



## CITY OF MILPITAS AGENDA REPORT (AR)

<b>Item Title:</b>	Conduct Fifth Study Session on the Milpitas Metro Specific Plan (Update of 2008 Transit Area Specific Plan) with a Presentation, Discussion and City Council direction on Key Plan Policies related to Parks, Trails, Streetscape, Placemaking and Sustainability
<b>Category:</b>	Community Development
<b>Meeting Date:</b>	3/2/2021
<b>Staff Contact:</b>	Ned Thomas, Planning Director, 408-586-3273 Kevin Riley, TASP Manager 408-586-3292
<b>Recommendation:</b>	<ol style="list-style-type: none"><li>1. Receive a presentation from staff</li><li>2. Provide feedback and direction on key policies for Parks, Trails, Streetscape, Placemaking and Sustainability to guide preparation of the Draft Milpitas Metro Specific Plan</li></ol>

### **Background:**

The City's consultant, Urban Field Studio (UFS) and City staff continue work on the Milpitas Metro Specific Plan (MMSP), which is an update of the Transit Area Specific Plan (TASP) originally adopted in 2008. On January 19, the project team met with the Council to discuss key plan policies related to proposed land use, density, and intensities of development in the Metro Plan area. On February 2, we met again to discuss key policies related to circulation, mobility, and parking. The presentations for these first two meetings can be found in the *Timeline* section on the Metro website at: [www.milpitasmetro.org](http://www.milpitasmetro.org). In this fifth study session with the Council, the project team will present information on key plan policies related to parks, trails, streetscape, placemaking, and sustainability.

As previously noted, the startup of regional BART service at the Milpitas Transit Center last summer presents an opportunity whereby the City can position itself as a complete, accessible, and highly attractive destination for housing, jobs and entertainment/retail activity. The original impetus for the TASP over 12 years ago was the anticipation of BART and its interconnection with the VTA Light Rail system. With continuing high housing demand in the South Bay region, much of the housing in the original TASP has been entitled and built, and the actual opening of BART service should now enhance interest in the City for development of jobs and services. Although the original TASP called for significant commercial and office development, little of this type of development occurred, but circumstances may change as the economy improves. The Metro Plan will further promote such development and will also enhance housing opportunities that can substantially address the City's obligations under the State-mandated Regional Housing Needs Assessment (RHNA) process.

At the first framework session the Council supported seven (7) key principles for the Metro Plan area. Most relevant to a discussion about parks, trails, streetscapes, and placemaking is the following:

*The MMSP will establish design guidelines for buildings and the public realm to ensure a high-quality environment, walkable scale, and a strong sense of place.*

This session will look at key policies related to parks, trails, streetscapes, and placemaking needed to address these development objectives.

**Analysis:**

Creating complete, cohesive neighborhoods and providing safe, convenient connections among those neighborhoods and to the Milpitas Transit Center challenges us to further improve upon the emerging network of trails, pathways, parks and other open spaces in the Metro Plan area. This network can help establish a strong sense of place by establishing cohesive design ideas for the Metro neighborhood and establishing a sustainable approach for development and quality of life within the City.

Coordination with Parks Master Plan Update: City staff and the consulting teams for Milpitas Metro Specific Plan and the Parks Master Plan have been closely coordinating during the plan development processes. The team anticipates that the Parks Master plan will serve as a bridging document between the parks policies in the General Plan and the Milpitas Metro Specific Plan.

Attached to this agenda report is an informational report from UFS examining some key policies in this subject that are critical to the preparation of the Metro Plan. In addition to this background material, the consultant team will provide a presentation and facilitate a discussion with the Council toward consensus around on a set of key policies to guide development of the goals and objectives to be contained in the draft Metro Plan. Key policy issues to be discussed include:

- Level of Service for Parks
- Trail Connectivity
- Sense of Place
- Infrastructure, including public plazas and streetscapes
- Sustainability
- Design Guidelines

**Policy Alternatives:**

This is an informational item for Council feedback and direction and is the third of several sessions for providing the Council with the progress of the update work for the Milpitas Metro Specific Plan.

**Fiscal Impact:**

This is an informational item. As such, there is no fiscal impact.

**California Environmental Quality Act:**

This report represents ongoing work on the Milpitas Metro Specific Plan; it is anticipated that an Environmental Impact Report (EIR) will be prepared for consideration prior to Plan adoption.

**Recommendation:**

1. Receive a presentation from staff;
2. Provide feedback and direction on key policies for Parks, Trails, Streetscape, Placemaking and Sustainability to guide preparation of the Draft Milpitas Metro Specific Plan

**Attachments:**

Informational report from Urban Field Studio