

California Circle & Main Street Vision Plan

Cal Poly University - City of Milpitas - SCVWD
September 27, 2013



Study Area Overview

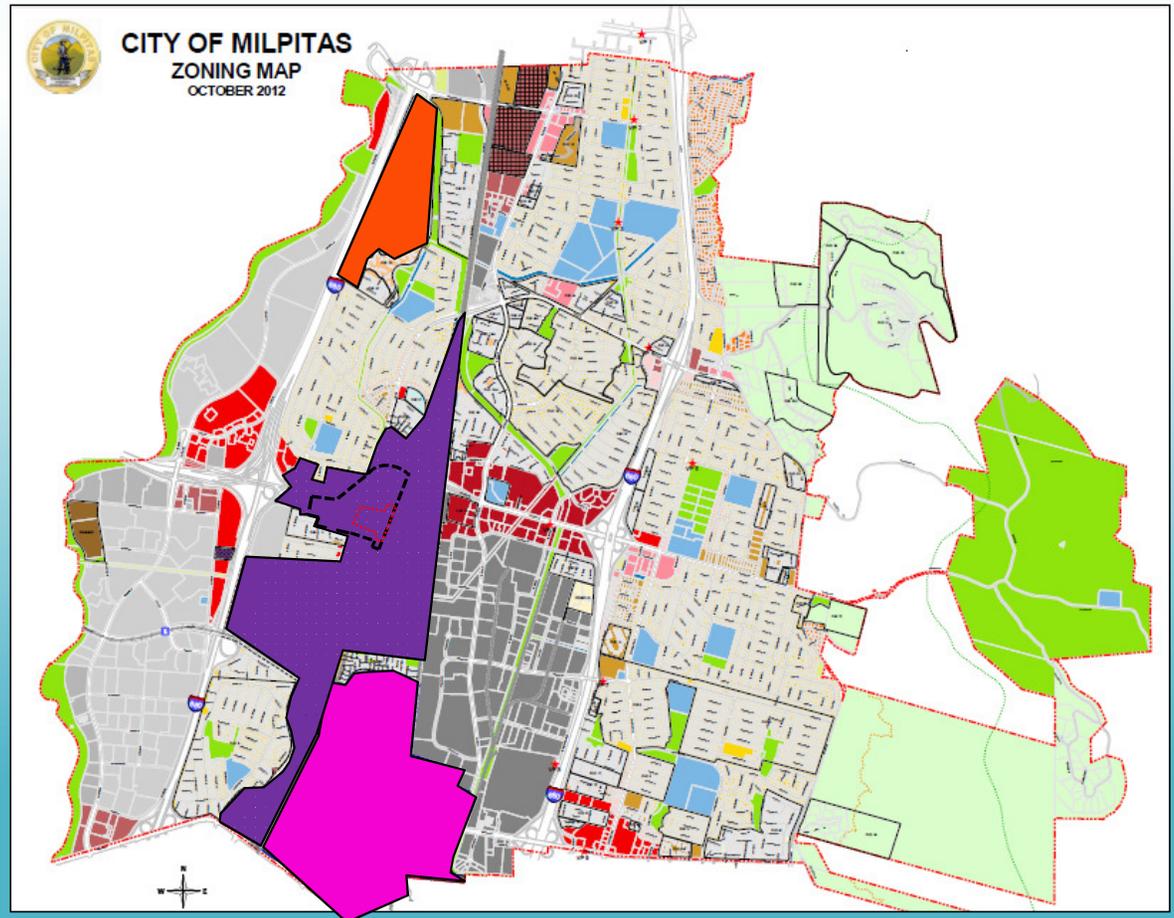
California Circle and Main Street

- Project Area & Vicinity
- Background
- Zoning/Land Use
- Site Constraints
- Site Opportunities
- City Interests



