

COYOTE VALLEY SPECIFIC PLAN

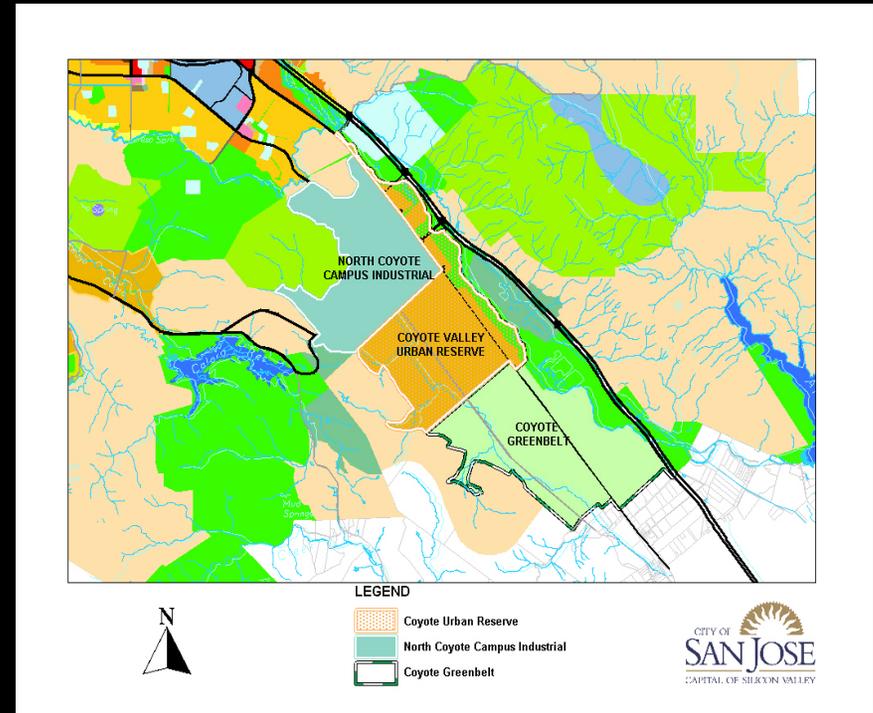
Planning Commission Study Session



March 14, 2007

Land Use Planning History

- North and Mid-Coyote planned for urban development for over two decades
- Urban Reserve and Coyote Greenbelt areas established in 1984 (and reaffirmed in 1994)
- Urban Growth Boundary established in 1996





