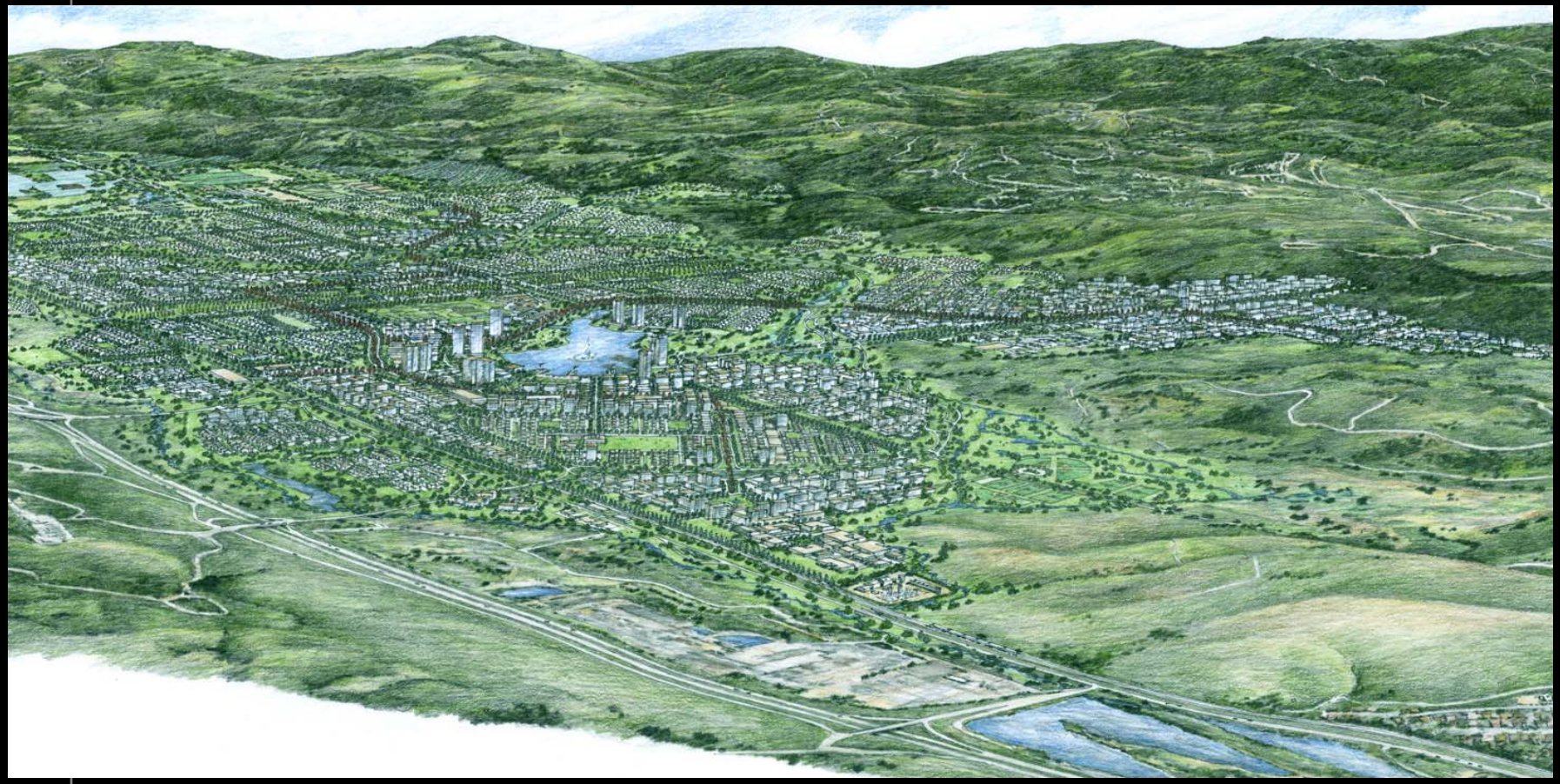
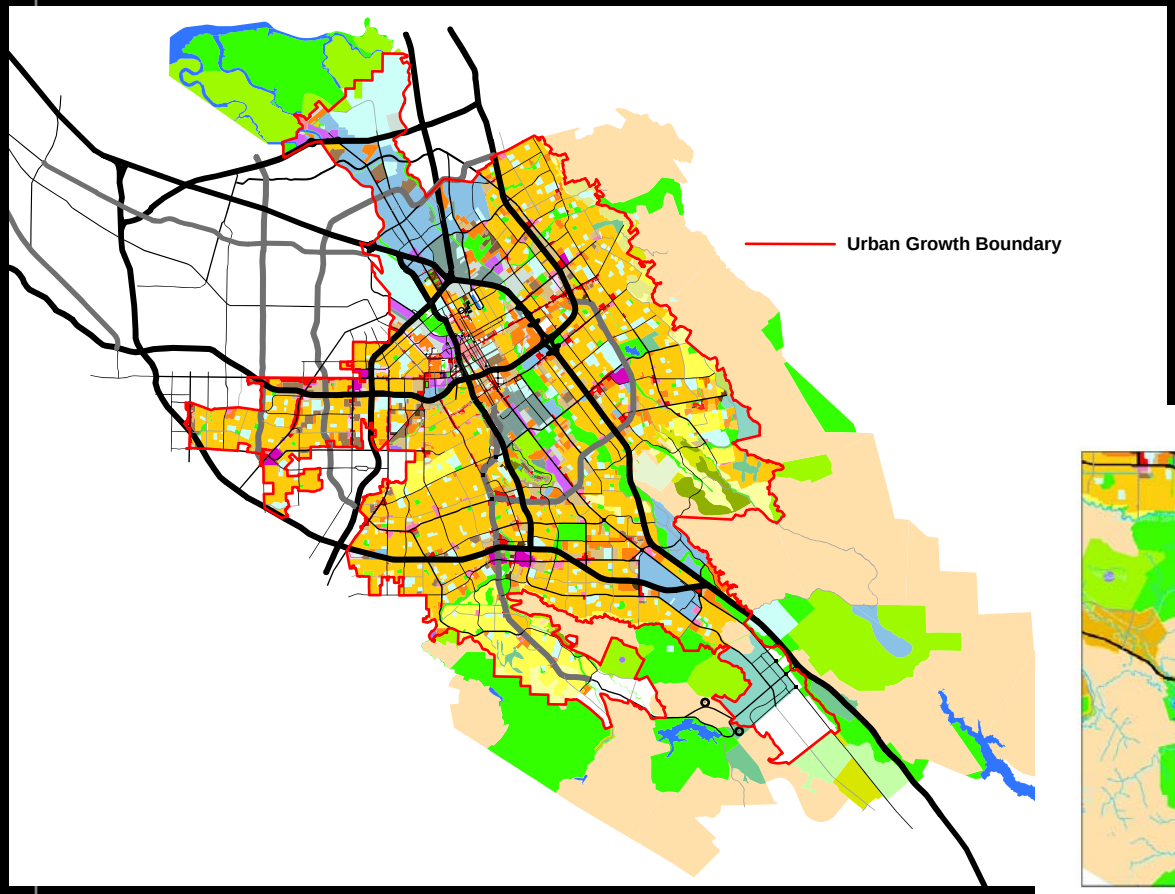
COYOTE VALLEY SPECIFIC PLAN

