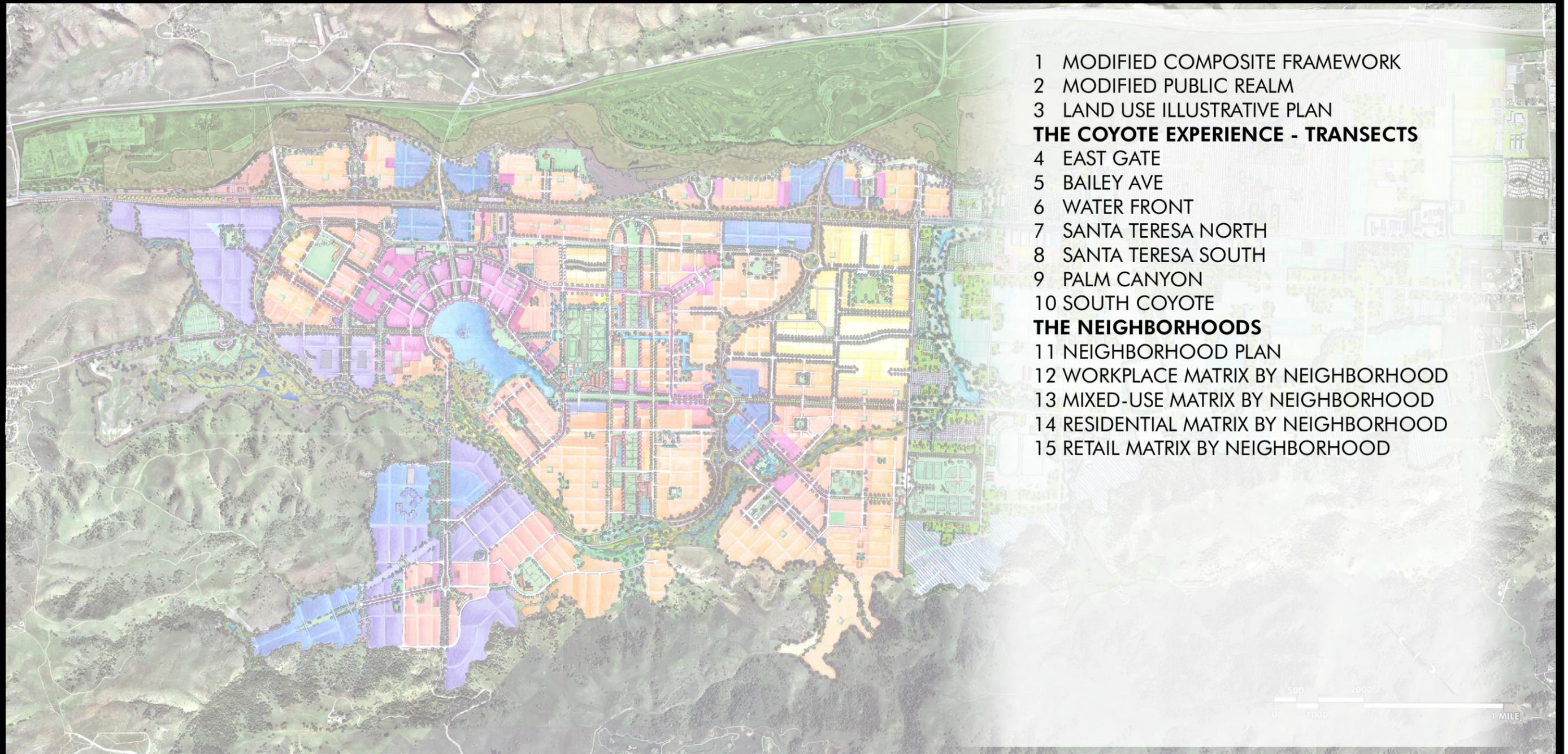


COYOTE VALLEY SPECIFIC PLAN

TASK FORCE MEETING

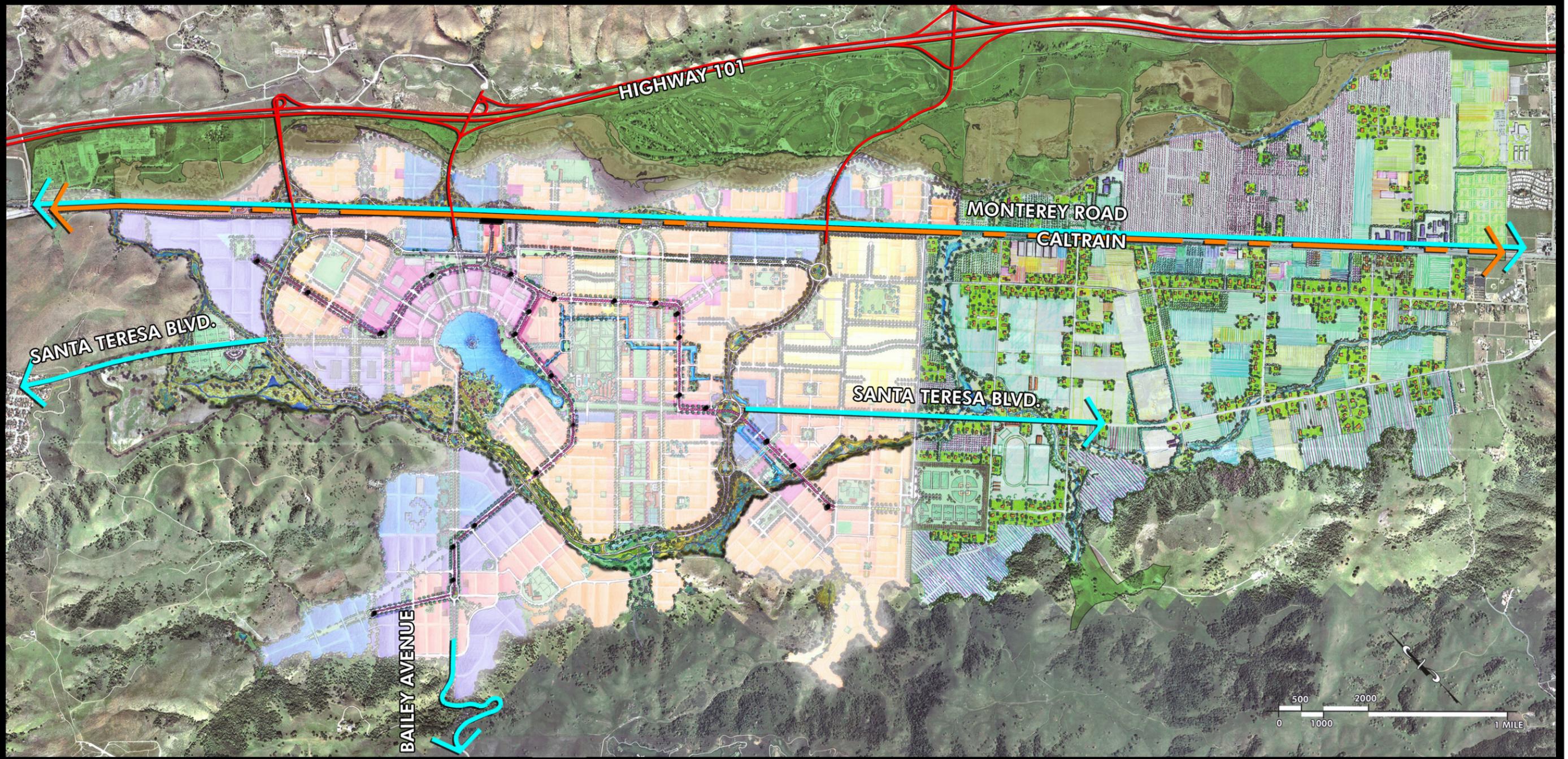