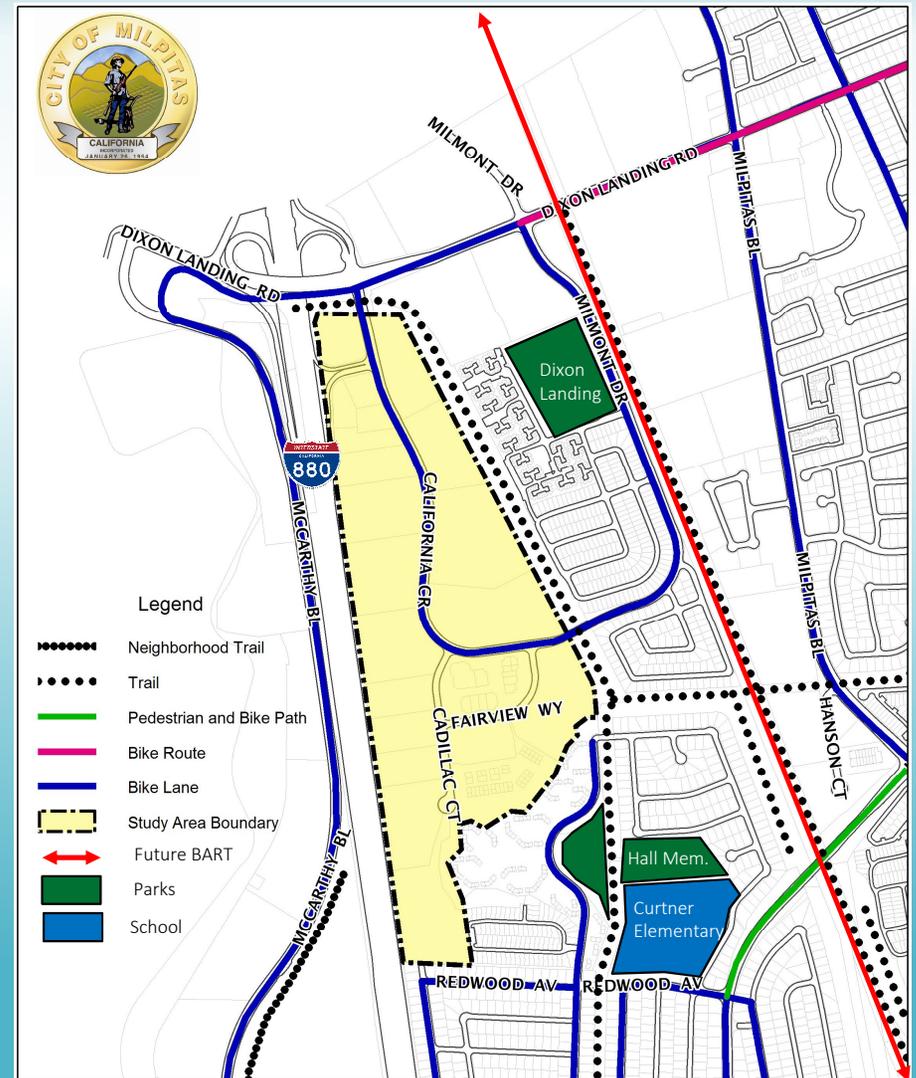
Existing Plans – Citywide

-  Transit Area Specific Plan
-  Midtown Specific Plan
-  Study Area (Midtown)
-  Precise Plan (Midtown)
-  California Circle Study Area



