

The logo for Trumark Companies, featuring the company name in a white serif font on a black rectangular background.

Trumark Companies

Project Name: WaterStone
Location: 1494-1600 California Circle, Milpitas, CA

Project Description:

The California Circle Industrial Park area presents a tremendous opportunity to meet the high demand for housing by transforming a portion of an older underutilized industrial area into a residential neighborhood, complimenting the existing adjacent California Circle residential areas and improving the existing housing to jobs balance. After extensive market analysis, Trumark believes there is an over-supply of new higher density attached housing coming on-line. Therefore, in order to increase the diversity of housing options, we are proposing this 84-home single-family detached neighborhood. Redeveloping the site will include demolition of the existing office buildings and associated asphalt parking areas. Most of the existing trees fronting California Circle (within 20' of the street approximately) will remain in order to maintain the existing street character, public sidewalk and utilities. Existing trees within the parking areas and near the existing buildings will be removed however to accommodate new homes, parks, circulation and site grading. In order to raise the new homes out of the flood zone, the entire site will be raised approximately 1' at the North end of the site, 2' in the middle, and 3' at the South end, and gradually sloped from the levy toward California Circle. New trees will be planted throughout the new neighborhood. The existing trees in the Western slope of the levy bordering the Berryessa Creek channel will not be impacted by the new development and may, or may not remain depending on Army Corps of Engineer review.

Proposed park areas within the new neighborhood will include pedestrian access to the existing trail on top of the existing levy. No new improvements or plantings are planned on the levy except for a new pedestrian bridge spanning Berryessa Creek. The bridge will span from the West bank to the East bank without any mid-span supports to minimize impacts to the creek. The bridge will rest on top of each side's levy with new concrete landings intended to not impact the trail. The concrete landings will be designed to improve the integrity of the levy. The pedestrian bridge will be located toward the Southern edge of the neighborhood generally half way between the existing Berryessa Creek/California Circle street crossings. The bridge will be

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approximately 10' wide and constructed primarily of steel in an open box-frame style with durable, simulated wood planks.

PROPOSED GENERAL STATISTICS:

Home Count: 84 Total New Homes; Single Family Detached
Project Size: Approximately 7.5 acres +/- (not including creek easement)
Proposed Density Range: 11.2 homes per acre density

Conceptual Unit Mix: Phase-1:

SFD 1	3+den, 3.5-ba	2,262 sq. ft.	31 du
SFD 2	3+loft, 3.5-ba	2,279 sq. ft.	28 du
SFD 3	4-bed, 3.5-ba	2,450 sq. ft.	25 du

Parking: 168 total two-car attached direct access side-by-side garages spaces
 25 un-covered assigned spaces next to each Plan 3's
 44 total open guest parking spaces
 237 Total Parking Spaces
 2.82 total parking spaces per home ratio

Open Space: 13,263 square feet Common useable park-like open space amenity area
 0.30-acres useable Common Useable park-like open space amenity area
 157.9 square feet Common useable open space per home ratio
 Note: all homes also include private yard, porch and deck areas
 42,869 square feet Total Private yard, porch and deck areas provided
 510 square feet Average Private yard, porch and deck area per home ratio

Building Height: Approximately 39'

Construction: Type-V: 3-Story Detached Single Family Homes

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MAY 23 2012

**CITY OF MILPITAS
PLANNING DIVISION**