TO: Mayor & City Council  FROM: Nina Hawk, Acting City Manager

RE: WEEKLY ISSUES UPDATE  DATE: July 21, 2017

BUILDING AND OCCUPANCY PERMITS: Building permits were issued to:

1. T N H C Realty & Construction Inc., for the construction of four 3-story buildings with 24 units out of 114 townhome residential development located at 231 Houret Drive at an estimated construction cost of $9.6M.

2. Flex, an electronics manufacturing company, for installation of (3) Bloom energy fuel cell energy servers which provides an alternative to solely pulling power from the existing energy grid in the parking lot located at 1007 Gibraltar Dr. at an estimated construction cost of $500,000.

3. Statewide Roofing Inc., for re-roof at the existing vacant building located at 1101 Cadillac Court at an estimated construction cost of $350,000.

4. Clean Solar Inc., for the installation of 131.2kW roof mounted photovoltaic system for TEK Labels, a label printing company located at 472 Vista Way at an estimated construction cost of $297,424.

5. Tarob Court townhomes, for demolition of existing building for the future 59 townhomes residential development located at 1980 Tarob Court, at an estimated construction cost of $287,500.

Building permit applications were submitted by:

a) Hudson Pacific Properties, Inc., for site improvements at Campus Center around (3) buildings previously used by Cisco located at 115 North McCarthy Boulevard, at an estimated construction cost of $4.5M.

b) Corwill Technology, a semiconductor assembly business, for the installation of water recycling system at their facility located at 1635 McCarthy Boulevard, at an estimated construction cost of $550,000.

c) Seismic, for tenant improvement of an existing electronics manufacturer company at their facility located at 775 Montague Expressway, at an estimated construction cost of $340,000.

d) Valley Design & Construction, Inc., for tenant improvement at the vacant building located at 1831 Tarob Court in preparation for future tenant move-in at an estimated construction cost of $225,000.

Occupancy permit applications were submitted by four new businesses moving to Milpitas:

1. Project Sentinel, a nonprofit counseling center for home ownership located at 554 Valley Way.

2. Silicon Valley Tech-Innovation, a general office for IT programming business located at 1900 McCarthy Boulevard.

3. Negandhi Tax Corporation, a tax and accounting office relocating from Santa Clara to 500 East Calaveras Boulevard.

4. Entrust Caregiver Staffing Agency, a caregiving staffing agency located at 16 Corning Avenue.

The following businesses have received final inspection and are now open for operation:

a. Garage Clothing, a clothing store in the Great Mall.

b. Vium Inc., a biomedical research company located at 521 Cottonwood Drive.

c. Staten Solar Corporation, a photovoltaic installation contractor general office located at 1672 South Main Street.

CONSTRUCTIONS UPDATE:

Bay Rock Storage, four new storage buildings located at 985 Montague Expressway: The photo on the right shows the foundation being poured for the first building.
Houret Townhomes, 114 townhome development by The New Home Company at 231 Houret Drive: Foundation for one of the building is underway and construction of the second building is continuing to reach to the framing stage as seen in the photo on the left.

Anton Milpitas, by Anton Building Co. located at 750 E. Capitol Avenue: Grading work has begun to prepare for construction of two 5-story, 582 multi-family unit’s residential development with 5,000 sf of commercial space over 7-story parking garage. See photo below.

HUMAN RESOURCES DEPARTMENT UPDATES: Mark your calendars for the annual Health and Wellness Fair on Thursday, September 21, 2017 from 12:00pm to 2:00pm.

CURRENT EMPLOYMENT OPPORTUNITIES: Human Resources is accepting applications this week for the following employment opportunities. Interested candidates can find positions at www.ci.milpitas.ca.gov/jobs and www.calopps.org in addition to the City of Milpitas LinkedIn page and @MilpitasCityJob Twitter account.

