



COYOTE VALLEY SPECIFIC PLAN

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Council Agenda: 9/21/04
Item: 4.4

CITY COUNCIL PROGRESS REPORT

Composite Framework
September 21, 2004



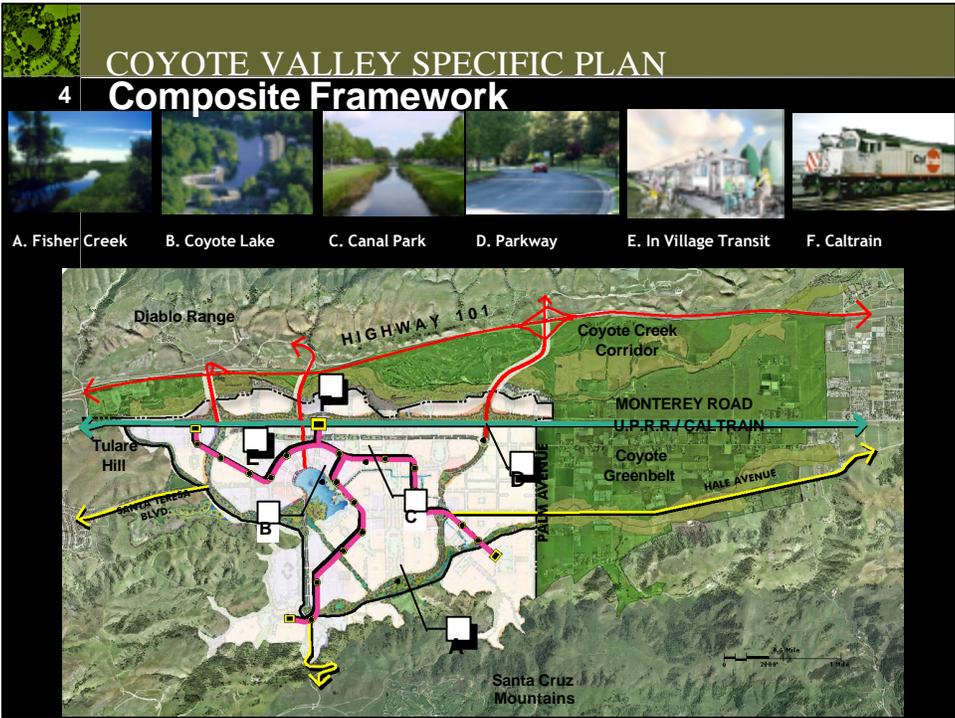
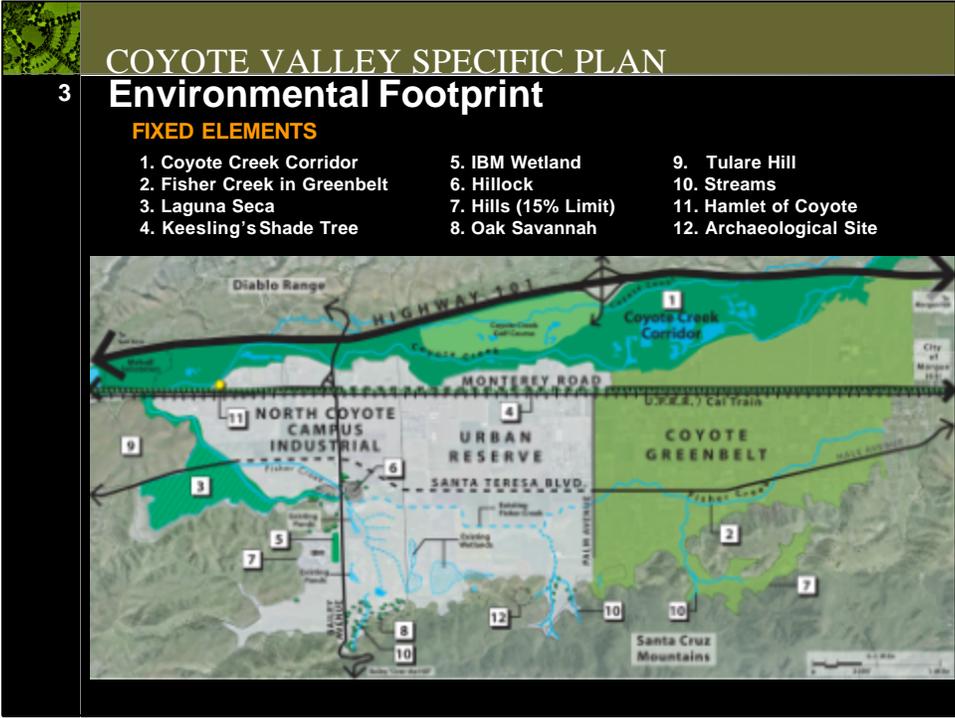
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Community Process

