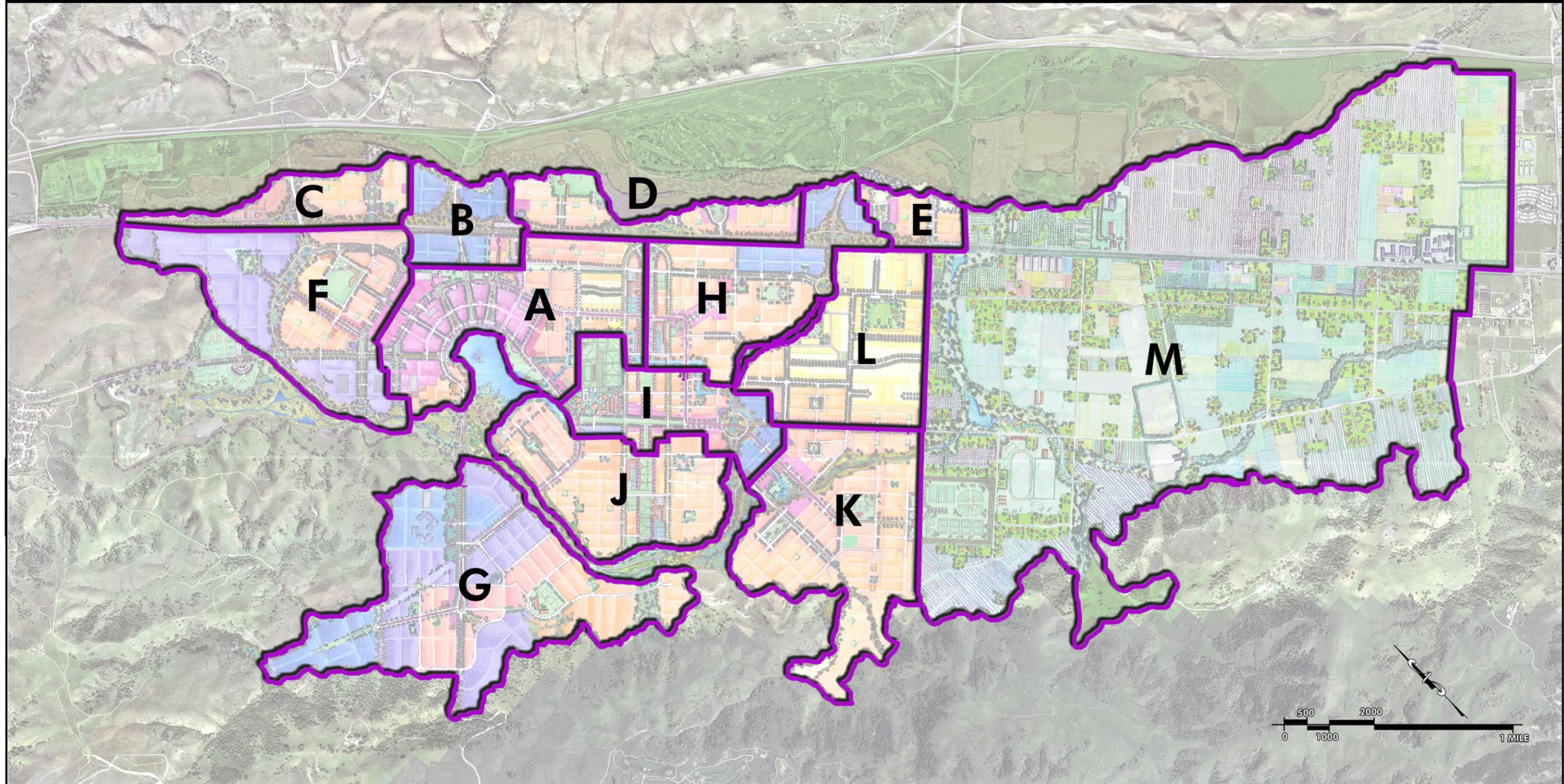


COYOTE VALLEY SPECIFIC PLAN: PLANNING AREAS

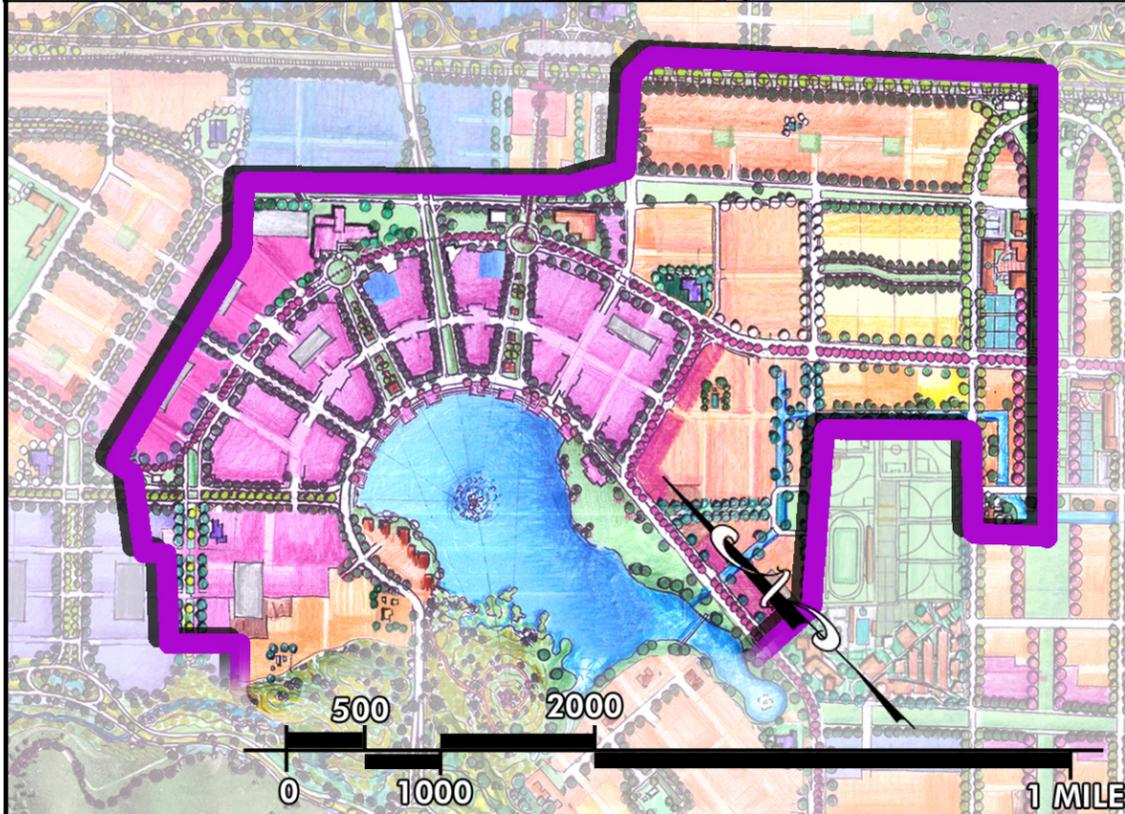


TASK FORCE MEETING

DECEMBER 13, 2004

PLANNING AREA - A

Planning Area A gets its character and identity from its lakeshore waterfront. This is the start, heart, and soul of the Coyote Valley community. Overlooking the 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.



