



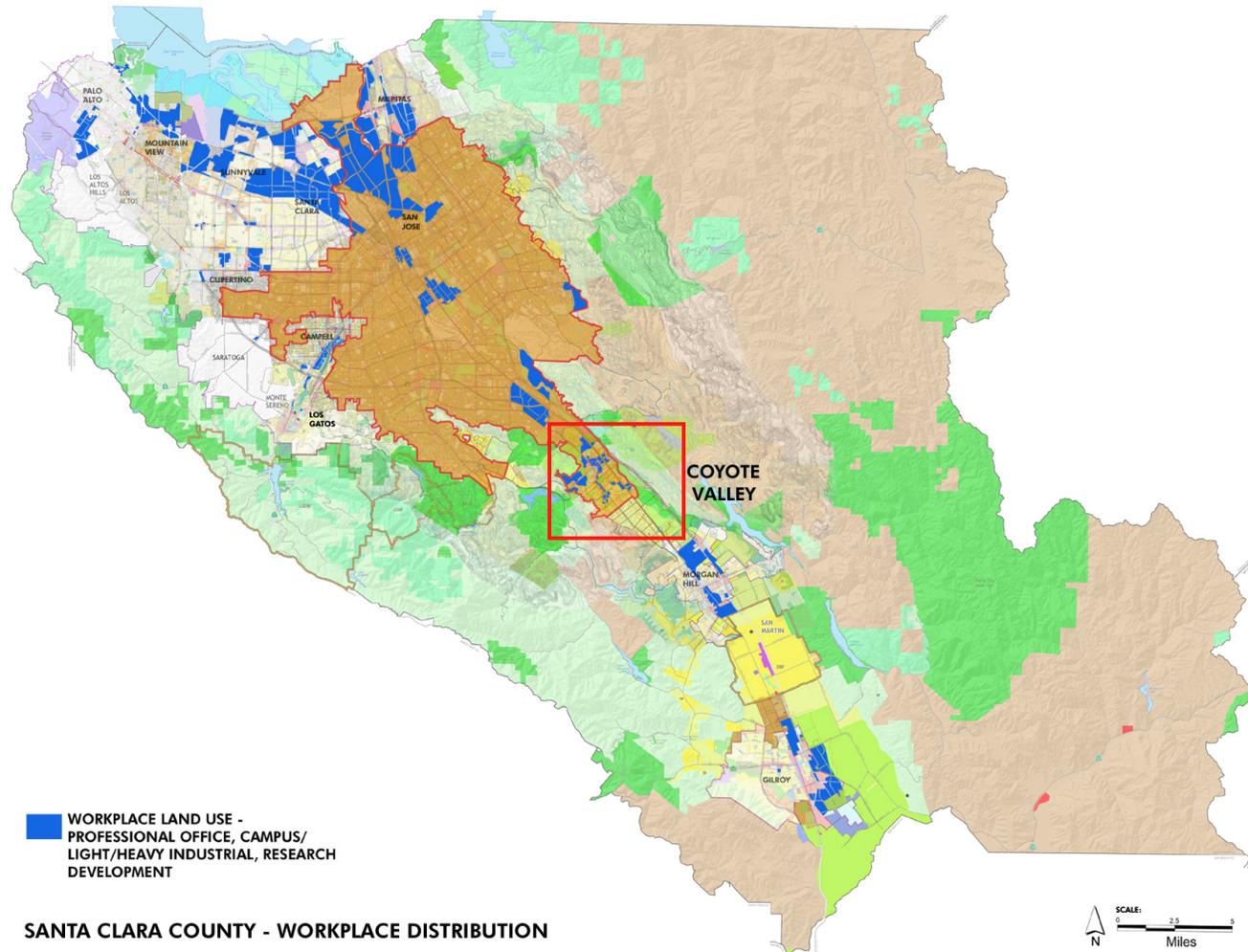
# COYOTE VALLEY SPECIFIC PLAN

## Morgan Hill Unified School District Coyote Valley Update

August 16, 2005

# COYOTE VALLEY SPECIFIC PLAN

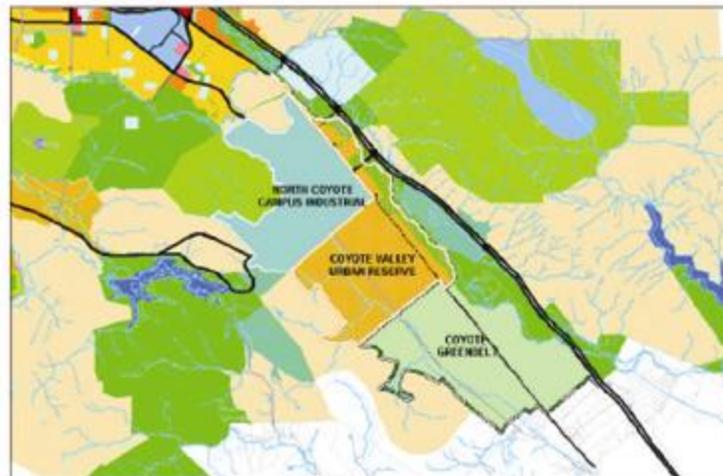
## Coyote Valley Overview



# COYOTE VALLEY SPECIFIC PLAN

## COUNCIL'S VISION & EXPECTED OUTCOMES

1. Plan includes North and Central for land planning, and South Coyote only for infrastructure financing
2. Boundary between Central and South Coyote is fixed
3. North and Central Coyote may be planned together