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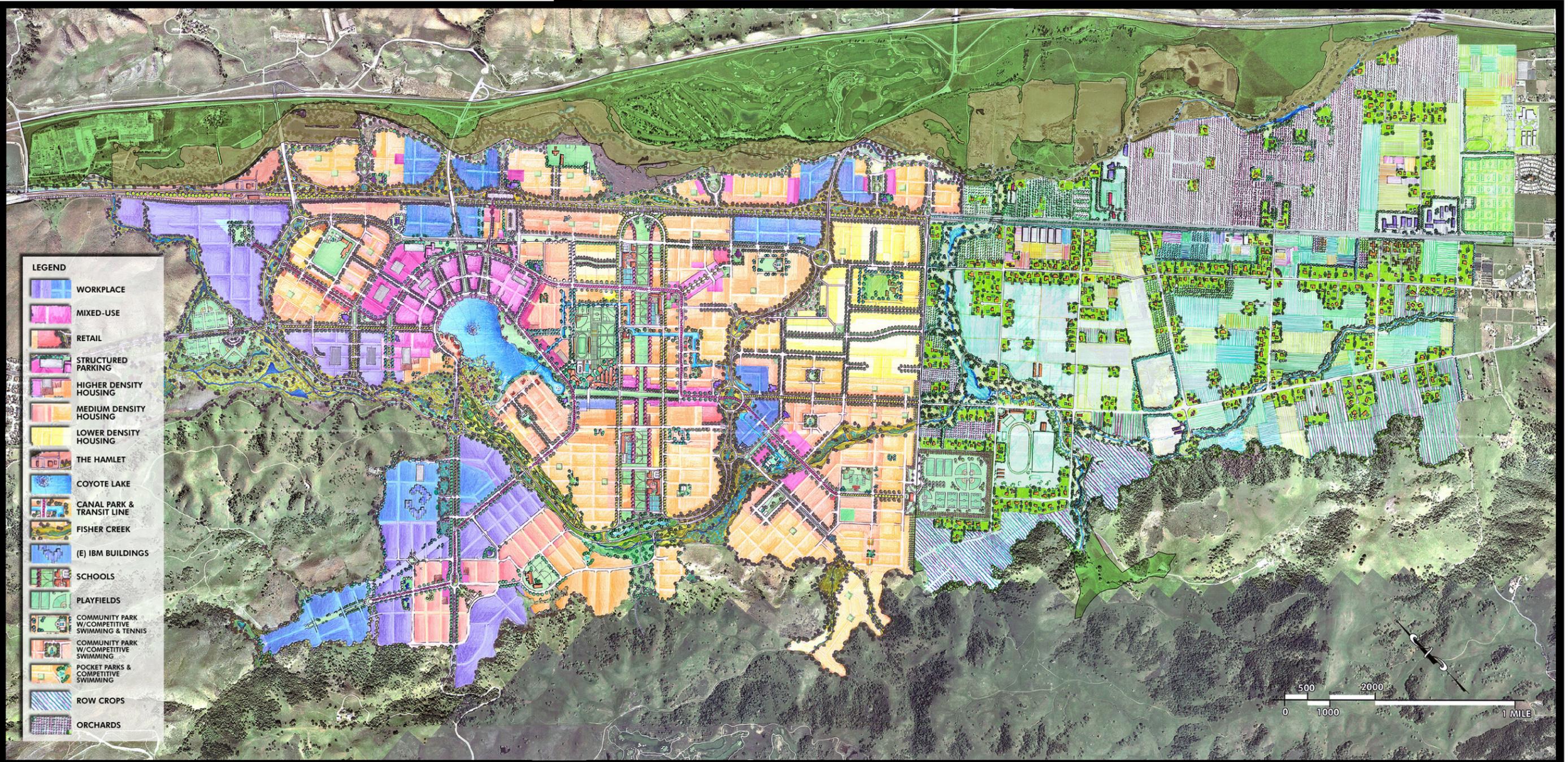
MODIFIED COMPOSITE FRAMEWORK PLAN