Open Competitive Opportunities:
- Associate Engineer (Land Development) – open until filled
- Building Inspector – continuous
- Communications Dispatcher Supervisor – open until filled
- Communications Dispatcher – open until filled

Temporary Opportunities:
- Adult Crossing Guard
- Fitness Instructor
- Head Swim Coach
- Public Works Inspector (Land Development)
- Recreation Leader: After the Bell Program
- Recreation Leader: Building Attendant
- Recreation Leader: Referee

UPCOMING EMPLOYEE TRAINING OPPORTUNITIES:
It is not too late to sign up for the CalPERS Benefits Employee Event in Santa Clara on July 21-22 to learn about retirement and health benefits, including the importance of deferred compensation. Register at https://www.calpers.ca.gov/page/education-center/member-education/benefits-education-events/calendar

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<tr>
<td>Harassment Prevention Training</td>
<td>Mon., July 24, 2017 1:30PM – 3:30PM</td>
<td>Council Chambers</td>
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<td>ICMA Supervisory Practices Webinar Session #5: Strategic Planning, Managing Workflow, and Budgeting</td>
<td>Thur., July 27,2017 10:00AM – 11:30AM</td>
<td>Committee Conference Room</td>
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POLICE DEPARTMENT UPDATES: The Milpitas P.A.L. has kicked off its rugby program this summer. Our first phase was to facilitate a six Saturday USA Rugby sponsored “Try on Rugby” flag rugby academy at Dixon Landing Park. We are four weeks into the program and seventeen (17) middle school and high school girls are participating. Our volunteer coaching staff includes Milpitas native Di-an Duong. Di-an played rugby for UC San Diego for 5 years and has two years youth rugby coaching experience. Another volunteer coach of note is former UC Davis player and former SJSU Division II women’s rugby club coach Virginia Puccio. Both coaches plan to return for the regular season. Additional assistance has come from members of the San Jose Seahawks men’s and women’s rugby teams. The Milpitas P.A.L. is preparing to field four tackle rugby teams in the fall/winter. This will include boys’ and girls’ middle school and high school teams. They will play other teams in the Bay Area, Tri-Valley, and Sacramento Valley through the NorCal Youth Rugby Association. Recruitment for coaches for the boys’ teams is in progress. The Milpitas P.A.L. Rugby has already secured major sponsorships from Milpitas Materials, Devcon Construction, Preston Pipelines, Snap-On Tools, Service King, and Stuart Event Rentals. See photo of the group below.

The U.S. Bank, located at 100 North Milpitas Boulevard, is co-sponsoring the summer program and purchased tees for all the participants and volunteer coaches (see photo of the t-shirt’s back on the left.)

On Sunday, July 16, 2017 from 12:30pm to 2:00pm, Captain Armando Corpuz participated in a panel discussion on “Dialogue, Empathy, and Civic Participation”, held at the India Community Center Table Tennis Center located at 1507 N. Milpitas Blvd., Milpitas. The Keynote Speaker was Milpitas Unified School District Superintendent Cheryl Jordan. This Event was organized by the Milpitas Democrat Club.
On Tuesday, July 18, 2017, Dispatcher Elsa Buchanok is leaving the Milpitas Police Department after serving 18 years of dedicated and professional services, committed to responding to thousands of calls to help the Milpitas community. Elsa began her career with the Milpitas Police Department in 1994 when she joined the Milpitas Police Explorer program. She was hired as a Records Intern in 1997 and she remained in that position until 1998. In 1999, Elsa was hired as a Police Dispatcher. Elsa functioned as a Tactical Dispatcher and Acting Dispatch Supervisor. Elsa has been an integral member of the 911 Communication Team. Her knowledge and quick thinking allowed her to anticipate crucial details, earning her a great deal of trust and respect from her peers and superiors. We wish Dispatcher Elsa Buchanok all the best in her future endeavors. See photo on the right.

PUBLIC WORKS DEPARTMENT UPDATE: Testing for six Maintenance Worker (I/II and III) positions took place on July 20, 2017. This testing represents a critical step in the recruitment and replacement of employees on the two Trees and Landscape crews approved as part of the FY2017-18 Operating Budget.

Public Works is reissuing the Parks maintenance bid. Terracare has a four-month bridge contract to perform maintenance of the City’s parks while the bid process plays out. Parks maintenance services are planned to remain a contract service.

The Streets division has re-introduced its in-house pesticide spraying program to prevent and control weed growth in City streetscapes and medians. Since the dissolution of the RDA, pesticide spraying has been performed by the City’s parks and streetscape contractors. In bringing the streetscape spraying back in-house, Public Works hopes to better mitigate weed growth and prevent the need for costly manual weed removal over the long term.

Facilities staff have installed the first of thirty-five water bottle refill stations in the Public Works Building near the IS Department. Eighteen water bottle refill stations will be installed throughout City buildings over the course of the next two months. Phase II of the project will install sixteen water bottle refill stations at City parks and trails. Picture of the bottle refill station is on the left.

