

coyote valley

VISION

The plan for Coyote Valley is to create a unique, vibrant, balanced community of at least 50,000 jobs and 25,000 housing units.

COMMUNITY OUTREACH BULLETIN

Further refinements of the Land Use Plan Concept through a series of community workshops

Developed through a series of workshops and meetings with community stakeholders, focus groups, property owners, and the Technical Advisory Committee and Task Force, the Land Use Plan Concept (Plan Concept) is a work in progress.

The Plan Concept is based on the best principles for a "new urban community" which fits into and respects the natural beauty of Coyote Valley. Its mixed-use neighborhoods are walkable, connected to transit and open space and recreational amenities within the community and to the surrounding environment.

Community meetings were held during the late spring and very early fall to gather input regarding each of the Planning Areas (labeled A through L). Community members reviewed aerial photographs, building typology plans, topographical maps, infrastructure framework plans and the proposed

land uses by area. These plans and maps were large-scale drawings (e.g. at 200 and 300 scale), with much greater detail than previous versions shown at the public meetings. Their specific questions and comments

both meetings, they were able to see the development from the land up on all twelve planning areas.

"This community feedback is very helpful in our process," said Doug Dahlin of the Dahlin Group, one of the

consultants responsible for the Concept Plan, "our team members gain so much insight from property owners and other interested members of the public."

Ken Kay of KenKay Associates, another planning consultant working on the Plan Concept added, "These participants have given us such valuable feedback and ideas that have truly caused us to go back to the drawing board and re-think certain areas.

The final product will be enhanced through this inclusive and iterative process."

A sample build up of one Planning Area is shown inside this newsletter.