NEIGHBORHOOD TOTALS:

JOBS: 7, 124

HOMES: 4,925

RETAIL SF.: 886,330

LEGEND



WORKPLACE

Total Work Place Jobs	3,222	3,222
 Downtown Professional Service Office (20 story with offsite district parking @ 0.66 spaces/job, 285sf/job, FAR=8.5)		3,222



MIXED-USE

Total Mixed-Use Jobs	3,902	3,902
Total Mixed-Use Homes	1,870	1,870
Total Mixed-Use Retail Square Feet	663,550	663,550
 Live work loft/town home (6 story, district parked jobs parking, residential parking on site, 500sf/job, 1800sf/home, FAR=1.4)	Jobs Homes Retail SF	49 49 -
 High rise (18 floors residential with onsite structured parking over 4 floors office with district parking, 300sf/job, 1500sf/home, FAR=3.6)	Jobs Homes Retail SF	267 206 -
 3 floors Office over regional retail (all district parking, 300sf/job, FAR=1.73)	Jobs Homes Retail SF	3,504 - 350,377
 3 floors Office over local retail (all onsite surface & street parking, 300 sf/job, FAR=0.4)	Jobs Homes Retail SF	81 - 8,101
 3 floors Residential over regional retail (district parked retail, residential parking in building, 1450sf/home, FAR=1.72)	Jobs Homes Retail SF	- 1,615 305,072



RETAIL

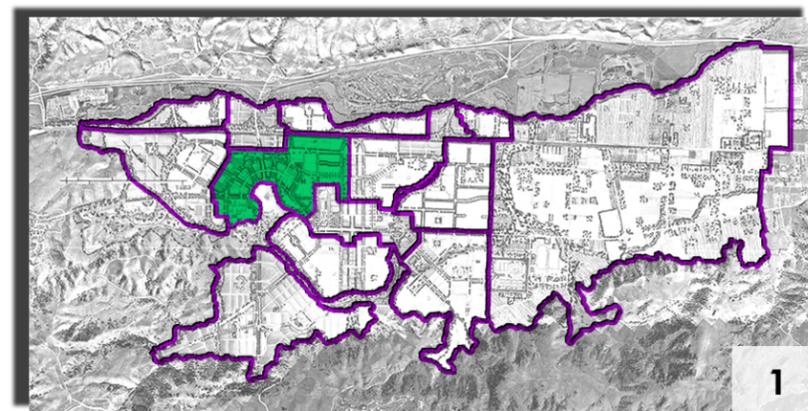
Total Regional Retail	222,780
 Restaurants	44,556
 General Retail	74,260
 Cinema	103,964



Total Residential	3,055	3,055
 1 Luxury 22 story high-rise (2200sf/home, 100 units/acre, parking in building)		186
 2 9 Story Mid-rise (1400 sf/home, 75 units/acre, parking in building)		558
 3 4 story wood frame over or wrapping structured parking (1400sf/home, 45 units/acre)		1,116
 4 3 story wood frame w/surface carport parking (1100sf/home, 30 units/acre, most affordable)		93
 5 3 story Town homes or townhome/condominiums with private garages (1800sf/home, 22units/acre)		832
 7 Single Family detached (3 story cluster homes, 1800sf/home, 14 units/acre)		122
 8 Single Family detached (2-3 story cluster or patio homes, 2100sf/home, 12 units/acre)		149



KEY PLAN



PLANNING AREA - B

Planning Area B marks the primary entry to Coyote from Hwy. 101. It surrounds the soon to be completed Bailey interchange and Monterey Rd/Cal Train over crossing. It incorporates the proposed Caltrain Coyote Valley station. This area is seen as an ideal place for high identity corporate facilities with an architectural expression of clean, polished contemporary sophistication.



LEGEND

WORKPLACE

Total Work Place Jobs		6,230	6,230
1	Corporate/Tech Office (4 story with all onsite surface parking @ 1 space/job, 285 sf/job, FAR=.39)		333
2	Corporate/Tech Office (7 story with 4 story onsite structured parking @ 0.66 space/job, 285 sf/job, FAR=1.4)		1,857
5	Corporate/Tech (4 story with 4 story onsite structured parking @ 0.66 spaces/job, 285sf/job, FAR=1.04)		4,040

MIXED-USE

Total Mixed-Use Jobs		16	16
Total Mixed-Use Homes		16	16
Total Mixed-Use Retail Square Feet		-	-
1	Live work loft/town home (6 story, district parked jobs parking, residential parking on site, 500sf/job,1800sf/home, FAR=1.4)	Jobs Homes Retail SF	16 16 -

RESIDENTIAL - HIGH DENSITY

Total Residential		82	82
5	3 story Town homes or townhome/condominiums with private garages (1800sf/home, 22units/acre)		82

RETAIL

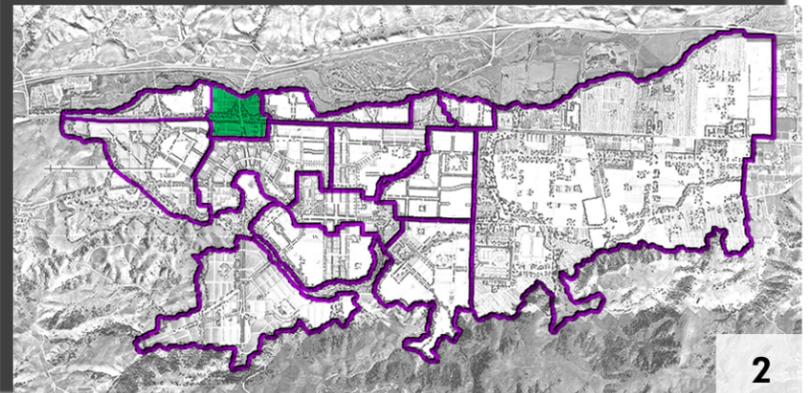
Total Local Retail		13,502	13,502
4	General Retail		13,502