UPCOMING MILPITAS MEETINGS:

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<tr>
<td>Tuesday, July 25, 2017 @ 6:30pm</td>
<td>Citizens Water Rates Task Force Meeting</td>
<td>Committee Conference Room</td>
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<td>Tuesday, August 1, 2017 @ 5:30pm</td>
<td>Regularly-Scheduled Council Meeting</td>
<td>Council Chambers</td>
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UPCOMING MILPITAS EVENTS:

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<td>Thursday, July 27, 8:30pm</td>
<td>Last Movie Night Out: Finding Dory</td>
<td>Civic Center Plaza</td>
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<tr>
<td>Tuesday, August 1, 6:15pm to 8:15pm</td>
<td>Last Summer Concert: Bruce Guynn &amp; Big Rain</td>
<td>Murphy Park</td>
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BART Construction (at over 90% complete) will create intermittent traffic impacts in the following areas:

- **Montague Expressway**: Montague Expressway now has a street-level bridge that will pass over future BART that is in a trench below. To minimize impacts to the travelling public during peak commute hours in the AM and PM, all lanes will be open. The contractor for the County’s Montague Widening project, OC Jones, has completed their second stage of construction and they partially reopened South Milpitas Boulevard on February 5, 2017, for “right-in, right-out” only. For this 3rd phase of construction, there will be no left turns from or onto Montague Expressway.

- **Capitol Avenue**:SSH recently completed their final reconstruction of northbound Capitol Avenue with three through lanes starting just north of the BART trench. Additionally, VTA announced another 2-month temporary closure of the Montague Light Rail Station which started May 22, 2017. SSH is making final modifications to accommodate the new elevator from the BART pedestrian overcrossing. During this closure, a shuttle is being provided between VTA’s Montague Light Rail Station and VTA’s Great Mall Transit Center. The shuttle schedules are listed below; and the location of the shuttle stops and route are on the map below:
  - Weekdays from 6:00 AM to 11:30 PM
  - Weekends from 7:00 AM to 11:30 PM
  - every 15 minutes before 8:30 PM and every 30 Minutes after 8:30 PM

- **Dixon Landing Road**: SSH completed the majority of their roadway improvements during the previous single lane closures and placed the permanent striping. A temporary left-turn lane, from southbound Milpomt Drive, was installed through the median in order to provide an alternate access to the “7-11” shopping center. This was recently removed and the median was restored, since the alternate “7-11” driveway on Dixon reopened in mid-March 2016.

- **Piper Drive**: One lane in each direction was re-opened to the public since May 2, 2014. Single-lane closures may periodically be required to allow final improvements to the roadway and the at-grade UPRR crossing.

- **Entire BART alignment through City of Milpitas**: Now that the tracks are fully energized, train testing can begin soon! Some of this testing will need to occur during the night and early morning hours. **VTA will notify the City at least a week prior to.**
Design & Construction

Projects Impacting the Public:

- **Alviso Adobe Phase V – Interior Restoration (CIP 5055):** This project provides for the restoration of the first floor of the Alviso Adobe. A design contract was approved by the City Council on August 16, 2016. The concept design was approved by PRCRC on February 6, 2017, and was approved by the City Council on May 16, 2017. The preliminary design is underway.

- **Marylinn Drive Sanitary Sewer Replacement (CIPs 6115 & 6116):** This project provides for the replacement of a 27” & 30” diameter sanitary sewer pipeline along Marylinn Drive and under I-880. The consultant is proceeding with a CIP design to line the existing pipes as a cost savings measure. 50% design plans were submitted and reviewed. 100% plans have been received and are ready for bid advertisement. The City is working with the SCVWD for issuance of an encroachment permit.

- **Milpitas Sports Center Pool Repairs (CIP 3408):** The project repaired and resurfaced three sports center pools. Construction was completed on time and within budget on May 5, 2016. Council approved initial acceptance of the project on September 20, 2016, and the project is in the one-year warranty period.

- **Light Rail Median Landscaping (CIP 2001):** This project provides for landscape improvements within the medians along Great Mall Parkway, from I-880 to the southern City limits. The new landscape will be irrigated with recycled water. The project was advertised in October, 2016 and two bids were received. The construction contract was approved by City Council on December 6, 2016. The Notice to Proceed to the contractor was issued on February 14, 2017. The contractor is currently installing concrete improvements, irrigation, and drainage systems for all islands. Planting for Island D, E, F (Able St to Montague Expressway) to start in late July.

