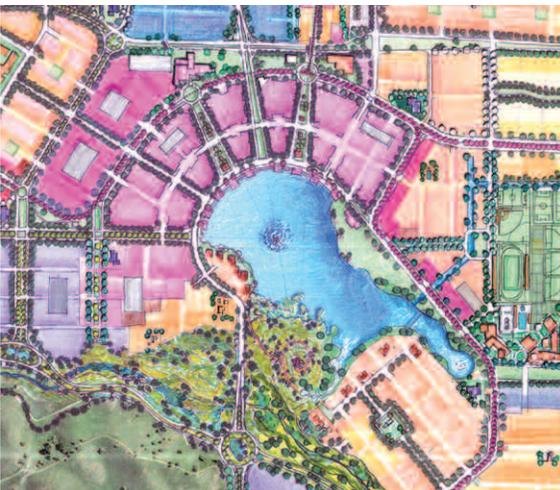




COYOTE VALLEY S P E C I F I C P L A N

INITIAL DRAFT • DECEMBER 2006



COYOTE VALLEY

S P E C I F I C P L A N

INITIAL DRAFT • DECEMBER 2006



FORWARD This document is the initial draft of the Coyote Valley Specific Plan (CVSP), based on work to date of a Council-appointed Task Force, community and stakeholder meetings, City staff and a multi-disciplinary team of consultants (see acknowledgments). The initial draft contains a conceptual land use plan consistent with the project description for the CVSP Environmental Impact Report (EIR). The Planning Area Detail Appendix released in June 2006, contained additional ideas for land use refinements. Both land use concepts are included in this initial draft to illustrate the iterative nature of the planning process. Where there are notable variations between the two land use concepts, the “project description” land use concept has precedence to maintain the integrity of the EIR.

The initial draft Specific Plan contains conceptual land use, infrastructure, and community facilities plans to create a vibrant, mixed-use community in North- and Mid-Coyote. The initial draft also contains proposed policies to ensure a high quality of development, environmental protection, green building, and other objectives. Suggestions for implementation include a preliminary affordable housing strategy as well as a framework for establishing a permanent non-urban buffer or Greenbelt in South Coyote Valley.

As an initial draft, the CVSP is subject to change. The City welcomes comments from the Task Force, property owners, and all other interested parties. City staff are also awaiting the completion of a draft Environmental Impact Report which is expected to inform additional refinements to various aspects of the Specific Plan, including the conceptual land use.

TABLE OF CONTENTS



Page 4	List of Figures
Page 6	List of Tables
Page 7	List of Appendices
Page 8	Section 1: Plan Overview
Page 9	Background
Page 10	Scope of the Specific Plan
Page 12	Planning Approach and Process
Page 13	Blueprint for Coyote: City Council's Vision and Expected Outcomes
Page 14	Section 2: Context: Opportunities and Constraints
Page 15	Introduction
Page 15	History
Page 16	Greater San José and Region
Page 17	Coyote Valley and surroundings
Page 18	Existing Land Uses
Page 19	Environmental Setting
Page 22	Transportation
Page 23	Market Analysis
Page 26	Section 3: Guiding Principles for Coyote Valley
Page 27	1. Promote Environmental Stewardship and Preserve Open Space
Page 28	2. Provide Global Leadership and Economic Viability
Page 28	3. Focus on People: Promote Diversity and Social Equity
Page 29	4. Provide Opportunities for Education and Lifelong Learning
Page 29	5. Promote Development of a Sustainable Community
Page 30	6. Create a Distinct Community With an Identifiable Core Surrounded by Compact, Diverse and Mixed Land Uses Integrated With a Variety of Transportation Choices
Page 31	7. Create Walkable Neighborhoods with Definable Centers, Edges and Connections
Page 31	8. Protect and Complement existing Residential Neighborhoods, Cultural Resources, Hillsides and Greenbelt
Page 32	Section 4: Major Plan Elements/Urban Structure
Page 33	Introduction
Page 33	Environmental Footprint
Page 40	Composite Infrastructure Framework
Page 45	Urban Design Framework
Page 48	Urban Design Experience: Urban to Rural Transect
Page 52	Section 5: Land Use & Urban Design: Where People Live, Work, Play and Learn?
Page 53	The Land Use Map
Page 62	Illustrative Plan and Development Program
Page 63	Planning Areas



Page 64 **Section 6: Street and Circulation Systems: How do People get around?**

Page 65 Introduction

Page 65 Non-Vehicular Circulation Network

Page 72 Roadway Design and Street Network

Page 79 Parking

Page 81 Public Transportation

Page 83 Transportation Demand Management

Page 84 **Section 7: Community Facilities & Services: Where do People Play, Learn, and Worship?**

Page 85 Introduction

Page 86 Open Spaces, Parks and Recreation

Page 107 Schools and Child Care

Page 111 Community Services

Page 114 **Section 8: Infrastructure & Utilities: How to Serve the New Community?**

