

Planning Areas

Vision

Notes

The complete vision for the neighborhoods of Coyote Valley results from a synthesis of the layers discussed in earlier sections of this document. The following concluding section is intended to provide vignettes of these neighborhoods, the character that they possess, and the feelings that they evoke. In doing so, this section attempts to convey the place that will be Coyote Valley.

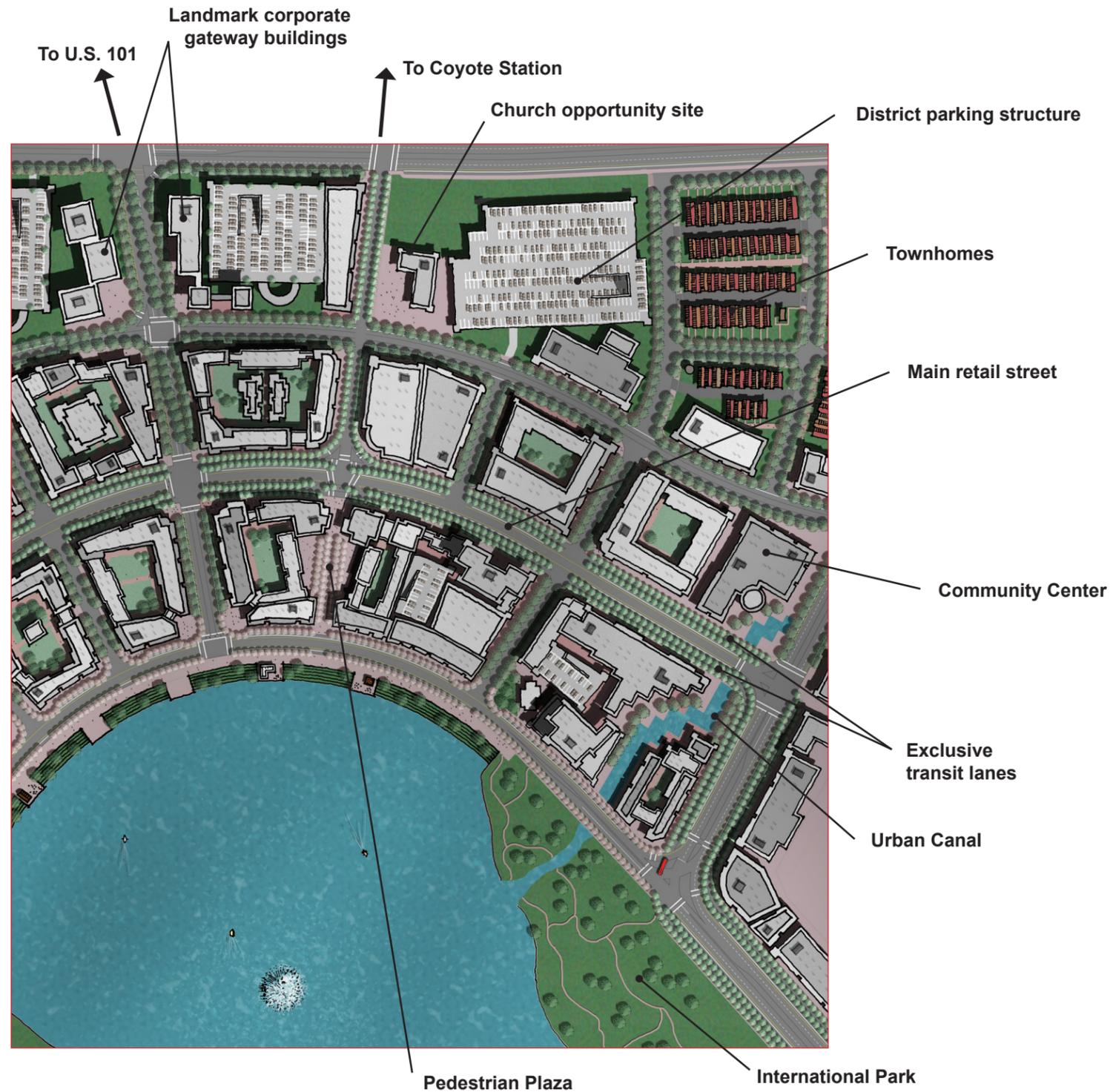