- STRUCTURED PARKING**
- BAILEY OVERPASS**
- HIGHWAY 101**
- BIOSWALE/WATER DETENTION PONDS**

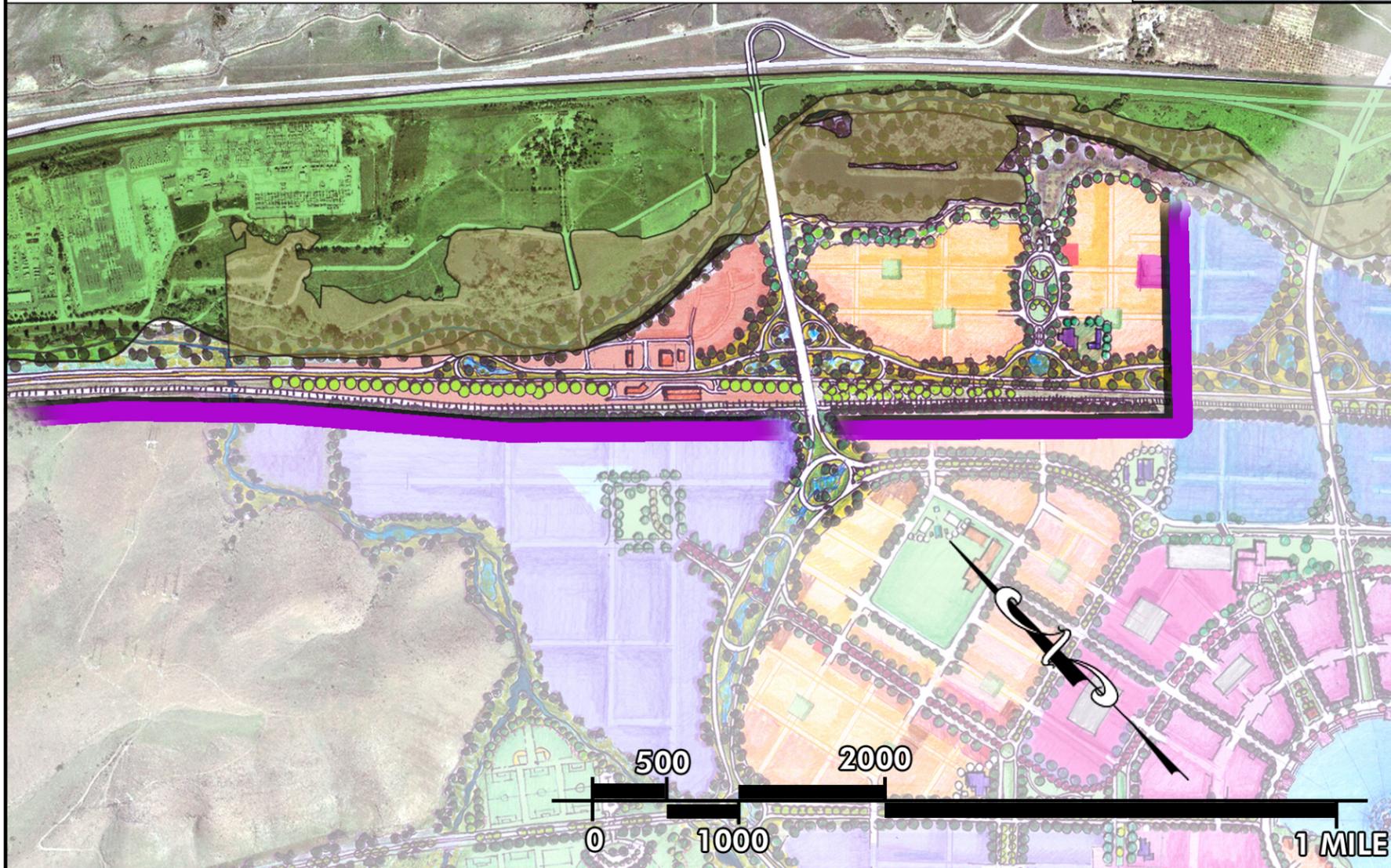


KEY PLAN



PLANNING AREA - C

Planning Area C incorporates the historic center of Coyote Valley, known as the Hamlet. It is located right where Coyote Creek, the old railroad station, and El Camino Real are closest together. The Hamlet will remain a unique historic enclave. Future development may include moving in historic frame buildings and developing an architectural palette that recalls its western stage stop past.



LEGEND



MIXED-USE

Total Mixed-Use Jobs		251
Total Mixed-Use Homes		143
Total Mixed-Use Retail Square Feet		10,802
3	Live work loft/town home (6 story, surface job parking, home parking within building, 500sf/job, 1800sf/home, FAR=1.75)	Jobs: 143 Homes: 143 Retail SF: -
	3 floors Office over local retail(all onsite surface & street parking, 300 sf/job, FAR=0.4)	Jobs: 108 Homes: - Retail SF: 10,802



RESIDENTIAL - HIGH DENSITY

Total Residential		629	629
5	3 story Town homes or townhome/condominiums with private garages (1800sf/home, 22units/acre)		300
	Single Family detached (3 story cluster homes, 1800sf/home, 14 units/acre)		260
	Single Family detached (2 story homes, 2600sf/home, 10 units/acre)		68



THE HAMLET



CHURCH OPPORTUNITIES

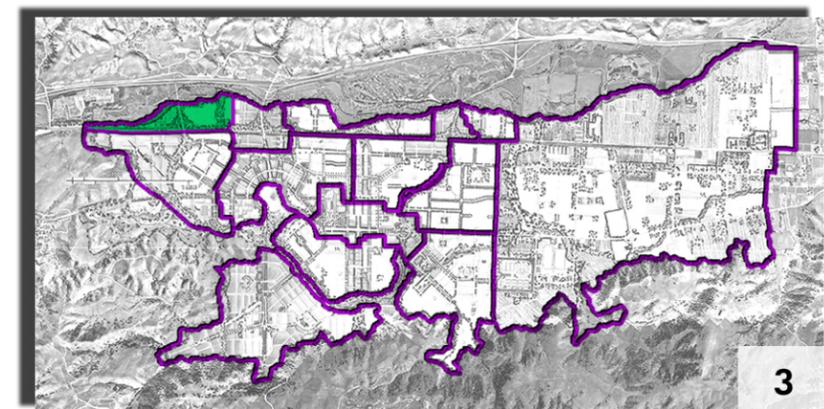


COMMUNITY PARKS W/COMPETITIVE SWIMMING



POCKET PARKS & COMPETITIVE SWIMMING

KEY PLAN



PLANNING AREA - D

Planning Area D will flank north and south side of a Coyote Creekside Park. It is located between the Monterey Rd. and Coyote Creek. It provides local pedestrian, equestrian, and bicycle connection for all of Coyote Valley to Coyote Creek via an underpass (under Monterey and the railroad tracks) at Laguna Ave. Its chief asset is its exposure to the Coyote Creek Park and trail system and its neighborhood entries and primary circulation celebrate this. This area is planned to include an elementary school site within safe walking distance of neighborhood homes and within safe biking distance of Planning Areas C & E along a creek side bike path.



