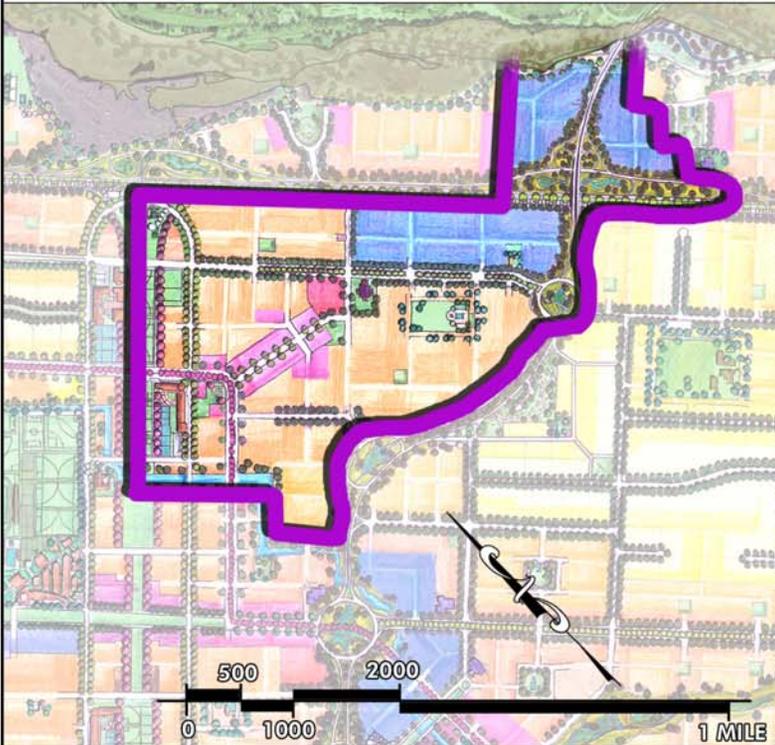


# PLANNING AREA H

## PLANNING AREA - H

Planning Area H incorporates Coyote Valley's southern gateway from Hwy. 101 at the Coyote Creek interchange. It includes an area for high identity corporate workplace surrounding the over crossing of Coyote Valley Parkway and Monterey Rd/Caltrain. Corporate identity here may favor a more relaxed, earthen and natural architectural character when compared to a more polished Bailey Avenue contemporary style. Residential neighborhoods about the east west commons to the north and incorporate a neighborhood district commercial street that spans from local transit stop to the larger workplace areas. An Elementary school at the commons is within walking or biking distance of these neighborhoods as well as the residential neighborhoods in the southern portion of Planning Area A



### NEIGHBORHOOD TOTALS:

#### LEGEND

#### WORKPLACE

Total Work Place Jobs		4,397	4,397
1	Corporate/Tech Office (4 story with all onsite surface parking @ 1 space/job, 285 sf/job, FAR=0.39)		1,441
5	Corporate/Tech (4 story with 4 story onsite structured parking @ 0.66 spaces/job, 285sf/job, FAR=1.04)		2,956

### JOBS: 4,706

### HOMES: 2,847

### RETAIL SF: 18,903

#### MIXED-USE

<b>Total Mixed-Use Jobs</b>	309	309
<b>Total Mixed-Use Homes</b>	380	380
<b>Total Mixed-Use Retail Square Feet</b>	18,903	18,903
3 floors Office over local retail(onsite surface & street parking, 300 sf/job, FAR=0.4)	Jobs	189
	Homes	-
	Retail SF	18,903
3 floors Residential over optional office (residential parking in building, office parking on street, 1450sf/home, about 1 job/3homes, FAR=1.38)	Jobs	120
	Homes	380
	Retail SF	-

