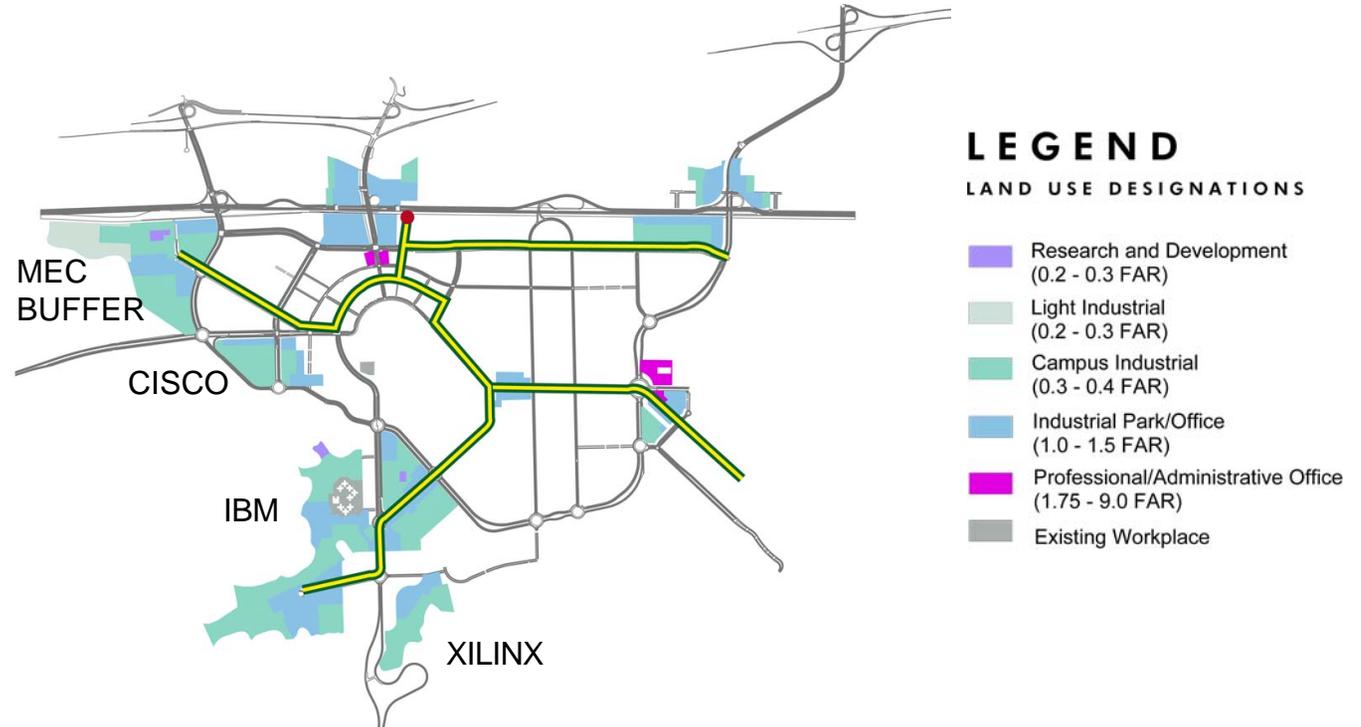


COYOTE VALLEY SPECIFIC PLAN



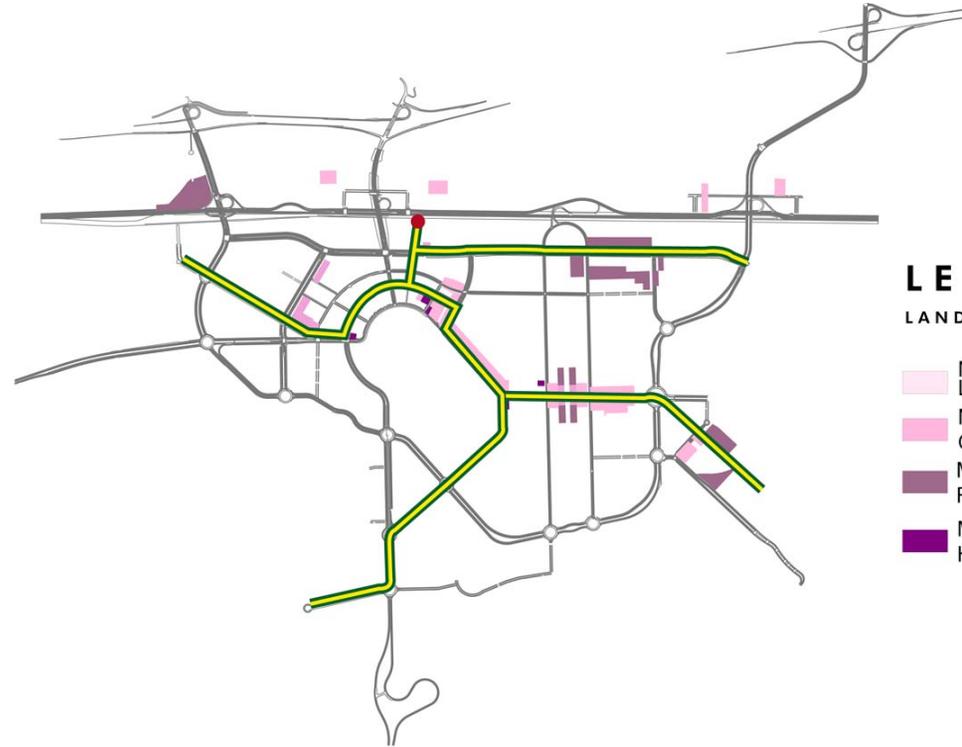
INDUSTRIAL/WORKPLACE (Industry driving jobs)

12,139,743 square feet
43,007 Jobs (84% of Total)

Total Industry Driving Jobs: 51,189



COYOTE VALLEY SPECIFIC PLAN



