



THE NEIGHBORHOODS

DEFINING THE NEIGHBORHOOD PLANNING AREAS



PLANNING AREA A

PLANNING AREA - A

Planning Area A gets its character and identity from its lakeshore waterfront. This is the start, heart, and soul of the Coyote Valley community. Overlooking the fifty+ acre lake and incorporating the valley's highest densities and most eclectic mix of uses, it is intended to be the focal gathering place and center of commerce for the whole valley. The lake supports a strategy of creating a spectacular amenity early on to spawn a market for urban density living from the start, and to establish a powerful expression of commitment to quality of life that will attract employers even as other areas of Silicon Valley endure high industrial vacancies.



NEIGHBORHOOD TOTALS:

LEGEND



WORKPLACE

Total Work Place Jobs	3,222	3,222
Downtown Professional Service Office (20 story with offsite district parking @ 0.66 spaces/job, 285sf/job, FAR=8.5)		3,222



MIXED-USE

Total Mixed-Use Jobs	3,902	3,902
Total Mixed-Use Homes	1,870	1,870
Total Mixed-Use Retail Square Feet	663,550	663,550
Live work loft/town home (6 story, district parked jobs parking, residential parking on site, 500sf/job, 1800sf/home, FAR=1.4)	Jobs Homes Retail SF	49 49 -
High rise (18 floors residential with onsite structured parking over 4 floors office with district parking, 300sf/job, 1500sf/home, FAR=3.6)	Jobs Homes Retail SF	267 206 -
3 floors Office over regional retail (all district parking, 300sf/job, FAR=1.73)	Jobs Homes Retail SF	3,504 - 350,377
3 floors Office over local retail (all onsite surface & street parking, 300 sf/job, FAR=0.4)	Jobs Homes Retail SF	81 - 8,101
3 floors Residential over regional retail (district parked retail, residential parking in building, 1450sf/home, FAR=1.72)	Jobs Homes Retail SF	- 1,615 305,072



RETAIL

Total Regional Retail	222,780
Restaurants	44,556
General Retail	74,260
Cinema	103,964

JOBS: 7, 124

HOMES: 4,925

RETAIL SF: 886,330



RESIDENTIAL - HIGH DENSITY



RESIDENTIAL - URBAN HIGH DENSITY

Total Residential	3,055	3,055
1 Luxury 22 story high-rise (2200sf/home, 100 units/acre, parking in building)		186
2 9 Story Mid-rise (1400 sf/home, 75 units/acre, parking in building)		558
3 4 story wood frame over or wrapping structured parking (1400sf/home, 45 units/acre)		1,116
4 3 story wood frame w/surface carport parking (1100sf/home, 30 units/acre, most affordable)		93
5 3 story Town homes or townhome/condominiums with private garages (1800sf/home, 22units/acre)		832
7 Single Family detached (3 story cluster homes, 1800sf/home, 14 units/acre)		122
8 Single Family detached (2-3 story cluster or patio homes, 2100sf/home, 12 units/acre)		149



EXISTING RESIDENTIAL - LOW DENSITY



COMMUNITY PARKS W/COMPETITIVE SWIMMING



POCKET PARKS & COMPETITIVE SWIMMING



FISHER CREEK



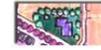
COYOTE LAKE



CANAL PARK & TRANSIT LINE

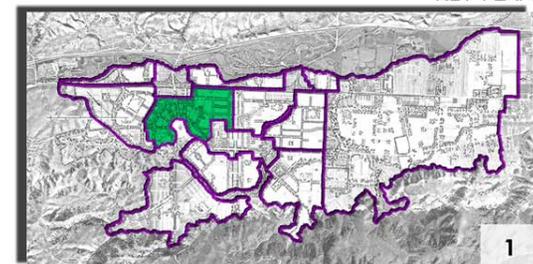


STRUCTURED PARKING



CHURCH

KEY PLAN



PLANNING AREA B

PLANNING AREA - B

Planning Area B marks the primary entry to Coyote from Hwy. 101. It surrounds the soon to be completed Bailey interchange and Monterey Rd/Cal Train over crossing. It incorporates the proposed Caltrain Coyote Valley station. This area is seen as an ideal place for high identity corporate facilities with an architectural expression of clean, polished contemporary sophistication.



