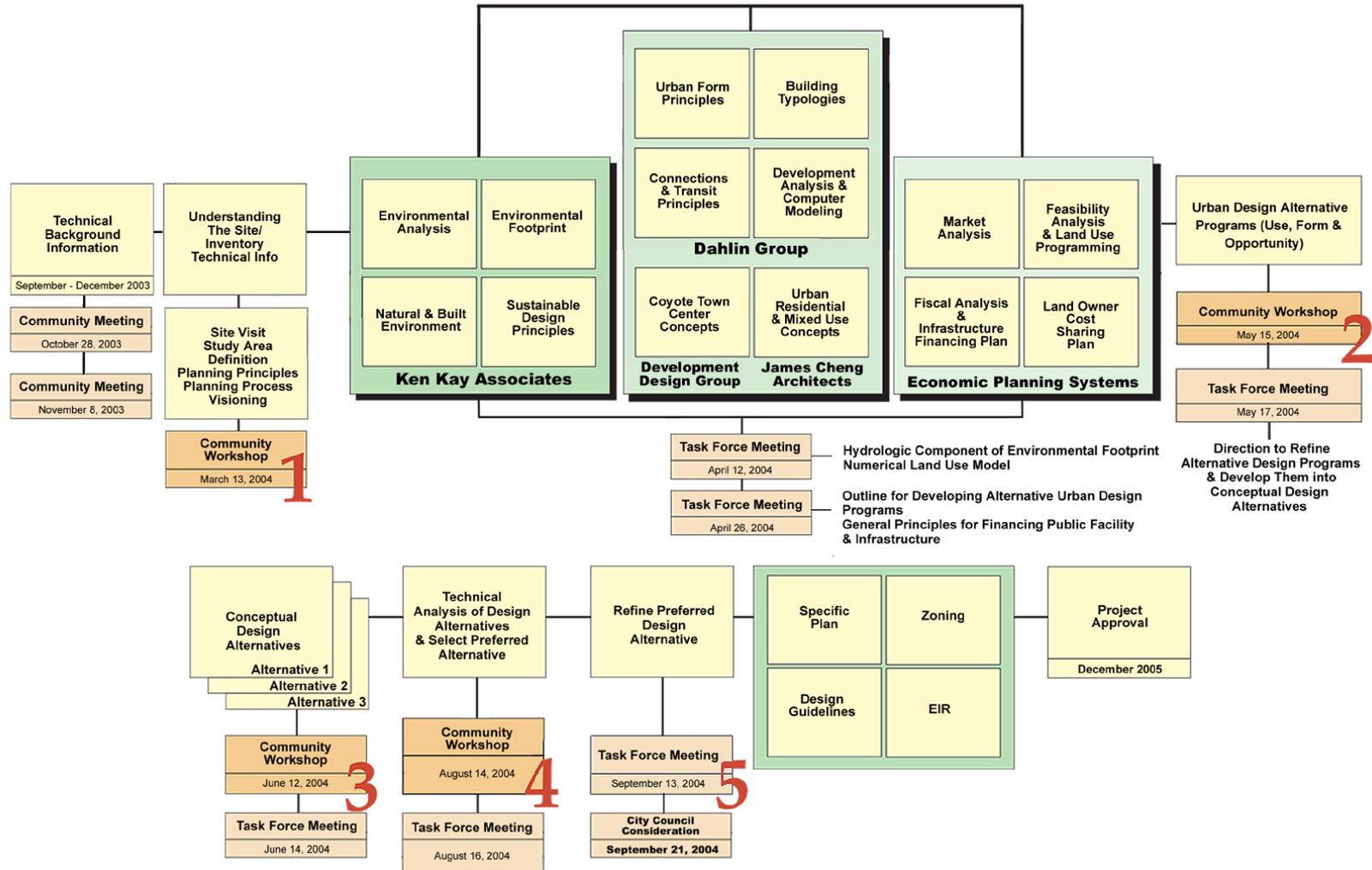


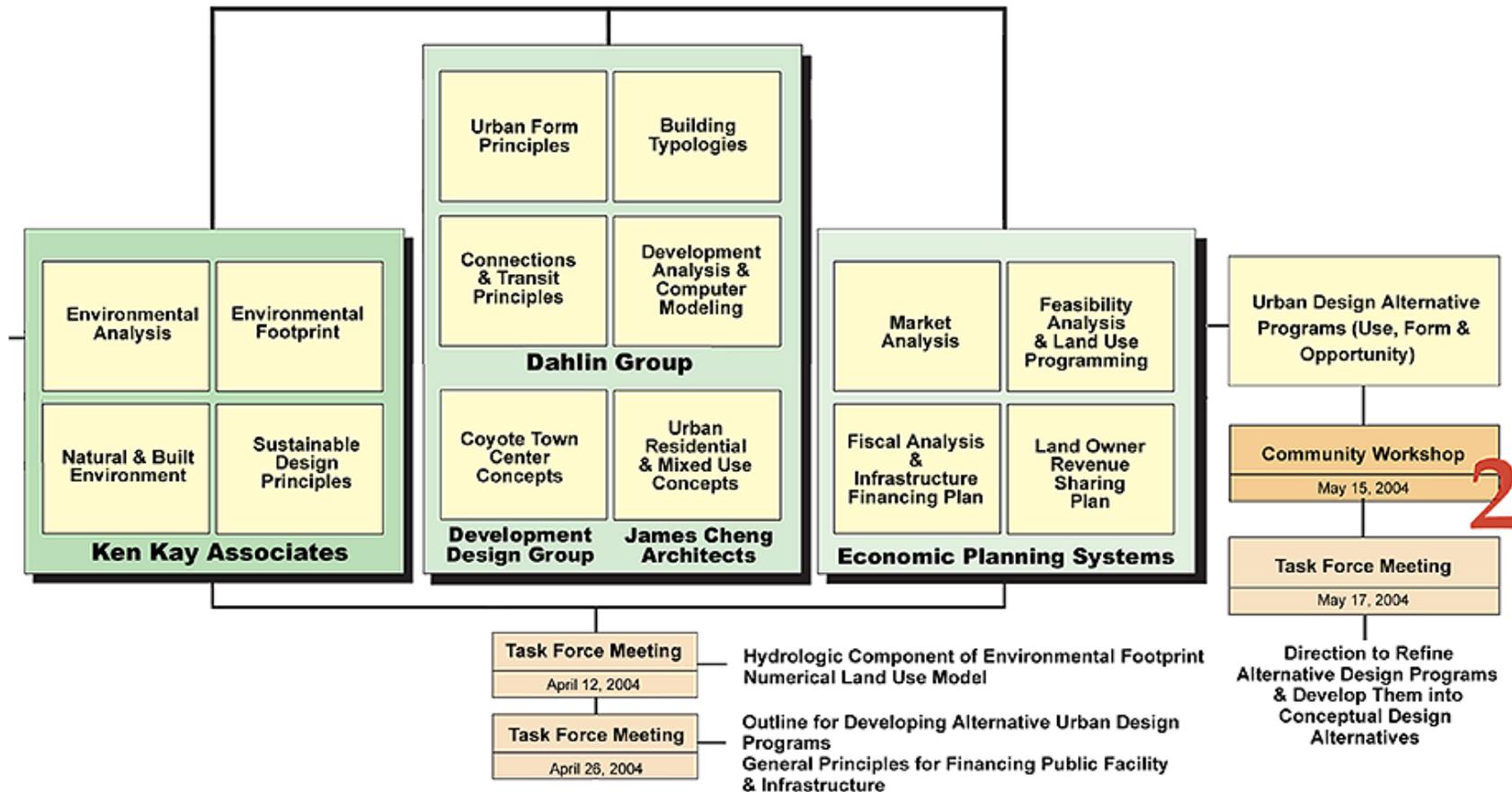
Planning Process