RETAIL

Total Local Retail	27,004	27,004
4 General Retail		27,004

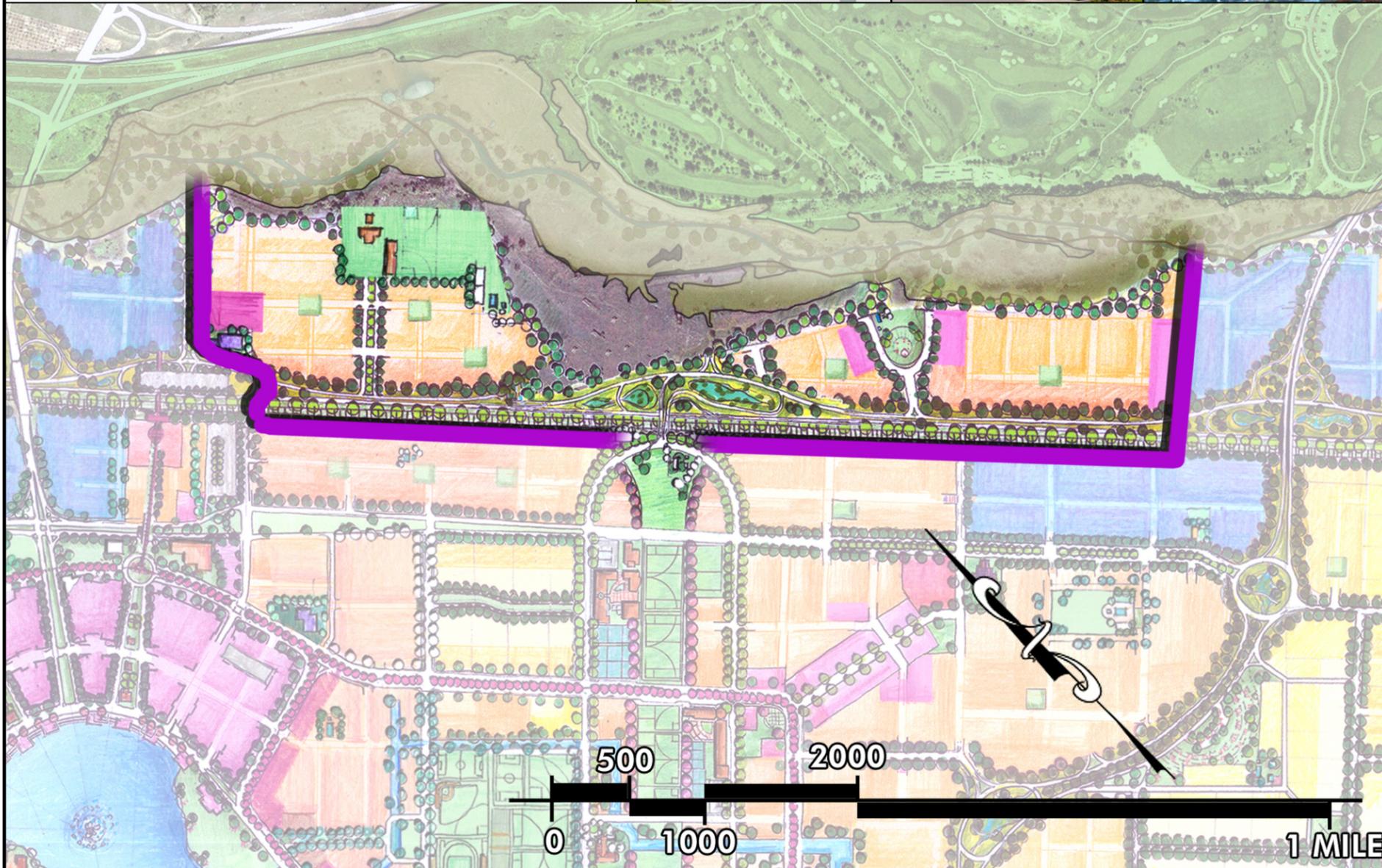
LEGEND



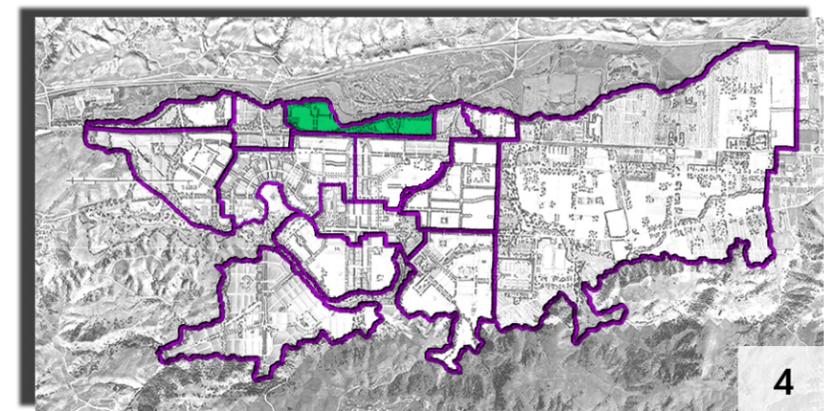
Total Mixed-Use Jobs	208	208
Total Mixed-Use Homes	60	60
Total Mixed-Use Retail Square Feet	18,903	18,903
5 3 floors Office over local retail(all onsite surface & street parking, 300 sf/job, FAR=0.4)	Jobs	189
	Homes	-
	Retail SF	18,903
8 3 floors Residential over optional office (residential parking in building, office parking on street, 1450sf/home, about 1 job/3homes, FAR=1.38)	Jobs	19
	Homes	60
	Retail SF	-

RESIDENTIAL - HIGH DENSITY

Total Residential	820	820
5 3 story Town homes or townhome/condominiums with private garages (1800sf/home, 22units/acre)		450
7 Single Family detached (3 story cluster homes, 1800sf/home, 14 units/acre)		200
8 Single Family detached (2-3 story cluster or patio homes, 2100sf/home, 12 units/acre)		89
9 Single Family detached (2 story homes, 2600sf/home, 10 units/acre)		81