NEIGHBORHOOD TOTALS: JOBS: 6,246 HOMES: 98 RETAIL SF: 13,502

LEGEND



WORKPLACE

Total Work Place Jobs		6,230	6,230
1	Corporate/Tech Office (4 story with all onsite surface parking @ 1 space/job, 285 sf/job, FAR=.39)		333
2	Corporate/Tech Office (7 story with 4 story onsite structured parking @ 0.66 space/job, 285 sf/job, FAR=1.4)		1,857
5	Corporate/Tech (4 story with 4 story onsite structured parking @ 0.66 spaces/job, 285sf/job, FAR= 1.04)		4,040



MIXED-USE

Total Mixed-Use Jobs		16	16
Total Mixed-Use Homes		16	16
Total Mixed-Use Retail Square Feet		-	-
1	Live work loft/town home (6 story, district parked jobs parking, residential parking on site, 500sf/job, 1800sf/home, FAR=1.4)	Jobs Homes	16 16
		Retail SF	-



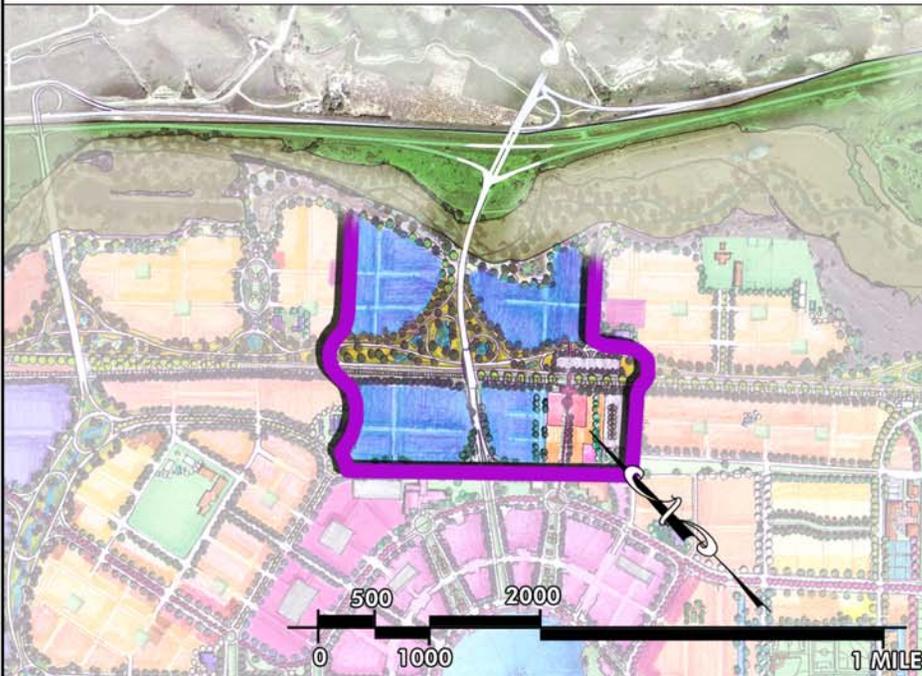
RESIDENTIAL - HIGH DENSITY

Total Residential		82	82
5	3 story Town homes or townhomes/condominiums with private garages (1800sf/home, 22units/acre)		82



RETAIL

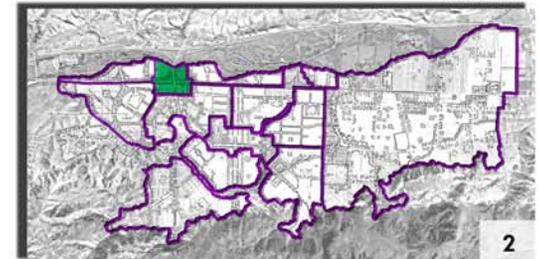
Total Local Retail		13,502	13,502
4	General Retail		13,502



