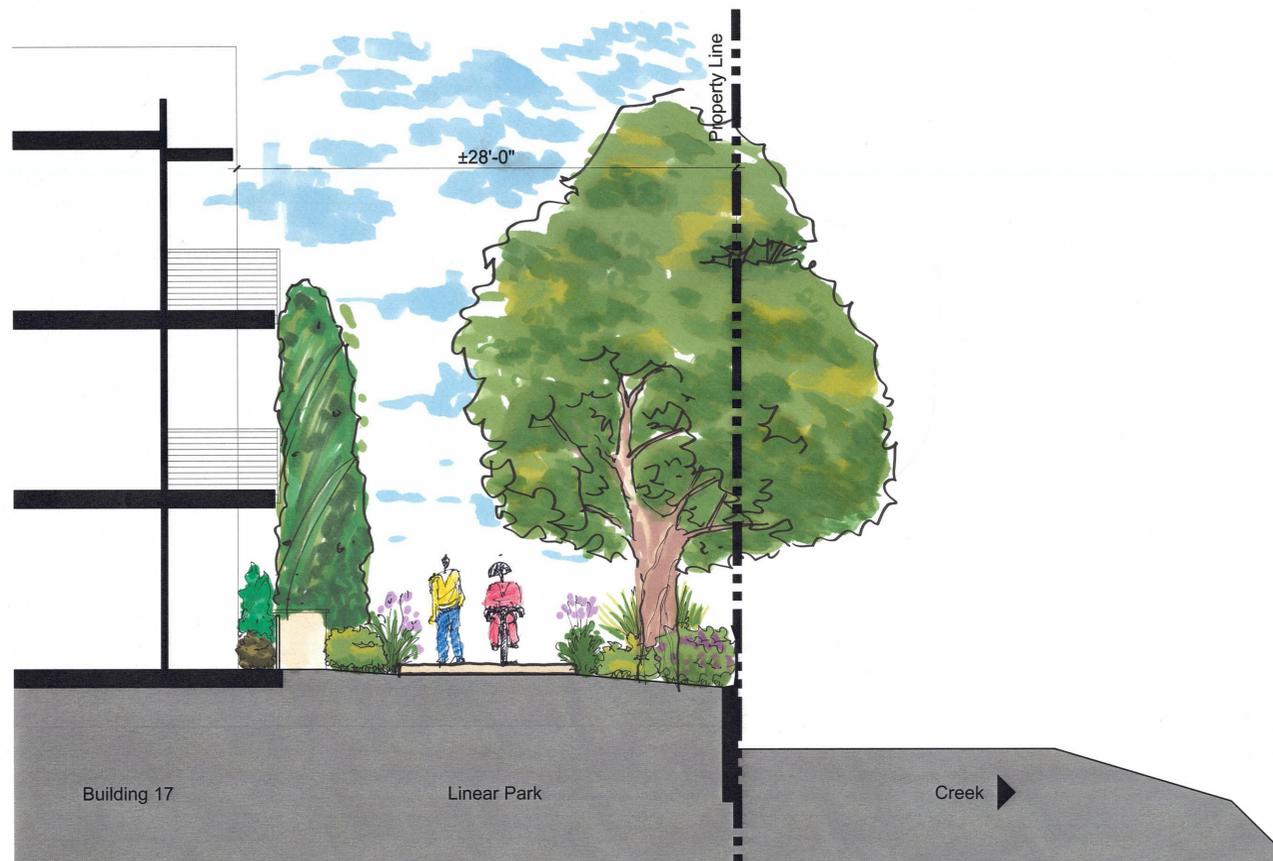
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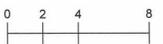
Keymap