#### RESIDENTIAL - HIGH DENSITY

Total Residential		2,467	2,467
4 story wood frame over or wrapping structured parking (1400sf/home, 45 units/acre)		474	
3 story wood frame w/surface carport parking (1100sf/home, 30 units/acre, most affordable)		130	
3 story Town homes or townhome/condominiums with private garages (1800sf/home, 22units/acre)		1,118	
Single Family detached (3 story cluster homes, 1800sf/home, 14 units/acre)		417	
Single Family detached (2-3 story cluster or patio homes, 2100sf/home, 12 units/acre)		327	



SCHOOL



FIRE STATION



CANAL PARK & TRANSIT LINE

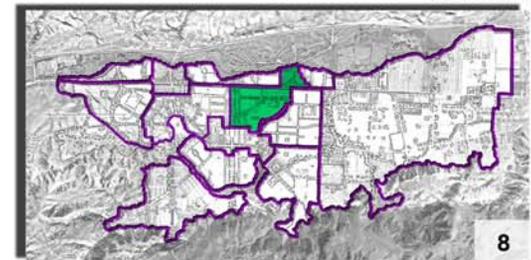


COMMUNITY PARK W/COMPETITIVE SWIMMING & TENNIS



CHURCH

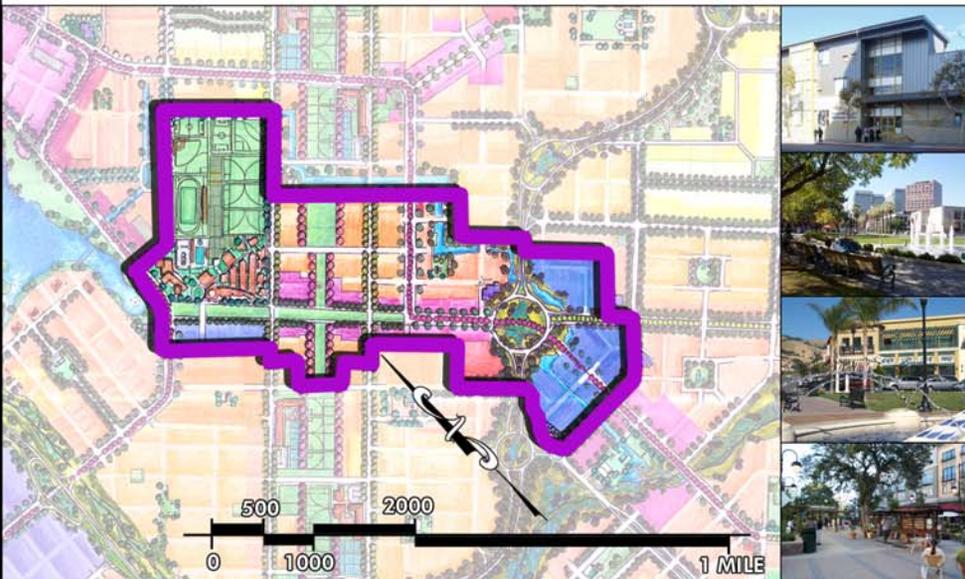
### KEY PLAN



# PLANNING AREA I

## PLANNING AREA - I

Planning Area I is focused on a Santa Teresa urban parkway, which links the more urban waterfront area of Planning Area A with the more traditional neighborhoods to the south and west. Buildings with active retail and professional ground floor storefronts flank a pedestrian friendly linear park. At the north end it is anchored by the civic importance of the Coyote Valley High School. It is bisected by the east west central commons. At the southern end is a workplace node as well as a secondary retail concentration.