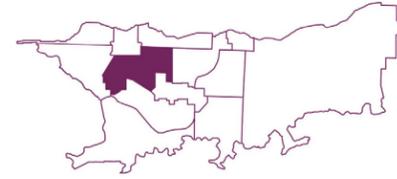
Planning Areas

Coyote Core



Notes





Planning Areas

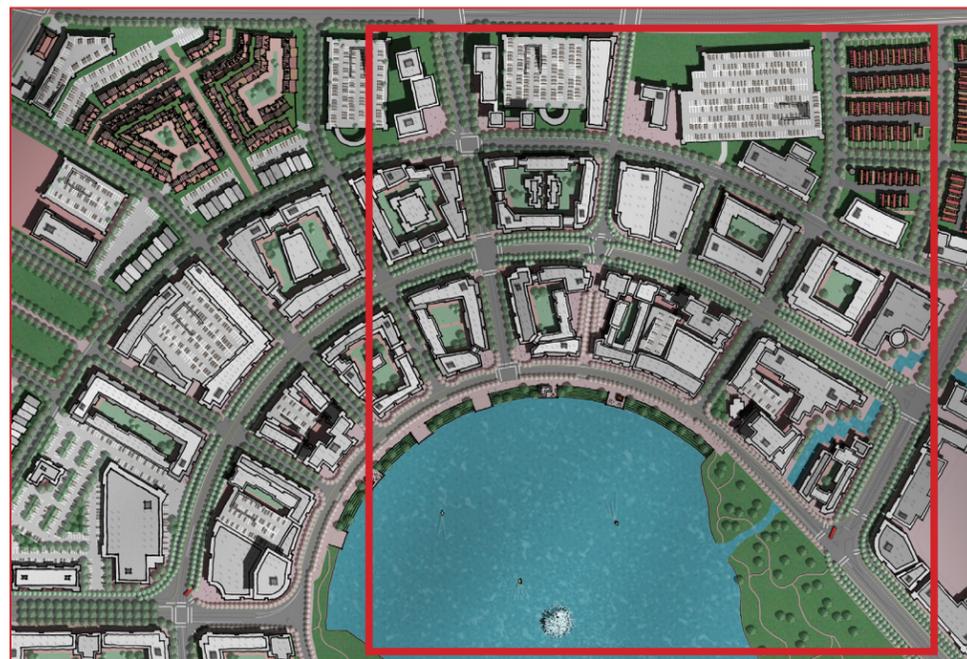
Coyote Core

Notes

Planning Area A's Downtown Core provides an environment rich with activity and is the place to see and be seen in Coyote Valley. The core's regional shopping destinations serve residents in the Valley and beyond, while lakefront recreation encompasses both hard- and soft-edged opportunities.

