COYOTE VALLEY SPECIFIC PLAN PROGRESS REPORT

NUMBER 2

JANUARY 2005

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

EXECUTIVE SUMMARY

Through an extensive, community-based planning effort, the Coyote Valley Specific Plan team of City staff and consultants are pleased to present its Second Progress Report to the City Council regarding the land use Plan Concept endorsed by the Task Force. In September 2004, the Council accepted the First Progress Report, focusing a Composite Infrastructure Framework based on the environmental conditions. At that time, the Council requested that the team remain flexible to consider alternatives to the Composite Infrastructure Framework due to cost concerns.

In response, the Second Progress Report identifies a slightly modified Composite Infrastructure Framework to more efficiently locate and size the proposed lake and parkway. Coyote Valley Plan Concept builds upon an infrastructure system of public transit, a restored Fisher Creek, a 50 plus-acre focal lake, parkway road system and public realm, including parks, streetscapes and connections. Together these individual elements create the overall framework, quality and character for this new and exciting community of mixed uses and distinct neighborhoods.

The Plan Concept identifies a variety and range of opportunities for new workplaces; mix of housing types, tenancies and prices; shopping; parks and recreation; schools and other community facilities. These land uses are carefully integrated into a fine grain of mixed-use neighborhoods that are walkable, connected to transit and amenities within the community and to the surrounding natural environment. This plan is unique and proposes a vision for a "model" community based on the best principles for a "new urban lifestyle" while fitting into and respecting the beauty and natural resources of Coyote Valley, San José.

Not only is this Plan Concept forward thinking, it is grounded in reality as well. City Policy generally requires all new development to "pay its own way." The City Council has directed that the Coyote Valley Specific Plan be realistic, and financially feasible for private development. A preliminary cost estimate of the required infrastructure elements (e.g., transportation, flood control, water supply, etc.) has been completed for the Land Use Concept Plan. With the preliminary cost estimate, the team's economist analyzed the financial feasibility of the Plan Concept on an overall basis. The economist has found that the value of the Plan Concept's new development (i.e., housing, businesses, etc.) is sufficient to cover the infrastructure costs. Therefore, the Plan Concept is financially feasible based on the preliminary cost and value estimates. More detailed work will be done going forward to develop the specific phasing and financing programs needed to implement the Plan.

It should be kept in mind that the Land Use Plan Concept is only a concept, subject to change during the rest of the Specific Plan process. The specific land uses and densities are likely to change as the Task Force and community complete more detailed fiscal, financial, and environmental analyses. The importance of having the City Council accept the Plan Concept is that it is needed as a starting point for these analyses. The more detailed questions, that are important to the Task Force, Council, and other stakeholders, cannot be answered unless we have a starting point.

Council acceptance of the Second Progress Report would initiate the preparation of the detailed documents associated with the Coyote Valley Specific Plan, including:

- **Specific Plan**
- **Zoning Code**
- **Design Guidelines**
- **Fiscal Impact Analysis**
- **Financing Strategy**
- **Environmental Impact Report**

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

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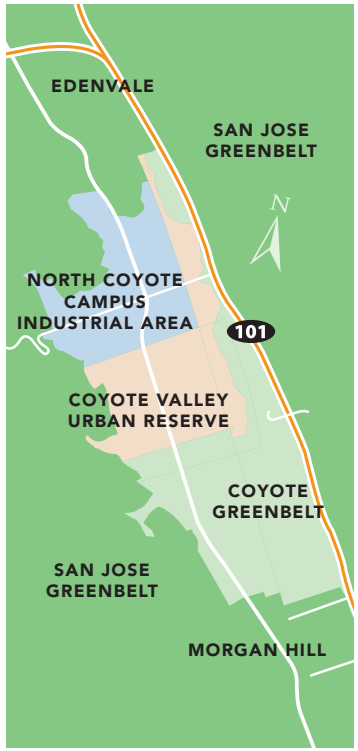
HISTORY & PURPOSE



The Coyote Valley Specific Plan (CVSP) area consists of 7,000 acres of mostly undeveloped land located twelve miles south of downtown San José, just north of the City of Morgan Hill and west of Highway 101. San José envisioned about 3,400 acres of North and Mid-Coyote as an integrated living and working environment, and the remaining 3,600 acres of South Coyote as a permanent, non-urban buffer. This initial vision was put in place over two decades ago, when the City Council decided to hold this land in reserve for planning and development until a future time. That time for planning is now. This Progress Report outlines the CVSP preparation and progress to date.

The City Council initiated the Specific Plan process in August 2002 and appointed a 20-member Task Force of elected officials and citizens (see page 16). The Task Force is advisory to the City Council on the preparation of the Plan. The City Council also adopted a vision statement with 16 expected outcomes as the guiding principles for Coyote Valley (see page 4). Prominent among these ground rules is a requirement for minimum development capacities of 50,000 jobs and 25,000 dwelling units, 20% of which must be affordable housing. The CVSP is an exciting opportunity to design and facilitate the creation of a new community that is sensitive to its environment, integrates land uses and all modes of transportation, provides affordable housing, and meets other objectives embodied in the City's General Plan.

True to the desire to create a model community with innovative planning and design, the Coyote Valley process involves a paradigm shift from the traditional land planning/urban design driven model for developing specific plans to one that evolves

COYOTE VALLEY SPECIFIC PLAN PROCESS DIAGRAM

COUNCIL INITIATION
August 2002
(Vision and Expected Outcomes)

TECHNICAL ANALYSIS
July-December 2003

Existing Conditions:
Land Use, Biology, Geology, Hydrology, Traffic, Infrastructure, etc.

Community Involvement:
Task Force, Community, Technical Advisory Committee, Focus Groups, Property Owners

FOUNDATIONAL INFRASTRUCTURE AND LAND USE CONCEPTS
January 2004-January 2005

Design Concepts:
Market Analysis, Composite Infrastructure Framework, Design Principles, Land Use Concepts, Greenbelt Strategies

Community Involvement:
Task Force, Community, Technical Advisory Committee, Focus Groups, Property Owners, Planning Commission Study Session, Council Review

from the existing natural environment or "Environmental Footprint" and focuses on working with the land. This new approach includes a multi-disciplinary and interactive community-based planning process. The development of the Specific Plan began by conducting technical analyses of the land's conditions, evaluating infrastructure framework alternatives, and analyzing different land use and design concepts. Based on a preferred infrastructure (Composite Framework) and Land Use Plan Concept, the detailed CVSP documents will be prepared, including Specific Plan, zoning, design guidelines, fiscal impact analysis, financing strategy, and an environmental impact report. Throughout the process there has been and will continue to be unprecedented community involvement and input.