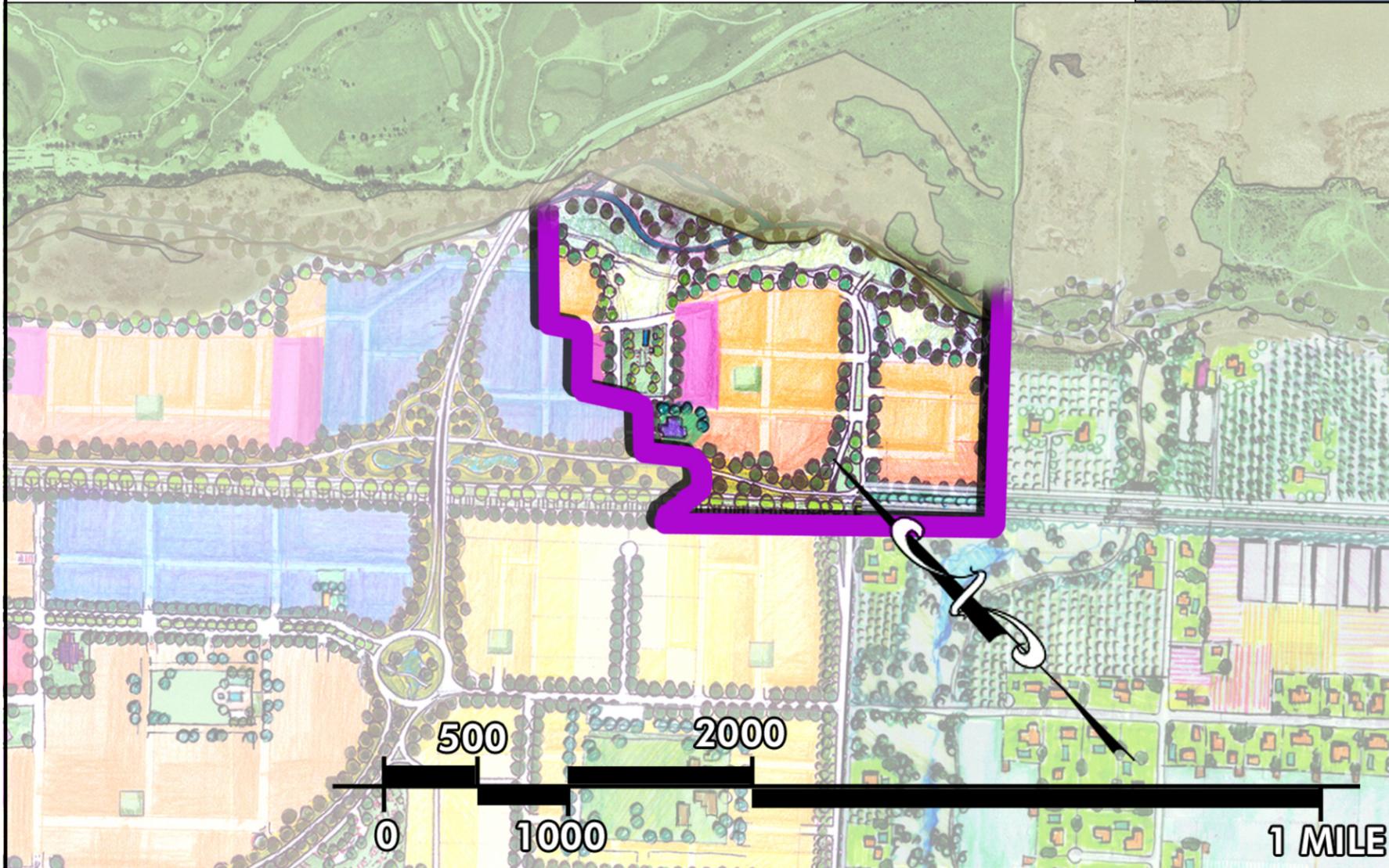


KEY PLAN



PLANNING AREA - E

Planning Area E is located between the Monterey Rd. and Coyote Creek and is to the south of the Coyote Valley's southern overcrossing and 101 freeway connection. Like Planning Area D it enjoys a strong exposure to the Coyote Creek park and trail system, and its neighborhood entry celebrates this. This area may incorporate a more casual and rural architectural vernacular as it transitions to the Greenbelt area.



LEGEND



Total Mixed-Use Jobs		100	100
Total Mixed-Use Homes		60	60
Total Mixed-Use Retail Square Feet		8,101	8,101
5	3 floors Office over local retail(all onsite surface & street parking, 300 sf/job, FAR=0.4)	Jobs	81
		Homes	-
		Retail SF	8,101
8	3 floors Residential over optional office (residential parking in building, office parking on street, 1450sf/home, about 1 job/3homes, FAR=1.38)	Jobs	19
		Homes	60
		Retail SF	-



Total Residential		356	356
5	3 story Town homes or townhome/condominiums with private garages (1800sf/home, 22units/acre)		109
7	Single Family detached (3 story cluster homes, 1800sf/home, 14 units/acre)		104
9	Single Family detached (2 story homes, 2600sf/home, 10 units/acre)		143



COMMUNITY PARK W/COMPETITIVE SWIMMING

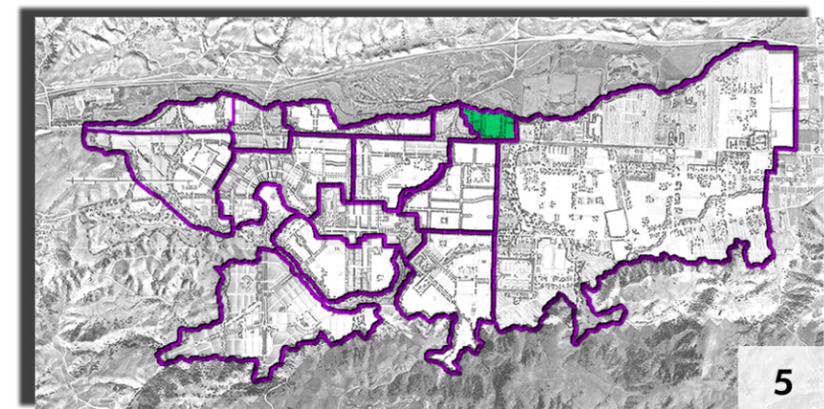


CHURCH



POCKET PARKS

KEY PLAN



PLANNING AREA - F

Planning Area F will ultimately establish the northern gateway from Hwy. 101, this neighborhood is predominantly work-place, mixed use and higher density residential. It incorporates an elementary school; parks, transit spoke, and is adjacent to a possible large playfield complex developed within the Laguna Seca detention basin. Workplace areas include lands owned by Cisco Systems as well as Cal Pine's Metcalf Power Plant.



