

## II. A pedestrian friendly and transit oriented infrastructure and transportation network



# Urban Design Program:

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### Monterey Road

### Road Network

### Transit

### OPTIONS

**II-A**  
Monterey Road As  
California Highway  
Thru Road

**II-D**  
City Standard Hierachy  
Neighborhood,  
Collector Arterial

**II-G**  
Street Car Spine  
Most Dense Along  
Spine

**II-B**  
East of Monterey  
Road As Enclaves  
Or Highway  
Commercial

**II-E**  
Traditional Urban  
Grid

**II-H**  
High Tech -  
Networked People  
Mover

**II-C**  
Monterey Road As  
Integral & Intra-  
Community Road

**II-F**  
Parkway Network &  
Infill Grids

### III. Use our remaining land efficiently



# Urban Design Program:

## III. Use the remaining land efficiently

### Residential

**III-A**  
Flat Mixture From  
10 to 45 Per Acre

**III-B**  
10 Per Acre to Mid-  
Rise

**III-C**  
Residential Variety  
From High-Rise To  
Urban Estate

### Workplace

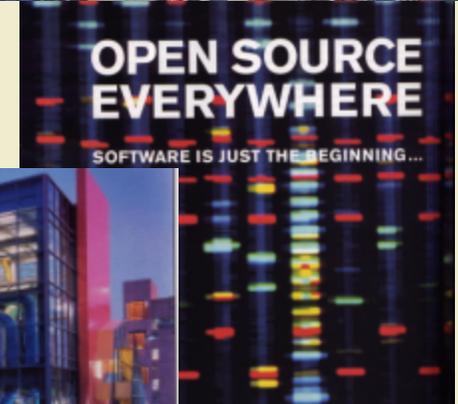
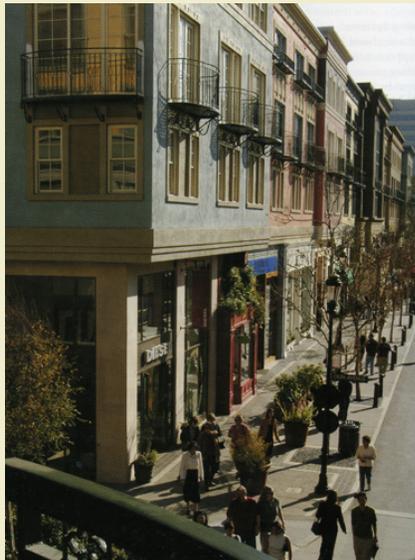
**III-D**  
Coyote Valley  
Research Park Plan  
with Intensification +  
Residential Overlay

**III-E**  
All Urban

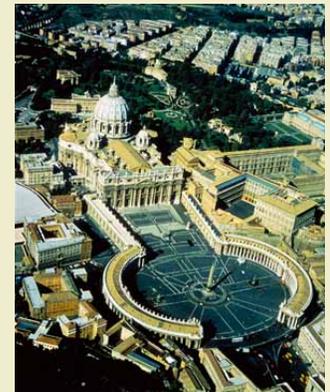
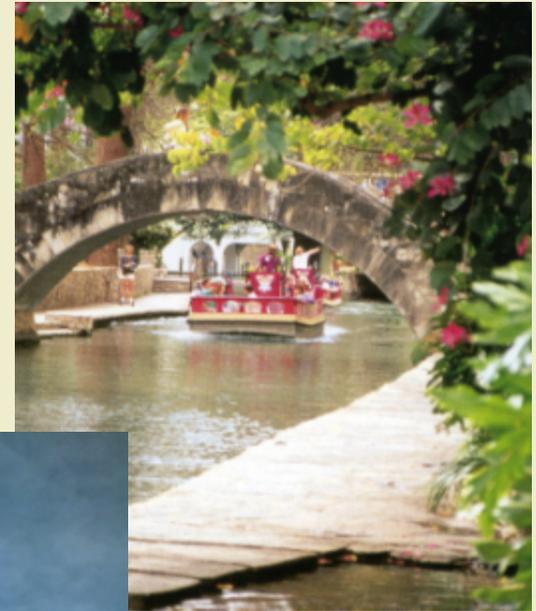
**III-F**  
Mix

**OPTIONS**

# IV. A vibrant integrated community



# V. Create a unique and memorable quality of place



# VI. 3 Alternative Urban Design Programs

I. A COMPACT & SUSTAINABLE URBAN ECOLOGY	II. A PEDESTRAIN FRIENDLY & TRANSIT ORIENTED INFRA-STRUCTURE & TRANSPORTATION NETWORK			III. USING THE REMAINING LAND EFFICIENTLY	
OPTIONS	OPTIONS	OPTIONS	OPTIONS	OPTIONS	OPTIONS
ENVIRONMENTAL FOOTPRINT	MONTEREY ROAD	ROAD NETWORK	TRANSIT	RESIDENTIAL	WORK PLACE
<p>I-A Impact Avoidance Parcel By Parcel Retention / Detention</p>	<p>II-A Monterey Road As California Highway Thru Road</p>	<p>II-D City Standard Hierachy Neighborhood, Collector Arterial</p>	<p>II-G Street Car Spine Most Dense Along Spine</p>	<p>III-A Flat Mixture From 10 to 45 Per Acre</p>	<p>III-D Coyote Valley Research Park Plan with Intensification + Residential Overlay</p>
<p>I-B Impact Avoidance Coyote Valley Specific Plan Detention Like Coyote Valley Research Park</p>	<p>II-B East of Monterey Road As Enclaves Or Highway Commercial</p>	<p>II-E Traditional Urban Grid</p>	<p>II-H High Tech - Networked People Mover</p>	<p>III-B 10 Per Acre to Mid- Rise</p>	<p>III-E All Urban</p>
<p>I-C Environmental Enhancement Retention / Detention As Amenity</p>	<p>II-C Monterey Road As Integral &amp; Intra- Community Road</p>	<p>II-F Parkway Network &amp; Infill Grids</p>		<p>III-C Residential Variety From High-Rise To Urban Estate</p>	<p>III-F Mix</p>

# 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**

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