Coyote Valley



© KENKAY ASSOCIATES



© KENKAY ASSOCIATES

Coyote Creek



© KENKAY ASSOCIATES

Agriculture



© KENKAY ASSOCIATES

Coyote Hamlet

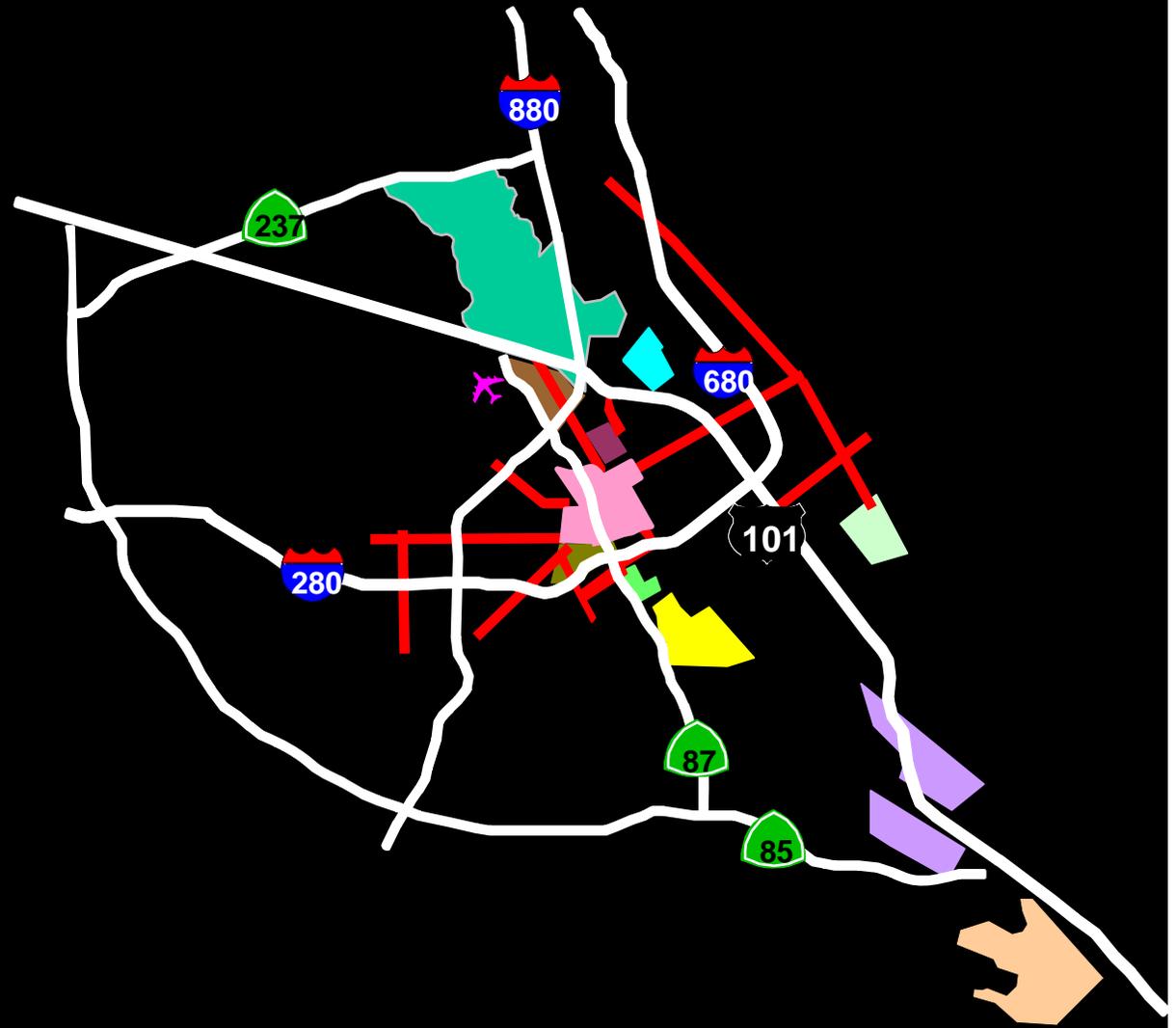


© KENKAY ASSOCIATES

IBM Campus

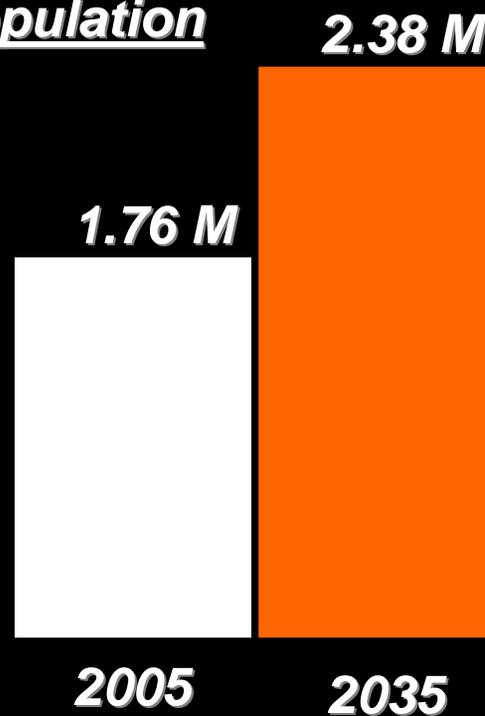
Planned Growth Areas in San Jose

- Transit Corridors / Business Districts
- North San José
- Rincon South
- Berryessa BART
- Japantown
- Downtown
- Midtown
- ┌ Communications Hill
- Martha Gardens
- Evergreen
- Edenvale
- Coyote Valley



