



Memorandum

TO: City Council

FROM: Mayor Ron Gonzales
Councilmember Williams

SUBJECT: Report and actions for the
Coyote Valley Specific Plan Task Force

DATE: September 21, 2004

Approved *Ron Gonzales* *Forest Williams* Date *9/21/04*

RECOMMENDATION

1. Acceptance of the progress report from the Coyote Valley Specific Plan Task Force on the "composite framework."
2. Reaffirm the Mayor and Council direction to the Task Force and staff on the preparation of the Specific Plan through the *Vision and Expected Outcomes* as outlined by Mayor Gonzales and Councilmember Williams in their memo on August 16, 2002.

BACKGROUND

Coyote Valley will be a critical component of San José's future, and it is important that we do it right. This includes providing our strong support for the investment of time and resources, involving all the affected stakeholders, and adhering to our principles of smart growth, balanced development, and greenbelt protection. When our General Plan triggers for Coyote Valley development are met in the future, we will be ready to move forward with a solid, practical, and visionary plan in place that will guide the creation of new community through exemplary urban design.

San José made smart-growth decisions two decades ago for balanced development in Coyote Valley that would benefit San José and the entire region. The General Plan designates North Coyote Valley for industrial development to ensure a stable economic base and new jobs. Central Coyote Valley is designated for residential development after jobs in North Coyote Valley were in place. South Coyote Valley is designated as a greenbelt separating San José from Morgan Hill to ensure that open space remains between our cities rather than urban sprawl.

The Coyote Valley Specific Plan is a prerequisite to any development in the Coyote Valley Urban Reserve. Under state law, the Specific Plan process includes detailed land use planning, infrastructure and community service needs, financing and implementation

programs, and phasing of implementation of plan elements as necessary. The process also requires the participation of affected jurisdictions, property owners, developers, and other community and regional stakeholders. With six community meetings, 21 task force meetings, and numerous outreach meeting with stakeholders and governmental agencies, the composite framework we have today has been developed with extensive public input.

Composite Framework

The first step in creating the exemplary urban design in Coyote Valley is through the "composite infrastructure framework" that identifies the foundation elements needed to support this new community. Key stakeholders and the public, along with the consultant team, staff, and the Task Force deliberated to develop this composite framework that will provide the structure for land use plans. Its four principal components now outline basic environmental issues and transportation circulation that will determine the shape of the community.

Cost of infrastructure improvements is a growing concern for the Task Force and property owners in Coyote Valley. At this point, it is premature to determine the financial feasibility of composite framework, but it is the major step toward our ability to determine the cost. If high potential costs for the infrastructure plan become an obstacle to development instead of enabling it, we should reevaluate the plan. The Task Force is in agreement with City staff and the consultant team about this intention.

Vision Statement And Expected Outcomes

The Vision Statement and Expected Outcomes approved by Council in August 2002 provided clear direction to the Task Force for developing the Specific Plan. This list of guidelines and goals has been invaluable for informing the Task Force's deliberations and communicating our intentions to the public and stakeholders. We feel it is important that the City Council reaffirm its commitment to the Vision Statement and Expected Outcomes to provide a strong and consistent message about our purpose for the Coyote Valley Specific Plan and our continuing support for our vision. Our memorandum regarding these goals from 2002 is attached.

Attachment

cc: Lee Price, City Clerk