1. Section A Through Linear Park



2. Section Through Park B Extension



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SECTION THROUGH LINEAR PARK & PARK B EXTENSION

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High Line Park, NY



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PARK B EXTENSION PLAN AND CONCEPTUAL IMAGERY

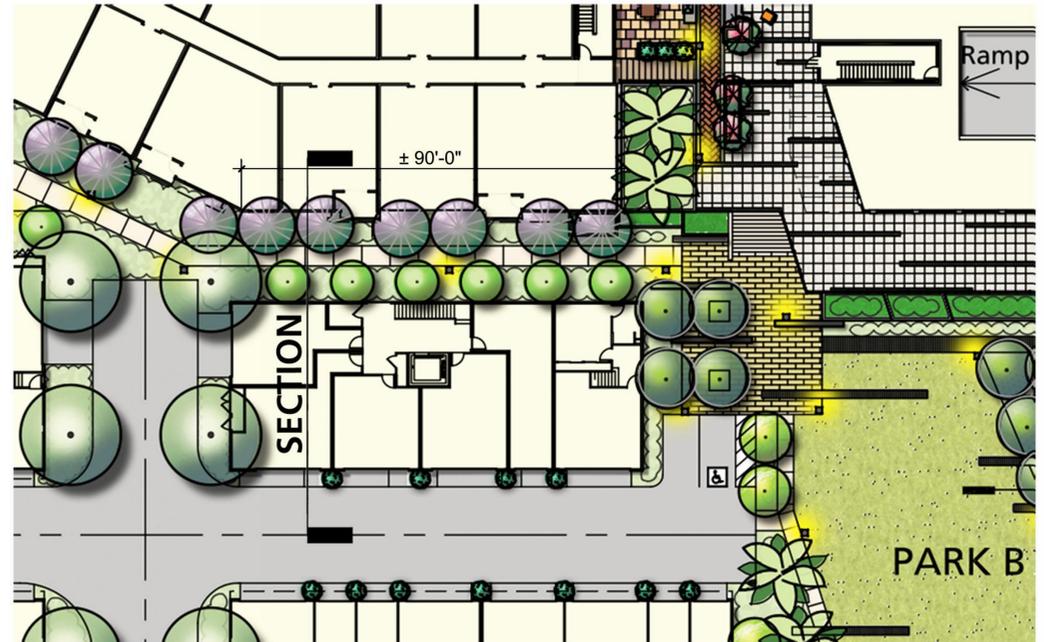
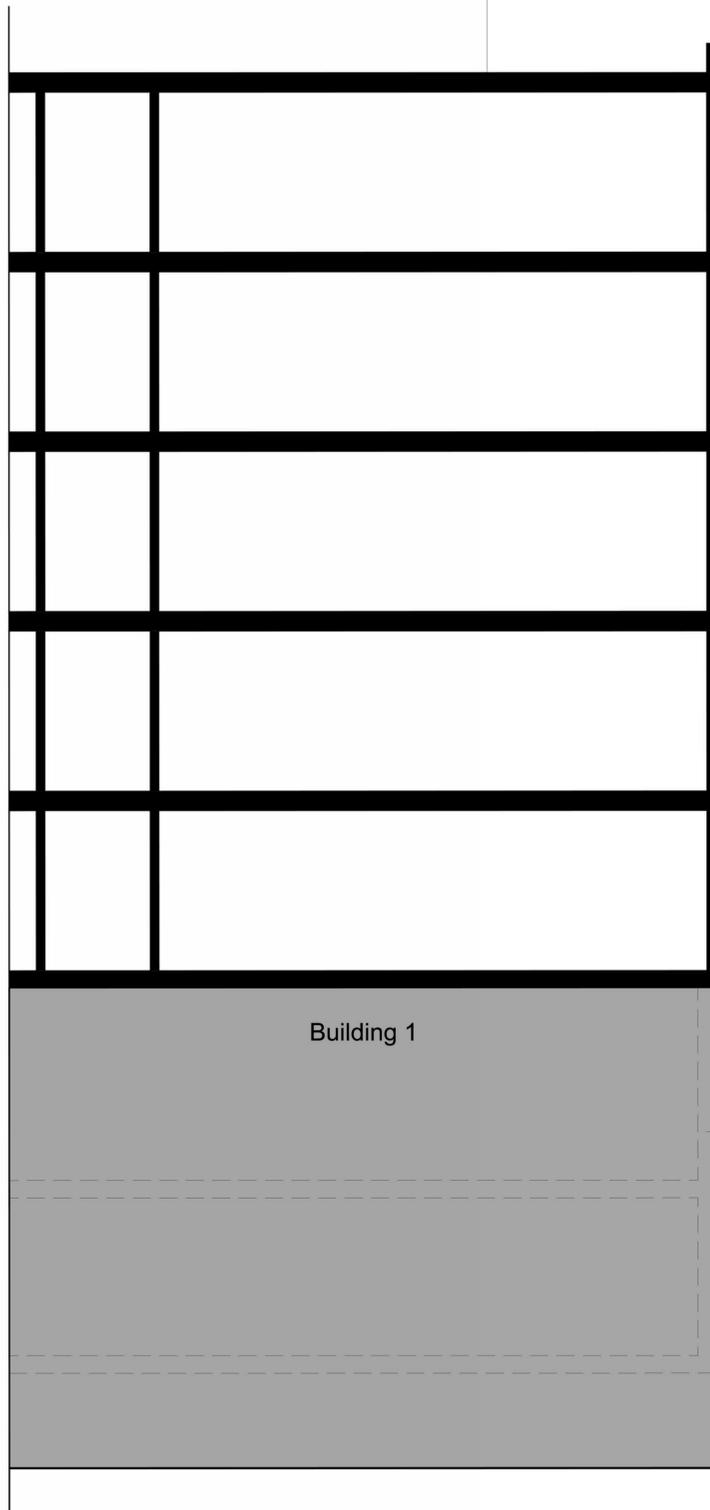