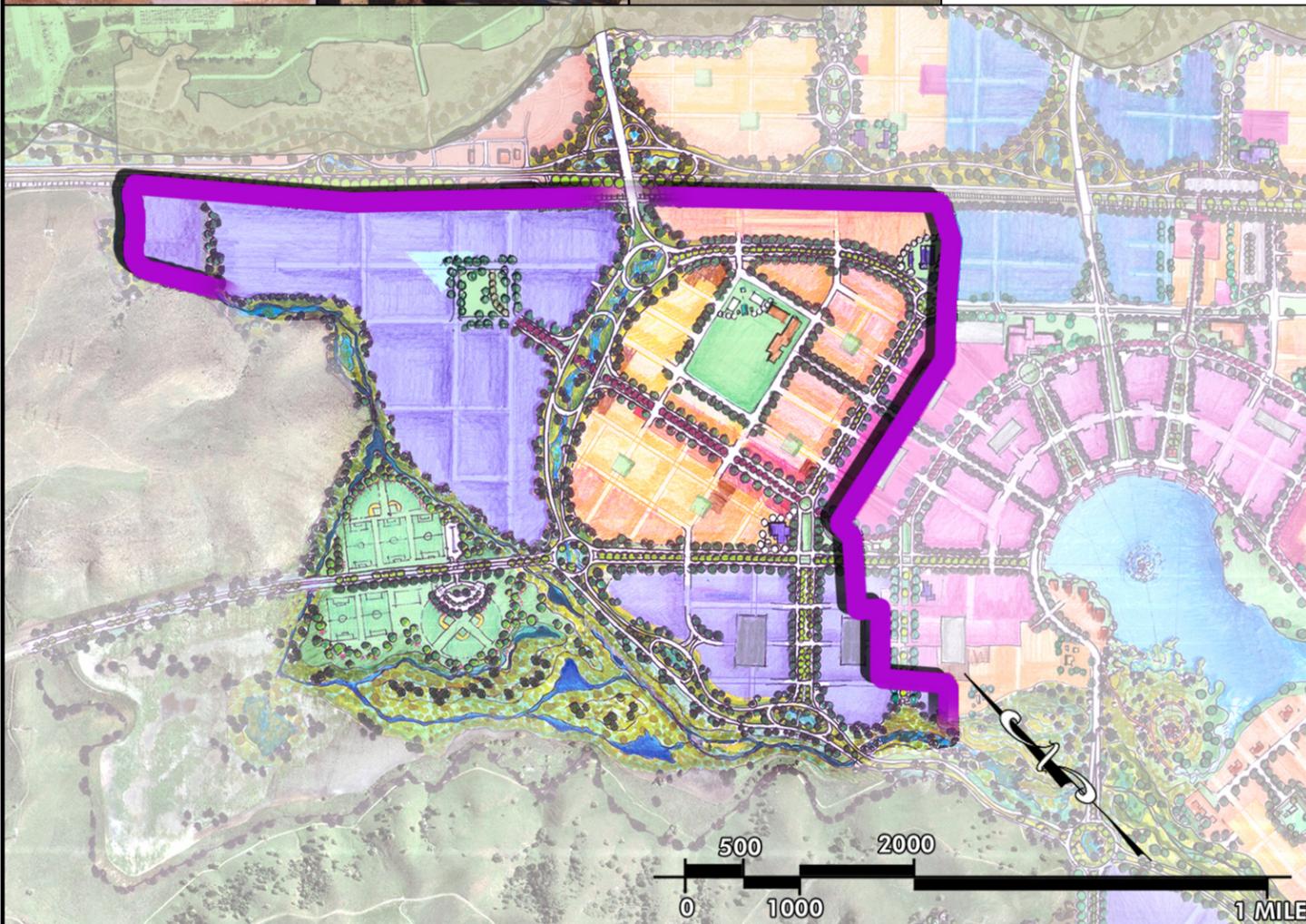
LEGEND



WORKPLACE

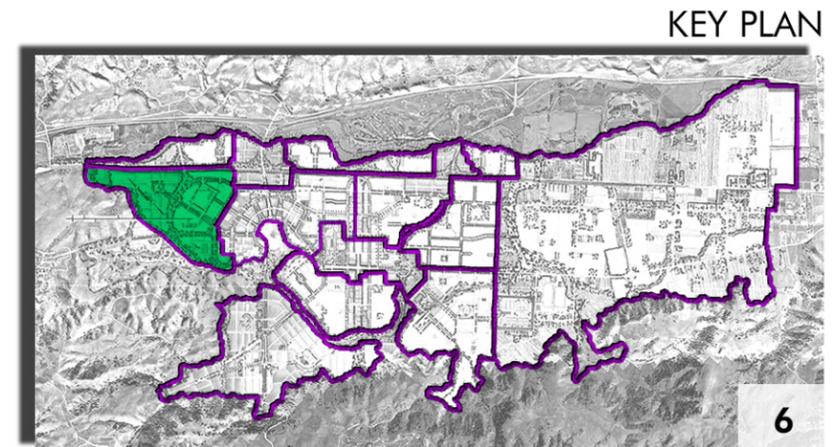
Total Work Place Jobs		11,377	11,377
1	Corporate/Tech Office (4 story with 1 story parking)		4,102
3	Corporate/Tech Office (2 story with 1 story parking)		364
4	R&D/Lab (1 story with 1 story parking)		114
5	Corporate/Tech (4 story with 4 story parking)		5,912
9	Light Industrial (1 story)		65
10	Manufacturing (1 story)		821

RESIDENTIAL - HIGH DENSITY		RESIDENTIAL - URBAN HIGH DENSITY	
Total Residential		2,684	2,684
2	9 story mid-rise - 75 units per acre		465
3	4 story frame on podium - 45 units per acre		1,032
4	3 story frame w/surface parking - 30 units per acre		112
5	3 story town houses - 22 units per acre		641
7	Single family detached - 14 units per acre		434



-  FISHER CREEK
-  COMMUNITY PARKS W/COMPETITIVE SWIMMING
-  BALL FIELDS
-  TRANSIT LINE
-  SCHOOL SITE
-  STRUCTURED PARKING
-  CHURCH

MIXED-USE			
Total Mixed-Use Jobs		214	214
Total Mixed-Use Homes		437	437
Total Mixed-Use Retail Square Feet		42,255	42,255
1	Live work loft/town home, district parked jobs parking, residential on site	Jobs Homes Retail SF	214 214 -
6	3 floors Residential over regional/district parked retail	Jobs Homes Retail SF	- 71 13,459
7	3 floors Residential over local commercial w/ no district parking	Jobs Homes Retail SF	- 152 28,796



PLANNING AREA - G

Planning Area G is at the base of Coyote Valley's western foothills. These bucolic coves, adjacent to oak studded hill-side open space have traditionally been Coyote Valley's unique appeal to Silicon Valley employers. Indeed, the bulk of the workplace land in this Planning Area is already owned by jobs providers (IBM & Xilinx). Residential neighborhoods range from a core area along Bailey that may be appropriate for a collegiate identity village serving new graduates recruited by Coyote Valley employers to lower density family homes at the base of the hills. These residents will be served by an elementary school as well as transit stop retail.