LEGEND

LAND USE DESIGNATIONS

- Mixed Use (MU1)
Live-Work Loft
- Mixed Use (MU2)
Office over Commercial
- Mixed Use (MU3)
Residential over optional Office
- Mixed Use (MU5)
Hi-Rise Residential over Office

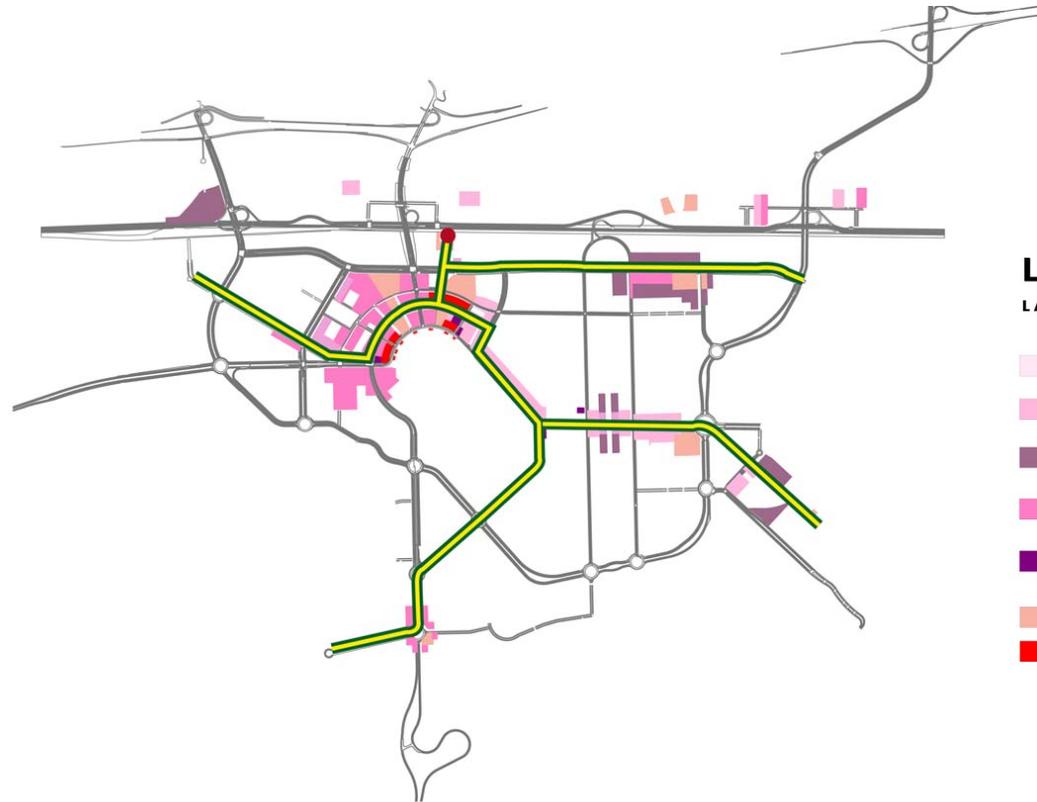
MIXED-USE OFFICE (Industry driving jobs)