Page 115 Introduction

Page 115 Hydrology and Storm Drainage, Treatment and Retention

Page 119 Sanitary Sewerage

Page 120 Water Demand and Sources

Page 122 Energy

Page 122 Telecommunications

Page 123 Solid Waste

Page 123 Infrastructure Maintenance

Page 124 **Section 9: Hillside & Greenbelt Strategy**

Page 125 Introduction

Page 126 Governance and History of South Coyote Valley Greenbelt

Page 126 CVSP Greenbelt Strategy

Page 128 Implementation Framework

Page 130 **Section 10: Implementation**

Page 131 Land Use Regulation

Page 134 Affordable Housing Implementation Strategy

Page 137 Implementation Policies and Strategies/Action Plan

Page 139 Consistency with the San José General Plan

Page 140 Consistency with other City Policies and Programs

Page 141 Administration of the Coyote Valley Specific Plan

Page 155 **Acknowledgements**

LIST OF FIGURES

Figure 1: Coyote Valley Location Map*

Page 20 **Figure 2: Coyote Creek Watershed**

Page 23 **Figure 3: Jobs and Employed Residents in Silicon Valley**

Page 34 **Figure 4: Environmental Footprint**

Page 40 **Figure 5: Composite Infrastructure**

Page 41 **Figure 6: Blue Infrastructure**

Page 42 **Figure 7: Green Infrastructure**

Page 43 **Figure 8: Neighborhood Connected by Transit and Trails**

Page 46 **Figure 9: DNA of the Community**

Page 54 **Figure 10: Existing Medical Facilities**

Page 56 **Figure 11: Land Use Plan—Project Description (Foldout)**

Page 57 **Figure 12: Illustrative Plan (Foldout)**

Page 62 **Figure 13: Land Use Densities and Intensities**

Page 62 **Figure 14: Maximum Heights**

Page 63 **Figure 15: Planning Areas Diagram**

Page 66 **Figure 16: Non-Vehicular Circulation Map**

Page 68 **Figure 17: Typical Multi-Use Trail Section**

Page 72 **Figure 18: CVSP Unique Street Sections**

Page 73 **Figure 19: Plans and Photos Illustrating High Volume Streets**

Page 74 **Figure 20: Pedestrian-Friendly Streets**

Figure 21: Typical Plans and Right-of-Way Sections*

Figure 22: Structured Parking Costs*

Page 81 **Figure 23: Economics of Structured Parking**

Page 82 **Figure 24: Regional Map**

Page 85 **Figure 25: Community Facilities Map**

Figure 26: Street Tree Diagram*

Page 98 **Figure 27: Fisher Creek Sections**

Page 100 **Figure 28: Illustrative Sketches of Central Commons**

Page 109 **Figure 29: Public Realm Plan with Schools**

Page 117 **Figure 30: Flood Control System**

Page 118 **Figure 31: Conceptual Storm Drainage System**

Page 119 **Figure 32: Conceptual Sanitary Sewer System**

Page 120 **Figure 33: Conceptual Potable Water Supply Systems**

Page 121 **Figure 34: Conceptual Recycled Water Supply Systems**

Page 133 **Figure 35: Master Plan Sites**

*** Figures not included are under preparation.**

LIST OF TABLES

Table 1: Historic Architectural Resources*

Table 2: Historic Architecture*

Table 3: Range and Intensity of Land Uses*

Page 58 **Table 4: Land Use Matrix**

Table 5: Parking Needs Projection: Numerical Scaling Program for Commuters*

Table 6: Comparative Parking Criteria*

Table 7: CVSP Parking Strategies*

Table 8: CVSP Park Program and City Goals*

Table 9: Preferred Plant Palette*

Page 135 **Table 10: CVSP Affordability Goals**

Page 135 **Table 11: CVSP Rental and Ownership Goals per Land Bank**

Page 136 **Table 12: CVSP Inclusionary Housing**

*** Tables not included are under preparation.**

LIST OF APPENDICIES

Appendix 1: Physical Features and Drainage*

Appendix 2: Biology and Habitats*

Appendix 3: Cultural Resources and Archeology*

Appendix 4: Parks and Open Space Amenities*

Appendix 5: Urban Services and Utilities*

Page 142 **Appendix 6: Planning Areas Detail (provided in June 2006, and available on the CVSP website)**

Page 143 **Appendix 6a: Planning Area Detail Draft Land Use Plan (for reference)**

Appendix 7: Parking Analysis*

Appendix 8: Structured Parking Strategies*

Page 144 **Appendix 9: CVSP Transportation Demand Management Measures**

Appendix 10: CVSP Plant Palette*

Appendix 11: Hydrology and Flood Control Technical Memoranda*

Appendix 12: Greenbelt Research Report (available on <http://www.sanjoseca.gov/coyotevalley>)*

Page 145 **Appendix 13: Affordable Apartment Financing Gap Analysis**

Page 151 **Appendix 14: Green Building Measures**

Appendix 15: CVSP Transects*

Page 152 **Appendix 16: Glossary of Terms**

*** Appendices not included are under preparation.**