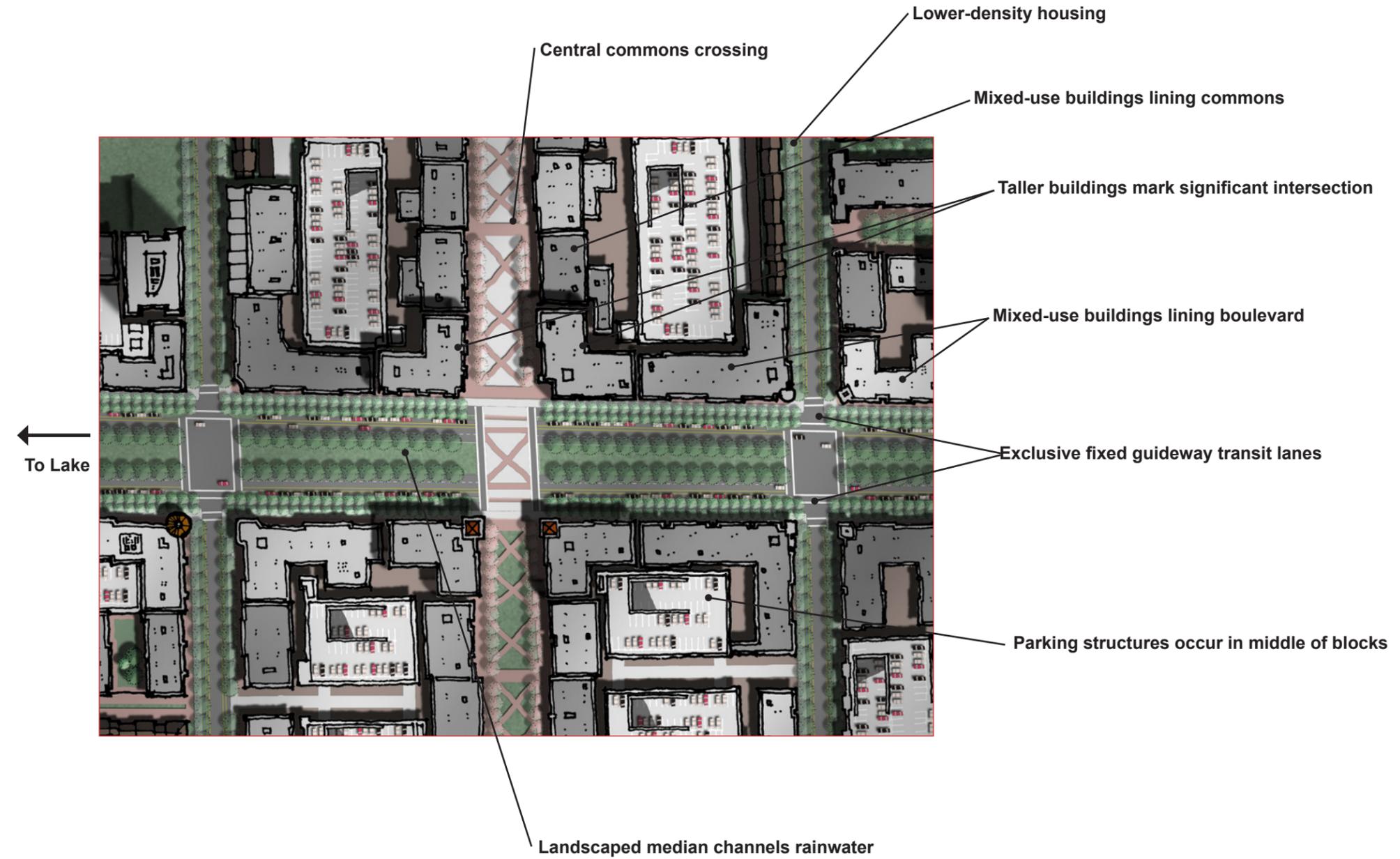
The lakefront promenade provides width necessary for a multitude of activities, including a wide pedestrian path with enough room in the through zone for bicycles and strollers; park benches and terraced steps leading to the water for resting; informal vending opportunities for snacks, flowers, and periodicals; and even larger plateaus for possible waterfront restaurant locations. (Below)

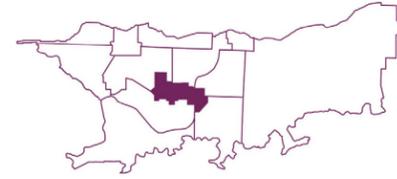
The spine leading from the transit hub to the lake transitions to a pedestrian-only plaza for the block closest to the water. Bailey Circle South, the Valley's main shopping street, caters to transit vehicles, automobiles, and pedestrians alike. (Below, right)