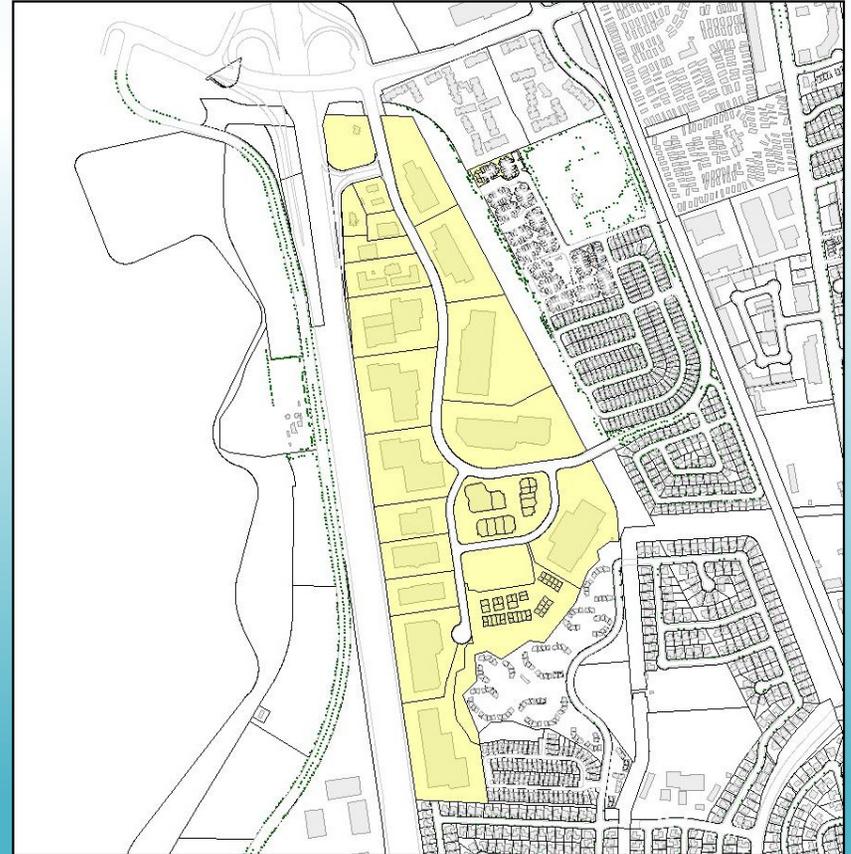
California Circle & Vicinity

- I-880 Access
- Local Street Network
- Penitencia Creek
- Future BART Alignment
- Schools
- Parks



California Circle - Background

- 1) Includes 80 individual parcels
- 2) Total acreage = 110 +/-
- 3) Developed as business park environment
- 4) Older, obsolete buildings
- 5) Range of existing uses
- 6) Important to City storm drain system
- 7) Numerous inquiries for redevelopment
- 8) High vacancy rate, one vacant parcel
- 9) City Council recognizes this is transition area