- **Dempsey Road Water line Replacement (Projects 3709, 7100 & 7118):** This project provides for the replacement of portions of the water main and storm drainage line along Dempsey Road, between Yosemite Drive and Calaveras Boulevard, and depending of funding will install a recycled waterline along the alignment. The final design of the storm, water and recycled lines is underway.

- **237/McCarthy Boulevard Median Landscaping (CIP 4274):** This project provides for median landscaping and irrigation, for the medians at the 237/McCarthy Boulevard Interchange. A Funding Agreement, between VTA and the City, was executed in 2012 to provide funding for this project and to allow VTA to administer the construction. Staff is working with VTA, who will be administering the construction contract. Construction is expected to start by the end of July, 2017.

- **Milpitas Midtown East Parking Garage (CIP 3407):** The project provides for the electric motor operation of fire doors within the garage and library. The contractor has completed the installation of the new electrical panel and most of the related conduits. The contractor has installed 4 of the new 6 door operators. The door operator for the Library door, key switches, sensing edge, and backup battery has been installed. Construction is complete and the project was accepted on March 7, 2017 and is in the one-year warranty period.

- **Berryessa Creek Improvement Project (Army Corp of Engineers/SCVWD):** The Santa Clara Valley Water District (SCVWD) and the Army Corp of Engineers are completing the design for a project to improve Berryessa Creek, from south of Montague Expressway to State Route 237. The contractor is currently working along the South Side of Calaveras Boulevard and near Los Coches Street. The project is anticipated to be completed in 2018.

- **Higuera Adobe Park Renovation (CIP 5097):** This project provides for the renovation of the picnic area and replacement park play equipment. Parking lot surface improvements and ADA access improvements are also included. Start of construction was March 1, 2017, and the contractor is installing irrigation, preparing the soil for planting and installing new pavers in the new picnic area. The anticipated completion date is August 2017.
• **Sports Center Sports Fields (CIP 5104):** This project provided for the installation of a synthetic turf football/soccer field and a smaller multi-purpose field, including lighting and related furniture and equipment. Construction was completed, the project was accepted on February 7, 2017, and is in the one-year warranty period.

• **Higuera Adobe Park Renovation (CIP 5097):** This project provides for the renovation of the picnic area and replacement park play equipment. Parking lot surface improvements and ADA access improvements are also included. Start of construction was March 1, 2017 and the contractor is installing irrigation, preparing the soil for planting and installing new pavers in the new picnic area. The anticipated completion date is August 2017.

• **Bridge Improvement Project (CIP 4271):** This project provides for the repair and resurfacing of City-owned bridges, as identified by Caltrans, as deficient and in need of maintenance. Construction is complete, the project was accepted on February 7, 2017, and is in the one-year warranty period.

• **Wrigley-Ford Creek Erosion Repair (CIP 3700 & 3706):** This project provided repair of erosion damage to the Wrigley-Ford creek riparian mitigation area. Construction is complete. Project was accepted by the City Council on November 15, 2016 and is in the one-year warranty period.

• **Cathodic Protection Improvement – Main Sewer Pump Station (CIP 7115):** This project provides for the installation of corrosion protection for the sewer force main system within the Main Sewer Pump Station, at North McCarthy Boulevard. The project will also evaluate the City-owned sewer force main system between the Main Sewer Pump Station, at North McCarthy Boulevard, and the San Jose Wastewater Treatment Plant, at Zanker Road. The evaluation is an update to the City’s 2012 Annual Survey and Cathodic Protection Condition Assessment. Bid package for advertisement for work within the Main Sewer Pump Station is underway.

• **McCandless Park (CIP 5102):** This project provides for a new public park, adjacent to the new Milpitas Unified School District Elementary School, located on the east side of McCandless Drive, south of Montague Expressway, in the Transit Area. The park will provide approximately 4 acres of City public park space which will include play fields, athletic courts, parking, picnic area, play structure, and restrooms. City and school staff continue to coordinate project related issues, including construction of a pedestrian bridge over East Penitencia Creek and a groundwater well on the new park. The City Council approved contract agreement with the park designer on February 21, 2017. Design phase started in mid-March 2017.