MODIFIED PUBLIC REALM PLAN



LAND USE ILLUSTRATIVE PLAN

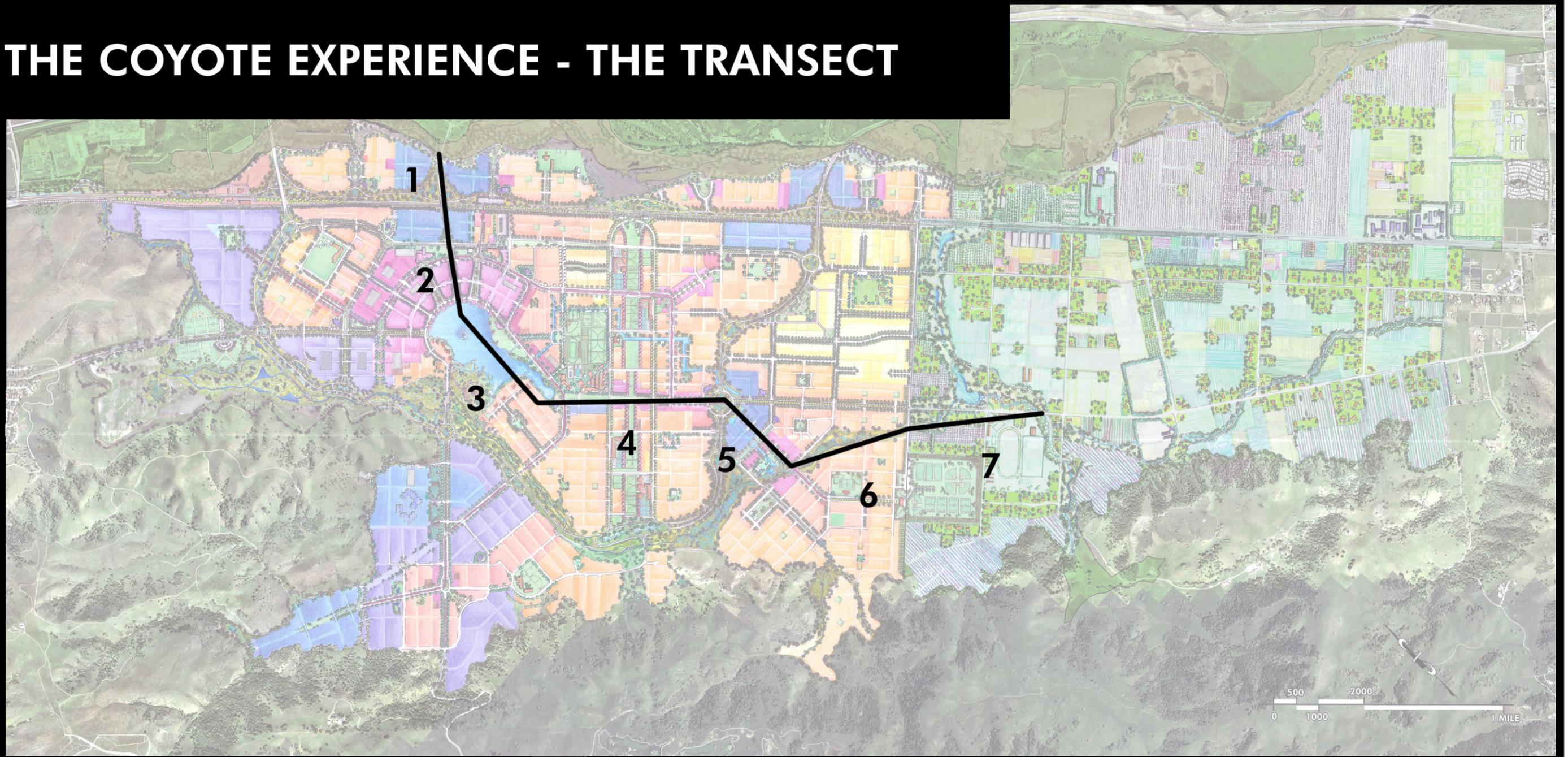


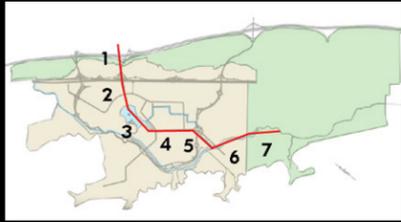
COYOTE VALLEY SPECIFIC PLAN

TASK FORCE MEETING

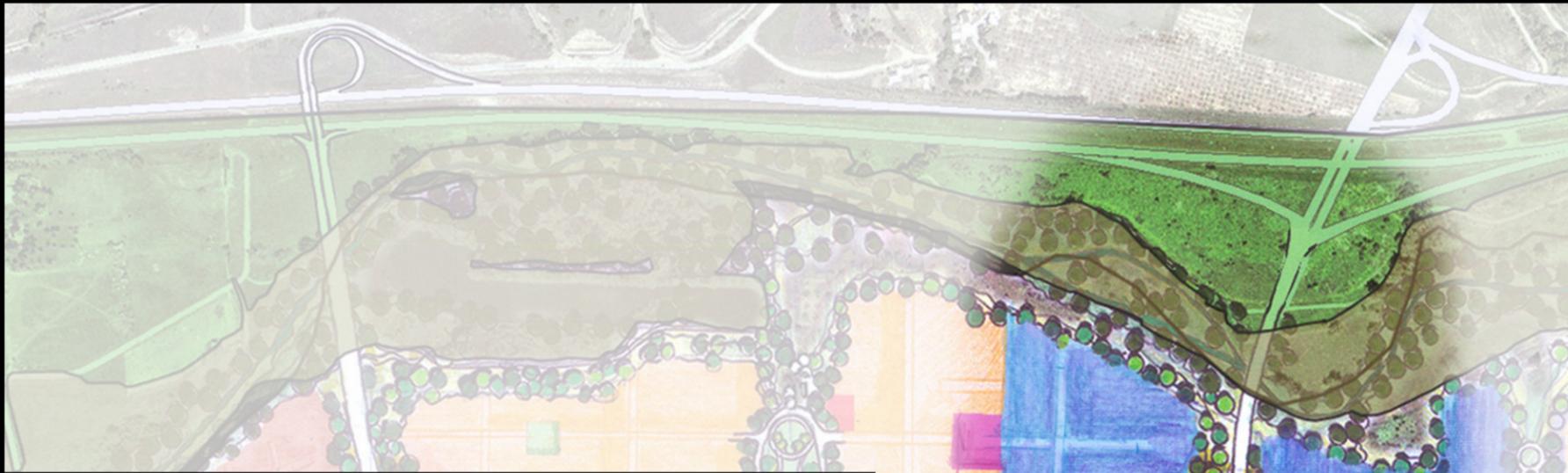
NOVEMBER 29, 2004

THE COYOTE EXPERIENCE - THE TRANSECT



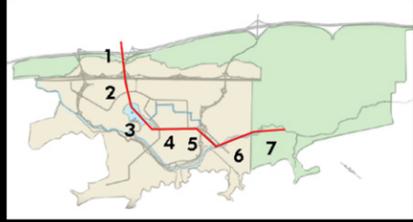


TRANSECT KEY PLAN



This marks the primary entry to Coyote from Hwy. 101 to the east. It surrounds the soon to be completed Bailey interchange and Monterey Rd/Caltrain over crossing. It incorporates the proposed Caltrain Coyote Valley station and is seen as an ideal place for high identity corporate facilities.