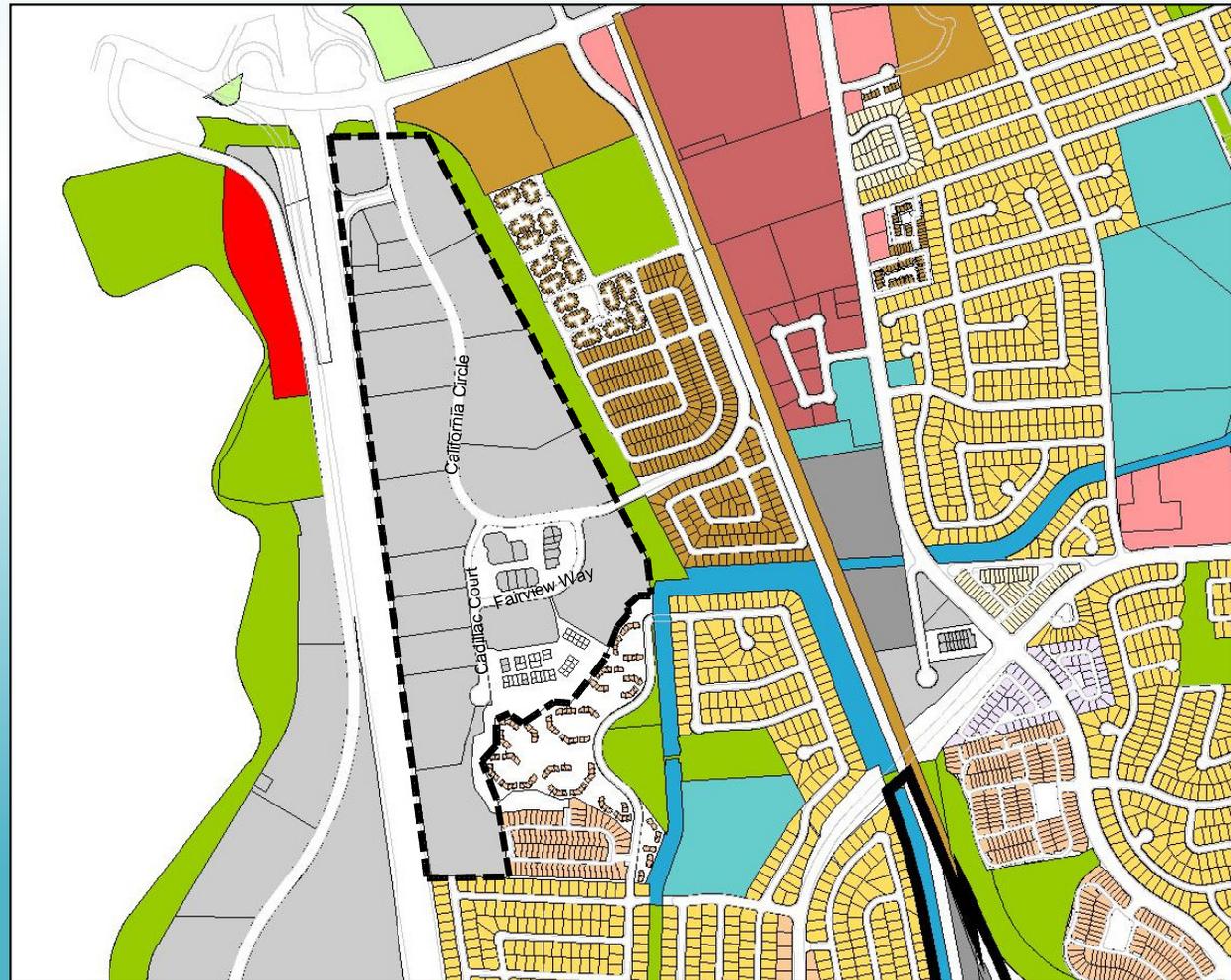


California Circle - Background



California Circle Existing Zoning

-  - Industrial Park
-  - Heavy Industrial
-  - Commercial Office
-  - General Commercial
-  - Highway Services
-  - Single Family Residential
-  - One or Two Family
-  - Multi-Family High Density
-  - Parks and Open Space



California Circle - Constraints

- No Cohesive Development Plan or Direction
- I-880 Impacts: Noise, Diesel Exhaust, Light
- Nearby landfill compromises air quality
- Limited access over two bridges
- Dixon landing peak hour traffic
- Multiple ownership
- Infill phasing, related to existing industrial and other uses (assembly, commercial, office)



California Circle - Opportunities

- Infill development and improvement
- Creek/Trail access
- Mature street trees and landscaping
- Existing street & infrastructure
- I-880 Access, Visibility, “Gateway”
- Large parcels, one vacant site
- Regional economic recovery:
 - Expression of interest for this Area



California Circle - City Interests

- New vibrant community setting
- Maximize economic potential
- Creating an identifiable “place”
- Creating gateways, entrance features and special design elements
- Mix of uses
- Pedestrian connectivity (sidewalks, trails, bridges, street crossings)
- Take advantage of high visibility along I-880 frontage



Main Street & Vicinity

- Local & Regional Access via Hwy 237
- Local Street Network
- Various Auto Oriented Shopping Centers
- Library and Health Center
- Railroad tracks and BART Alignment
- Schools
- Parks



