

Milpitas BART Station area construction begins

Demolition of existing structures will make way for new hub off Montague

The Santa Clara Valley Transportation Authority's contractor, Skanska Shimmick Herzog, a joint venture with LAN/T.Y. Lin, has started the demolition of existing buildings at the future Milpitas Bay Area Rapid Transit Station located at the southeast corner of Montague Expressway and Capitol Avenue.

The demolition of one building and one partial building will make way for construction of the new station. Crews are working from 7 a.m. to 7 p.m. Monday through Friday with some weekend work.

The first phase of the demolition, just east of the Union Pacific Railroad tracks and north of The Crossing at Montague apartments, will take approximately one month.

The demolition activities involve the use of heavy construction equipment to crush concrete, tear and shred materials, and to stockpile them.

Buildings will be demolished in sections, from ceiling to floor, from wall section to wall section to protect the crew from structural insecurities. A large number of dump trucks will also be used to haul away debris.

To reduce dust and noise and ensure community safety, construction crews will leave an existing portion of the wall immediately adjacent to The Crossings at Montague in place to serve as a barrier to the surrounding community.

The future Milpitas BART Station will have a projected daily ridership of 10,000 on opening day, with BART trains expected to arrive every 7.5 minutes.

The station will feature a ground-level concourse, below-ground boarding platforms and a connection to VTA's Montague Light Rail Station.

A VTA bus transit center will also offer connections to VTA's local, limited-stop and express



bus services. Also featured will be private shuttle and "kiss-and-ride" loading areas, a multi-story parking garage and on-site bicycle storage.

The BART ride from Milpitas to the San Francisco Embarcadero Station is expected to take less than 60 minutes.

For additional information on the future Milpitas BART Station, visit vta.org.

A building at 1523 Gladding Court is demolished to make way for the Milpitas BART Station.

Photo courtesy of Santa Clara Valley Transportation Authority

200-unit apartment complex coming to Milpitas

South Main Street project eyes 2014 opening

A joint venture between Resmark Apartment Living and Shea Properties was announced last week that will include a 200-unit apartment development in Milpitas on an approximately three-acre site at 1201 S. Main St.

"We are extremely pleased to partner with Shea Properties on 1201 South Main. The company has an excellent reputation as a premiere multi-family developer, and shares our commitment to top quality developments that appeal to residents and enhance the community," said Ziv Cohen, Resmark's chief operat-

ing officer.

The four-story building will be designed in a contemporary Italian style, comprising studio, one-bedroom, one-bedroom and loft, two-bedroom and two-bedroom and loft configurations with an average size of 919 square feet.

Residences will feature open floor plans with nine-foot-high ceilings, walk-in closets and premiere flooring, cabinetry and finishes, according to Resmark.

Milpitas City Council approved the project on the undeveloped site just south of a small strip mall at Abel and Main

streets last November.

The project, previously approved by the city in 2007 as a planned 126-unit mixed-use condominium project called Matteson, is located in the city's Midtown Specific Plan that calls for 2,500 new dwelling units near Great Mall.

J.J. Abraham, a senior vice president of multi-family development and acquisitions at Shea Properties, told the council last year his company would build, operate and maintain the new apartment complex.

"We see this as a gateway (project), we see this as a flagship property for Shea," Abraham told the council, adding it was a "boutique" project that fit its in-

fill site. "We like this because it's small by its size."

According to Cohen, Milpitas was chosen for the development because it was a "mature community."

"(The city is) centrally located to access the area's major business centers making it an attractive residential option," she added.

Cohen said the apartments will appeal to a broad demographic from single young professionals to small families.

"The property will have many on-site amenities and indoor and outdoor areas for social gatherings," she said.

Cohen said that the cost to build the project was not available and that lease amounts were

also not being divulged yet.

"It is too early to provide a rent range," she added.

Construction is expected to begin later this year and should be completed in summer 2014, Cohen said.

Resmark, with headquarters in Los Angeles, has participated in more than 130 deals encompassing more than 22,500 single-family and multifamily residential units.

Shea Properties, based in Aliso Viejo, Calif., owns and operates approximately 6,000 apartment units and 6 million square feet of office, industrial and retail space in California, Colorado and Arizona.