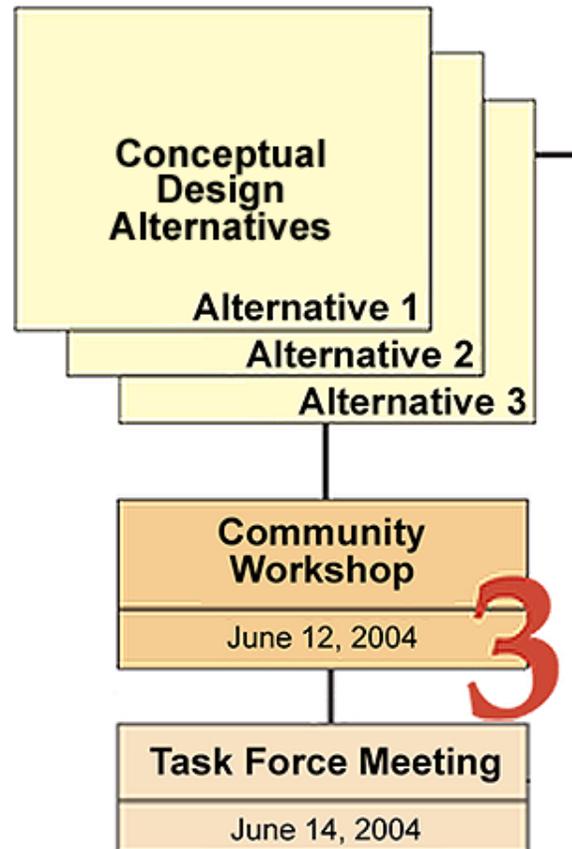
Learn the land & listen to the community