The City has engaged a team of award-winning urban design, economic, outreach and other technical consultants to work with the Task Force, City staff, and the community of stakeholders to create an innovative, realistic and financially feasible Specific Plan for Coyote Valley. (See page 17 for list of consultants.)

It is anticipated that the Coyote Valley Specific Plan (CVSP) Task Force would submit a Specific Plan package, including the CVSP document, zoning, design guidelines and the EIR, to the San José City Council for consideration in Spring, 2006.

The CVSP is undoubtedly one of the most ambitious and exciting planning efforts ever undertaken in California. The CVSP is a critical component of San José's future. This is the right time to begin this effort, so that when the market is ready for development, the City will have a Specific Plan in place to guide the creation of a new community through exemplary urban design.

The City's General Plan envisions Coyote Valley's future development to be in the form of a "balanced, independent community with jobs, housing, retail and community facilities, schools, parks, other community services, infrastructure and public transit—in effect a new town."

Development of CVSP and EIR
February-December 2005

CVSP Documents:
Specific Plan, Zoning Code, Design Guidelines, Fiscal Impact Analysis, Financing Strategy, Greenbelt Strategies, Draft EIR

Community Involvement:
Task Force, Community, Technical Advisory Committee, Focus Groups, Property Owners, Public Agencies, EIR Scoping Meetings, Planning Commission Study Sessions, Council Review

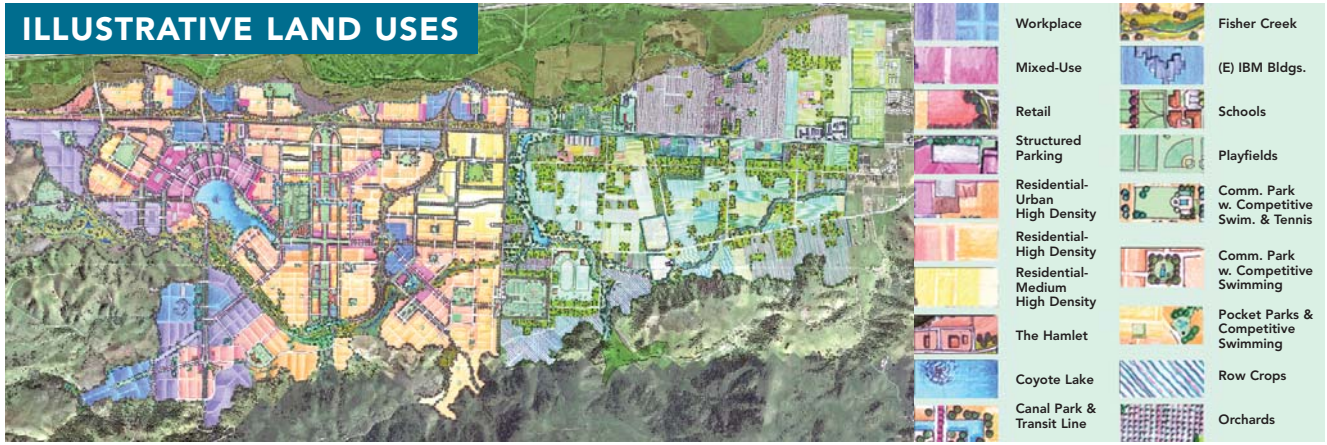
RECOMMENDATION AND CONSIDERATION
January-March 2006

City Council Consideration:
Consideration of all CVSP Documents

Community Involvement:
Task Force, Community, Technical Advisory Committee, Focus Groups, Property Owners, Public Agencies, Planning Commission Hearing, Final Council Hearing

COUNCIL'S VISION & EXPECTED OUTCOMES

ILLUSTRATIVE LAND USES



1. The plan will include Central and North Coyote for land planning and will include South Coyote in the infrastructure financing mechanism only. South Coyote (Greenbelt) is included only to determine financing and other mechanisms to secure this as a permanent Greenbelt.

2. The line (Greenline) between Central and South shall not be moved.

3. The line between North and Central could be erased to allow for mixed-use throughout as long as 25,000 housing units in Central and 50,000 jobs in North remain as a base. Then, jobs can be added in Central Coyote and housing in North Coyote to achieve mixed-use or develop a property owner agreement to "trade" jobs and housing counts to achieve mixed-use goal.

4. The overall development character of North and Central Coyote Valley should be very urban, pedestrian and transit-oriented community with a mixture of housing densities, supportive businesses and services and campus industrial uses.

5. The Specific Plan should plan for the extension of light rail and heavy rail into Central Coyote and use these facilities to orient development.

6. We shall maximize efficient land usage; i.e., the 25,000 units and 50,000 jobs are both minimums. In North and Central Coyote combined, the total development potential is at least 50,000 jobs and at least 25,000 housing units. Through the Specific Plan process we shall determine the distribution of that potential across north and mid, including mixed-use concepts.

7. It will be important to distinguish that the 50,000 jobs referenced are primarily industrial/office jobs, not the additional retail support or public/quasi-public jobs (e.g., City workers) that must also be accommodated in the Plan area for a vibrant, mixed-used, urban community.

8. Identify locations for public facilities (libraries, parks, schools, etc.) in the land use plan as well as include these facilities in the financing plan.

9. North and Mid-Coyote should contain a rich system of parks, trails, and recreation areas.

10. The identification of financing measures for the needed capital improvements to support the planned levels of development.

11. The plan must be financially feasible for private development.

12. The plan must develop trigger mechanisms to ensure that increments of housing may not move forward until the appropriate number of jobs are constructed in a parallel timeline to maintain a jobs/housing balance in Coyote Valley.

13. The Task Force should review the potential to utilize "sub-regions" of the valley that will incorporate jobs and housing that can move forward when the subregion has ability to finance the appropriate infrastructure. Residential projects will be issued building permits in parallel with the development of jobs when either the projects are purely mixed-use in their construction or the jobs and housing are constructed simultaneously.