1. EAST GATE



TRANSECT KEY PLAN



HIGH IDENTITY CORPORATE SITE ADJACENT TO CAL TRAIN STATION

COMMUNITY BUILDING

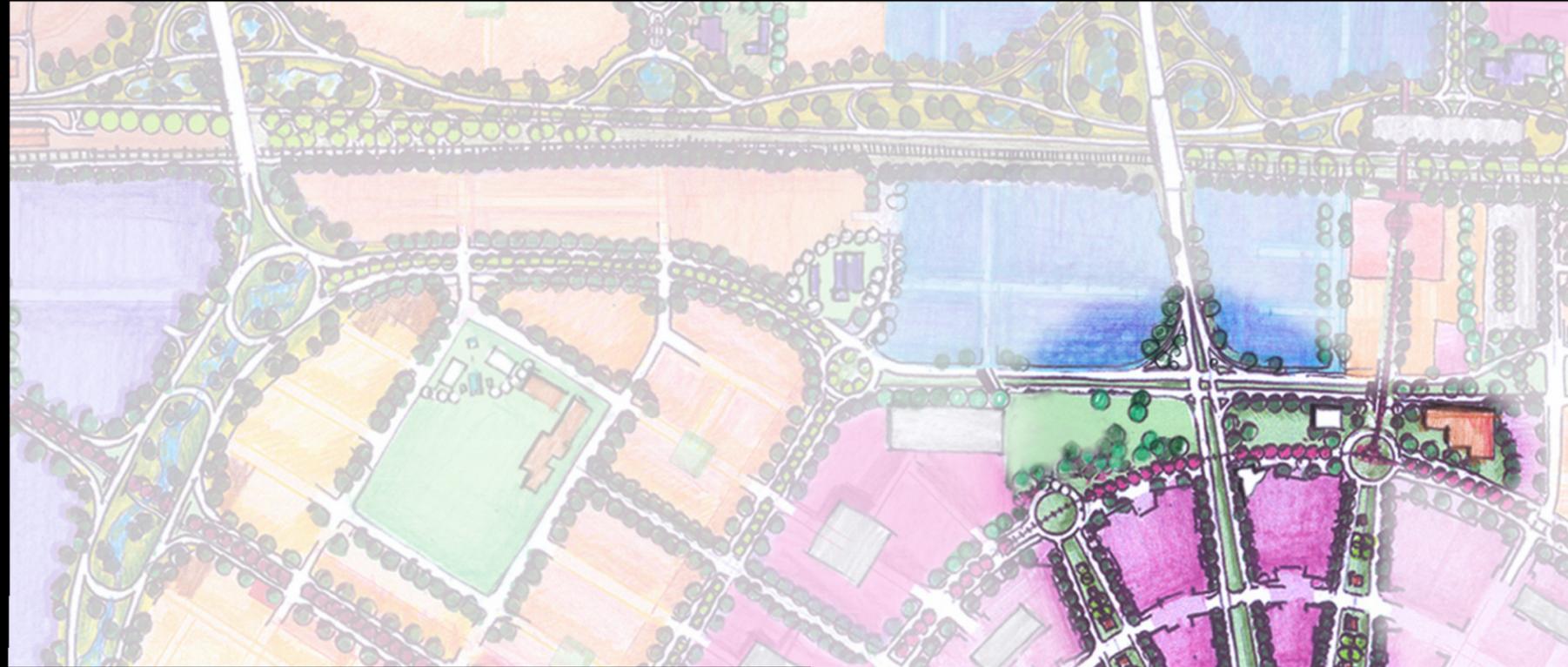
TRANSIT LINE

BAILEY AVENUE RESIDENTIAL & OFFICE OVER "MAIN STREET" RETAIL

BAILEY AVENUE

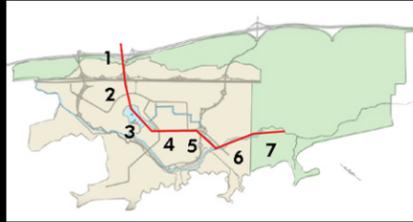
WATERFRONT OFFICE & RESIDENTIAL OVER RETAIL/RESTAURANT

OFFICE MIXED-USE & RESIDENTIAL HIGHRISE BUILDINGS OVERL

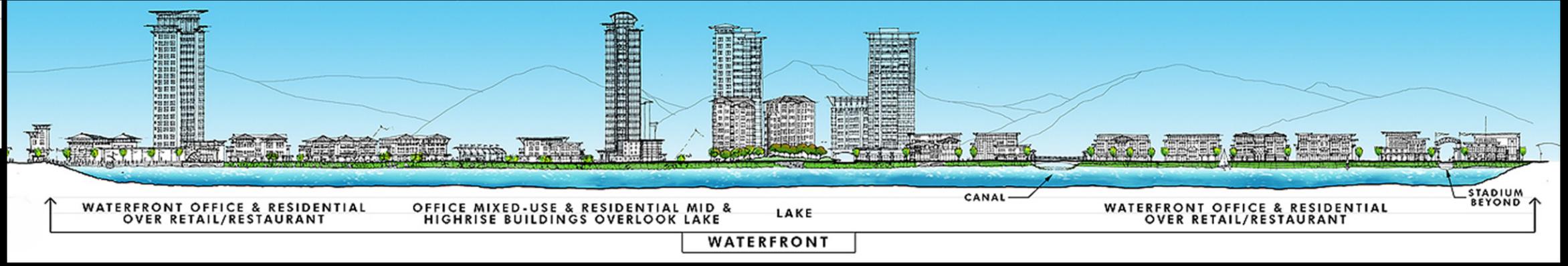


This is the "main street" commercial hub of Coyote Valley. Residential and office over retail will line both sides of this parkway divided street. The