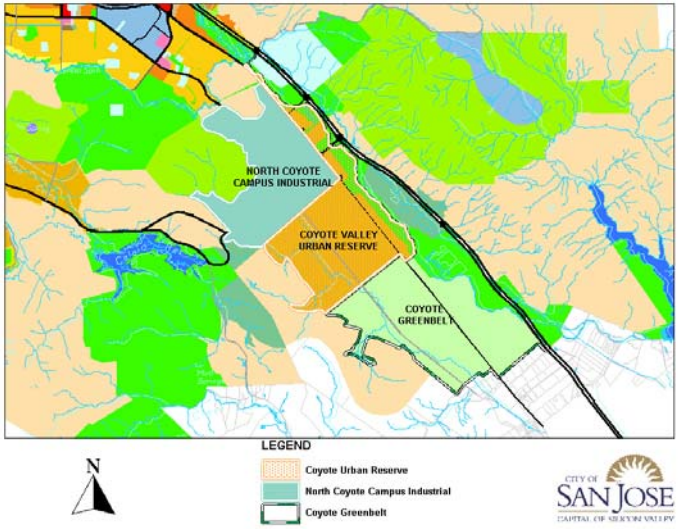
Land Use and Design Concepts



Community Meeting April 27, 2006

COYOTE VALLEY CONTEXT





City Council Vision

1. Plan includes North and Mid-Coyote for land planning, and South Coyote for infrastructure financing only.
2. Boundary between Mid- and South Coyote is fixed.
3. North and Mid-Coyote may be planned together.
4. Plan North and Mid-Coyote as urban, pedestrian, transit-oriented community with mixed uses.
5. Plan for extension of light rail transit and Caltrain Station.

City Council Vision

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

City Council Vision

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.

City Council Vision

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.”