**NEIGHBORHOOD TOTALS:**

LEGEND			
WORKPLACE			
<b>Total Work Place Jobs</b>		4,081	4,081
1	Corporate/Tech Office (4 story with all onsite surface parking @ 1 space/job, 285 sf/job, FAR= .39)		370
5	Corporate/Tech (4 story with 4 story onsite structured parking @ 0.66 spaces/job, 285sf/job, FAR= 1.04)		2,266
7	Downtown Professional Service Office (4 story with offsite district parking @ 0.66 spaces/job, 285 sf/job, FAR=1.75)		1,161
8	Downtown Professional Service Office (7 story with offsite district parking @ 0.66 spaces/job, 285sf/job, FAR=3)		284

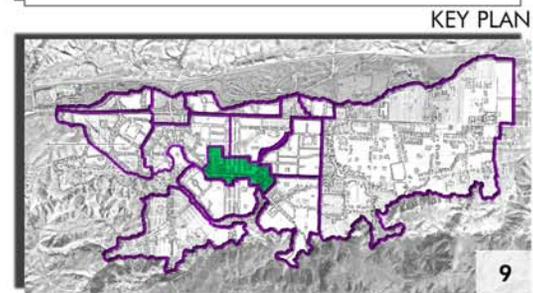
**JOBS: 4, 492      HOMES: 1,702      RETAIL SF: 86,953**

MIXED-USE			
<b>Total Mixed-Use Jobs</b>		411	411
<b>Total Mixed-Use Homes</b>		360	360
<b>Total Mixed-Use Retail Square Feet</b>		29,704	29,704
5	3 floors Office over local retail (all onsite surface & street parking, 300 sf/job, FAR=0.4)	Jobs	297
		Homes	-
		Retail SF	29,704
8	3 floors Residential over optional office (residential parking in building, office parking on street, 1450sf/home, about 1 job/3homes, FAR=1.38)	Jobs	113
		Homes	360
		Retail SF	-

RESIDENTIAL - HIGH DENSITY			
<b>Total Residential</b>		1,342	1,342
2	9 Story Mid-rise (1400 sf/home, 75 units/acre, parking in building)		186
3	4 story wood frame over or wrapping structured parking (1400sf/home, 45 units/acre)		363
4	3 story wood frame w/surface carport parking (1100sf/home, 30 units/acre, most affordable)		465
5	3 story Town homes or townhome/condominiums with private garages (1800sf/home, 22units/acre)		259
7	Single Family detached (3 story cluster homes, 1800sf/home, 14 units/acre)		69

RETAIL			
<b>Total Local Retail</b>		57,249	57,249
Supermarket			35,646
2	Gasoline		1,350
4	General Retail		20,253

-  PARKWAY
-  LIBRARY
-  SCHOOL SITE
-  TRANSIT LINE
-  CANAL
-  CENTRAL COMMONS
-  CHURCH



# PLANNING AREA J

## PLANNING AREA - J

Planning Area J gets its identity from the luxury residential buildings along the west shore of the lake and its open space edge along the restored Fisher Creek. It stretches around the west side of the Santa Teresa urban parkway and incorporates the western reach of the central commons. This is a predominantly residential neighborhood supported by jobs opportunities in immediately adjacent Planning Areas I & G. It includes both an elementary school and a middle school.



NEIGHBORHOOD TOTALS: JOBS: 0 HOMES: 3,463 RETAIL SF: 0

### LEGEND

RESIDENTIAL - HIGH DENSITY

Total Residential	3,463	3,463
Luxury 22 story high-rise (2200sf/home, 100 units/acre, parking in building)		186
4 story wood frame over or wrapping structured parking (1400sf/home, 45 units/acre)		279
3 story wood frame w/surface carport parking (1100sf/home, 30 units/acre, most affordable)		242
3 story Town homes or townhomes/condominiums with private garages (1800sf/home, 22units/acre)		1,350
Single Family detached ( 3 story cluster homes, 1800sf/home, 14 units/acre)		877
Single Family detached (2-3 story cluster or patio homes, 2100sf/home, 12 units/acre)		312
Single Family detached (2 story homes, 2600sf/home, 10 units/acre)		217