Planning Areas

Santa Teresa Boulevard
Central Commons Crossing



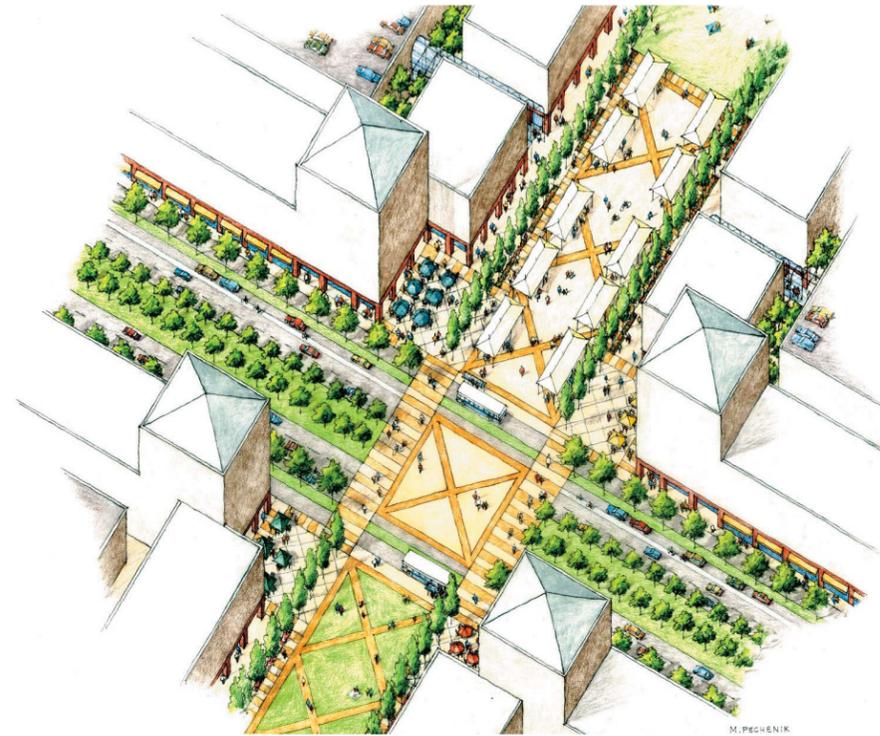


Planning Areas

Santa Teresa Boulevard Central Commons Crossing

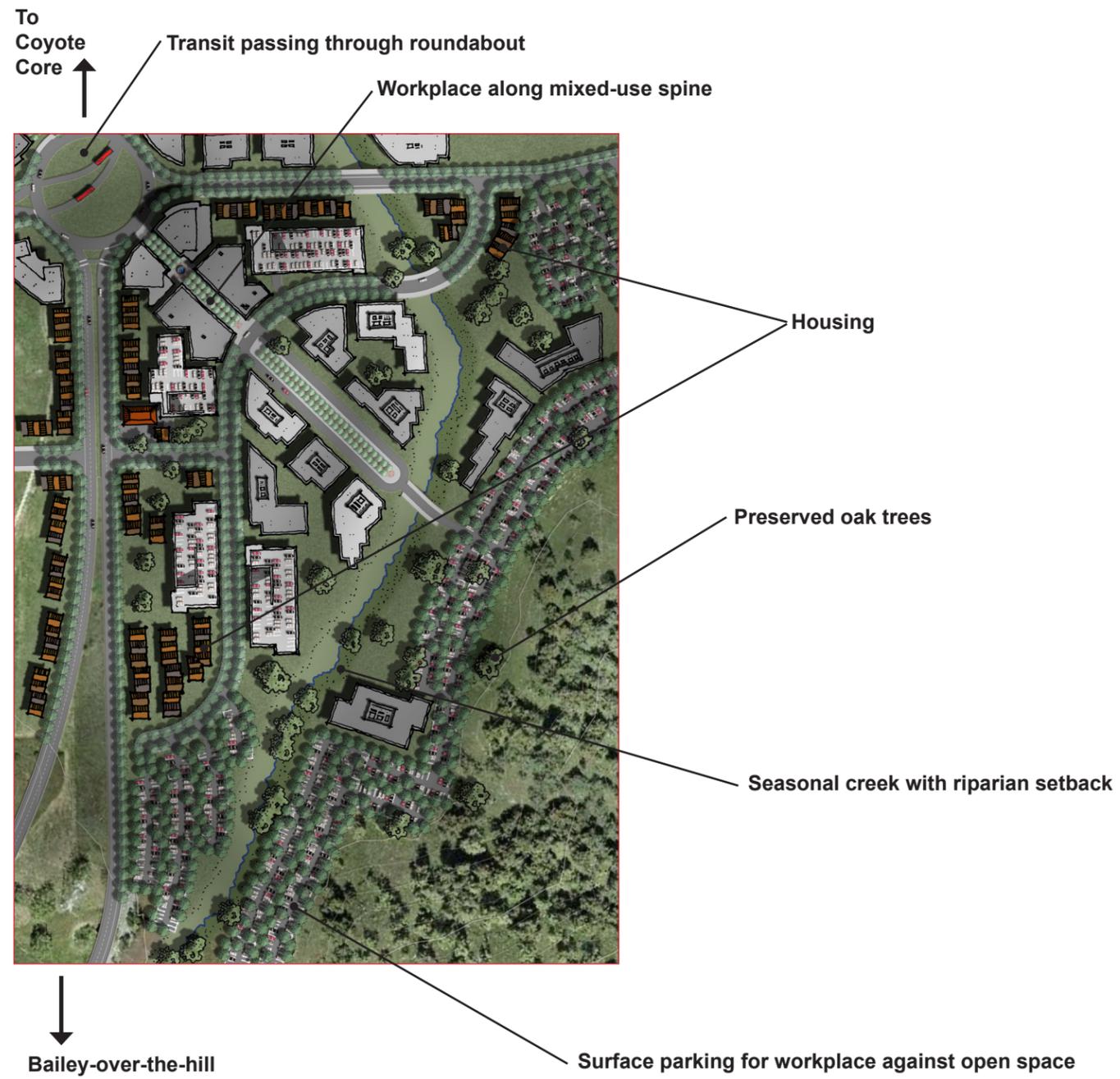
Notes

The intersection of Santa Teresa Boulevard and the cross-valley commons provides a major hub of pedestrian activity at the heart of the Valley's professional workplace district. On weekdays, mixed-use buildings lining the Boulevard and the commons will entertain the workplace lunch rush and perusing shoppers and contribute to the bustling character of the district. On weekends, the hardscaped plaza will be home to farmer's markets and vendors much like San Francisco's Embarcadero Plaza. Urban residential units are provided in mixed-use buildings, while lower-density units are found just off the main boulevard. Parking is pushed to the center of blocks to enhance the pedestrian streetscape. The boulevard, a major transit spine with a wide bio-swale median that helps to retain stormwater runoff, provides an important transitional link in the transect between the downtown core to the north and lower-density, single-family neighborhoods to the south with its mid-rise building scale.



Planning Areas

Edge Condition
Workplace





Planning Areas

Edge Condition Workplace

Notes

Mainly to the north and west, concentrations of workplace abut undisturbed open space, warranting careful deliberation over the treatment of this interface. Areas of surface parking are reserved for the outermost edges to eliminate separation between workplace buildings and transit-oriented, pedestrian streets. When structured parking is provided, it is removed from street edges to further enhance this pedestrian character. Significant open space components such as mature oak trees and seasonal steambeds are preserved to reinforce open space edge character. As the Valley's western gateway, passage along Bailey-over-the-hill provides a significant sense of arrival thanks to increased building heights and mixed-use activity at the roundabout and transit node. In addition to making workplace accessible by transit, workplace zones in the Valley will include housing components that provide opportunities for workers to live close to their jobs.