# COYOTE VALLEY SPECIFIC PLAN

## COUNCIL'S VISION & EXPECTED OUTCOMES

4. Plan North and Mid-Coyote as urban, pedestrian, transit-oriented community with mixed uses
5. Plan for extension of Light Rail Transit and add Caltrain Station
6. Maximize efficient land usage with 25K residences and 50K jobs as minimums
7. 50K jobs are primary jobs and exclude support retail and public/quasi-public uses
8. Identify locations for public facilities in land use and financing plans



# COYOTE VALLEY SPECIFIC PLAN

## COUNCIL'S VISION & EXPECTED OUTCOMES

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



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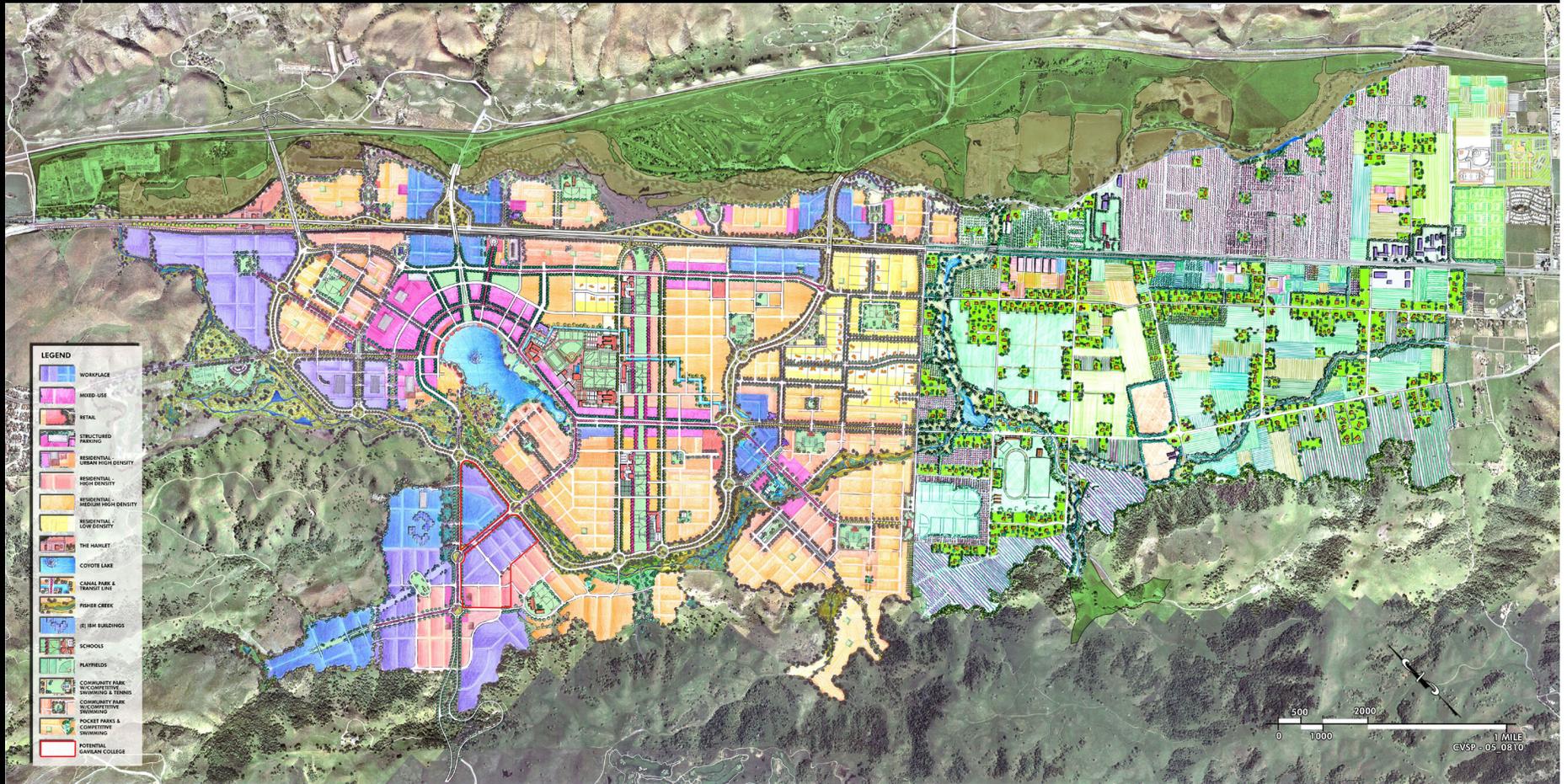
## COUNCIL'S VISION & EXPECTED OUTCOMES

13. Create phasing plan that allows sub-regions of Coyote to develop appropriate levels of jobs and housing with required infrastructure
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.”