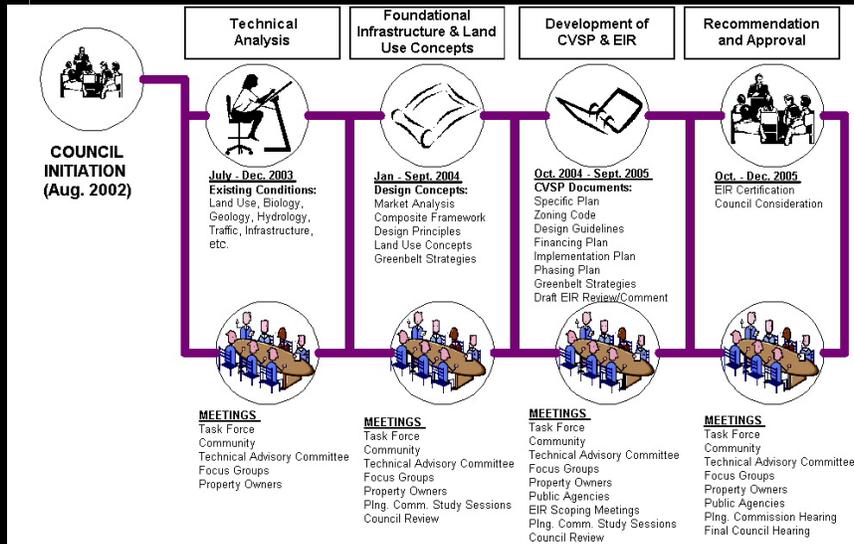


- 22 Task Force Meetings (avg. 50)
- Six Community Workshops (avg. 140)
- 13 Technical Advisory Committee Meetings
- Several Stakeholder Meetings
- Several Property Owner Meetings



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5 Process Diagram



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6 Council's Vision and Expected Outcomes

1. Plan includes North and Central for land planning, and South Coyote only for infrastructure financing
2. Boundary between Central and South Coyote is fixed
3. North and Central Coyote may be planned together
4. Plan North and Mid-Coyote as urban, pedestrian, transit-oriented community with mixed uses



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Council's Vision and Expected Outcomes

5. Plan for extension of Light Rail Transit and add Caltrain Station
6. Maximize efficient land usage with 25K residences and 50K jobs as minimums
7. 50K jobs are primary jobs and exclude support retail and public/quasi-public uses
8. Identify locations for public facilities in land use and financing plans
9. North and Mid-Coyote should contain a rich system of parks, trails, and recreation areas



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Council's Vision and Expected Outcomes

10. Create financing plan for required capital improvements
11. Plan must be financially feasible for private development
12. Develop trigger mechanisms to ensure appropriate jobs/housing balance in Coyote
13. Create phasing plan that allows sub-regions of Coyote to develop appropriate levels of jobs and housing with required infrastructure



Council's Vision and Expected Outcomes

- 14. Facilitate permanent acquisition of fee title or conservation easements in South Coyote
- 15. Triggers may be changed to those based on Coyote Valley Specific Plan area or its sub-regions
- 16. 20% of all units shall be "deed-restricted, below-market-rate units."