14. The plan should seek mechanisms to facilitate the permanent acquisition of fee title or conservation easements in South Coyote.

15. The plan should allow for the current General Plan budget triggers to be changed to triggers based upon the Valley or its sub-regions jobs and housing revenues covering the General Fund cost of services.

16. The plan shall include a requirement that will mandate 20 percent of all units be "deed-restricted, below-market-rate units."

COMPONENTS OF THE CVSP

Coyote Vision

The City's overall vision for Coyote, as stated in the General Plan, is a unique, vibrant, balanced community (or "new town") of at least 50,000 jobs and 25,000 housing units, where people will live, work, learn, shop, worship, and play. The various land uses are anticipated to be connected through a rich network of open spaces, trails, bicycle paths, roads, and transit. The CVSP is evolving with a sensitivity to the environment.

The urban design approach for Coyote Valley focuses on the guiding principles of a sustainable, transit-oriented, walkable community, containing a mix of uses that is efficient in its use of land. The urban community is being planned to be highly livable, pedestrian and transit-friendly with a variety of housing types (including 20% affordable housing and opportunities for homeownership), schools, parks, commercial centers, job centers, and other community services.

Specifically, the goal is to prevent the continuation of "urban sprawl" that has typified residential and office/industrial design in much of the Bay Area. Development will be confined to North and Mid-Coyote so that the rural and open space character of the non-urban buffer and the surrounding hillsides can be permanently protected.

The Specific Plan Document

The Coyote Valley Specific Plan (CVSP) is a prerequisite to any development in the Coyote Valley Urban Reserve, and as such is a critical component of San José's future. Consistent with state law, the Coyote Valley Specific Plan process includes the ability to plan land uses in detail in terms of location and intensity, determine transportation, infrastructure and community services, formulate financing and implementation programs, and phase the implementation of any of the plan elements as necessary. The process also includes the participation of affected jurisdictions, property owners, developers, and other community and regional stakeholders. As with any major planning effort, an Environmental Impact Report is also required.

What are the contents of a Specific Plan?

Land Use: Workplaces, Housing, Retail, Open Space, etc.

Transportation: Pedestrian and Bicycle Routes, Transit, Trails, Roads, etc.

Infrastructure: Water, Sanitary Sewer, Storm Drainage, etc.

Public Facilities: Parks, Schools, Libraries, Public Safety, etc.

Implementation Mechanisms

Financing Strategy

Environmental Assessment

The CVSP establishes the character of land uses, and addresses anticipated changes in the vehicular circulation pattern and proposes improvements to enhance pedestrian activity. It provides detailed direction for development, including the type, location and intensity of uses, and addresses future public facilities (e.g., parks and schools) and infrastructure (e.g., roads and sewers) needed to support the development, as well as a program of implementation measures and a financing plan that relies on private sector investment.

The CVSP must comply with the City's specific plan ordinance and be consistent with the major strategies, goals, and policies of the San José 2020 General Plan.

The CVSP process culminates in the preparation of the Specific Plan document, and design guidelines and zoning districts for the new Coyote Valley community. All three documents would be covered by an Environmental Impact Report (EIR) and considered for adoption by the City Council. Upon adoption by

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COMPONENTS OF THE CVSP

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the City Council, the CVSP would be incorporated into the San José 2020 General Plan as the Coyote Valley Planned Community.

Coyote Valley Zoning Code

The Coyote Valley Specific Plan package would include a new form-based Zoning Code that would guide the use and development standards of the public realm and individual properties. The new Coyote Valley Zoning would provide the land use regulations to carry out the policies set forth in the Coyote Valley Specific Plan, and thus the San José 2020 General Plan. It would regulate the intensity of land uses, the height, bulk and setback of structures , and consequently ensure that land is used in a manner that best serves the health, safety, and general welfare of the entire community. The form-based zoning approach would deliver a three-dimensional zoning code of clear language and simple graphics and ensure that the public realm and private spaces are predictable, well coordinated, and focused on the pedestrian experience.

Design Guidelines

In addition to the Specific Plan and Zoning Code, the Coyote Valley Specific Plan package will include design guidelines to address the residential, workplace, retail and mixed-use environments in Coyote Valley and the community. The subject matter of these design guidelines is both the quality of the individual buildings that house specific uses and the quality of the Coyote community as a whole. The guidelines would include exemplary concepts and approaches with respect to building design, relationships of buildings to open spaces, security features, community amenities and streets, and to one another. The guidelines would complement the new Coyote Valley Zoning Code. They would be richly illustrated with easy-to-understand examples of the best design practices of the various physical forms that accomplish the intent of the new form-based zoning regulation.

Financing Strategy

The creation of a viable financing strategy will be critical to the success of the Coyote Valley plan. Development in Coyote Valley is likely to occur over 20+ years, on properties owned by more than 250 individuals and companies who will have different priorities for the timing and use of their land. Also, some of the investment in major infrastructure systems and community features—such as flood control systems, the transit system and the lake—must occur prior to the development of homes and commercial buildings, which means funding must be secured up-front. In addition, a significant amount of land will be required for features such as roads, schools, and parks. The Specific Plan will include a financing strategy to address these complex issues. City staff and consultants have already begun preliminary discussions with affected property owners regarding the overall feasibility of the project and the general approach to the financing strategy.

At present, it is understood that the financing burden placed on individual property owners will be roughly proportional to the value of their land based on the land usage they will be entitled to develop. Property owners are likely to have the option to dedicate land, build infrastructure with their own money, and/or pay a fee that will be collected and used for shared investments. While it may be impossible to require precisely the same schedule and amount of infrastructure investment or land dedication from all property owners, those who contribute earlier or more than their fair share will be compensated appropriately. In general, however, property owners will not be required to participate in the financing program unless and until they are

reaping the benefits of the development entitlement. For instance, an existing homeowner will not have to contribute to the financing strategy until he/she decides to sell or develop his/her property for the uses allowed in the Specific Plan.

Specific commitments or requirements will be negotiated among the property owners over the course of the next year or longer. While City staff and consultants will provide technical assistance for these negotiations, the implementation of the Specific Plan ultimately requires cooperation and participation among the property owners.