2,493,700 square feet

8,182 Jobs (16% of Total)



COYOTE VALLEY SPECIFIC PLAN



LEGEND

LAND USE DESIGNATIONS

- Mixed Use (MU1)
Live-Work Loft
- Mixed Use (MU2)
Office over Commercial
- Mixed Use (MU3)
Residential over optional Office
- Mixed Use (MU4)
Residential over optional Commercial
- Mixed Use (MU5)
Hi-Rise Residential over Office
- Local Commercial
- General Commercial

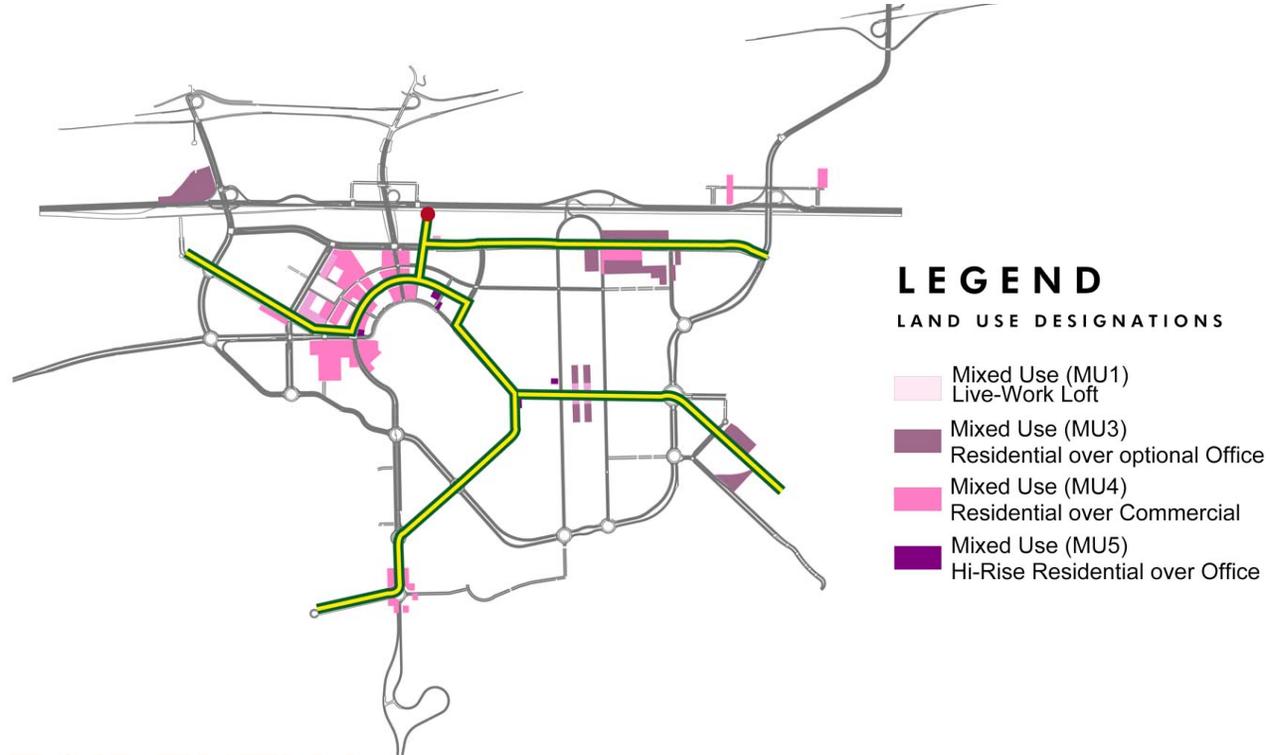
COMMERCIAL / MIXED USE

519,600 square feet (Stand Alone)