street will span two blocks from a community park and community center to the east to the urban waterfront to the west.

2. BAILEY AVENUE

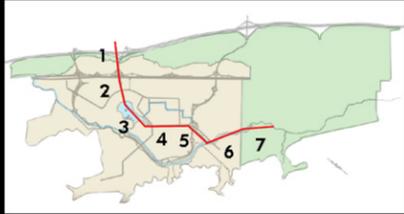


TRANSECT KEY PLAN

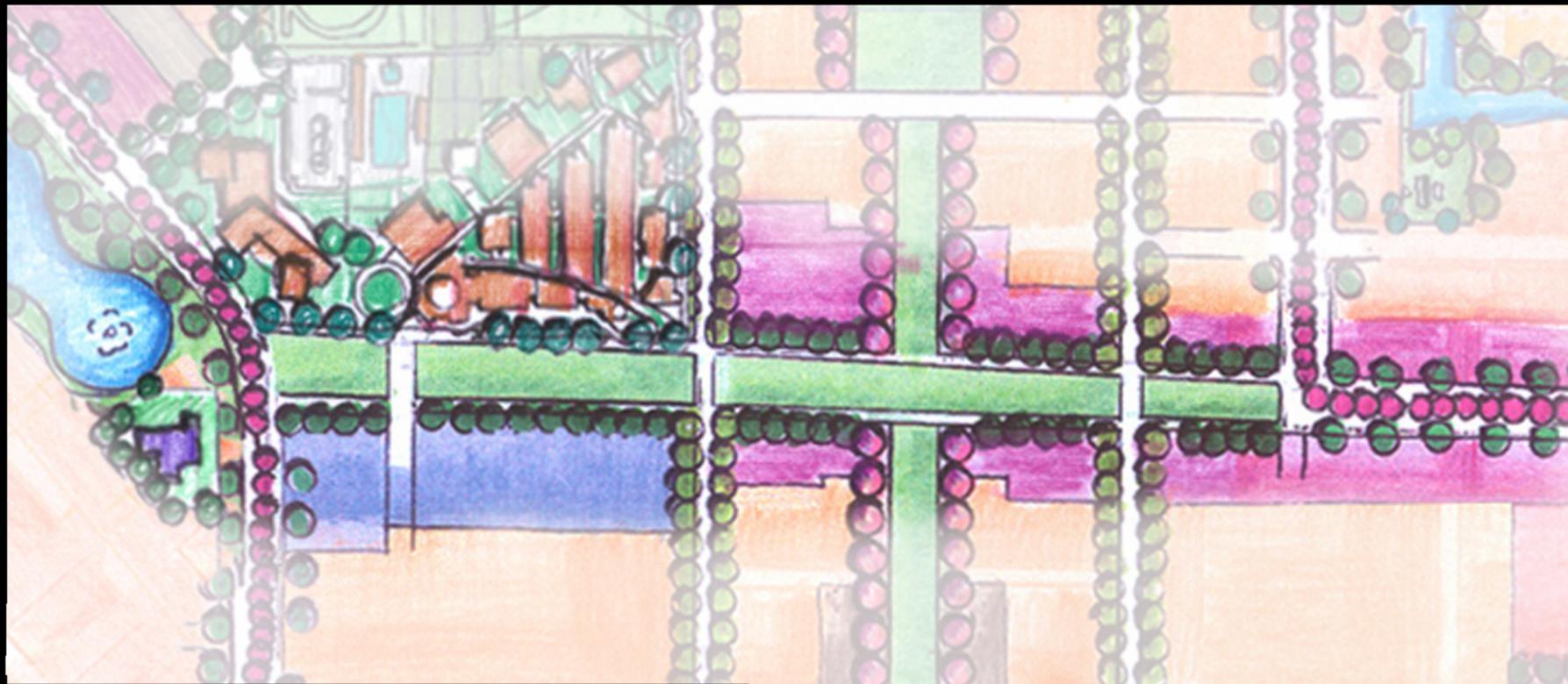


This is the start, heart, and soul of the Coyote Valley community. Overlooking a fifty+ acre lake and incorporating the valley's highest densities and most eclectic mix of uses, it is intended to be the focal gathering place and center of commerce for the whole valley. The lake supports a strategy of 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.