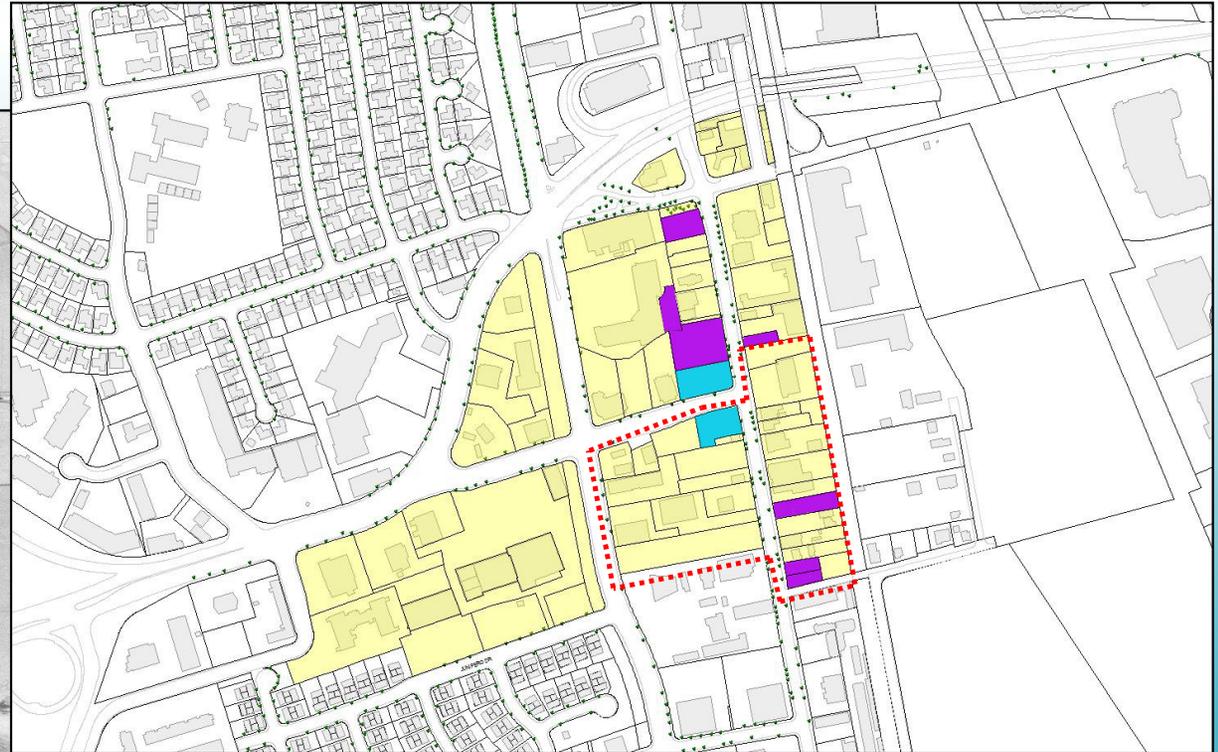
Main Street – Background

- Includes 75 Parcels
- Total Acreage = 56 +/-
- Part of Midtown Specific Plan (adopted in 2002)
- Identified as “Precise Plan Area” in MSP
- Original town center of Milpitas