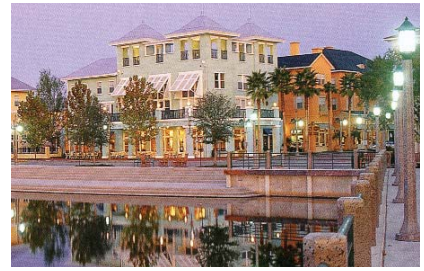
Annexation

After the Specific Plan and its associated documents are approved by the City Council, the next step before development can occur in the Mid-Coyote Valley is annexation. Annexation is the process by which real property becomes a part of the City. It entitles the property owner to the wide range of municipal services that the city can provide. In San José, annexations are typically "reorganizations," whereby land is annexed to the City, and simultaneously, detached from special districts, such as fire or sanitary districts.

Of the three sub-areas of Coyote Valley, all of North Coyote, about 16% of Mid Coyote, and 24% of the South Coyote Valley Greenbelt have been previously annexed into San José. Following City Council's adoption of the Specific Plan, the City staff would work with the Local Agency Formation Commission (LAFCO) to expand the City's Urban Service Area to include Mid Coyote and annex the remaining unincorporated properties. The South Coyote Valley Greenbelt will remain outside San José's Urban Growth Boundary, and the City has no plans to extend urban services into this area nor annex existing unincorporated properties.

Community Involvement

In keeping with the City's long-standing practice of involving the community in its planning efforts, the CVSP process has incorporated extensive community outreach. To date, the Task Force has met 26 times. There have been seven well-attended community workshops, including an interactive design studio. A Technical Advisory Committee of staff from public and non-governmental agencies meets monthly, as do various technical sub-committees and staff from City Departments. The degree of outreach and public participation involved in the CVSP process is unprecedented for any previous planning effort in San José. The CVSP process has had television, radio, and newspaper coverage, and is supported by a frequently updated website at www.sanjoseca.gov/coyotevalley/. Five community newsletters have been sent to a 1,600-person database to explain critical stages of the planning process.



THE SOUTH COYOTE VALLEY GREENBELT

The South Coyote Valley Greenbelt (between Palm Avenue and the Morgan Hill border) is planned to be a permanent, non-urban buffer between San José and Morgan Hill. A conceptual Greenbelt Strategy for the non-urban buffer proposes a framework to create and sustain a rural environment that supports high value rural residential home sites, active open space and related recreation, conservation, and small-scale agriculture. Small-scale agricultural uses in the Greenbelt would be an important part of the aesthetic environment supporting high quality residential and open space uses, and a means of maintaining the open lands and uses. The Strategy consists of three principal elements:

1. Development of a Regulatory Framework:

Development potential will be in accordance with existing City or County General Plan land use policies and Zoning regulations. The Coyote Valley Specific Plan would further identify strategies to guide the establishment of riparian corridors, trails, recreational facilities, agricultural and open space areas, buffers and potential alternative home site locations based on existing City and County regulations. The CVSP process could potentially establish design guidelines, landscaping standards, roadway design and other mechanisms to enhance the quality of the rural landscape. To the extent feasible, the CVSP should identify and/or establish regulatory procedures to facilitate small-scale agricultural activities.

2. Organization and Operations:

Implementation of the Greenbelt Strategy could involve the creation of a non-profit organization or quasi-public entity that would be proactively involved in a host of activities designed to facilitate and coordinate small-scale agriculture, and the conservation of open space and environmental resources.

3. Financing:

A variety of funding sources would be needed to accomplish the Greenbelt Strategy over the long term. More work is needed to identify the potential sources and magnitude of funding required. Seed money to create the non-profit entity and provide ongoing operational funding may be provided through a levy of some kind on the development planned to occur in the North- and Mid- Coyote. A limited amount of open space, wetlands, agricultural buffer areas, and wildlife habitat may be funded as mitigation for North- and Mid-Coyote development. Funding and protection of buffer areas and key environmental/open space resources may be achieved through partnerships with open space and conservation organizations. In addition, there are a host of grant funding sources available for various agricultural and conservation purposes that may be pursued.

THE DNA OF A COMMUNITY

Consistent with the smart planning concepts outlined here, the Coyote Valley planning effort embraces these principles:

Preserve and enhance the open space of Coyote Valley.

Protect the natural environment and culturally significant resources.

Protect ground water quality, conserve water and provide watershed stewardship.

Provide flood protection and open space recreation in a multi-functional approach.

Integrate history, climate, natural and cultural landscape into the community.

Provide for a variety of transportation choices and utilize a network of inter-connected streets and public spaces that encourage alternative modes of transportation.

Create walkable neighborhoods and connections to surrounding open spaces.

Utilize corridors of transit, roadways and greenways as definers and connectors of neighborhoods.

Provide for sustainability, conservation and restoration in community, site and building design.

BUILDING FROM THE GROUND UP:

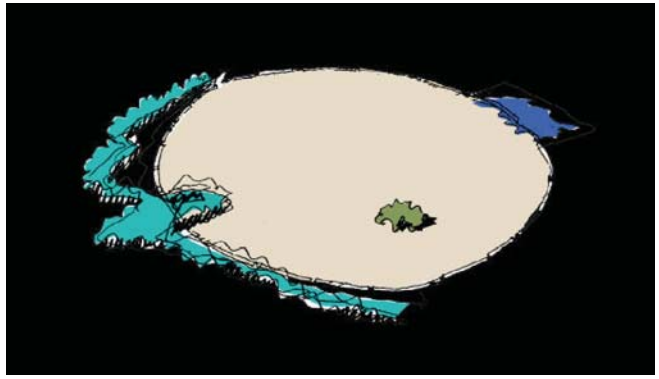
Listening to the land is where smart community building begins. A good plan designs around and celebrates existing environmental features...