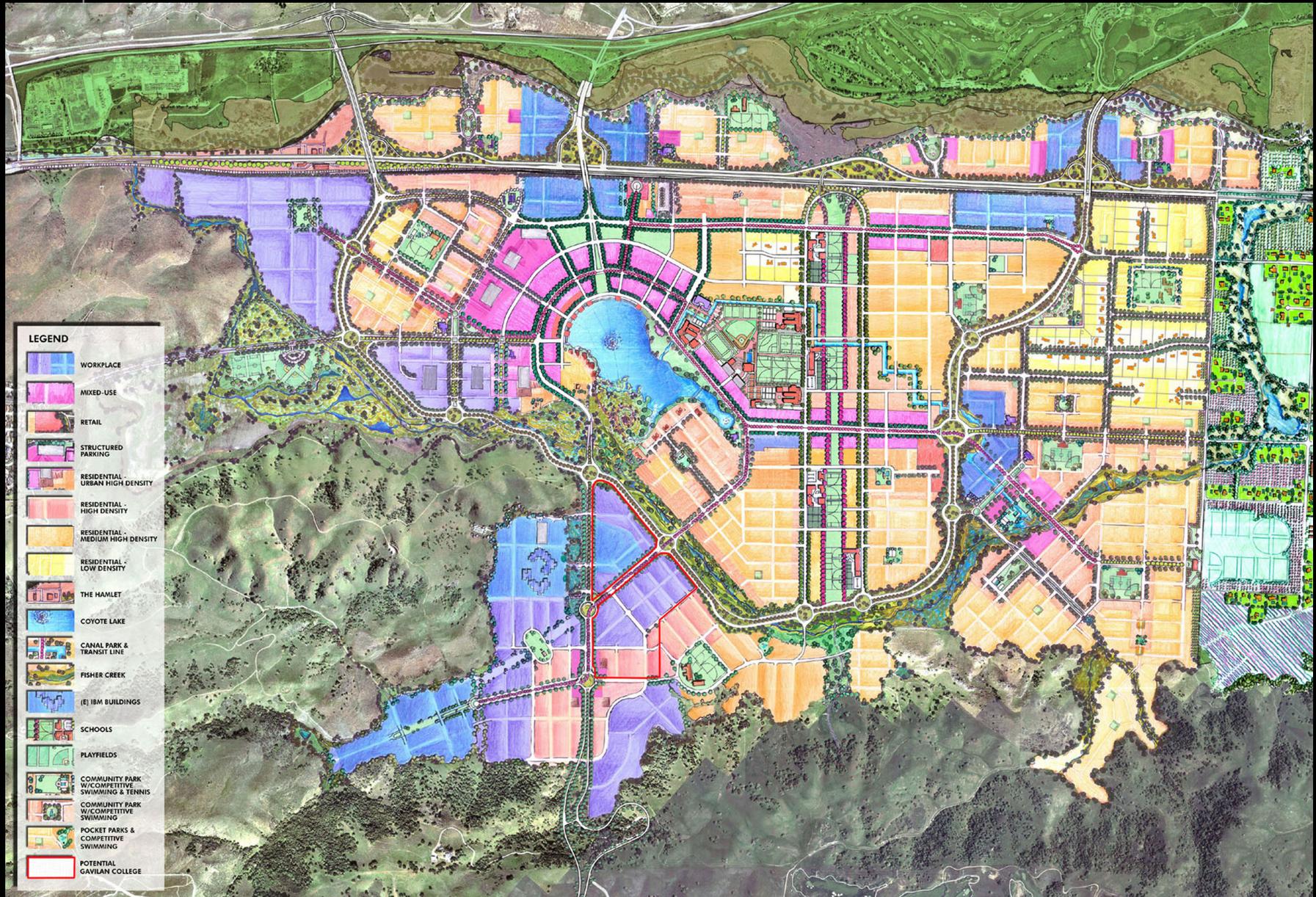


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## Plan Overview



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# CVSP Task Force

Progress

How we got here

# COYOTE VALLEY SPECIFIC PLAN

## 1<sup>ST</sup> WORKSHOP