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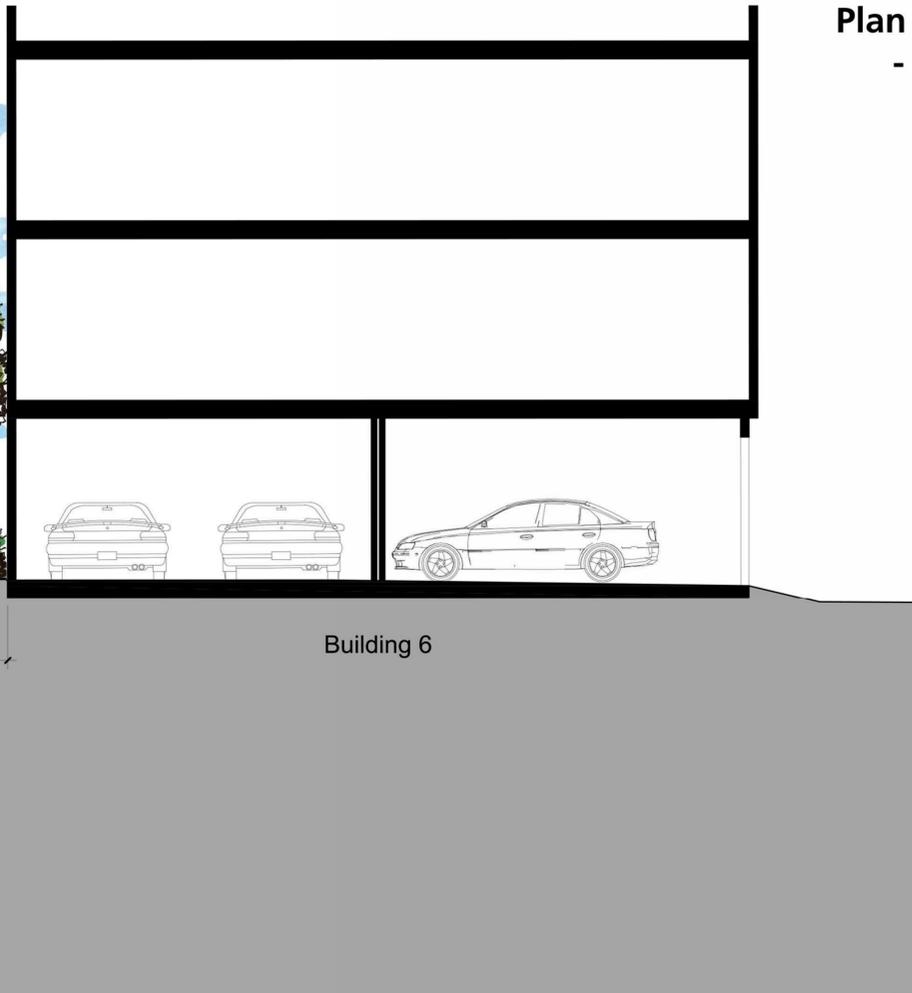
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Plan Enlargement
- Not to Scale