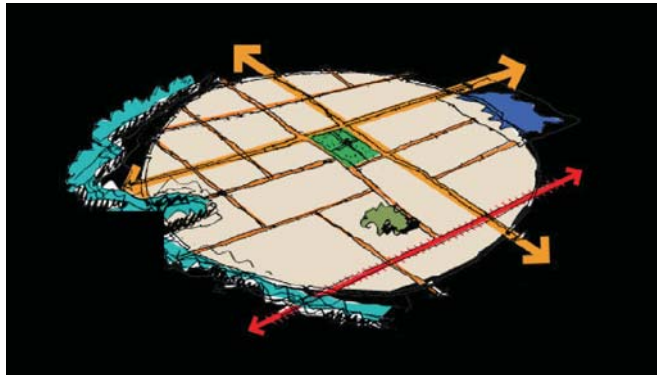
Smart planning connects these environmental features with trails, bicycle routes, streets, and parkways...

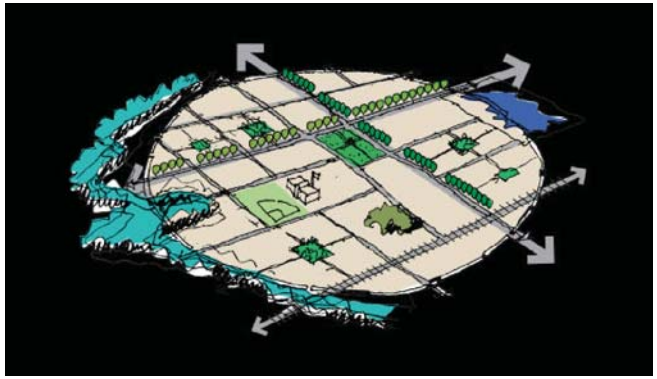
Then recreation and landscape features such as open space and parks are added to the mix...

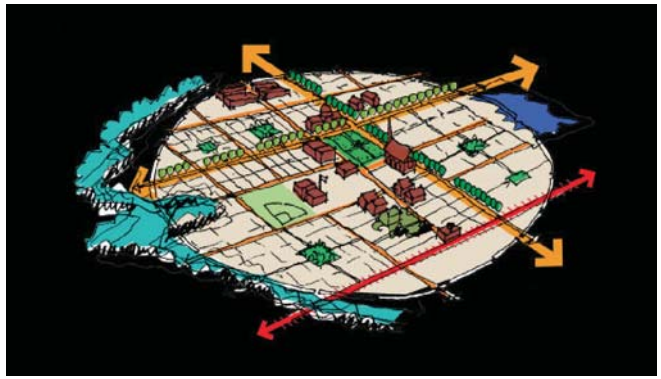
Next, locations for new homes, businesses, schools, shopping, and other community facilities are connected to the environmental and transportation elements...

Finally, the smart plan reserves sites for institutions that will become landmarks, such as churches and government buildings and other place-making features.



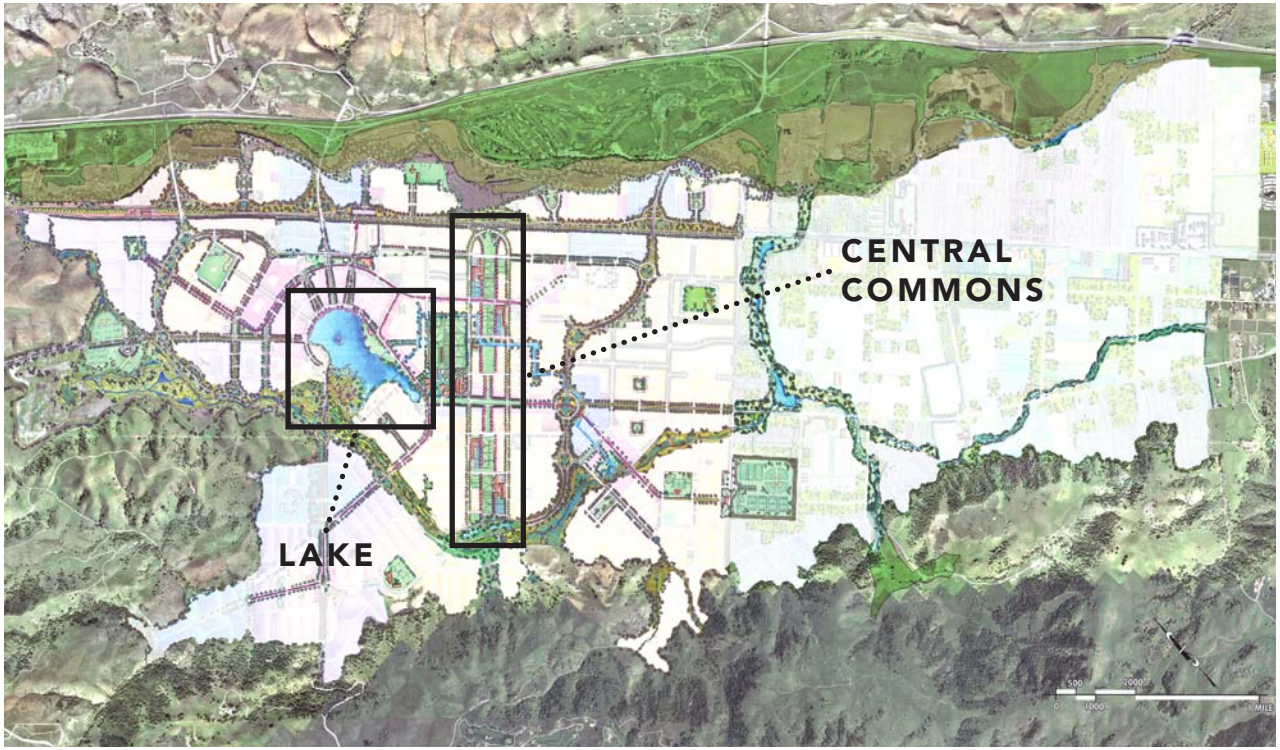






WHAT IS THE PUBLIC REALM?

The public realm defines the unique open spaces, streetscapes and connections. It also includes those land uses that are outside the private property of individual landowners including the Central Commons, parks, schools, the 50 plus-acre lake, transit, trails, roads, fire stations, police facilities and libraries. These uses are enjoyed by residents, workers and visitors. The Plan Concept and its public realm include the principles discussed under "the DNA of a Community" (see page 9).



KEY ISSUES

The Task Force worked through many issues, including:

Maintain adequate distance between the Metcalf Power Plant and any housing.

Maintain the Hamlet as a unique historic neighborhood.