COMMUNITY PARK W/COMPETITIVE SWIMMING

CHURCH

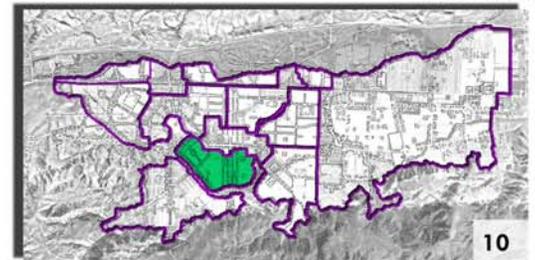
POCKET PARKS

SCHOOL

TRANSIT LINE

COYOTE LAKE

### KEY PLAN

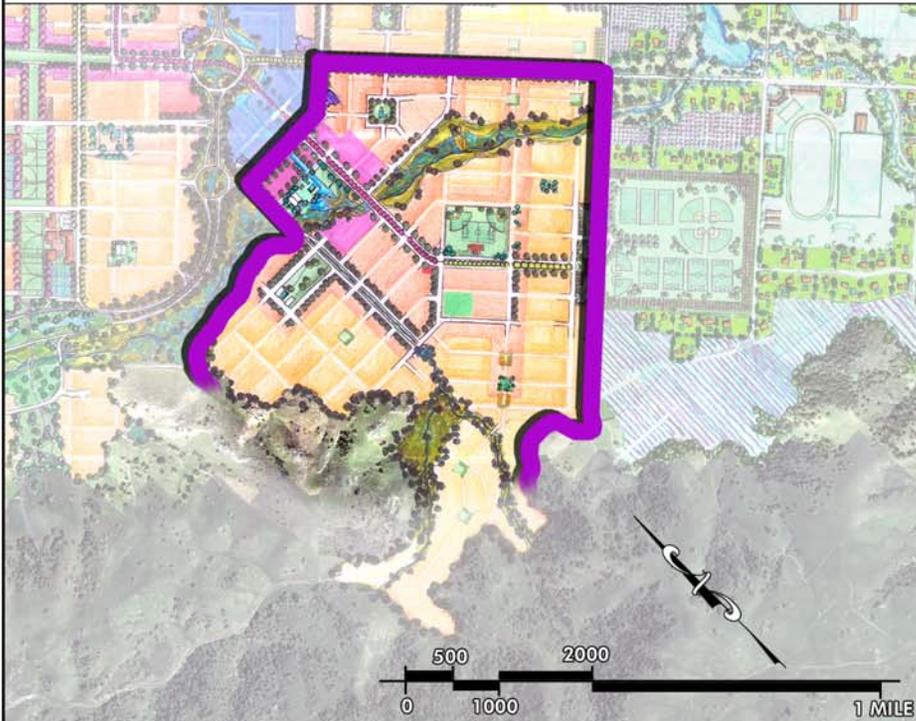


# PLANNING AREA K

NEIGHBORHOOD TOTALS: JOBS: 304 HOMES: 3,682 RETAIL SF: 28,354

## PLANNING AREA - K

Planning Area K mixes a new urban village center with natural pathways along Fisher Creek. More traditional residential neighborhoods provide transitional densities to the Greenbelt and up Palm Canyon to the western hillside open space. An elementary school serves the local neighborhood and a large ball field park will serve all of Coyote Valley.



-  SCHOOL
-  COMMUNITY PARK W/COMPETITIVE SWIMMING & TENNIS
-  COMMUNITY PARK W/COMPETITIVE SWIMMING
-  TRANSIT LINE
-  FISHER CREEK
-  CANAL

### LEGEND



<b>Total Mixed-Use Jobs</b>	304	304
<b>Total Mixed-Use Homes</b>	280	280
<b>Total Mixed-Use Retail Square Feet</b>	21,603	21,603
	3 floors Office over local retail(all onsite surface & street parking, 300 sf/job, FAR=0.4)	Jobs Homes Retail SF
		216 - 21,603
	3 floors Residential over optional office (residential parking in building, office parking on street, 1450sf/home, about 1 job/3homes, FAR=1.38)	Jobs Homes Retail SF
		88 280 -