3. WATERFRONT

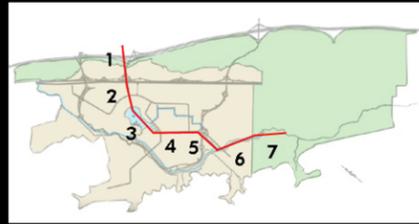


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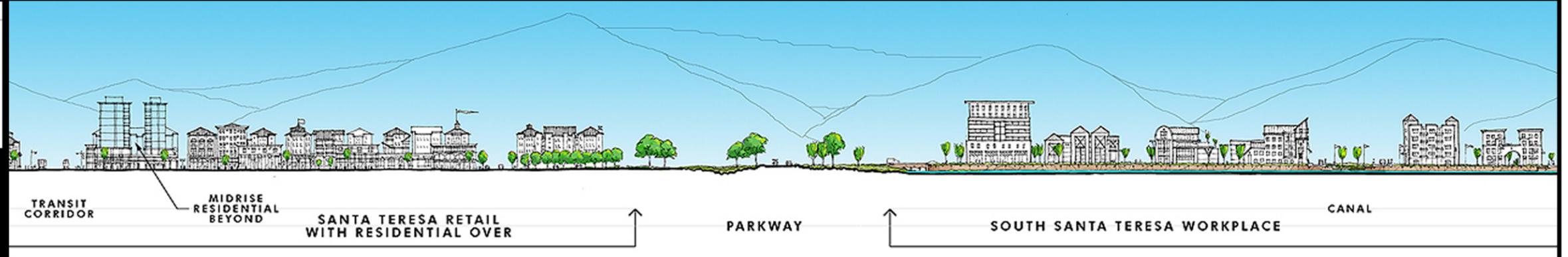


This linear urban Parkway links the more urban waterfront area with the more traditional neighborhoods to the south. A pedestrian friendly linear park is flanked by buildings with active retail and professional ground floor storefronts. At the north end it is anchored by the civic importance of the Coyote Valley High School. It is bisected by the east west central commons.

4. SANTA TERESA NORTH

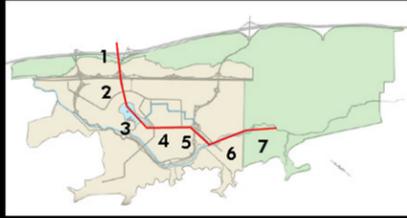


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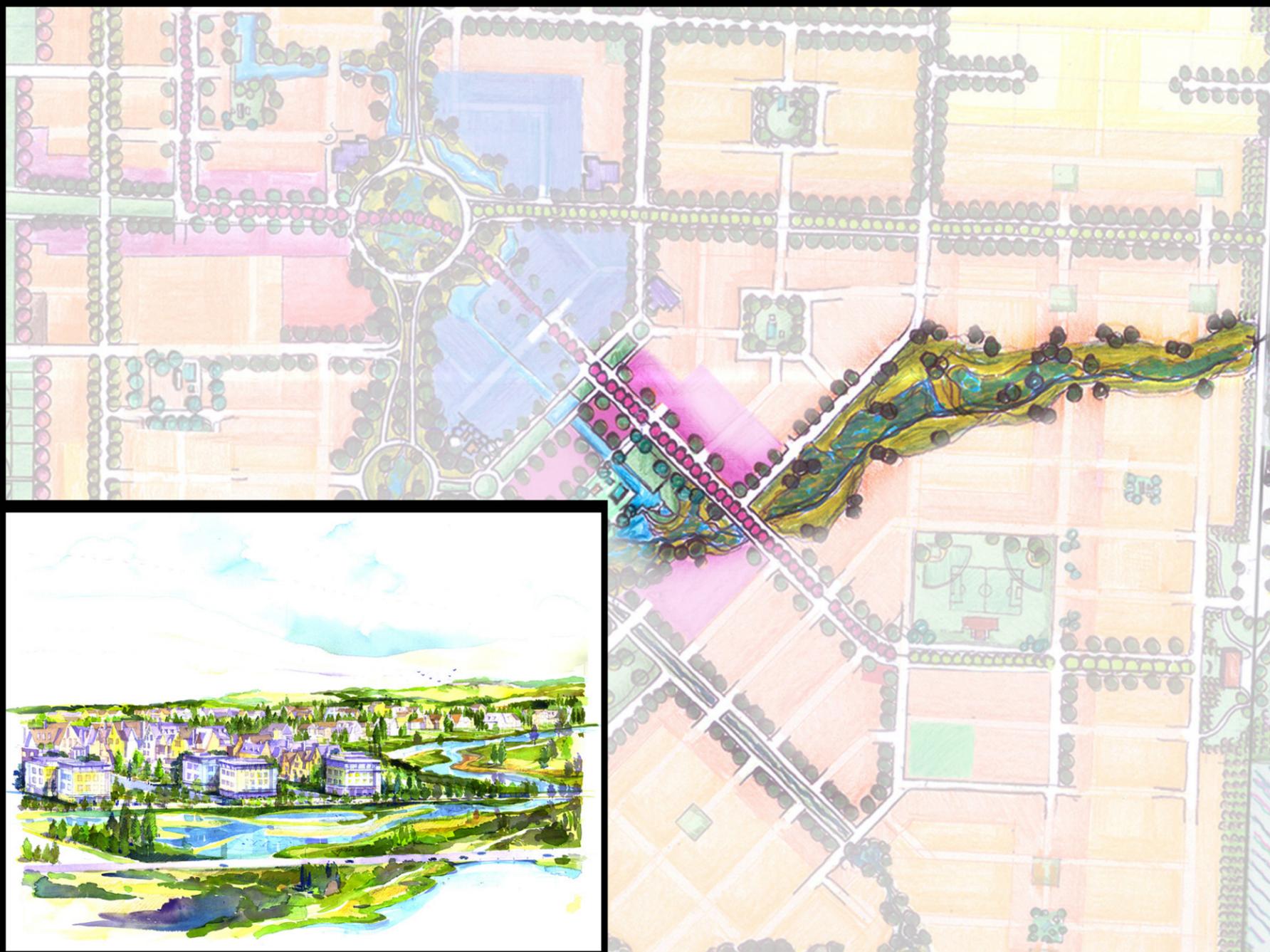