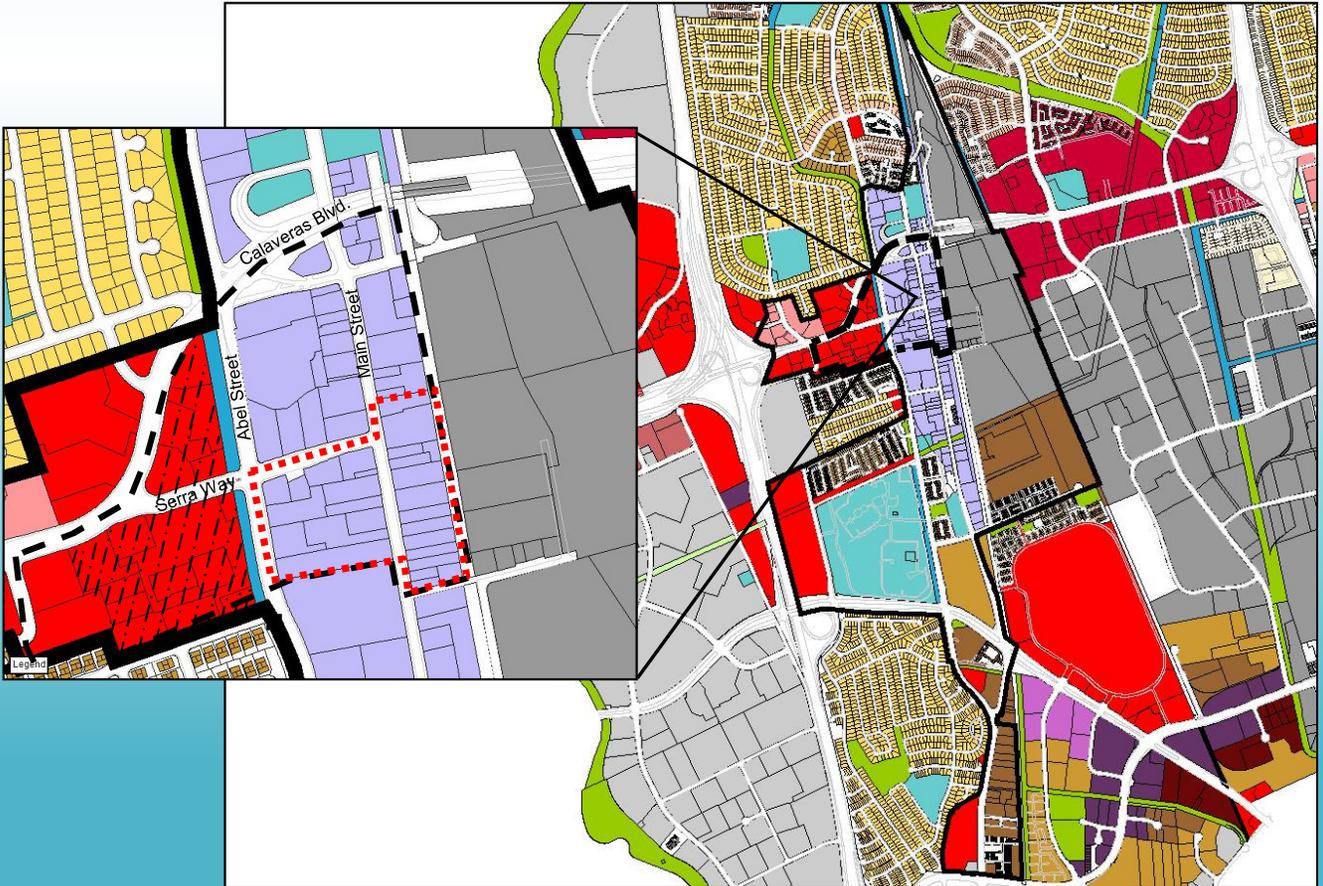
Main Street – Historic Midtown

- Seven Historical Sites
- Two Cultural Resources



Main Street – Existing Zoning

-  - Mixed Use
-  - Mixed Use High Density
-  - Mixed Use Very High
-  - Industrial Park
-  - Heavy Industrial
-  - Neighborhood Commercial
-  - General Commercial
-  - Highway Services
-  - Single Family
-  - One to Two Family
-  - Multi-Family High Density
-  - Parks and Open Space
-  - Institutional
-  - Office Overlay



Main Street - Constraints

- Random development pattern
- Lack of identity
- Multiple, disjointed ownership
- Multiple curb-cuts/parcel access
- Outdated “worn” architecture and signage
- Rail Road and future BART adjacent to east (noise)
- Precise Plan requirement



Main Street - Opportunities

- Serra Center ready for repositioning
- Main Street existing scale conducive to pedestrian environment
- Midtown supports walkable design
- Mixed use buildings are encouraged with required ground level commercial
- Incorporation of historic resources
- High traffic counts on Calaveras Blvd
- Area north of Calaveras already improved



Main Street- City Interests

- Recognition of original “main street” or core area
- Pedestrian oriented mixed-use district
- Placemaking and identity creation – Put a “there” there
- Maximize economic potential



Conclusion

- Study areas are ideal examples for opportunistic planning and design now and into the future
- Characteristics and existing conditions = Visioning Process
- Questions?