LEGEND



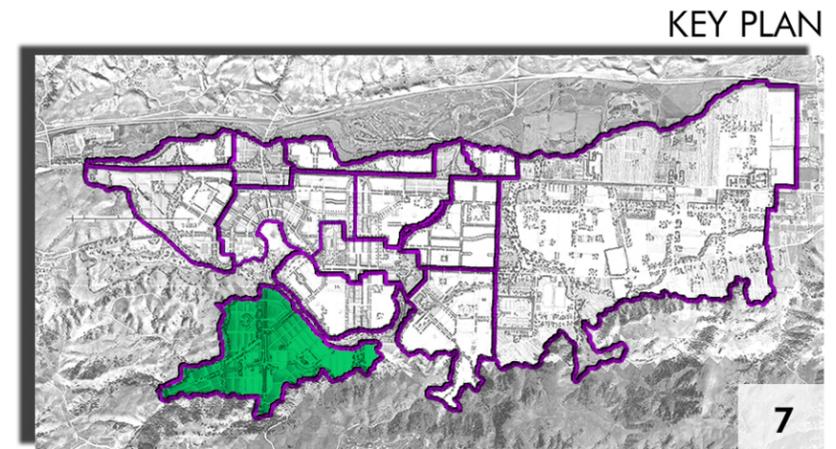
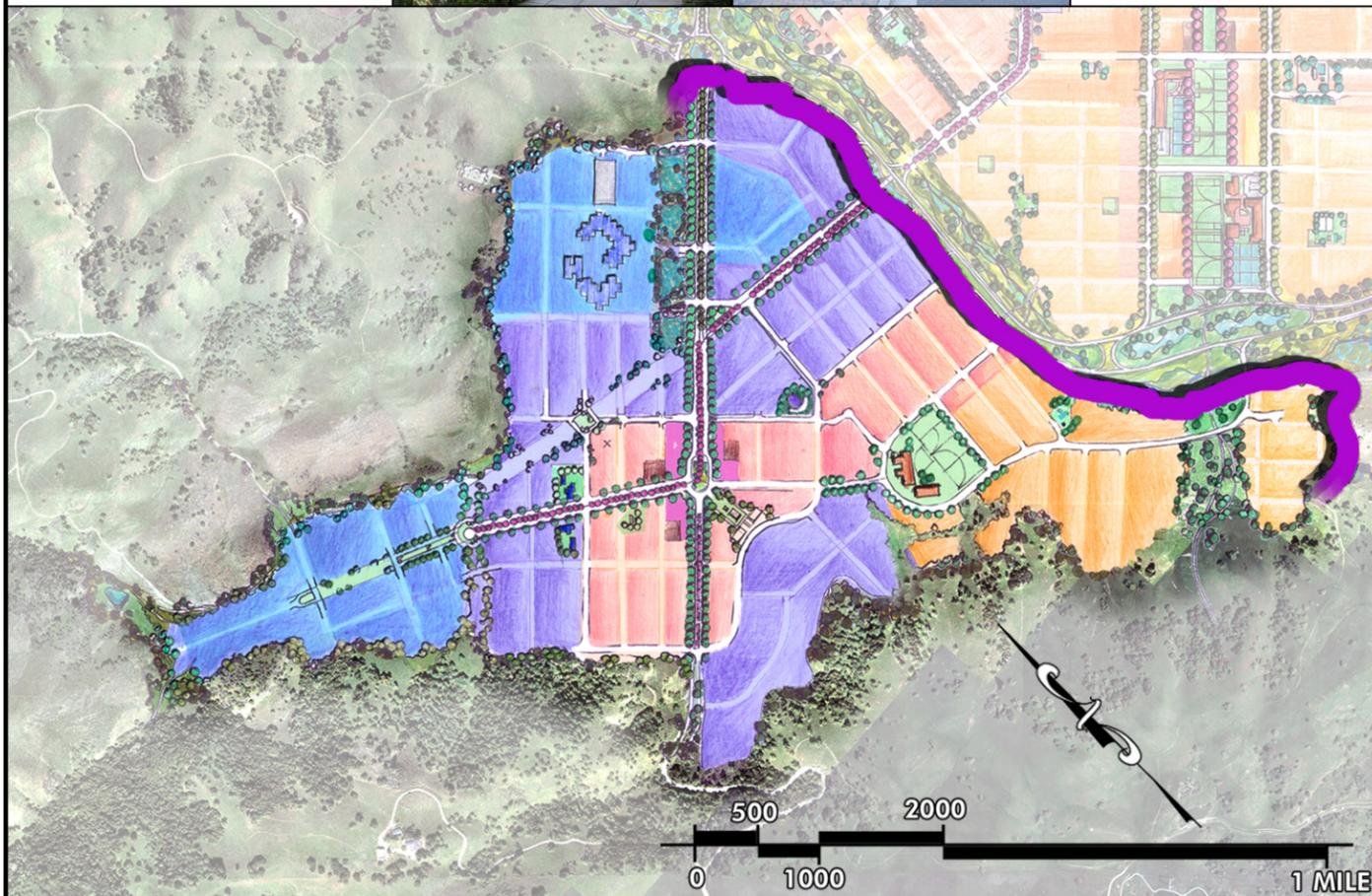
Total Work Place Jobs		18,441	18,441
1	Corporate/Tech Office (4 story with all onsite surface parking @ 1 space/job, 285 sf/job, FAR=.39)	8,019	
4	R&D/Lab (1 story with all onsite surface parking @ 1 space/job, 285sf/job, FAR=.24)	273	
5	Corporate/Tech (4 story with 4 story onsite structured parking @ 0.66 spaces/job, 285sf/job, FAR=1.04)	10,150	



Total Mixed-Use Jobs		-	-
Total Mixed-Use Homes		210	210
Total Mixed-Use Retail Square Feet		39,595	39,595
7	3 floors residential over local retail (residential parking in building retail surface & street parking, 1450sf/home FAR=1.38)	Jobs	-
		Homes	210
		Retail SF	39,595



Total Residential		2,678	2,678
2	9 Story Mid-rise (1400 sf/home, 75 units/acre, parking in building)	93	
3	4 story wood frame over or wrapping structured parking (1400sf/home, 45 units/acre)	335	
4	3 story wood frame w/surface carport parking (1100sf/home, 30 units/acre, most affordable)	1,246	
5	3 story Town homes or townhome/condominiums with private garages (1800sf/home, 22units/acre)	423	
7	Single Family detached (3 story cluster homes, 1800sf/home, 14 units/acre)	87	
8	Single Family detached (2-3 story cluster or patio homes, 2100sf/home, 12 units/acre)	179	
9	Single Family detached (2 story homes, 2600sf/home, 10 units/acre)	316	



PLANNING AREA - H

Planning Area H incorporates Coyote Valley's southern gateway from Hwy. 101 at the Coyote Creek interchange. It includes an area for high identity corporate workplace surrounding the over crossing of Coyote Valley Parkway and Monterey Rd/Caltrain. Corporate identity here may favor a more relaxed, earthen and natural architectural character when compared to a more polished Bailey Avenue contemporary style. Residential neighborhoods abut the east west commons to the north and incorporate a neighborhood district commercial street that spans from local transit stop to the larger workplace areas. An Elementary school at the commons is within walking or biking distance of these neighborhoods as well as the residential neighborhoods in the southern portion of Planning Area A

NEIGHBORHOOD TOTALS:

JOBS: 4,706

HOMES: 2,847

RETAIL SF.: 18,903

LEGEND



WORKPLACE

Total Work Place Jobs		4,397	4,397
1	Corporate/Tech Office (4 story with all onsite surface parking @ 1 space/job, 285 sf/job, FAR=.39)	1,441	
5	Corporate/Tech (4 story with 4 story onsite structured parking @ 0.66 spaces/job, 285sf/job, FAR=1.04)	2,956	



