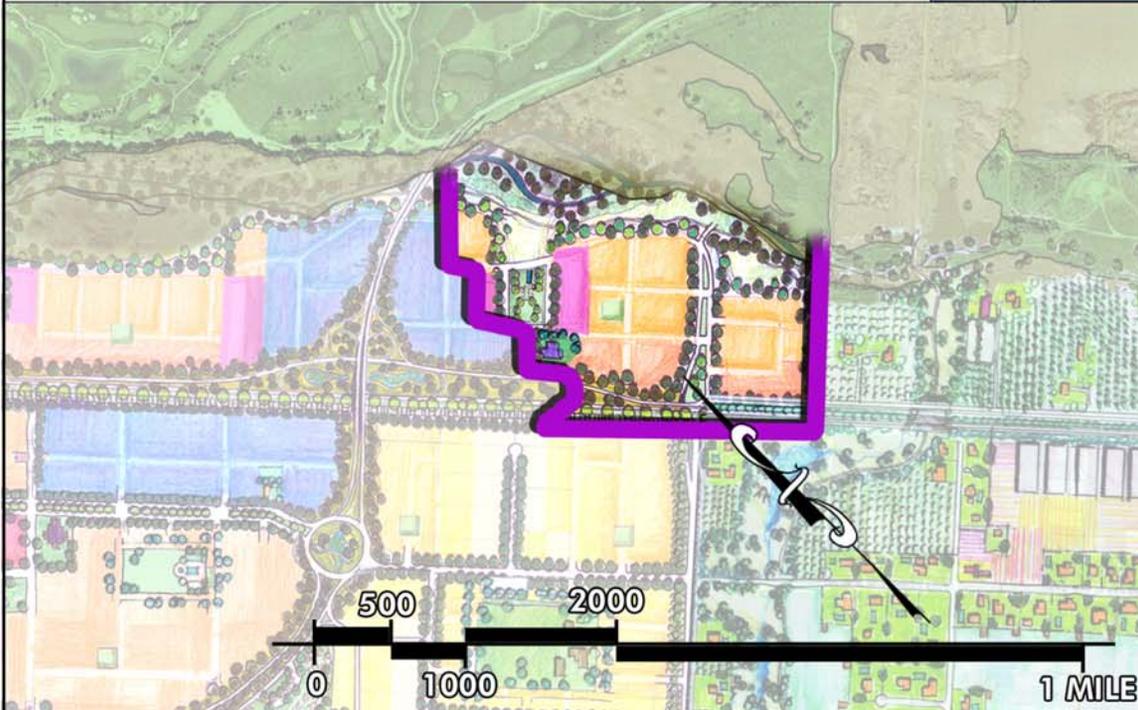


PLANNING AREA E

PLANNING AREA - E

Planning Area E is located between the Monterey Rd. and Coyote Creek and is to the south of the Coyote Valley's southern overcrossing and 101 freeway connection. Like Planning Area D it enjoys a strong exposure to the Coyote Creek park and trail system, and its neighborhood entry celebrates this. This area may incorporate a more casual and rural architectural vernacular as it transitions to the Greenbelt area.



NEIGHBORHOOD TOTALS: JOBS: 100 HOMES: 416 RETAIL SF: 8,101

LEGEND



MIXED-USE

Total Mixed-Use Jobs	100	100
Total Mixed-Use Homes	60	60
Total Mixed-Use Retail Square Feet	8,101	8,101
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 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	356	356
3 story Town homes or townhome/condominiums with private garages (1800sf/home, 22units/acre)		109
Single Family detached (3 story cluster homes, 1800sf/home, 14 units/acre)		104
Single Family detached (2 story homes, 2600sf/home, 10 units/acre)		143