A secondary retail concentration and a workplace node form the southern end of Santa Teresa Neighborhood where it intersects with Coyote Parkway.

5. SANTA TERESA SOUTH

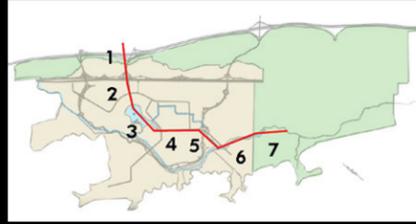


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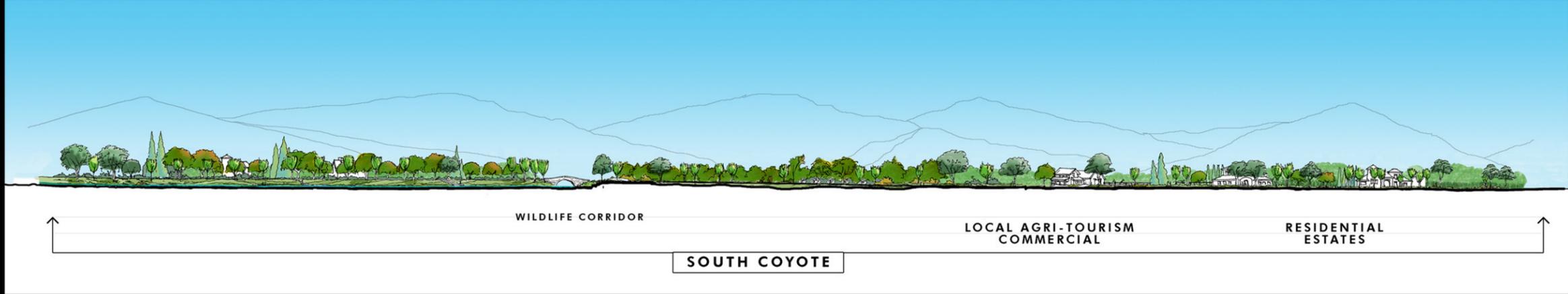


Palm Canyon mixes a new urban village center with the natural pathways along Fisher Creek, and traditional residential neighborhoods that provide transitional densities to the South Coyote rural landscape.