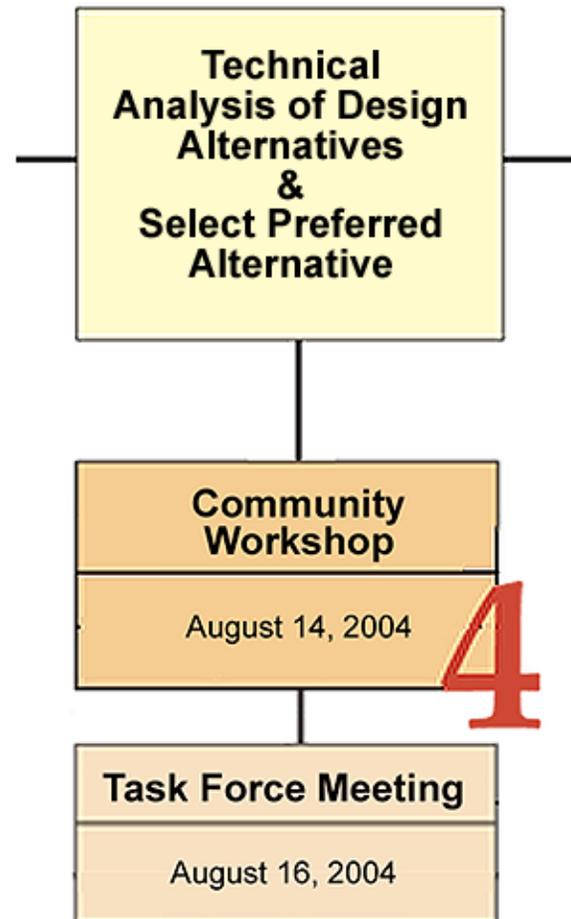
Land Use & Urban Form Alternatives



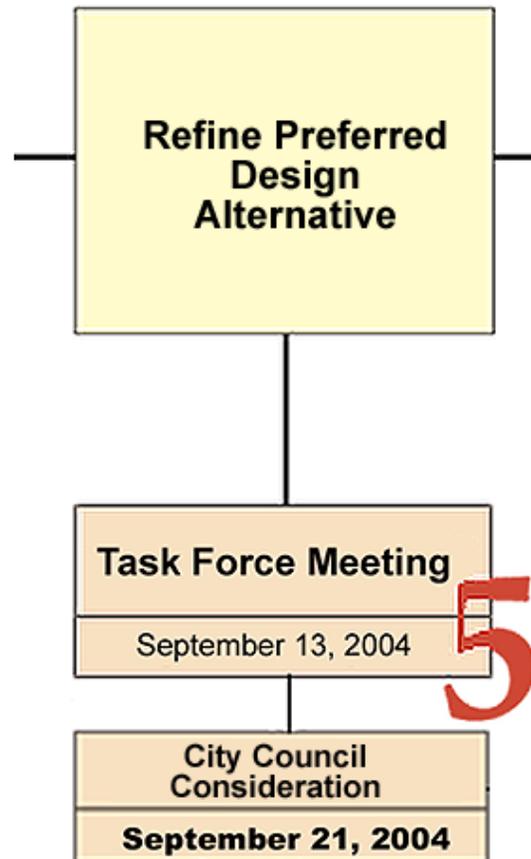
Create 3 Alternative Urban Designs



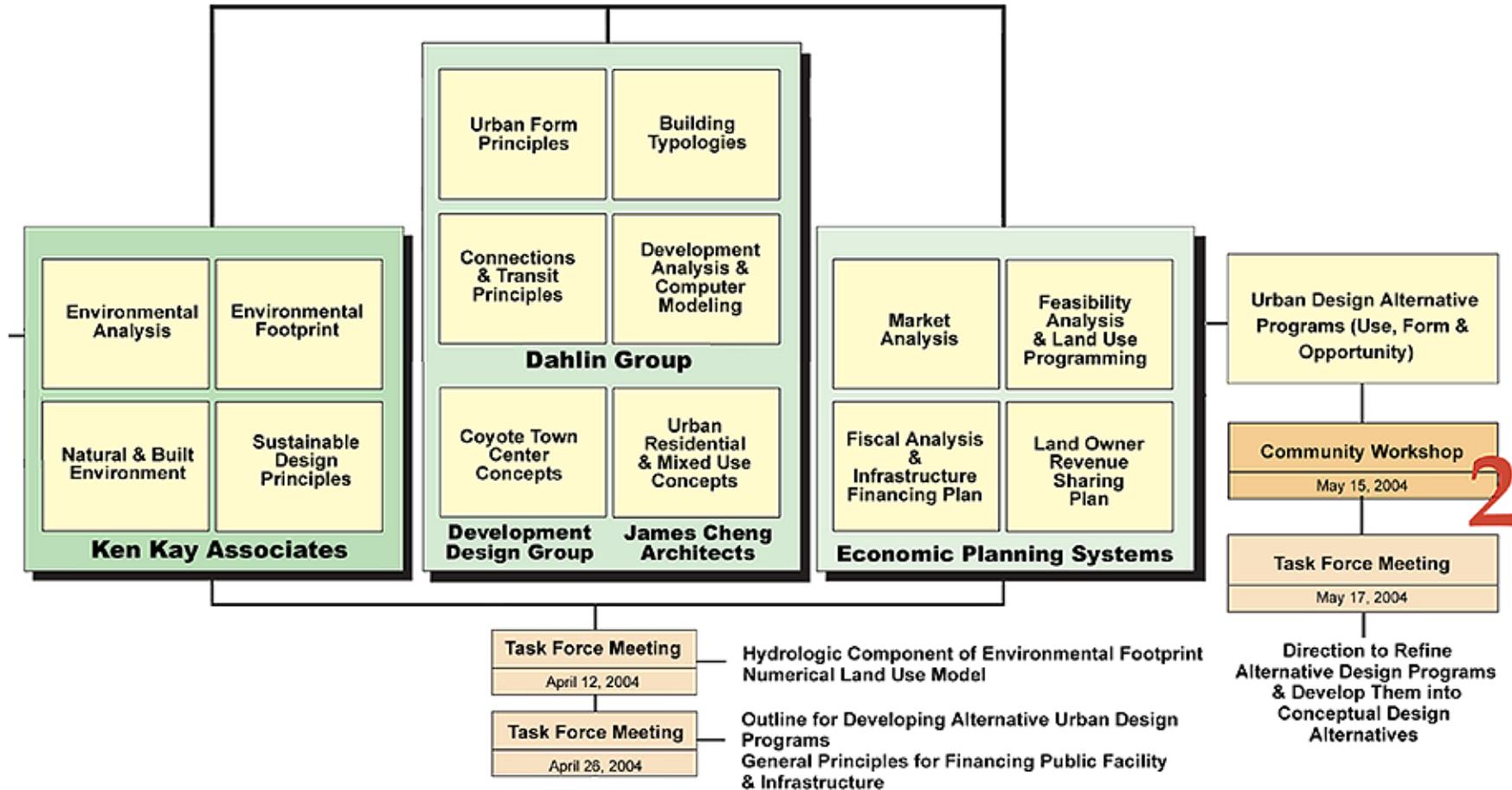
Select a preferred Urban Design



Detailed Coyote Valley Urban Design presentation to City Council & Begin EIR



Land Use & Urban Form Alternatives



Land Use and Urban Form Alternatives

- I.** A compact and sustainable urban ecology
- II.** A pedestrian friendly and transit oriented infrastructure and transportation network
- III.** Use our remaining land efficiently
- IV.** A vibrant integrated community
- V.** Create a unique and memorable quality of place

I. A compact and sustainable urban ecology



Urban Design Program:

I. A compact and sustainable urban ecology

Environmental
Footprint

I-A
Impact Avoidance
Parcel by Parcel
Retention / Detention

I-B
Impact Avoidance
Coyote Valley
Specific Plan Detention
Like Coyote Valley
Research Park

I-C
Environmental
Enhancement
Retention / Detention
As Amenity

OPTIONS