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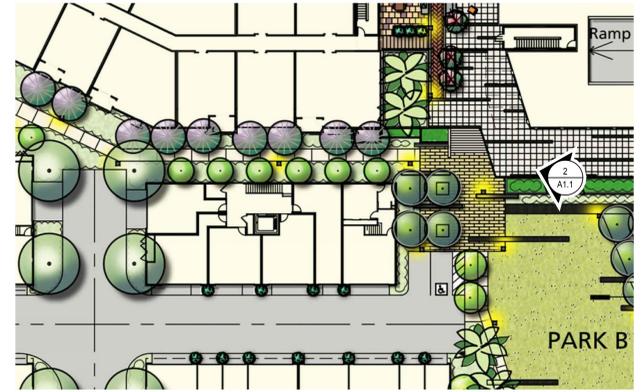
PARK PASEO - LINK BETWEEN PARK A & B

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Key Map n.t.s.

2. Aerial View of Park Paseo

*Refer to Landscape sheets for plant species and placement

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PARK PASEO CONCEPTUAL PERSPECTIVE

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**CITY OF MILPITAS
MINUTES**

PARKS, RECREATION AND CULTURAL RESOURCES COMMISSION

- Minutes:** Regular Meeting of the Parks, Recreation and Cultural Resources Commission
- Date of Meeting:** February 2, 2015
- Place of Meeting:** Milpitas Community Center: Auditorium, 457 E. Calaveras Blvd.
- I. Call to Order:** Chair Sharma called the meeting to order at 7:05pm.
- II. Roll Call:** Commissioners Present: Bansal, Matau, Munzel, Ramirez, Sharma and Singh
Commissioners Excused: Fong and Mathur
Commissioner Unexcused: None
City Staff Present: Jaime Chew – Recreation Services Supervisor
Lisa Ciardella – Public Services Clerk
City Council Liaison Present: Council Member Barbadillo
- III. Seating of Alternates:** Bansal
- IV. Approval of Agenda:** MOTION to approve the agenda for February 2, 2015 as submitted.
M/S: Munzel/Matau Ayes: All
- V. Approval of Minutes:** MOTION to approve the minutes from January 5, 2015 and January 21, 2015 as submitted.
M/S: Matau/Sharma Ayes: All
- VI. Public Forum:** None

VII. Announcements and Correspondence

Jaime Chew announced that this will be her last meeting with the Commission. Recreation Services Supervisor Stephanie Douglas will be the Commission Liaison while she is on Maternity Leave. When she returns from leave, she and Lisa Ciardella will be moving to the Arts Commission and Recreation Services Manager Renee Lorentzen will be the Staff Liaison to the PRCRC Commission and Public Services Assistant Justin Yount will be the Recording Secretary.

VIII. New Business

1. Public Parks and Naming at 450 Montague

City Planner, Shaunn Mendrin presented the Commission with the proposed project at 450 Montague. There will be three public parks within the project that will be the responsibility of the Home Owner's Association. The project will be presented to the Planning Commission on February 11, 2015 and to the City Council on March 3, 2015.

Representatives from Lennar Corporation and the Builder for the project presented the information to the Commission. They presented the details of the three parks. Park A will be between the buildings. There will be a lawn area for active and passive recreation. There will be a tot lot with a shade structure as well as seating and adult fitness elements. Park B will also have a lawn area for active and passive