Maintain a distinct rural break between San José and Morgan Hill.

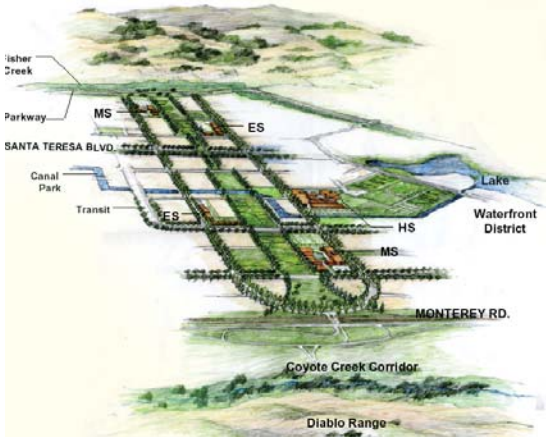
Maintain existing industry-driving workplaces currently owned by corporate users.

Preserve, protect and transition around existing residential neighborhoods.

Provide the greatest intensity and mix of uses at the community core around the focal lake.

Locate more intense uses along the transit system.

Locate retail to be convenient by foot, transit and auto.



DEFINING THE NEIGHBORHOOD PLANNING AREAS

Early in the public process, the community and the Task Force directed the team to design the community with neighborhood areas of distinctive and diverse characteristics and complementary mixed uses. They further directed that each area should be walkable and have a focal point such as a park, school or other public space. These neighborhood areas are beginning to take shape and a few representative areas are highlighted on the map and images at right.

The planning areas have been designed to be easily accessible to the community core as well as open space and other portions of the community through walkways, bike paths, transit, or roads. In addition, every effort has been made to provide diverse services (such as shopping, schools, libraries, senior services, etc.) generally within each neighborhood planning area to reduce the need for auto trips. Consistent with earlier direction, the higher density areas are sited near the transit and Caltrain station and urban core. The existing residential neighborhoods have been respected and the new residential development density near those neighborhoods is planned to be lower and compatible.

1. GATEWAY AREA
The Bailey Avenue interchange area is envisioned to be the primary entry to the Coyote Valley from Route 101. Bailey Avenue from Route 101 across the Caltrain tracks and Monterey Road to the new Caltrain station is seen as an ideal place for new signature corporate facilities.

2. COMMUNITY CORE
This area of Bailey Avenue is expected to become the "main street" of Coyote Valley. Residential and office over retail could line both sides of this divided street as it transitions from the new community park area to the lake.

3. WATERFRONT
Overlooking the 50 plus acre lake and incorporating Coyote Valley's highest densities and most eclectic mix of uses, the waterfront is intended to be the focal gathering place and center of the Valley.

4. BOULEVARD AREA
Santa Teresa Boulevard links the more urban waterfront area with the neighborhoods to the south. A pedestrian friendly linear park flanked by buildings with retail and professional offices, and ground floor storefronts would characterize this neighborhood area. This area is shown intersecting with the Central Commons.

5. MIXED USE NEIGHBORHOOD
A secondary retail and workplace concentration is anticipated to develop around the intersection of the Parkway system and Santa Teresa Boulevard.

6. MIXED USE NEIGHBORHOOD
Opportunities for residential and commercial development are provided along the relocated Fisher Creek.

7. NON-URBAN BUFFER
The area south of Palm Avenue is intended to form a break between the development of San José's Coyote Valley and the suburban development of Morgan Hill. It is likely to contain high value rural residential home sites, active open space and related recreation, conservation, and potentially small-scale agriculture.

WHERE PEOPLE WILL LIVE

Of the total of 66,000 housing units projected to be constructed over the next 20 years citywide, about 20,000 units are expected to be single-family detached, 23,000 units single-family attached, and 23,000 units apartments.

Market demand for housing in the City of San José is expected to continue to be strong. The existing excess demand for housing along with projected new population and household growth should continue to drive the City's residential market and absorb new development into the future. Demand for about 66,000 housing units is projected for the City of San José over the next 20 years.

Recent and projected demographic trends point to a diverse pattern of future residential demand. Demographic changes in household size, age and ethnicity directly affect the demand for residential product types. Current and projected estimates of family and non-family households imply a continued demand for family and non-family housing. The continued aging of the baby boom generation should dramatically increase the proportion of empty nester and retiree households in the housing market.

These trends support the type of housing stock proposed in Coyote Valley. The variety of housing types are expected to be broad for the new community, ranging from single family detached units (2-story houses at 10 units to the acre) and clustered detached homes (2- to 3-stories at 12 units to the acre), to luxury dwelling units (22-story at 100 units to the acre). However, the majority of the Coyote Valley housing is planned in 3-story townhomes/condominiums (approximately 20 plus units to the acre), some with private or structured garages and others with carports. This diversity is expected to mirror the diversity of lifestyles and affordability of the new community's future residents.

Of the total of 66,000 housing units projected to be constructed over the next 20 years citywide, about 20,000 units are expected to be single-family detached, 23,000 units single-family attached, and 23,000 units apartments. Households with children predominantly seek single-family detached homes, and, to a lesser extent townhomes. Couples without children purchase a range of product types, with young couples driving demand for small and medium-sized condos and all-age couples driving the demand for mid- and high-rise condos. Singles demand smaller units and represent an important segment of the demand for low-, mid-, and high-rise condos.

The single-family detached homes that are constructed would be absorbed quickly, including smaller lot detached homes such as the ones proposed for Coyote Valley. Demand for attached homes comes from a range of households, with significant variations in buyer profiles between small condos, lofts, different types of townhomes, and mid- and high-rise developments. Rentals are also expected to be in high demand over the next decades, and spurred, in part, by future economic growth.

WHERE PEOPLE WILL PLAY

Recreation is a key organizing element to the Plan Concept. The Central Commons or central park connecting the east and west sides of the Coyote Valley is a major design element and amenity. In addition, the Plan calls for new parks in all of the neighborhood areas, including active recreation areas such as ball fields and pools, as well as a trail system and recreational open space throughout the Coyote Valley.