COMMUNITY PARK W/COMPETITIVE SWIMMING

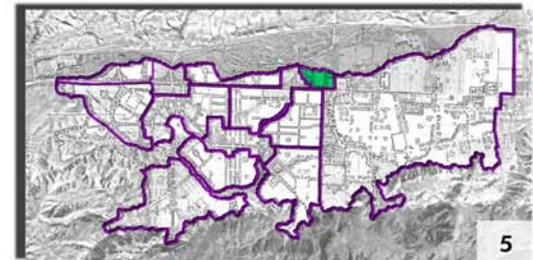


CHURCH



POCKET PARKS

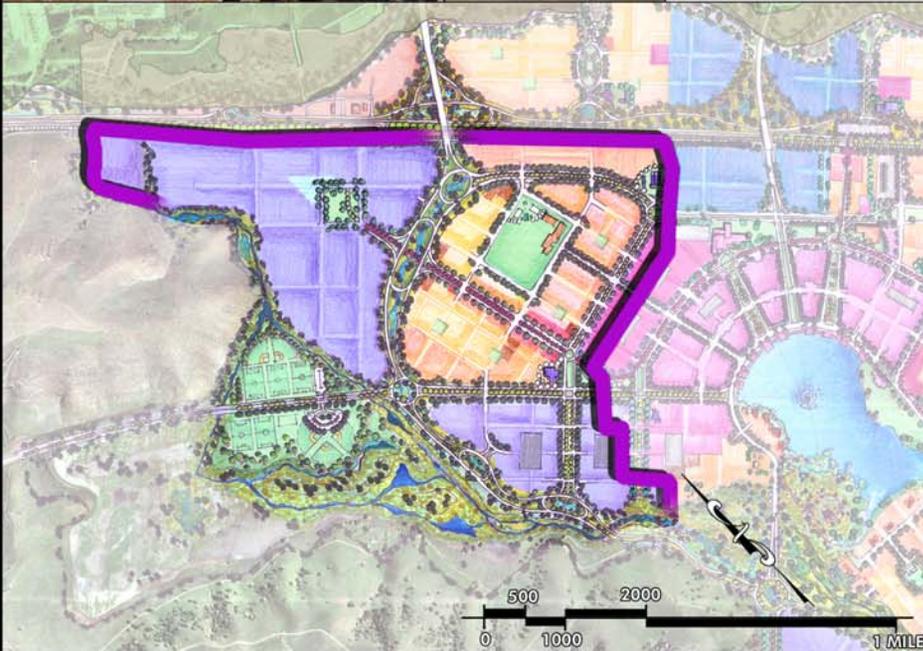
KEY PLAN



PLANNING AREA F

PLANNING AREA - F

Planning Area F will ultimately establish the northern gateway from Hwy. 101, this neighborhood is predominantly workplace, mixed use and higher density residential. It incorporates an elementary school; parks, transit spoke, and is adjacent to a possible large playfield complex developed within the Laguna Seca detention basin. Workplace areas include lands owned by Cisco Systems as well as Cal Pine's Metcalf Power Plant.



NEIGHBORHOOD TOTALS:

JOBS: 11, 591

HOMES: 3,121

RETAIL SF: 42,255

LEGEND



WORKPLACE

Total Work Place Jobs	11,377	11,377
Corporate/Tech Office (4 story with 1 story parking)	4,102	
Corporate/Tech Office (2 story with 1 story parking)	364	
R&D/Lab (1 story with 1 story parking)	114	
Corporate/Tech (4 story with 4 story parking)	5,912	
Light Industrial (1 story)	65	
Manufacturing (1 story)	821	



FISHER CREEK



COMMUNITY PARKS W/COMPETITIVE SWIMMING



BALL FIELDS



TRANSIT LINE



SCHOOL SITE



STRUCTURED PARKING



CHURCH



RESIDENTIAL - HIGH DENSITY



RESIDENTIAL - URBAN HIGH DENSITY

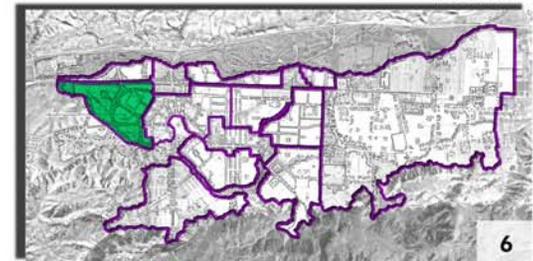
Total Residential	2,684	2,684
9 story mid-rise - 75 units per acre	465	
4 story frame on podium - 45 units per acre	1,032	
3 story frame w/surface parking - 30 units per acre	112	
3 story town houses - 22 units per acre	641	
Single family detached - 14 units per acre	434	



MIXED-USE

Total Mixed-Use Jobs	214	214
Total Mixed-Use Homes	437	437
Total Mixed-Use Retail Square Feet	42,255	42,255
Live work loft/town home, district parked jobs parking, residential on site	Jobs: 214 Homes: 214 Retail SF: -	
3 floors Residential over regional/district parked retail	Jobs: - Homes: 71 Retail SF: 13,459	
3 floors Residential over local commercial w/ no district parking	Jobs: - Homes: 152 Retail SF: 28,796	

KEY PLAN



PLANNING AREA G

PLANNING AREA - G

Planning Area G is at the base of Coyote Valley's western foothills. These bucolic coves, adjacent to oak studded hill-side open space have traditionally been Coyote Valley's unique appeal to Silicon Valley employers. Indeed, the bulk of the workplace land in this Planning Area is already owned by jobs providers (IBM & Xilinx). Residential neighborhoods range from a core area along Bailey that may be appropriate for a collegiate identity village serving new graduates recruited by Coyote Valley employers to lower density family homes at the base of the hills. These residents will be served by an elementary school as well as transit stop retail.