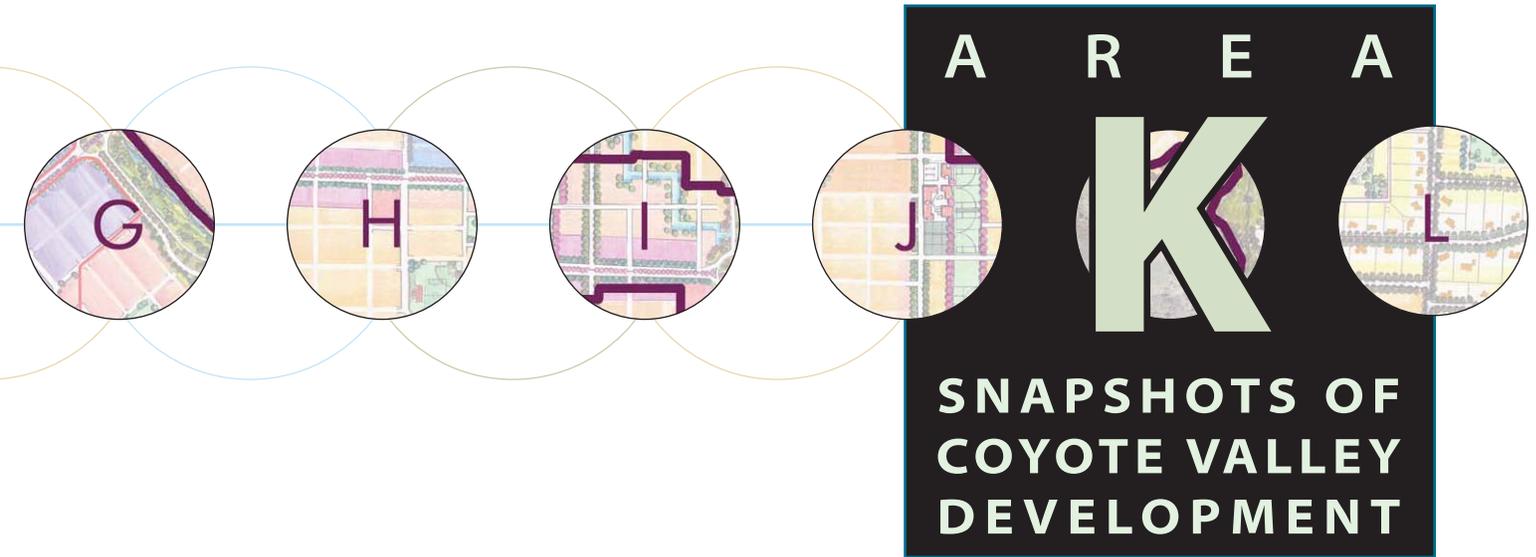
THE LAND USE PLAN CONCEPTS



A WORK IN PROGRESS



were answered by the planning team. The community members were able to review all the planning areas by rotating through a series of tables grouped by planning area. If the community members attended



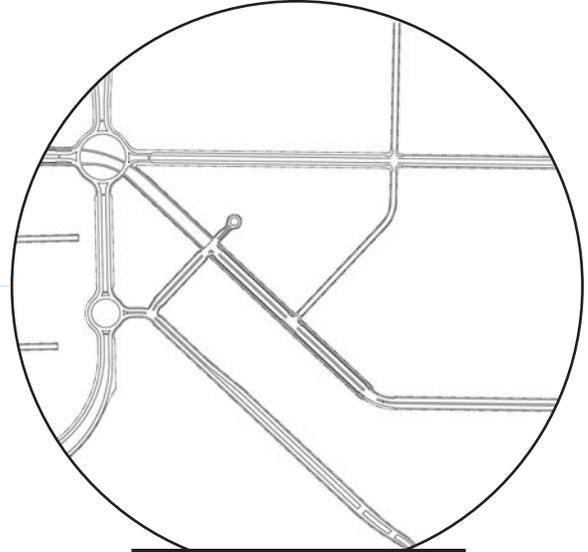
The detailed example on the following page of Area K is meant to show the process that was used at the recent community meetings, to build up each planning area from an existing aerial photograph of the land to a detailed potential land use scenario with enough detail to elicit thought provoking comments and questions from the public. Each of the planning areas can be viewed in detail on the city's website.

AREA K: SNAPSHOTS OF COYOTE VALLEY DEVELOPMENT



STAGE ONE

The Coyote Valley Specific Plan is rooted in the existing natural environment or “environmental footprint” and focuses on working with the land while avoiding unnecessary impacts. Each planning area started with an aerial photo depicting existing conditions such as trees, creeks and existing structures. Palm Avenue is shown as the strong white vertical line on the right side of the image. Santa Teresa Boulevard is the strong white horizontal line in the upper part of the image.



STAGE TWO

The Land Use Plan Concept builds upon an infrastructure system of public transit, a restored Fisher Creek, a 50 plus-acre flood control lake, parkway and grid road system and other public realm elements including parks, streetscapes and connections. Together these elements create an overall framework for the community. Shown here, in the second image, on the upper left is the round about intersection of Santa Teresa and the parkway system. The public transit extends through the roundabout and diagonally downward to the lower right. Other smaller roadways are also shown.



STAGE THREE

In this next rendering we can see additional details of the land plan. Fisher Creek traverses the center of the picture. The colorful blocks describe suggested land uses. The blue area surrounding the roundabout is expected to be workplace; the hot pink color shows mixed use; the orange tone suggests residential high density and the lighter orange area is medium density, the yellow is the transitional zone to existing single family residences; and the green areas show, in some detail, planned sports facilities.



STAGE FOUR

The final image begins to break down the detail of the Plan Concept to individual blocks within the planning area. The proposed workplace is shown in some detail in the upper left corner of the image. The lower right quadrant is beginning to show how residential neighborhoods could be arranged around parks and open space.

Coyote Valley Vision

Coyote Valley will grow into a compact, vibrant, mixed-use, pedestrian, and transit-oriented community. It will retain its scenic beauty and sense of place, accommodate future regional growth, and represent a model of planning and design for environmentally friendly and economically self-sustaining communities.