Also, this Plan provides key access to the regional trail system by connecting the Coyote Valley area with the regional trail system along Coyote Creek and hillsides. The Plan proposed to add new park trails along a restored Fisher Creek. Also, in the non-urbanized area of South Coyote Valley, a wildlife corridor is being planned between the Santa Cruz Mountains and Coastal Range to the eastern foothills.

The Central Commons or central park connecting the east and west sides of the Coyote Valley is a major design element and amenity.

WHERE PEOPLE WILL WORK

The Coyote Valley Specific Plan provides for a variety of workspace building types, ranging from low-rise R&D buildings to mid- and high-rise office buildings. The Plan Concept proposes that the majority of the workspaces to be within 4- to 7-story office buildings.

Software, computers, Internet services, and biosciences represent the strongest potential industries for tenanting workspace at Coyote Valley. Based on market research, these industries are expected to grow rapidly, and be attracted to Coyote Valley's envisioned amenities such as a mixed-use environment, natural features, and proximate housing.

To inspire companies to locate within Coyote Valley the workplace areas identified in the Plan Concept are based on a number of factors, including:

- Existing employers
- Live/work proximities that promote walking/bicycling to work
- Workplace "critical mass" and use concentrations sufficient to support transit
- The ratio of anticipated in-valley commuters to commuters from beyond Coyote Valley
- Existing residential areas and transition to the non-urban buffer of the South Coyote Valley Greenbelt
- Buffering of particular land uses

The development of sufficient workspace to accommodate 50,000 jobs in Coyote Valley is likely to occur over the next three to four decades.

Software, computers, Internet services, and biosciences represent the strongest potential industries for tenanting workspace at Coyote Valley.

WHERE PEOPLE WILL SHOP

Diverse shopping opportunities in Coyote Valley should be provided in mixed-use environments in individual neighborhoods and more intensively in the community core. The Plan Concept considers grocery stores, restaurants and other community-serving businesses, accessible by foot, transit and auto.

Retail development and success depends on location and design. Strong urban design should add to the market success of retail by creating an attractive environment for casual social meetings, spending time along the shopping districts, and linking shopping with nearby living, transit, and recreational amenities.

Three grocery stores could be supported in Coyote Valley at build-out, with one integrated into the community core near the lake and the other two in neighborhood areas. Each of these three grocery stores could anchor retail shopping streets of roughly 100,000 to 150,000 square feet apiece.

As Coyote Valley grows and provides more market support for the community core, additional retail and entertainment development could be added in a pedestrian and transit-friendly manner.

Retail development and success depends on location and design.

Mixed-use development with ground floor retail or restaurants topped by apartments or condominiums add vibrancy to the community core. The development of a movie theater, book stores, and music stores could also attract the development of additional restaurants, specialty retailers, and other entertainment options. These destination retail/entertainment uses could add several hundred thousand square feet of retail space in the community core.

WHERE PEOPLE WILL GO TO SCHOOL

The Coyote Valley planning team is committed to first class schools to enhance the value of the whole Coyote Valley community. The Plan Concept assumes an efficient use of space to optimize the project's feasibility. The Plan utilizes State standards for students per classroom, square footage per student and play field/hard court area per student. The team has taken a more flexible approach to parking, multi-leveled facilities and joint use recreational areas. Specifically, it is expected that some of the school facilities would have structured parking and would share some recreation facilities with public parks. A full-scale school analysis which will look at enrollment, facility needs and safety issues will be undertaken in the coming months.

These creative approaches can reduce land demand for school facilities by 40 to 50% without compromising the State's standards. Schools are planned to be easily accessible by foot and transit within the neighborhoods, providing an important asset to the new community of Coyote. Higher education facilities can also be accommodated in the Plan Concept.

The Coyote Valley planning team is committed to first class schools to enhance the value of the whole Coyote Valley community.

HOW PEOPLE WILL GET AROUND

The urban design approach for the Concept Plan for Coyote Valley focuses on the guiding principles of a sustainable, transit-oriented, walkable community, containing a mix of uses that is efficient in its use of land.

First and foremost the Plan Concept is scaled for pedestrians. The walkable community relies on a reduced demand for parking and parking lots by planning for shared structured parking and a fun efficient transit system that inspires people to give up their dependence on the personal automobile. It also makes the destinations close enough to arrive there by foot whenever possible. The community core and the transit oriented neighborhood areas are arranged around these principles and all neighborhoods are designed to be within 1,500 feet of transit.

WHERE PEOPLE WILL CONNECT

Connecting and serving the residents and workers in Coyote Valley is important to the quality of life. Plans are being made to accommodate and locate places of worship, senior centers, medical, childcare and other health related facilities in areas with convenient access to public transit and community activity centers. Public facilities such as community centers, social services, libraries and fire stations are also being accommodated and sited to become elements and public spaces that the community can be built up around.

The Concept's reliance on shared parking, pedestrian access, public transit and trails as well as open space will foster a community where interaction with others is expected and celebrated.

Trails for recreation are a major element but the trail system has also been designed to accommodate commuters, students and shoppers. By creating a safe, attractive trail system that connects destinations as well as to more remote open space it is expected that the Coyote Valley will see pedestrians and bicyclists utilizing these facilities at a higher rate than other places in San José.

The transit system allows for a fun, no-cost way to access almost every area within the Coyote Valley and would be supplemented with a fast, efficient bus system to complete the transit coverage and access. This transit system would be further strengthened by the connection to a multi-modal Caltrain station to create regional transit access to and from the Coyote Valley. The actual technology has not yet been selected.

A parkway system was chosen for the large street network because it eliminates the need for multiple traffic lights and large intersections while keeping the traffic moving through the area. The elimination of the large intersections was seen as a benefit to making the future community more walkable.

It was also noted that smaller grids within the parkway system do work and make for charming neighborhood streets that are easy to navigate on foot and bike. As a result, the Task Force directed that the Team pursue a combined approach of the parkway and grid system for the street network.

Finally, the Plan Concept anticipates that 28% of all trips to work in Coyote Valley are made by Coyote residents. This higher than normal live/work capture is due to carefully planning housing in close proximity to workplaces, providing a range of housing types and prices for the future workforce, and phasing the development of housing relative to the availability of jobs to create these connections.

The urban design approach for the Concept Plan for Coyote Valley focuses on the guiding principles of a sustainable, transit-oriented, walkable community, containing a mix of uses that is efficient in its use of land.