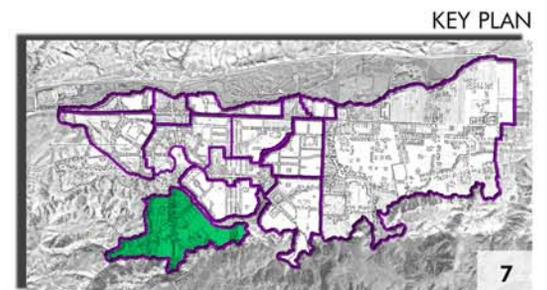


NEIGHBORHOOD TOTALS: JOBS: 18, 441 HOMES: 2,888 RETAIL SF: 39,595

LEGEND		
WORKPLACE		
Total Work Place Jobs 18,441 18,441		
1	Corporate/Tech Office (4 story with all onsite surface parking @ 1 space/job, 285 sf/job, FAR=.39)	8,019
4	R&D/Lab (1 story with all onsite surface parking @ 1 space/job, 285sf/job, FAR=.24)	273
5	Corporate/Tech (4 story with 4 story onsite structured parking @ 0.66 spaces/job, 285sf/job, FAR= 1.04)	10,150
MIXED-USE		
Total Mixed-Use Jobs - -		
Total Mixed-Use Homes 210 210		
Total Mixed-Use Retail Square Feet 39,595 39,595		
7	3 floors residential over local retail (residential parking in building retail surface & street parking, 1450sf/home FAR=1.38)	Jobs - Homes 210 Retail SF 39,595

RESIDENTIAL - HIGH DENSITY		RESIDENTIAL - URBAN HIGH DENSITY	
Total Residential 2,678		2,678	
2	9 Story Mid-rise (1400 sf/home, 75 units/acre, parking in building)	93	
3	4 story wood frame over or wrapping structured parking (1400sf/home, 45 units/acre)	335	
4	3 story wood frame w/surface carport parking (1100sf/home, 30 units/acre, most affordable)	1,246	
5	3 story Town homes or townhome/condominiums with private garages (1800sf/home, 22units/acre)	423	
7	Single Family detached (3 story cluster homes, 1800sf/home, 14 units/acre)	87	
8	Single Family detached (2-3 story cluster or patio homes, 2100sf/home, 12 units/acre)	179	
9	Single Family detached (2 story homes, 2600sf/home, 10 units/acre)	316	

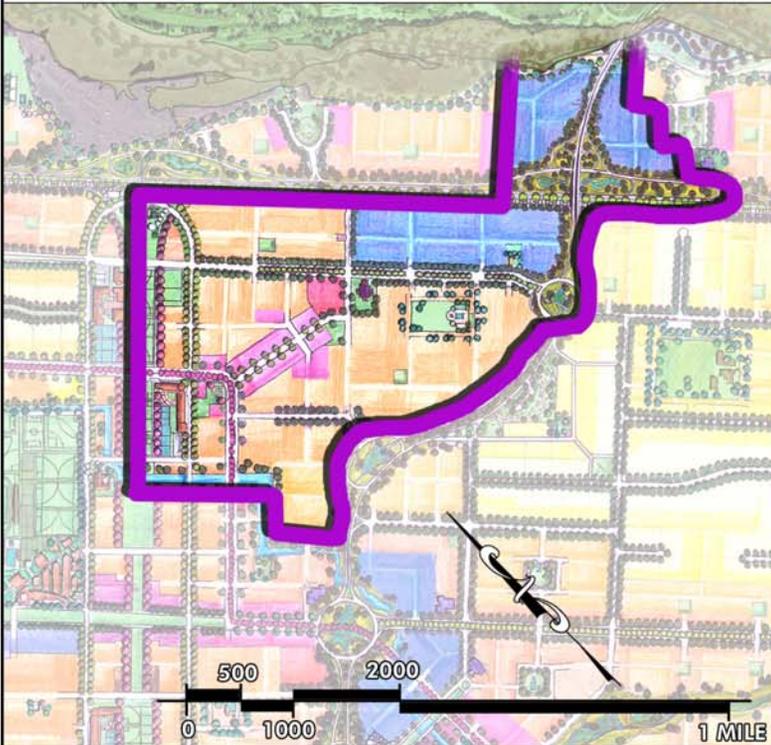
	COMMUNITY PARKS W/COMPETITIVE SWIMMING		SCHOOL SITE
	COMMUNITY PARK W/COMPETITIVE SWIMMING & TENNIS		STRUCTURED PARKING
	EXISTING IBM SITE		CHURCH