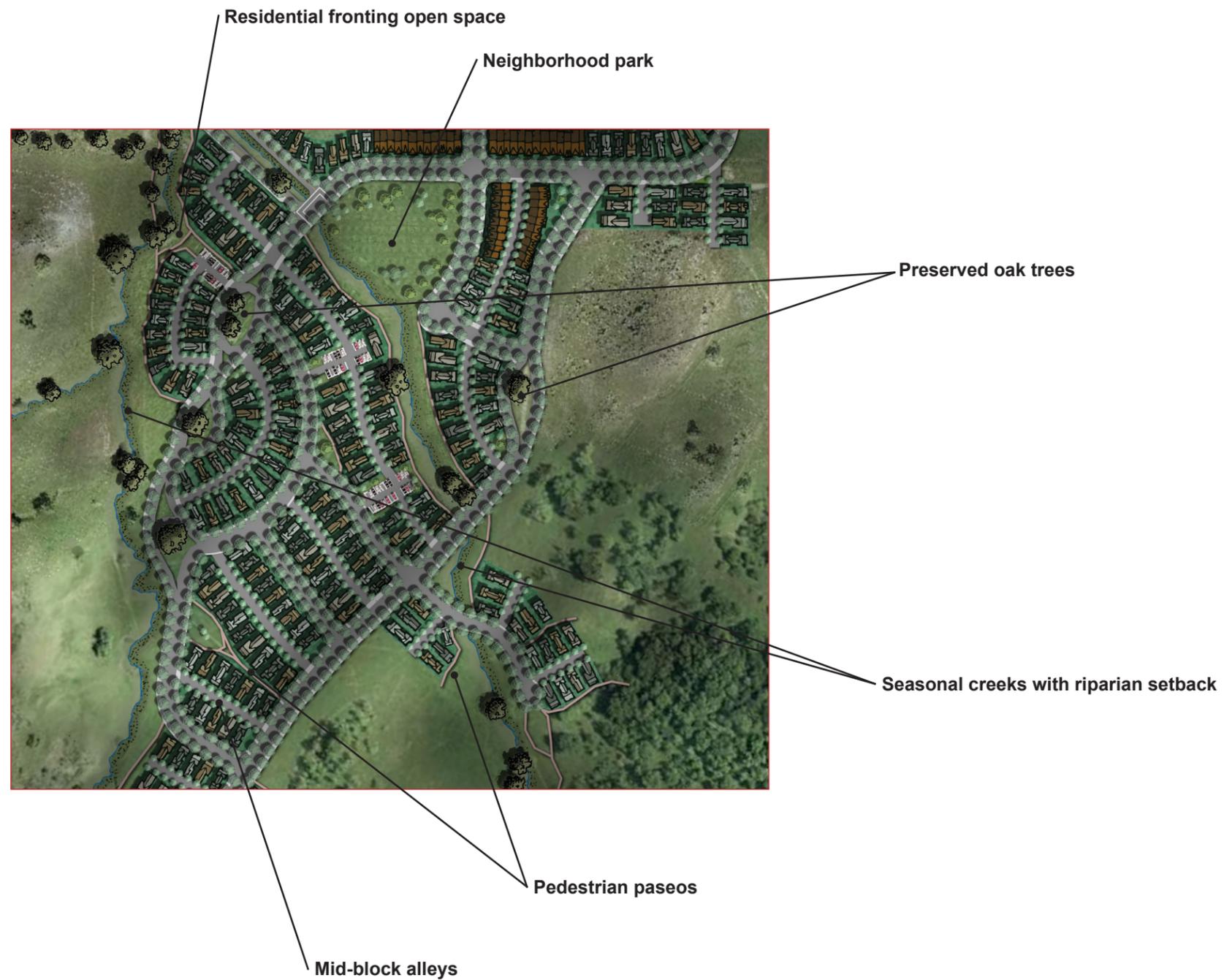


Planning Areas

Edge Condition
Residential Enclave



Notes





Planning Areas

Edge Condition Residential Enclave

Notes

The Valley's southern-most planning areas, lying adjacent to undeveloped open space and the preserved agricultural greenbelt, are predominantly home to lower-scale, two- and three-story residential neighborhoods. Despite its single-family character, lot sizes remain compact and block patterns display a high degree of connectivity that enhances the pedestrian character of these districts. Parking for individual residential units is accessed from rear-loaded alleyways, leaving sidewalks unbroken by driveways. To further reduce the scale of blocks in these areas, mid-block pedestrian paseos provide an additional layer of circulation for residents and visitors. Efforts to preserve seasonal creeks and significant oak trees orient streets to avoid these natural features. Rather than turning their backs on the open space, homes fronting pedestrian trails are arranged with doors that open outward onto undeveloped open space in a move that celebrates the natural character of the Valley's surroundings.