WHO IS THE COYOTE VALLEY TASK FORCE?

A twenty member Task Force, under the leadership of co-chairs Mayor Ron Gonzales and Councilmember Forrest Williams, was appointed by the San José City Council on August 20, 2002 with the initiation of Coyote Valley Specific Plan process. The Task Force is charged with guiding the preparation of a comprehensive and practical plan for the future of Coyote Valley. The Task Force held its first meeting on September 10, 2002. The Task Force is a volunteer, diverse, and broad-based group including experienced planners, labor representatives, seniors, schools, parks and open space advocates, developers, long-time property owners and others. As an advisory body to the Council, the Task Force's primary role is to make specific land use, environmental protection, public facilities, infrastructure, financing and other recommendations for the Specific Plan.

COYOTE VALLEY TASK FORCE

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Mayor, City of San José

Forrest Williams
Co-Chair
San José Councilman

Don Gage
Santa Clara County Supervisor

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Citation Homes

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Ken Saso
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Doreen Morgan
San José Senior Commission

Helen Chapman
San José Parks and Recreation Commission

Neil Struthers
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Gibson & Speno

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Retired planner

Gladwyn D'Souza
San José Bicycle Advisory Committee

Former Task Force Members:

Pat Dando
Former Vice Mayor and District 10 Councilmember

Amy Dean
Former South Bay AFL-CIO Director

COYOTE VALLEY SPECIFIC PLAN CONSULTANT TEAM

The City of San José has selected a team of highly qualified consultants led by the prestigious land planning/urban design team of Dahlin Group and KenKay Associates to design a unique plan for Coyote Valley. This impressive team of award winning national and international urban designers brings broad experience and ideas to the challenges facing us in Coyote Valley, and includes:

Dahlin Group is a nationally recognized urban design, architecture and planning firm with significant experience designing residential projects in mixed urban and non-urban environments.

KenKay Associates, an urban design and landscape architecture firm, is well recognized for creating environmentally sensitive plans.

Development Design Group, based in Baltimore, Maryland, specializes in unique retail and mixed-use centers.

In addition, the following technical consultants have been retained to provide technical assistance to the land planning/urban design team:

Economic and Planning Systems: Economic, fiscal, market and financial feasibility analyses.

David J. Powers and Associates: Preparation of Environmental Impact Report.

HMH Engineers: Infrastructure and Civil Engineering.

Schaaf & Wheeler: Hydrology.

Wetlands Research Associates: Biological Resources.

Hexagon: Transportation.

Lowney Associates: Hazardous Materials.

Basin Research Associates: Archaeology and Historic Resources.

Engeo: Geology and Soils.

Apex Strategies: Meeting Facilitation Services and Community Outreach.

The City of San José Department of Planning, Building and Code Enforcement has had cooperation from various outside agencies as well as other City of San José Departments in the development of the Composite Infrastructure Framework and the Conceptual Land Use Plan. Coordination with outside agencies has included the Santa Clara County Local Agency Formation Commission; Morgan Hill Unified School District; Santa Clara County Departments of Planning, Parks and Recreation and Roads and Airports; Santa Clara Valley Water District and the Valley Transportation Authority.

The CVSP has been the beneficiary of many comments and thoughtful input from virtually every department within the City of San José.

HOW IS THE COMMUNITY INCLUDED IN THE PLANNING PROCESS

The City is committed to involving the community fully in the planning process for Coyote Valley. This is a thorough and open process that provides numerous opportunities and venues for community input, including Community Workshops, focus group meetings, property owner meetings, as well as all Task Force meetings. Once the Task Force completes its work on the draft Specific Plan package, public hearings will be held by the Planning Commission and City Council prior to the Council consideration in Spring 2006. A calendar of all meetings can be found at: www.sanjoseca.gov/coyotevalley/.

DATE	MEETING	TOPIC
Thursday, January 6, 2005	Community meeting	Land Use Plan and Design Concepts
Monday, January 10, 2005	Task Force meeting	- Refined Conceptual Land Use Plan - Infrastructure Financing Costs and Programs - Overall Financial Feasibility - Expected Outcome: Preferred Conceptual Land Use Plan
Tuesday, January 25, 2005 (evening session)	City Council Progress Report #2	Council consideration of: - Preferred Land Use Plan - Refined Infrastructure Financing Costs Overall Financial Feasibility - Authorization to proceed with the preparation of the Environmental Impact Report (EIR) and other CVSP documents
Winter 2005	EIR Public Scoping meeting	Notice of Preparation (NOP) for the CVSP EIR
Spring 2005	Community and Task Force meetings	Fiscal Impact Analysis
Spring 2005	Council Progress Report #3	Fiscal Impact Analysis
March 2005 to November 2005	Task Force meetings	Specific Plan Development, Zoning Code, Design Guidelines, and Financing Strategy
May/July/September 2005	Community meetings	Specific Plan Development, Zoning Code, Design Guidelines, and Financing Strategy
September 2005	Community and Task Force meetings	Draft EIR available for public review and comment
November 2005	Community and Task Force meetings	End of public comment period on Draft EIR
December 2005	Task Force meeting	- Discussion of EIR comments and issues - Recommendation on the Specific Plan package
January 2006	Various Commission meetings	Presentation at City and County Commissions
February 2006	Planning Commission Public Hearing	- Planning Commission certification of Final EIR - Recommendation of Specific Plan package to City Council
March 2006	City Council Public Hearing	Consideration of entire CVSP package, including EIR, Specific Plan, Zoning Code, Design Guidelines, and Financing Strategy

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Chuck Reed, District 4
Nora Campos, District 5
Ken Yeager, District 6
Terry Gregory, District 7
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Terry Watt, Silicon Valley Conservation Council
Chris Platten, San José Planning Commission
Doreen Morgan, San José Senior Commission
Helen Chapman, San José Parks and Recreation Commission
Neil Struthers, Santa Clara and San Benito Counties Building and Construction Trades
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Steve Speno, Gibson & Speno
Chuck Butters, Brandenburg-Butters
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Pat Dando, Former Vice Mayor
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A special thank you to the more than 1,600 people who have attended Task Force and community meetings, reviewed newsletters, provided input on line, and participated in the Specific Plan process in other ways.