• **New Midtown Street Light Project (CIP 3430):** This project provides for the phased installation of Midtown standard decorative street lighting along South Main Street, from Carlo Street to Great Mall Parkway. The first segment of lighting design and installation will be from Carlo Street to just north of Corning Avenue. The engineering design phase commenced in January, 2017 for Segment 1 (from Carlo Street to Corning Avenue) and is anticipated to be completed in 2018.

• **Utility Underground 2017 Project (CIP 3425):** This project provides preliminary engineering, support services, and coordination to the Pacific Gas & Electric Company (PG&E) for the creation of a new Rule 20A Utility Underground District (UUD) on Corning Avenue, from South Main Street to North Abel Street and South Main Street from Corning Avenue to East Curtis Avenue. The new underground district will utilize PG&E’s Rule 20A funds for construction of the utility undergrounding of existing overhead pole mounted electric, cable, and AT&T lines along South Main St. and Corning Avenue. The City Council approved the Resolution creating the UUD on January 3, 2017. Staff has submitted documentation to PG&E to enter the Rule 20A program. PG&E estimates their design process will start in early 2018.

• **Daniel Court Water Main & Service Replacement (CIP 7110 & 7131):** This project will provide for the construction of waterline and service laterals and replacement of water meters and fire hydrants on both sides of Daniel Court, east and west of North Park Victoria Drive. The project was advertised in May and one bid was received. City Council award the construction contract to D&D Pipelines, Inc. on June 20, 2017. The notice to proceed for mobilization, preconstruction potholing, and trench layout/saw cutting was issued on July 14, 2017.
• **TASP Underground Utility District (CIP 4281):** This project provides for the creation of a new utility underground district to underground existing overhead PG&E, Cable TV and AT&T lines within TASP redevelopment area, along South Milpitas Blvd. and Montague Expressway. The new district would be administered by the City and the design and construction to be completed by PG&E, using the City’s and County’s Rule 20A funds. VTA is installing the new undergrounding substructure for AT&T and PG&E (at risk) as part of the BART project, at their cost. The City Council approved the Resolution creating the UUD on January 3, 2017. Staff is working with PG&E to implement the requirements for the district. PG&E estimates their design process will start in early 2018.

• **Well Upgrade (CIP 7076):** This project will provide for a new well within the City’s New McCandless Park, which is currently under design and is located east of McCandless Drive, south of Montague Expressway, in the Transit Area. The design and installation of the well will be executed in phases. Phase 1 design services will provide for the evaluation of the hydrogeologic characteristics of the McCandless site, including installation of a test bore hole. The designer will acquire a contractor to drill a test hole to verify aquifer volume and water quality in August-September 2017.

• **Street Resurfacing 2017 Project (CIP 4284):** This project provides for the localized repair of failed asphalt concrete pavement, resurface asphalt concrete pavement, install ADA compliant sidewalk ramps, repair damaged sidewalk, curb and gutter and reinstall pavement delineation on the following street segments:
  1) Milpitas Boulevard between Hanson Court and northerly City limit
  2) Dixon Landing between Milpitas Boulevard and 400 feet east of Milmont Drive

This project will also include localized repair of failed asphalt concrete pavement on the following street segments:
  1) McCarthy Boulevard between Ranch Drive and northerly City limit
  2) Abbott Avenue between Calaveras Boulevard and Rudyard Drive
  3) Main Street between Corning Avenue and Curtis Avenue
  4) Yosemite Drive between Milpitas Boulevard and Vista Way
  5) Dempsey Road between French Court and Landess Avenue
  6) Tasman Drive between Alder Drive and I-880 Overpass

City Council awarded the project to O’Grady Paving, Inc. on June 20, 2017. Construction to begin in early August.