QUESTION OF THE MONTH

What comments do you have on the direction of the development of the Planning Areas highlighted in this issue of the Vision newsletter and shown in more detail on the web?

CONTACT US

For Questions regarding the Land Use Concept Plan Contact:

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To provide input on the Environmental Impact Report contact:

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What comments do you have on the direction of the development of the Planning Areas highlighted in this issue of the Vision newsletter and shown in more detail on the web?

Please jot down your thoughts along with your name, address, etc., then return fax to (408) 292-6063.

Name _____

Address _____

City _____ Zip _____

Phone _____

Fax _____

E-mail _____

Civil Talk From a Civil Engineer

James Thompson is a Principal with HMM Engineers, a civil engineering firm with offices in San Jose, Gilroy and Sacramento, California.

Mr. Thompson has over 20 years of experience as a civil engineer, and has been involved in the planning and implementation of projects throughout the Bay Area ranging from large-scale master plans and complex redevelopment projects to freeway, rail and local street improvements. As the lead civil engineer for the Coyote Valley Specific Plan, Jim provided the following interview.

How do you, as the civil engineer on the project, start a project like this?

JT: Start with the general goals of the project and the Council's Vision and Expected Outcomes and apply them to each of the utility systems and facilities. This was essentially the project's Mission Statement.

What was the first step?

JT: The first step was to identify the environmental considerations of the project by each of the respective disciplines such as hydrology, biology, geology, etc. This included physical and environmental or regulatory considerations. This information was then compiled into the project's Geographical Information System (GIS) database. This enabled us to analyze and understand what and where the considerations were for each system in the project area.

What is one of the most significant issues or constraints?

JT: Water. We have too much water in the winter and not enough in the summer. There are approximately 1,100 acres of effective flood plain in the project area of 3,500 acres, or about one third of the project area. The ground water in certain locations is very high. On the water supply side (i.e. drinking water), the Coyote Valley ground water sub basin is of a limited size. Under extended drought conditions we need to consider all sustainable sources of water in the development of the water supply program.

What was the next step?

JT: The next step was to prepare objectives for each utility or facility system and to compile the regulations and criteria that generally apply to it. As you might expect there are multiple regulations and requirements that apply, in many instances conflicting with each other. We had to sort through all of that. From there we were able to combine the project's vision documents with its considerations, regulations, and criteria to develop the system concept plans.

What is a system concept plan?

JT: A system concept plan is a general layout or concept that depicts the major components for each system. For instance, concept plans were developed for the Composite Core infrastructure, which included; Transportation and Circulation, Hydrology and Flood Control, Storm Drainage, Sanitary Sewer and Waste Water, Potable/drinkable Water, Recycled Water, Electricity, Natural Gas and Communication services.

Engineers are notorious for cost estimates. Was a cost estimate prepared for this project?

JT: Yes. An "Estimate of Probable Construction Costs" was developed for each facility included in the Core infrastructure. The estimates were categorized by standard major components with specialty items listed separately. As in all engineer's estimates, a contingency factor was applied that reflected the level of development and/or precision of the plan. In addition, a factor was added to each component cost to allow for costs related to potential off-site mitigations.

Do you expect the estimate to change?

JT: Yes. With each successive update of the Specific Plan the cost analyses would be updated. As the plan develops and becomes more precise, the assumptions will be refined. With each successive update we trend the cost estimates with the previous estimates that were prepared to document the effect impact of each revision as well.

What makes a "good Plan" from an engineering perspective?

JT: A good plan is one that is not too fixed or rigid, and one that is flexible and adaptable to changing regulatory requirements or implementation plans. One must remember that this plan will take approximately 30 to 40 years to reach ultimate build out. Another key element is that all of the systems need to work together. A good plan is one that has the ability to be sequenced, or built in efficient increments. If a plan requires the entire set of infrastructure to be constructed at once, it would not be adaptable, flexible or feasible. This would not be desirable for a plan of this size and complexity.