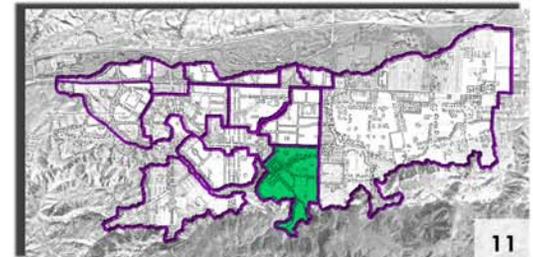
### RESIDENTIAL - HIGH DENSITY

<b>Total Residential</b>	3,402	3,402
	4 story wood frame over or wrapping structured parking (1400sf/home, 45 units/acre)	418
	3 story wood frame w/surface carport parking (1100sf/home, 30 units/acre, most affordable)	19
	3 story Town homes or townhome/condominiums with private garages (1800sf/home, 22units/acre)	1,432
	Single Family detached ( 3 story cluster homes, 1800sf/home, 14 units/acre)	564
	Single Family detached (2-3 story cluster or patio homes, 2100sf/home, 12 units/acre)	603
	Single Family detached (2 story homes, 2600sf/home, 10 units/acre)	366

### RETAIL

<b>Total Local Retail</b>	6,751	6,751
General Retail		6,751

### KEY PLAN

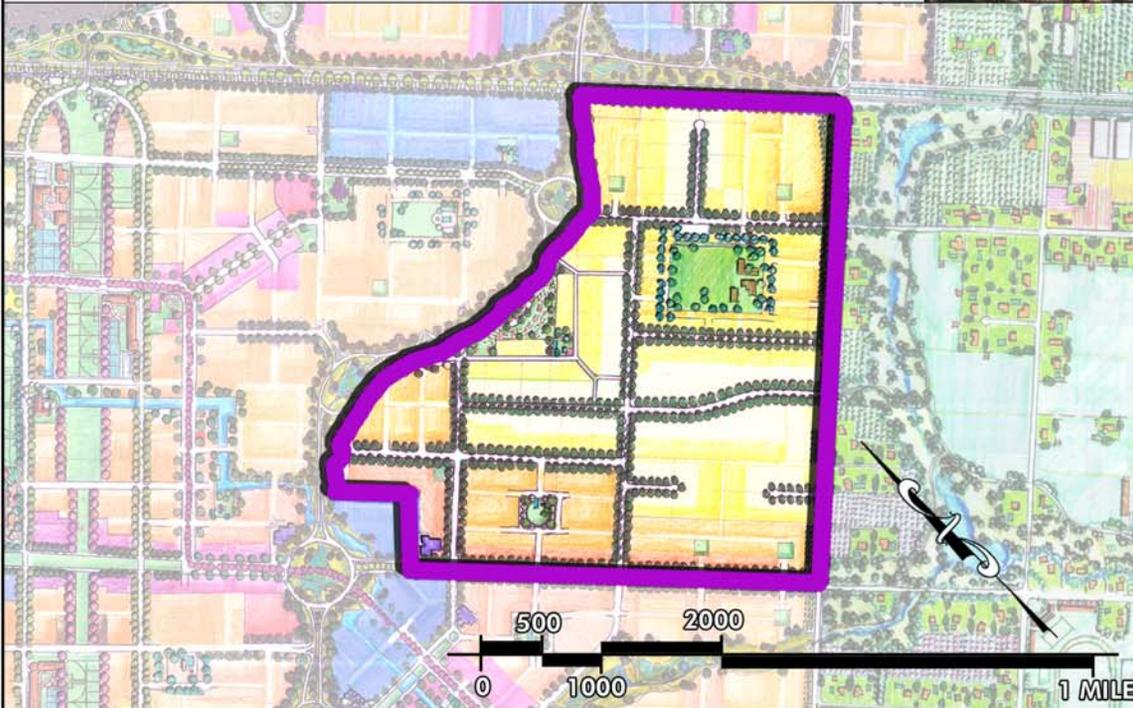


# PLANNING AREA L

NEIGHBORHOOD TOTALS: JOBS: 0 HOMES: 1,507 RETAIL SF: 0

## PLANNING AREA - L

Planning Area L preserves the integrity and estate setting of its existing homes and transitions from these to higher density residential. It incorporates the Coyote Valley community garden and an elementary school with an adjacent park, which will also serve the Greenbelt residents. Both the elementary school/park and the community garden are buffered from existing estate residences by new transition residential densities.