1,060,082 square feet (in Mixed-Use)



COYOTE VALLEY SPECIFIC PLAN



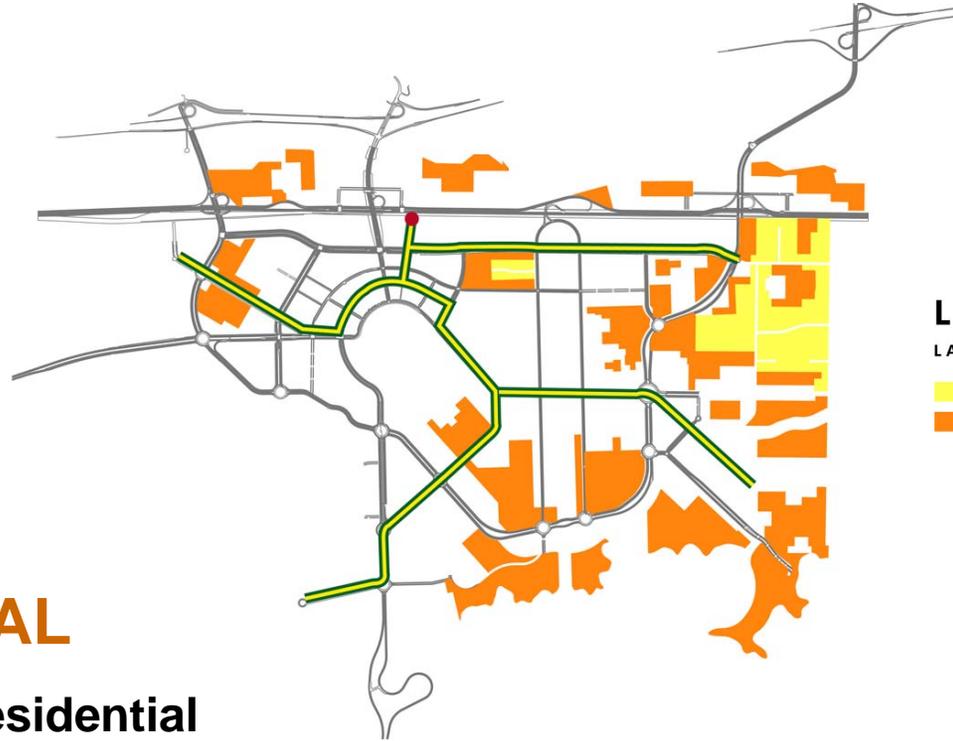
MIXED-USE RESIDENTIAL

311 units __ Live Work/Loft
3,172 units __ Residential over Office/Commercial
258 units __ High-Rise Residential over Office

3,741 units (14% of Total)



COYOTE VALLEY SPECIFIC PLAN



LEGEND

LAND USE DESIGNATIONS

Low Density (5-10 DU/AC)

Medium Density Residential (10-20 DU/AC)

RESIDENTIAL

Low Density Residential

355 units Single family detached homes (5 du's/acre)

