

# SOMONT

Milpitas, CA  
Lennar Multifamily Communities, LLC



20130551

## Typology

Apartments  
Podium

## Facts

Podium Density: 112 du/ac  
Stacked Flats Density: 20 du/ac  
Total Site Density: 46.7 du/ac  
Unit Plan Sizes: 690-2,344 sq. ft.  
Number of Units: 489 du  
Site Area: 10.47 ac  
Number of Stories: 5  
Parking: 839 spaces (1.72 sp./unit)  
Construction Type: III

This exciting new transit-oriented urban apartment community is located in Santa Clara County, near light rail and a future BART Station in Milpitas. There are two different building types on the site – a 351-unit podium building that sits on the corner of Capitol Avenue and Montague Expressway with 138 on-grade stacked flats. The podium building has a strong presence along the major street frontages with five levels of residential units stacked above two levels of subterranean parking. At Capitol and Montague, corner balconies, an enhanced building base and a large signage gesture sets the corner apart from the rest of the massing. The corner of Capitol and B Street is emphasized with a leasing lobby, sky deck and equally interesting signage gesture. Between the main corner of the podium building, the architecture consists of two distinct languages. Equally important to the street edges is the interaction between the podium building and the parks and on-grade stacked flats. The amenity space has been positioned so that it can spill out onto an outdoor terrace and courtyard space. A grand stair links the podium courtyard to a park and allows residents living in the podium the opportunity to engage with the rest of the community. There is also a linear park that lines the southern property edge adjacent to the creek and other lush green spaces for residents to enjoy.



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