### LEGEND

 RESIDENTIAL - HIGH DENSITY

Total Residential		1,507	1,507
	4 story wood frame over or wrapping structured parking (1400sf/home, 45 units/acre)		84
	3 story wood frame w/surface carport parking (1100sf/home, 30 units/acre, most affordable)		74
	3 story Town homes or townhome/condominiums with private garages (1800sf/home, 22units/acre)		273
	Single Family detached (3 story cluster homes, 1800sf/home, 14 units/acre)		26
	Single Family detached (2-3 story cluster or patio homes, 2100sf/home, 12 units/acre)		238
	Single Family detached (2 story homes, 2600sf/home, 10 units/acre)		539

 RESIDENTIAL - LOW DENSITY

	Single Family detached ( edge and transition estate, 4000sf/home, 5 units/acre)		273
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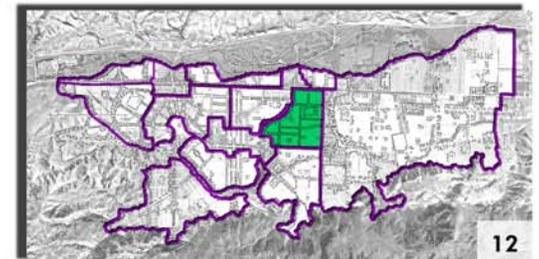
 COMMUNITY PARK W/COMPETITIVE SWIMMING

 CHURCH

 POCKET PARKS

 SCHOOL

### KEY PLAN



# PLANNING AREA M

## PLANNING AREA - M

Planning Area M is the South Coyote Greenbelt area. Its planning consideration is governed by the following "Vision and Expected Outcomes" Sections:

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

Within the above requirements, existing General Plan criteria, and guided by the "Coyote Valley GREENBELT Interim Planning Principles" (August 2001) adopted by the County of Santa Clara, City of San Jose, and City of Morgan Hill, planning has focused on the formation and funding of an open space and agricultural land management entity that can:

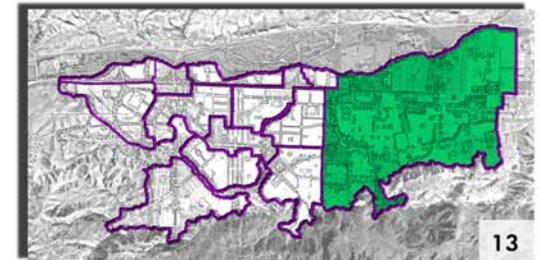
- Rationalize, consolidate and lease available agricultural land;
- Acquire open space, parks, and mitigation lands;
- Provide future development guidelines within existing general plan criteria that benefit the quality and market value of private property;
- Create an identifiable quality of place and market identity for agricultural products and visitors;
- Rationalize and ensure adequate supply of safe drinking and irrigation water
- Protect groundwater from agriculture and domestic pollutants



### LEGEND

	ORCHARDS
	ROW CROP/VINEYARDS
	AGG. INDUSTRY
	FISHER CREEK
	HOMES
	GREEN HOUSES
	BALL FIELDS
	EQUESTRIAN FACILITY

### KEY PLAN



# ILLUSTRATIVE LAND USES



A. Fisher Creek

B. Coyote Lake

C. Canal Park

D. Parkway

E. In Village Transit

F. Caltrain