Medium Density Residential

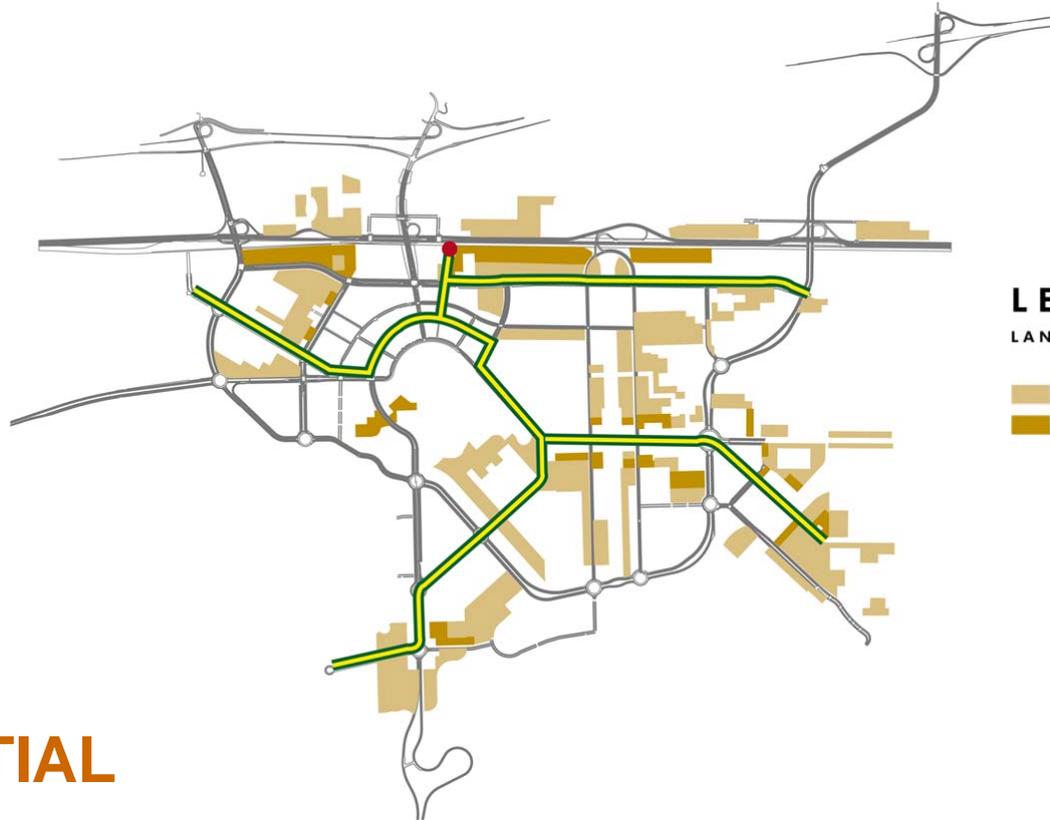
3,137 units 3-story single family detached homes (14 du's/acre)

1,475 units 2-3-story single family detached homes (12 du's/acre)

1,782 units 2-story single family detached homes (10 du's/acre)



COYOTE VALLEY SPECIFIC PLAN



LEGEND

LAND USE DESIGNATIONS

- Medium High Density (30-45 DU/AC)
- High Density (45-65 DU/AC)

RESIDENTIAL

Medium-High Density Residential

3,515 units 3-story multi-family with surface parking (30 du's/acre)

6,952 units 3-story town homes (22 du's/acre)

High Density Residential

3,889 units 4-story multi-family with structured parking (45



COYOTE VALLEY SPECIFIC PLAN



LEGEND

LAND USE DESIGNATIONS

- Mid-Rise Residential (75 -100 DU/AC)
- Hi-Rise Residential (100 + DU/AC)



RESIDENTIAL

Mid-Rise Residential

1,176 units 9-story mid-rise multi-family (75 du's/acre)

High-Rise Residential

372 units 22-story high-rise multi-family (100 du's/acre)

22,653 units (86% of Total)