-  STRUCTURED PARKING
-  BAILEY OVERPASS
-  HIGHWAY 101
-  BIOSWALE/WATER DETENTION PONDS



KEY PLAN

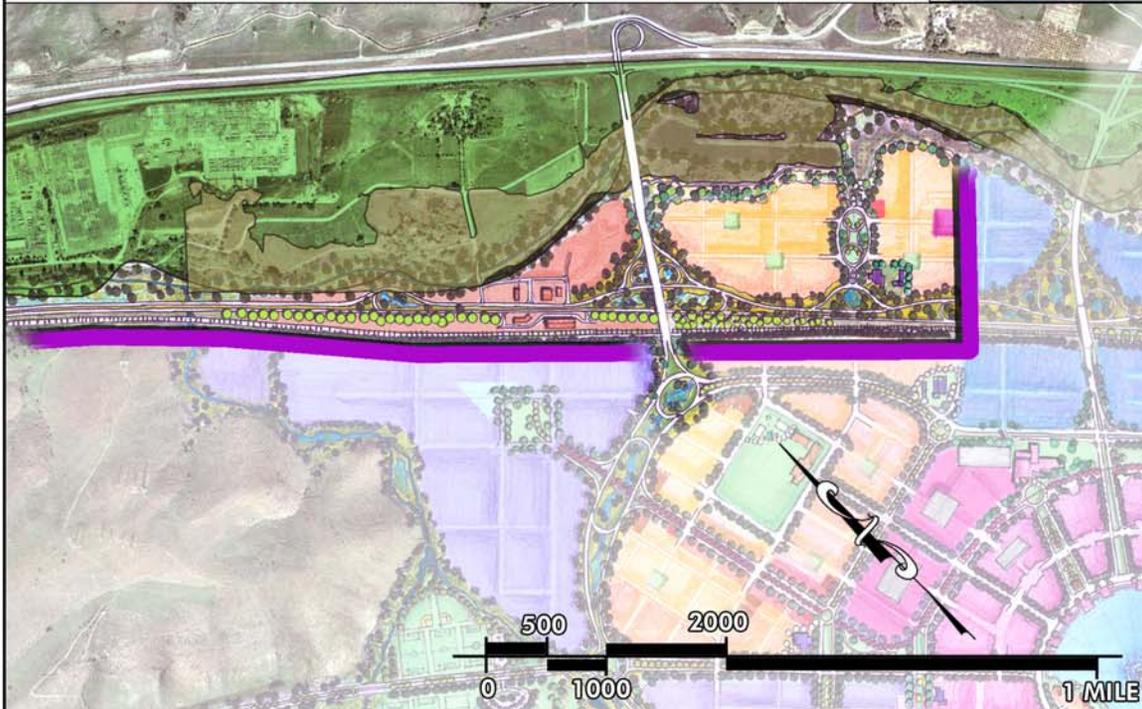


PLANNING AREA C

NEIGHBORHOOD TOTALS: JOBS: 251 HOMES: 772 RETAIL SF: 10,802

PLANNING AREA - C

Planning Area C incorporates the historic center of Coyote Valley, known as the Hamlet. It is located right where Coyote Creek, the old railroad station, and El Camino Real are closest together. The Hamlet will remain a unique historic enclave. Future development may include moving in historic frame buildings and developing an architectural palette that recalls its western stage stop past.



LEGEND



MIXED-USE

Total Mixed-Use Jobs	251
Total Mixed-Use Homes	143
Total Mixed-Use Retail Square Feet	10,802
Live work loft/town home (6 story, surface job parking, home parking within building, 500sf/job, 1800sf/home, FAR=1.75)	Jobs: 143 Homes: 143 Retail SF: -
3 floors Office over local retail(all onsite surface & street parking, 300 sf/job, FAR=0.4)	Jobs: 108 Homes: - Retail SF: 10,802

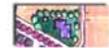


RESIDENTIAL - HIGH DENSITY

Total Residential	629	629
3 story Town homes or townhome/condominiums with private garages (1800sf/home, 22units/acre)	300	
Single Family detached (3 story cluster homes, 1800sf/home, 14 units/acre)	260	
Single Family detached (2 story homes, 2600sf/home, 10 units/acre)	68	



THE HAMLET



CHURCH OPPORTUNITIES

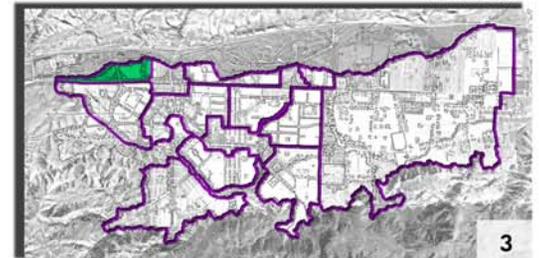


COMMUNITY PARKS W/COMPETITIVE SWIMMING



POCKET PARKS & COMPETITIVE SWIMMING

KEY PLAN



PLANNING AREA D

PLANNING AREA - D

Planning Area D will flank north and south side of a Coyote Creekside Park. It is located between the Monterey Rd. and Coyote Creek. It provides local pedestrian, equestrian, and bicycle connection for all of Coyote Valley to Coyote Creek via an underpass (under Monterey and the railroad tracks) at Laguna Ave. Its chief asset is its exposure to the Coyote Creek Park and trail system and its neighborhood entries and primary circulation celebrate this. This area is planned to include an elementary school site within safe walking distance of neighborhood homes and within safe biking distance of Planning Areas C & E along a creek side bike path.



NEIGHBORHOOD TOTALS: JOBS: 208 HOMES: 880 RETAIL SF: 45,907

RETAIL		
Total Local Retail	27,004	27,004
General Retail		27,004

LEGEND

 MIXED-USE

Total Mixed-Use Jobs	208	208
Total Mixed-Use Homes	60	60
Total Mixed-Use Retail Square Feet	18,903	18,903
 3 floors Office over local retail (all onsite surface & street parking, 300 sf/job, FAR=0.4)	Jobs Homes Retail SF	189 - 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 Homes Retail SF	19 60 -

 RESIDENTIAL - HIGH DENSITY

Total Residential	820	820
 3 story Town homes or townhome/condominiums with private garages (1800sf/home, 22units/acre)		450
 Single Family detached (3 story cluster homes, 1800sf/home, 14 units/acre)		200
 Single Family detached (2-3 story cluster or patio homes, 2100sf/home, 12 units/acre)		89
 Single Family detached (2 story homes, 2600sf/home, 10 units/acre)		81

 SCHOOL	 COMMUNITY PARK
 CHURCH	 POCKET PARKS
 COMMUNITY PARK W/COMPETITIVE SWIMMING & TENNIS	

KEY PLAN

