

# CITY COUNCIL VISION AND EXPECTED OUTCOMES

10. Create financing plan for required capital improvements.
11. Plan must be financially feasible for private development.
12. Develop trigger mechanisms to ensure appropriate jobs/housing balance in Coyote Valley.
13. Create phasing plan that allows sub-regions of Coyote to develop appropriate levels of jobs and housing with required infrastructure.



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14. Facilitate permanent acquisition of fee title or conservation easements in South Coyote.
15. Triggers may be changed to those based on Coyote Valley Specific Plan area or its sub-regions.
16. 20% of all units shall be “deed-restricted,” “below market-rate units.”





- DAHLIN GROUP
- KENKAY ASSOCIATES
- HMM ENGINEERS
- ECONOMIC AND PLANNING SYSTEMS
- SCHAAF AND WHEELER
- HEXAGON
- APEX STRATEGIES
- DAVID POWERS & ASSOCIATES
- CRAWFORD, CLARK & MULTARI
- BASIN RESEARCH
- WETLAND RESEARCH ASSOCIATES
- ENGEO
- LOWNEY

# OUTREACH AND PARTICIPATION



- 43 Task Force Meetings (avg. 50)
- 11 Community Workshops (avg. 140)
- 24 Technical Advisory Committee Mtgs.
- Several Stakeholder Meetings
- Several Property Owner Meetings
- Next Task Force Meeting 5/8
- Focus Groups
- Future Community Meetings
- Public Hearings
- Website

# ENVIRONMENTAL FOOTPRINT

## FIXED ELEMENTS

1. Coyote Creek Corridor
2. Fisher Creek in Greenbelt
3. Laguna Seca
4. Keesling's Shade Tree
5. IBM Wetland
6. Hillock
7. Hills (15% Limit)
8. Oak Savannah
9. Tulare Hill
10. Streams
11. Hamlet of Coyote
12. Archaeological Site