Public Works Interests

- Liquefaction Area
- Floodplain and Storm Drain System
- Traffic and Circulation
- Utility Infrastructure



City of Milpitas Water System
Seismic Improvements Strategic Plan

Seismic Hazard Areas

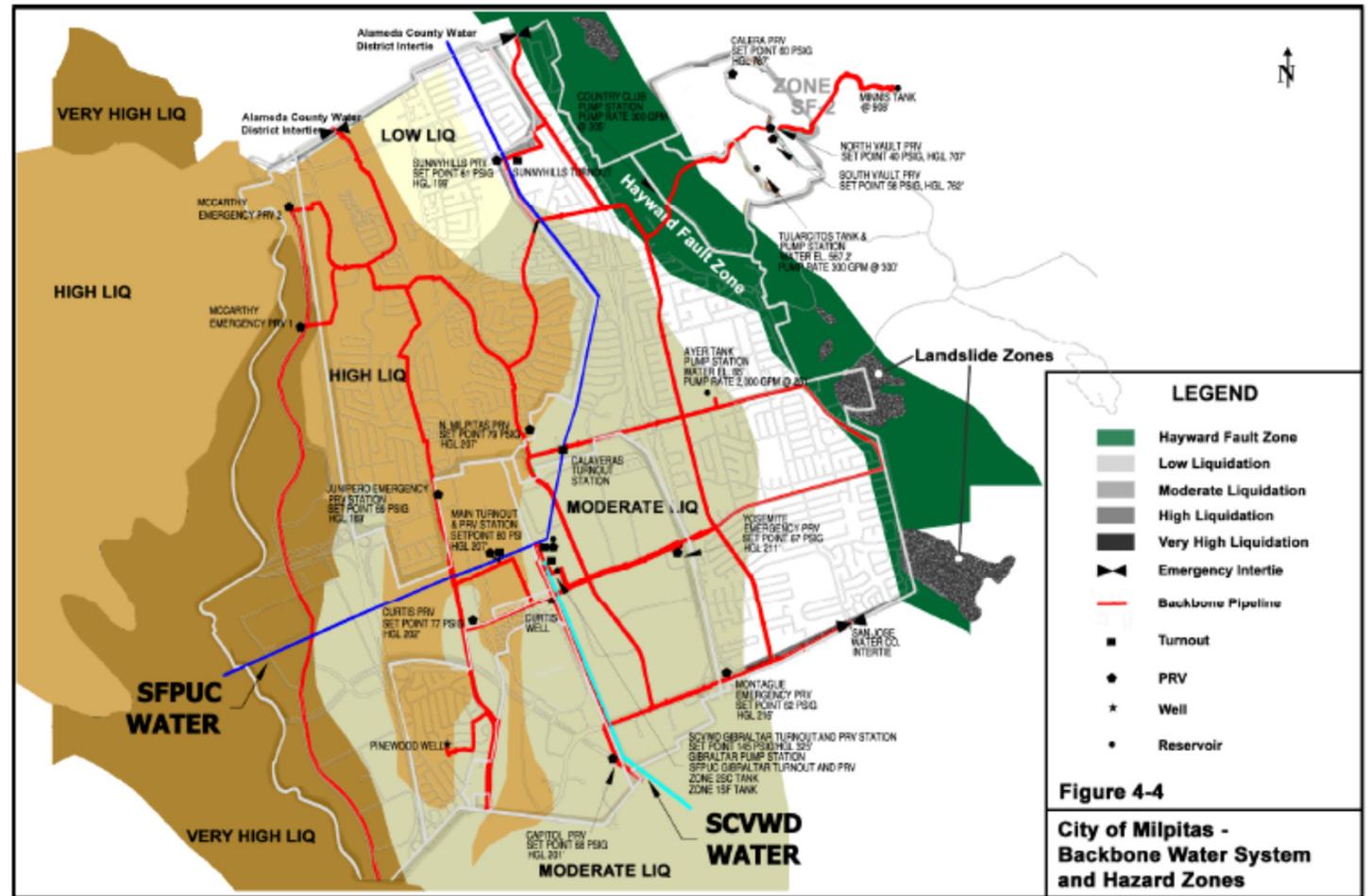


Figure 4-4 City of Milpitas – Backbone Water System and Hazard Zones

Roadway Network

- **California Circle** - Loop road with two access points on Dixon Landing Rd
- **Dixon Landing Rd** - Carries regional traffic with 26,000 vehicle/day
- **Dixon Landing Rd/Milmont Drive** - LOS E (AM), LOS D (PM)
- **Dixon Landing Rd/California Circle** - LOS C (AM), LOS E (PM)