**Land Development (Private):**

| UNDER CONSTRUCTION (ONSITE & OFFSITE) ACTIVE PROJECTS |
|-----------------------------------------------|------------------|
| **DESCRIPTION**                              | **IMPACT**       |
| **District 2, Taylor Morrison, McCandless Drive (PJ2825):** This is a medium density residential project off the northerly portion of McCandless Drive. McCandless Drive is now open for through access to the public. Staff is preparing the project for Council initial acceptance. | None |
| **Metro, Pulte Home, 1401 South Milpitas Boulevard (PJ 1211):** This project will construct 318 residential units in total, at the intersection of the future Garden Street and South Milpitas Boulevard. Activities are:  
  - Lot 1 is under construction.  
  - Public improvements for South Milpitas Boulevard and Garden Street are near completion.  
  - Lots 2-4 is under construction.  
  - The landscaping plans have a retaining wall whose footing is encroaching into a sidewalk easement and there are several landscaping walls within the public service easements, staff is working on an encroachment agreement for these facilities. | Traffic delays on South Milpitas Boulevard |
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<td><strong>Orchid, DR Horton, 31 South Milpitas Boulevard (PJ2812)</strong></td>
<td>This project will construct 80 single-family detached units with related infrastructure (water, sewer, storm drain and other utilities and improvements along Los Coches Street and Milpitas Boulevard).</td>
<td>None</td>
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<tr>
<td><strong>Citation 1 (north portion of Piper Drive) (PJ2527)</strong></td>
<td>This project will construct 94 townhouse units and two apartment buildings, totaling 638 units. On-site construction is complete. Off-site improvements are currently under construction. The Multi Party C3 agreement is being routed to City Staff for signature.</td>
<td>No traffic impact</td>
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<td><strong>Traverse, K. Hovnanian, 569 Trade Zone Boulevard (PJ2874)</strong></td>
<td>This project will construct 207 residential townhome units on 12.5 acres of land with new public roadway system and a public park. They are looking to release the final unit and are currently in the process of reviewing the conditions of approval and addressing punchlist items from public works inspector. We are currently being held up by South Bay Water Recycling as they will not issue any recycled water meter permits until they have received and reviewed all off-site improvement plans showing major distribution lines. Utilities Section will take the lead.</td>
<td>No traffic impact</td>
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<tr>
<td><strong>Waterstone, Lennar Homes, 1494 California Circle (PJ2830, PJ1160)</strong></td>
<td>This project will construct 84 single-family residential units on an existing industrial site.</td>
<td>Possible traffic delays along California Circle and I-880 ramp</td>
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<td><strong>District 1, Lots 2, 3A and 4, Lyons, 1320 McCandless Drive, 1425 McCandless Drive, and 1310 McCandless Drive/1463 Centre Pointe Drive</strong></td>
<td>This project will construct 3 high-density residential and mixed use projects. There is no activity on 3A and 4. Lot 2 has been submitted for site improvement permit and comments provided to applicant. On site Irrigation plans have been reviewed and comments were provided.</td>
<td>Possible traffic delays on McCandless Drive and Great Mall Parkway</td>
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<td><strong>Piper, KB Homes, 1256 Piper Drive (PJ1122)</strong></td>
<td>This project will construct 98-townhome-style condominiums and 1-condominium tower with 210 units and the corner of Piper Drive and Garden Street. Revised on-site irrigation plans and off-site irrigation plans have been signed by the Assistant City Engineer. We are currently being held up by South Bay Water Recycling as they will not issue any authorization letters for use until they have received and reviewed all off-site improvement plans showing major distribution lines. The Utility staff is handling this process. Staff is working with the developer and PG&amp;E to resolve the issue of Condition of Approval (COA) #58. The applicant has submitted on-site and off-site joint trench and street light plans for 1st review.</td>
<td>Traffic delays on Piper Drive and Garden Street</td>
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**UNDER CONSTRUCTION (ONSITE ONLY)**

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<td><strong>Murphy Ranch Townhomes, Lyons, and Coyote Creek (PJ2740)</strong></td>
<td>This project will construct 285 townhomes (approved as part of the Fairfield Project). Fine grading, underground work and site improvement construction are mostly completed. The developer will coordinate traffic control with the adjacent Fairfield project. Off-site improvements have been completed and accepted by the City Council with Cerano Apts. Final Occupancy punchlist (RW closeout) is in progress.</td>
<td>No traffic delays</td>
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<td><strong>District 1, Lyons (north portion of McCandless Drive) (PJ1134)</strong></td>
<td>This project is a mix-use commercial and high density residential development located at the northerly portion of McCandless Drive. Addendum #4 to the SI permit were submitted for their 3rd review and comments were provided, at issue the revised project frontage is not in conformance with the approved Tentative Map.</td>
<td>Traffic delays on Great Mall Parkway</td>
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<td><strong>Palazzo, KB Homes, 1200 Piper Drive (PJ1051)</strong></td>
<td>This project will construct 94 townhome-style condominiums at the northeast corner of Piper Drive and Garden Street. The project is nearly complete.</td>
<td>No traffic delays</td>
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