6. PALM CANYON



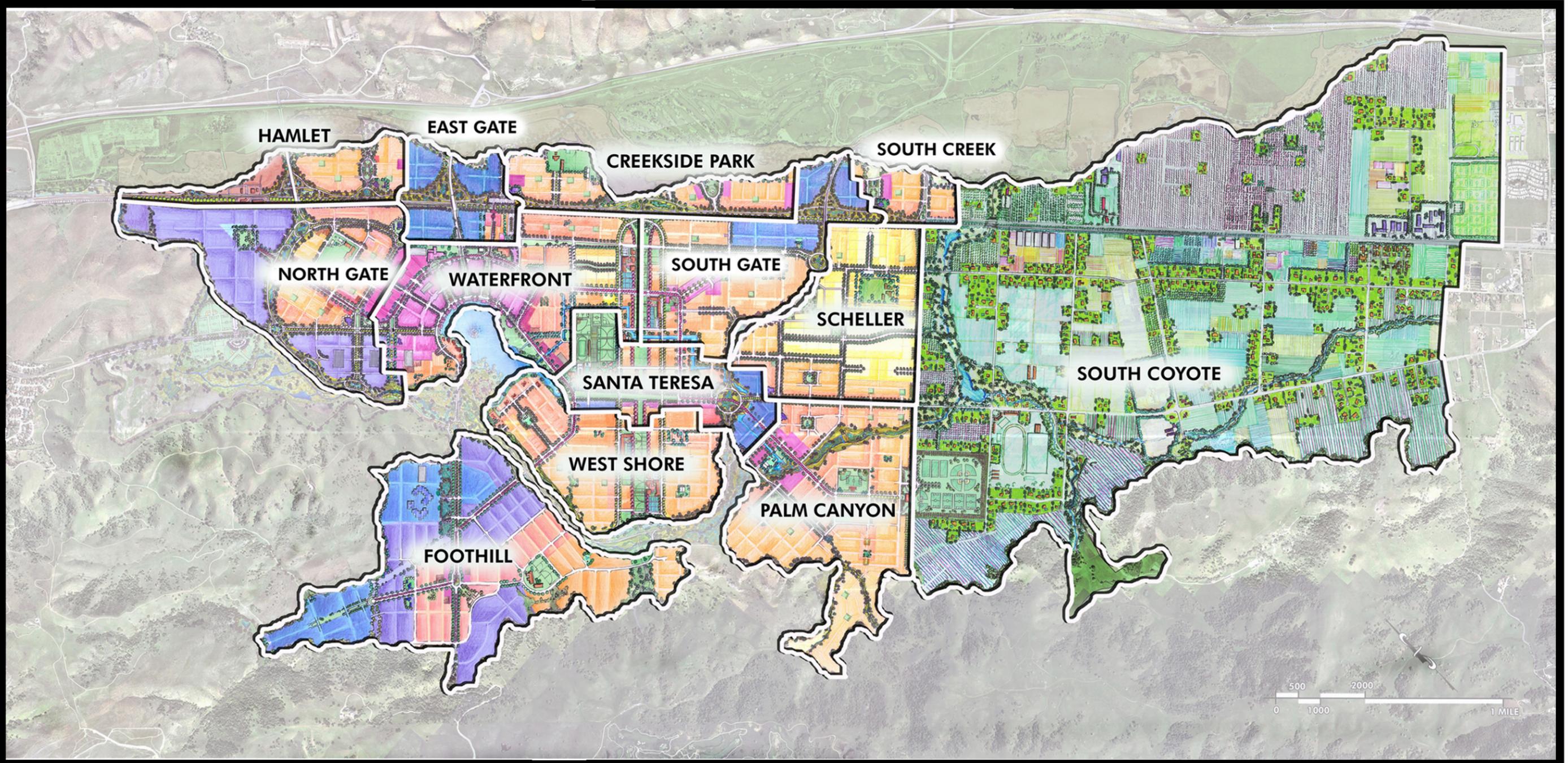
TRANSECT KEY PLAN



South Coyote has been designated a rural buffer. It will form a significant rural break between the urban southern border of San Jose and the suburban development of Morgan Hill. Strategies for the enhancement of South Coyote, within existing zoning and City/County general plan designations, include the integration of high-end specialty agriculture, with agri-tourism and upscale estate residential. South Coyote may become the most desirable location for the Presidents and CEO's of the companies that locate in Coyote Valley.

7. SOUTH COYOTE

NEIGHBORHOOD PLAN



Coyote Valley Neighborhood Totals															
			East Gate	Water Front	Santa Teresa	Palm Canyon	South Coyote	North Gate	Foot hill	South Gate	Hamlet	Creekside Park	South Creek	Scheller	West Shore
Total Coyote Valley Jobs		53,245	6,292	7,074	4,220	384		11,598	18,356	4,737	243	225	117	-	-
Total Coyote Valley Housing		26,696	100	5,422	1,671	3,684	No urban typologies	3,118	2,845	2,873	764	883	409	1,487	3,442
Total Retail Square Feet		1,176,020	13,502	887,124	86,949	28,351		42,311	39,479	13,500	10,800	45,904	8,100	-	-
Work Place															
Total Work Place Jobs		47,302	6,276	3,200	3,707	-	-	11,390	18,356	4,374	-	-	-	-	-
1	 Corporate/Tech Office (4 story with 1 story parking)		332	-	368	-	-	4,089	7,995	1,437	-	-	-	-	-
2	 Corporate/Tech Office (7 story with 4 story parking)		1,931	-	-	-	-	-	-	-	-	-	-	-	-
3	 Corporate/Tech (4 story with 4 story parking)		-	-	-	-	-	354	-	-	-	-	-	-	-
4	 R&D/Lab (1 story with 1 story parking)		-	-	-	-	-	116	278	-	-	-	-	-	-
5	 Corporate/Tech (4 story with 4 story parking)		4,014	-	2,154	-	-	5,874	10,083	2,937	-	-	-	-	-
6	 Downtown Professional Service Office (20 story) 0.66 parking/job		-	3,200	-	-	-	-	-	-	-	-	-	-	-
7	 Downtown Professional Service Office (4 story)		-	-	1,157	-	-	-	-	-	-	-	-	-	-
8	 Downtown Professional Service Office (7 story)		-	-	28	-	-	-	-	-	-	-	-	-	-
9	 Light Industrial (1 story)		-	-	-	-	-	64	-	-	-	-	-	-	-
10	 Manufacturing (1 story)		-	-	-	-	-	893	-	-	-	-	-	-	-

Coyote Valley Neighborhood Totals																
			East Gate	Water Front	Santa Teresa	Palm Canyon	South Coyote	North Gate	Foot hill	South Gate	Hamlet	Creekside Park	South Creek	Scheller	West Shore	
Residential																
Total Residential		22,457	84	3,058	1,329	3,418	No urban typologies	2,686	2,636	2,512	629	826	352	1,487	3,442	
1	 High-rise		-	183	-	-	-	-	-	-	-	-	-	-	183	
2	 9 story mid-rise		-	552	184	-	-	460	92	-	-	-	-	-	-	
3	 4 story frame on podium		-	1,110	361	416	-	1,027	333	472	-	-	-	83	278	
4	 3 story frame w/surface parking		-	90	450	18	-	144	1,206	126	-	-	-	72	216	
5	 3 story town houses		84	854	266	1,470	-	630	434	1,176	308	462	112	280	1,400	
6	 Single family detached edge estate homes		-	-	-	-	-	-	-	-	-	-	-	264	-	
7	 Single family detached		-	119	68	553	-	425	85	408	255	196	102	26	842	
8	 Single family detached		-	150	-	608	-	-	180	330	-	90	-	240	308	
9	 Single family detached		-	-	-	354	-	-	306	-	66	78	138	522	216	