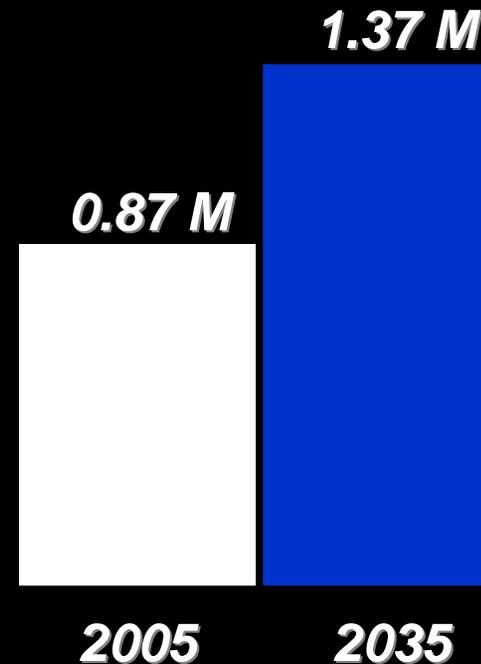
***San Jose and Santa Clara County
will continue to grow***

Population



***620,000 more SCC residents
(413,000 of those in San José)***

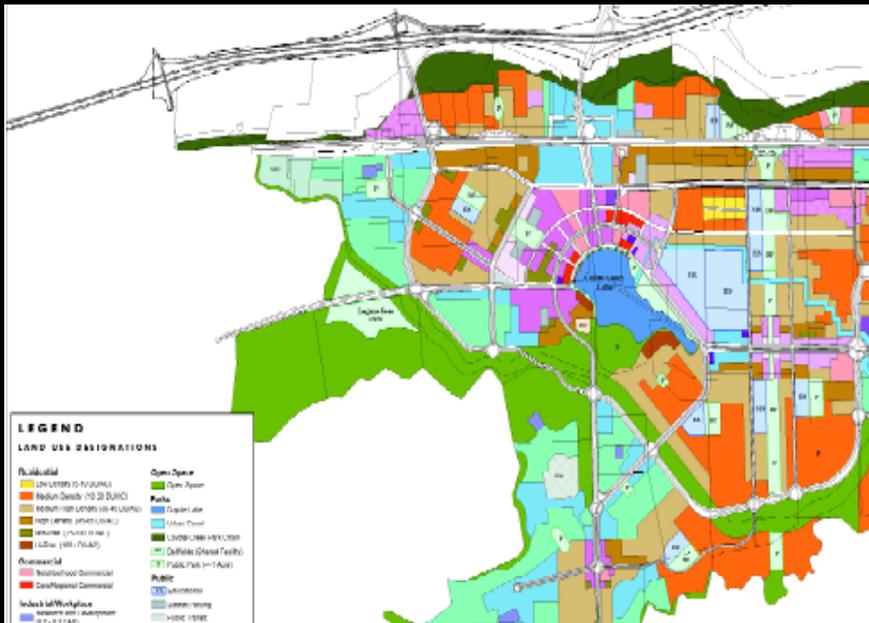
Jobs



***500,000 more SCC jobs
(258,000 of those in San José)***

Source: ABAG 2007

What is a Specific Plan?



-More detailed planning of a specific area

-Specific use, design, phasing, & financing provisions

-Incorporated into General Plan as Planned Communities

Contents of a Specific Plan

1. Land Use
2. Circulation/Trails/Bike Facilities
3. Infrastructure
4. Public Facilities
5. Design Guidelines
6. Financing and Phasing



What is the Initial Draft Coyote Valley Specific Plan?

- Plan as described to the City Council in January 2006
- Basis for the Environmental Impact Report analysis
- Draft EIR expected by late March 2007
- Initial Draft is a working Draft (Plan refinements to follow)



Vision and Expected Outcomes

1. Plan includes North and Mid-Coyote for land planning, and South Coyote for infrastructure financing only.
2. Boundary between Mid- and South Coyote is fixed.
3. North and Mid-Coyote may be planned together.
4. Plan North and Mid-Coyote as urban, pedestrian, transit-oriented community with mixed uses.
5. Plan for extension of light rail transit and Caltrain Station.

