

DRAFT-ILLUSTRATIVE DEVELOPMENT SEQUENCING*
WITH REQUIRED INFRASTRUCTURE
(5,000 jobs, then a 2:1 jobs/housing ratio)

Phase	Sub-Phase	Jobs	Dwelling Units	Planning Area Served (Development Capacity)	Required Infrastructure						
					Transp. (off-site)	Transp. (in-valley)	Transit	Blue Infrast. (Lake, Fisher Ck & Canal)	Water Supply	Recyc. Water	Green Infrast.
Base (Jobs and fiscal trigger unmet)	0	5,000 jobs	0	F (11,680 jobs; 3270 d/u)		Realign Bailey east of Santa Teresa; CV Pkwy (Santa Teresa to CV Blvd)		Laguna Seca Flood Control; Fisher Creek Bypass north of Bailey			
I (All triggers met)	I-A	5,000	5,000	A (7170 jobs; 4300 d/u) Cumul. - 18,850 jobs (53%); 7570 (66%) -		Realign Bailey (Santa Teresa to CV Pkwy); Realign Santa Teresa south of Bailey; Reconstruct Santa Teresa north of Bailey	Caltrain Station; Guideway from station to Core; Guideway within I-A roads	Lake; Modify Fisher Ck Bypass north of Bailey			3 Neighborhood Parks 1 Community Park
	I-B	10,000	5,000	I (7,940 jobs; 1,410 d/u) J (0 jobs; 3,880 d/u) B (6,580 jobs; 160 d/u) Cumul. - 26,790 jobs (75%); 12,860 d/u (78%)		Complete Bailey grad sep. to 6 lanes; Widen Santa Teresa south CV Pkwy; CV Pkwy (Bailey to Monterey); CV Pkwy (Santa Teresa to Bailey); CV Pkwy grade sep at Monterey/UPRR; West connector (with Transit)	Guideway within I-B roads; Pedestrian over crossing across Monterey Rd	Fisher Ck (Bailey to Palm); Urban Canal (north part)			Central Commons Community Parks
II	II-A	10,000	5,000	H (4,470 jobs; 3,200 d/u) C (160 jobs; 890 d/u) D (210 jobs; 1,010 d/u) Cumul. - 31,630 jobs (95%); 17,970 d/u (83%)		CV Blvd; One-way couplet loop; Laguna grade sep at Monterey /UPRR; Monterey Rd;	Guideway within II-A roads	Urban Canal (south part)	Water tank near Palm Canyon	Tank near Palm Canyon	1 Community Park 4 Neighborhood Parks
	II-B	10,000	5,000	K (300 jobs; 3,950 d/u) ½ G (8,760 jobs; 1,150 d/u) Cumul. - 40,680 jobs (98%); 23,060 d/u (87%)	CV Pkwy I/C at 101 & bridge over Coyote Ck to Monterey Rd grade sep;	Widen Bailey (CV Pkwy to Bailey Over the Hill); Palm Canyon Dr.	Guideway within II-B roads				3 Neighborhood Parks
III	III	10,000	5,000	½ G (8,750 jobs; 1,150 d/u) L (0 jobs; 1,920 d/u) E (100 jobs; 460 d/u) Cumul. - 49,540 jobs (100%); 26,590 d/u (94%)	Bailey Over the Hill to McKean?; CV Pkwy I/C at 101 south of Coyote Hamlet		Guideway within III roads		Water tank near Bailey Over the Hill		1 Community Park 3 Neighborhood Parks Two one-acre dog parks; ½-acre skate park
TOTAL		Min 50,000	Min 25,000								

Other Required Offsite Mitigation Standards/Fees:

- Agricultural mitigation:
- Serpentine Acquisition:
- Greenbelt Preservation:

* This is presented for illustrative purposes only, as an example of how CVSP might develop to build-out, based on a 2:1 jobs/housing concurrency.

DRAFT-ILLUSTRATIVE DEVELOPMENT SEQUENCING*
WITH REQUIRED COMMUNITY FACILITIES
(5,000 jobs, then a 2:1 jobs/housing ratio)

PHASE	SUB-PHASE	Jobs	Dwelling Units	Planning Area Served (Development Capacity)	Required Community Facilities						
					Schools	Affordable Housing on dedicated sites	Fire Stations	Library	Comm. Center	Dist. Parking	CSJ City Corp. Yard
Base (Jobs and fiscal trigger unmet)	0	5,000 jobs (North Coyote)	0	F (11,680 jobs; 3270 d/u)							
I (All triggers met)	I-A	5,000	5,000	A (7170 jobs; 4300 d/u) Cumul. - 18,850 jobs (53%); 7570 d/u (66%)	2 ES	860 units	1 st Fire Station @ Santa Teresa and Bailey (@ 2,500 residences)	30,000 s.f. Library ¹	60,000 s.f. Community Center ²		10 acre City Corp Yard for DOT, PRNS, ESD & MHUSD
	I-B	10,000	5,000	I (7,940 jobs; 1,410 d/u) J (0 jobs; 3,880 d/u) B (6,580 jobs; 160 d/u) Cumul. - 26,790 jobs (75%); 12,860 d/u (78%)	1 ES ½ MS** 1,200-student HS ***	800 units					
II	II-A	10,000	5,000	H (4,470 jobs; 3,200 d/u) C (160 jobs; 890 d/u) D (210 jobs; 1,010 d/u) Cumul. - 31,630 jobs (95%); 17,970 d/u (83%)	2 ES ½ MS** Complete HS***	640 units	2 nd Fire Station				
	II-B	10,000	5,000	K (300 jobs; 3,950 d/u) ½ G (8,760 jobs; 1,150 d/u) Cumul. - 40,680 jobs (98%); 23,060 d/u (87%)	2ES 1MS	700 units					
III	III	10,000	5,000	½ G (8,750 jobs; 1,150 d/u) L (0 jobs; 1,920 d/u) E (100 jobs; 460 d/u) Cumul. - 49,540 jobs (100%); 26,590 d/u (94%)	2ES 1HS	640 units					
TOTAL		Min 50,000	Min 25,000			3,640					

** Phased construction of first middle school: Build core facilities and classrooms for up to 400 students. The MHUSD may choose to construct ½ of the first middle school or may have another approach to accommodate the first increment of 7-8 grade students.

***Phased Construction of the first 2,000-student high school: Phase One (construct core facilities and classrooms for 600-1,200 students); Phase Two (expand classroom capacity to 2,000 students) The MHUSD may have another approach to accommodate the first increment of high school students.

Other Required Offsite Mitigation Standards/Fees:

- Agricultural mitigation:
- Serpentine Acquisition:
- Greenbelt Preservation:

¹ Library: Build facility after 3,700 units and occupy 10,000 s.f. in Phase I-A. Occupy second 10,000 s.f. at 10,000 units in Phase I-B, with full occupancy at 20,500 units in Phase II-B

² Community Center: Full 60,000 s.f. center at 3,750 units, and build aquatic center at 6,250 units. Include 1,500 – 1,700 s.f. Community Police Center at 6,250 units.