Total Residential Units: 26,394



COYOTE VALLEY SPECIFIC PLAN

COMPOSITE – ALL PRIVATE LAND USE



COYOTE VALLEY SPECIFIC PLAN PLAN CONCEPT



A. Fisher Creek



B. Coyote Lake



C. Canal Park



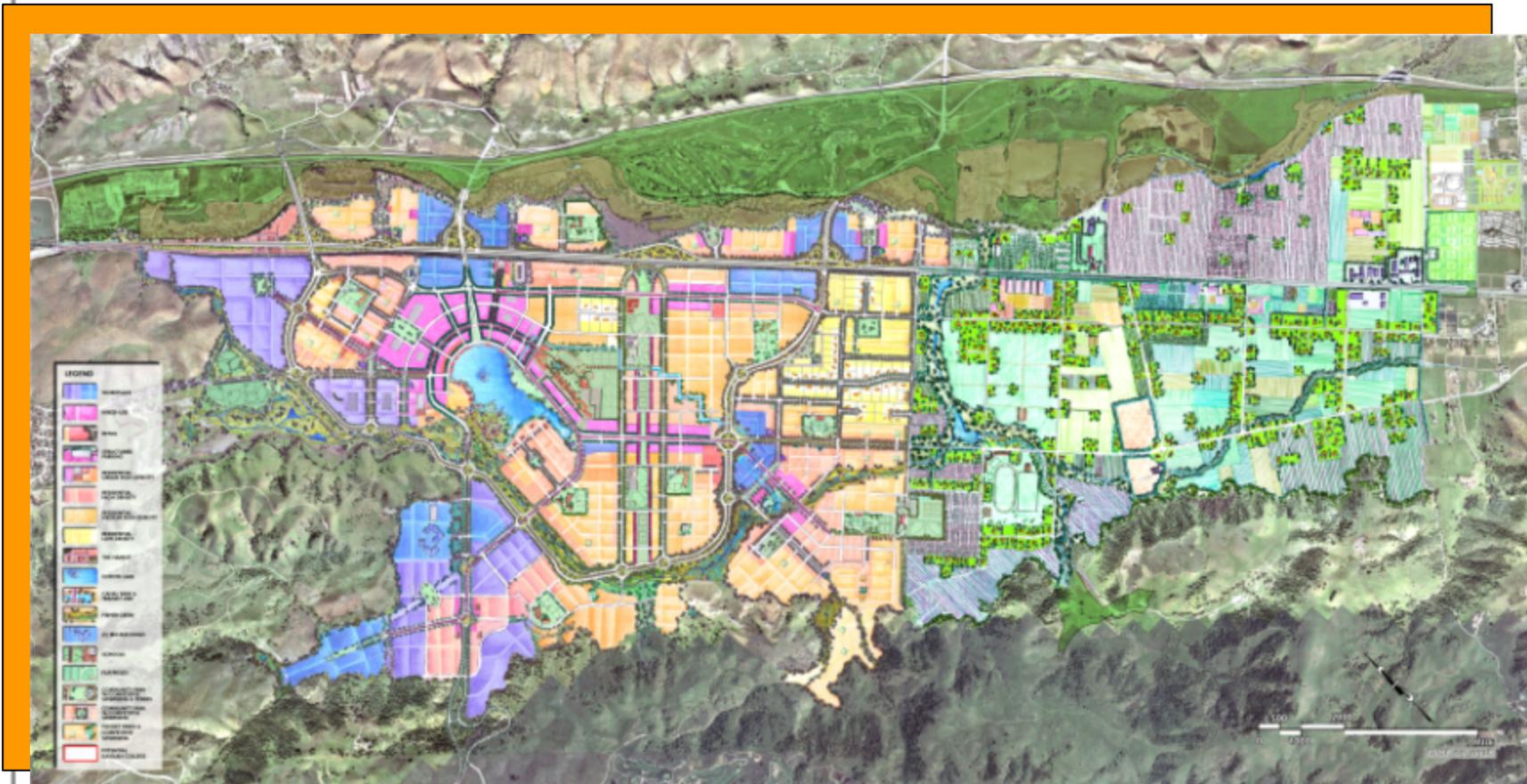
D. Parkway



E. Fixed Guideway Transit



F. Caltrain



AGRICULTURAL LAND CONSERVATION STRATEGY