

City of San Jose

Coyote Valley Specific Plan

DRAFT PHASING OBJECTIVES

Note: The following items are not in any priority order.

- Identify the “trip points” for infrastructure investment and the amount supported by infrastructure increments.
- Build infrastructure to support increments of growth.
- Facilitate development by the property owners ready to build (“phasing of the willing”).
- Commit to the creation of an urban place.
- Grow the community consistent with the environmental footprint.
- Establish place making infrastructure elements in the early phase(s), such as the lake and the adjacent park, Caltrain station, transit, etc.
- Construct community facilities and establish public services (e.g., schools, parks, public safety, etc.) to support the working and resident population of each phase.
- Ensure that phasing is fiscally sound for the delivery of City services for both operations and maintenance.
- Facilitate a diversity of housing types/products.
- Construct a proportionate share of affordable housing in each phase.
- Establish environmental elements (mitigations, South Coyote Valley Greenbelt implementation, etc) during each phase.
- Consider regulatory permit timelines for installing required infrastructure, mitigations, and other facilities.
- Build the Coyote community to last.
- Ensure community coherence.