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

Total Mixed-Use Jobs	309	309
Total Mixed-Use Homes	380	380
Total Mixed-Use Retail Square Feet	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

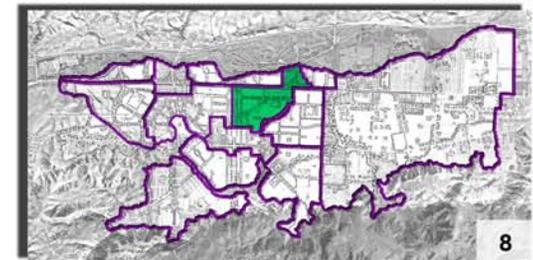


COMMUNITY PARK W/COMPETITIVE SWIMMING & TENNIS



CHURCH

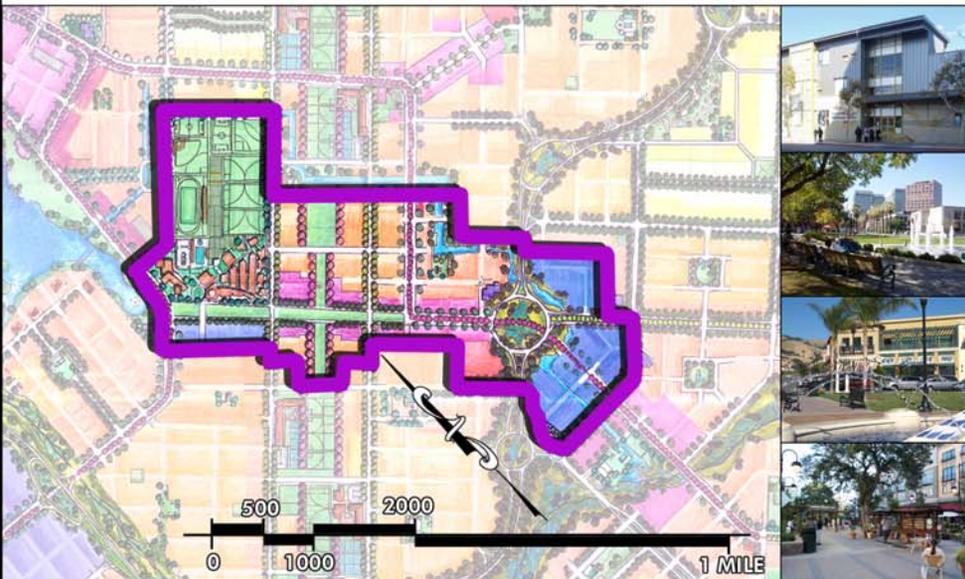
KEY PLAN



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.



LEGEND



WORKPLACE

Total Work Place Jobs		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

NEIGHBORHOOD TOTALS:

JOBS: 4, 492

HOMES: 1,702

RETAIL SF: 86,953



MIXED-USE

Total Mixed-Use Jobs		411	411
Total Mixed-Use Homes		360	360
Total Mixed-Use Retail Square Feet		29,704	29,704
5	3 floors Office over local retail (all onsite surface & street parking, 300 sf/job, FAR=0.4)	Jobs Homes Retail SF	297 - 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 Homes Retail SF	113 360 -



RESIDENTIAL - HIGH DENSITY

Total Residential		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

Total Local Retail		57,249	57,249
Supermarket			35,646
2	Gasoline		1,350
4	General Retail		20,253



PARKWAY



LIBRARY



SCHOOL SITE



TRANSIT LINE



CANAL

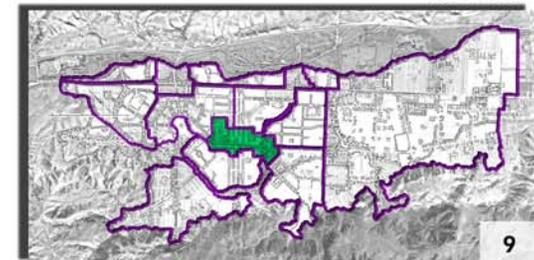


CENTRAL COMMONS



CHURCH

KEY PLAN



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