MIXED-USE

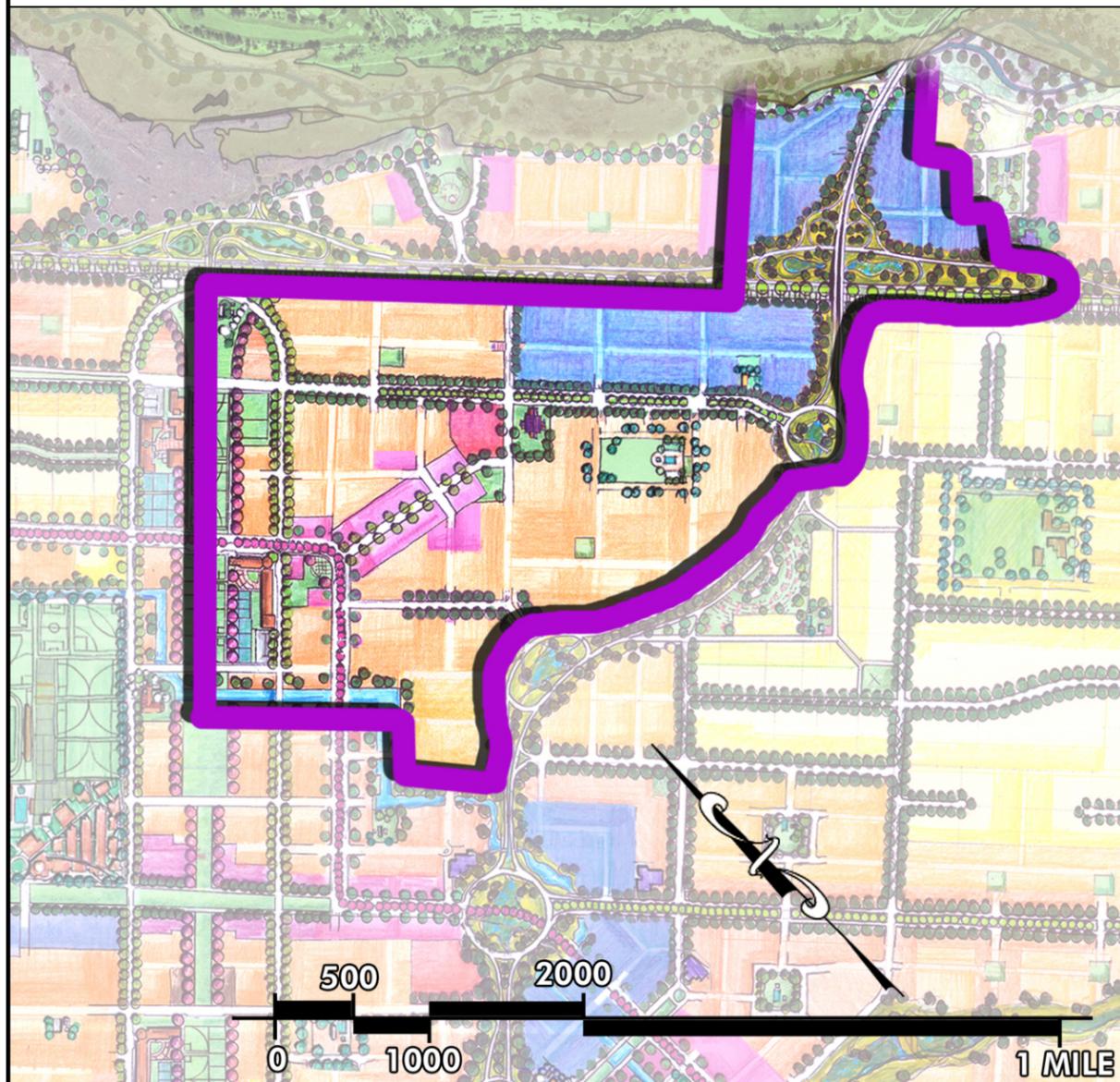
Total Mixed-Use Jobs		309	309
Total Mixed-Use Homes		380	380
Total Mixed-Use Retail Square Feet		18,903	18,903
5	3 floors Office over local retail(all onsite surface & street parking, 300 sf/job, FAR=0.4)	Jobs Homes Retail SF	189 - 18,903
8	3 floors Residential over optional office (residential parking in building, office parking on street, 1450sf/home, about 1 job/3homes, FAR=1.38)	Jobs Homes Retail SF	120 380 -



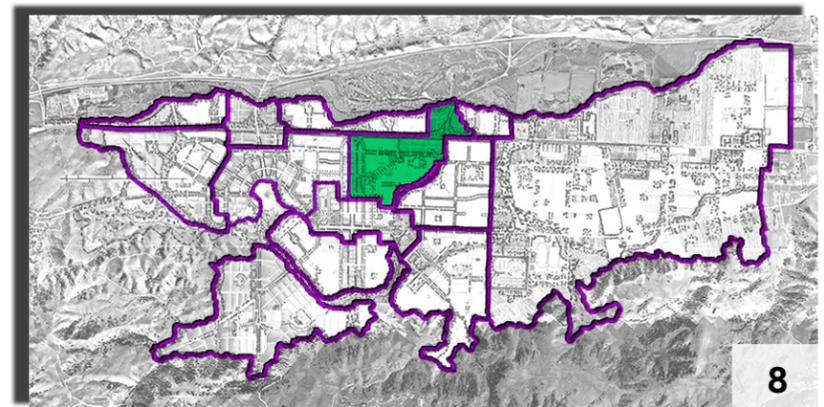
RESIDENTIAL - HIGH DENSITY

Total Residential		2,467	2,467
3	4 story wood frame over or wrapping structured parking (1400sf/home, 45 units/acre)		474
4	3 story wood frame w/surface carport parking (1100sf/home, 30 units/acre, most affordable)		130
5	3 story Town homes or townhome/condominiums with private garages (1800sf/home, 22units/acre)		1,118
7	Single Family detached (3 story cluster homes, 1800sf/home, 14 units/acre)		417
8	Single Family detached (2-3 story cluster or patio homes, 2100sf/home, 12 units/acre)		327

	SCHOOL		FIRE STATION
	CANAL PARK & TRANSIT LINE		COMMUNITY PARK W/COMPETITIVE SWIMMING & TENNIS
	CHURCH		



KEY PLAN



PLANNING AREA - I

Planning Area I is focused on a Santa Teresa urban parkway, which links the more urban waterfront area of Planning Area A with the more traditional neighborhoods to the south and west. Buildings with active retail and professional ground floor storefronts flank a pedestrian friendly linear park. 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. At the southern end is a workplace node as well as a secondary retail concentration.

LEGEND



WORKPLACE

Total Work Place Jobs		4,081	4,081
1	Corporate/Tech Office (4 story with all onsite surface parking @ 1 space/job, 285 sf/job, FAR=.39)	370	
5	Corporate/Tech (4 story with 4 story onsite structured parking @ 0.66 spaces/job, 285sf/job, FAR=1.04)	2,266	
7	Downtown Professional Service Office (4 story with offsite district parking @ 0.66 spaces/job, 285 sf/job, FAR=1.75)	1,161	
8	Downtown Professional Service Office (7 story with offsite district parking @ 0.66 spaces/job, 285sf/job, FAR=3)	284	



MIXED-USE

Total Mixed-Use Jobs		411	411
Total Mixed-Use Homes		360	360
Total Mixed-Use Retail Square Feet		29,704	29,704
5	3 floors Office over local retail(all onsite surface & street parking, 300 sf/job, FAR=0.4)	Jobs Homes Retail SF	297 - 29,704
8	3 floors Residential over optional office (residential parking in building, office parking on street, 1450sf/home, about 1 job/3homes, FAR=1.38)	Jobs Homes Retail SF	113 360 -



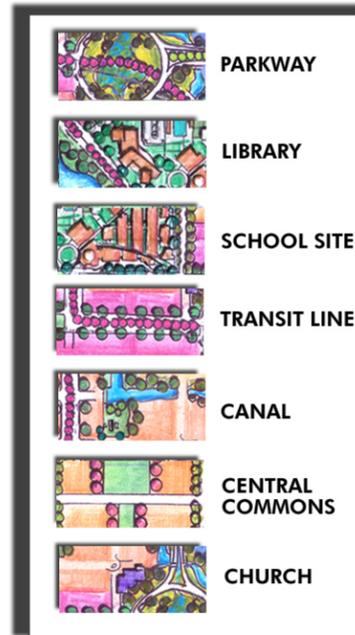
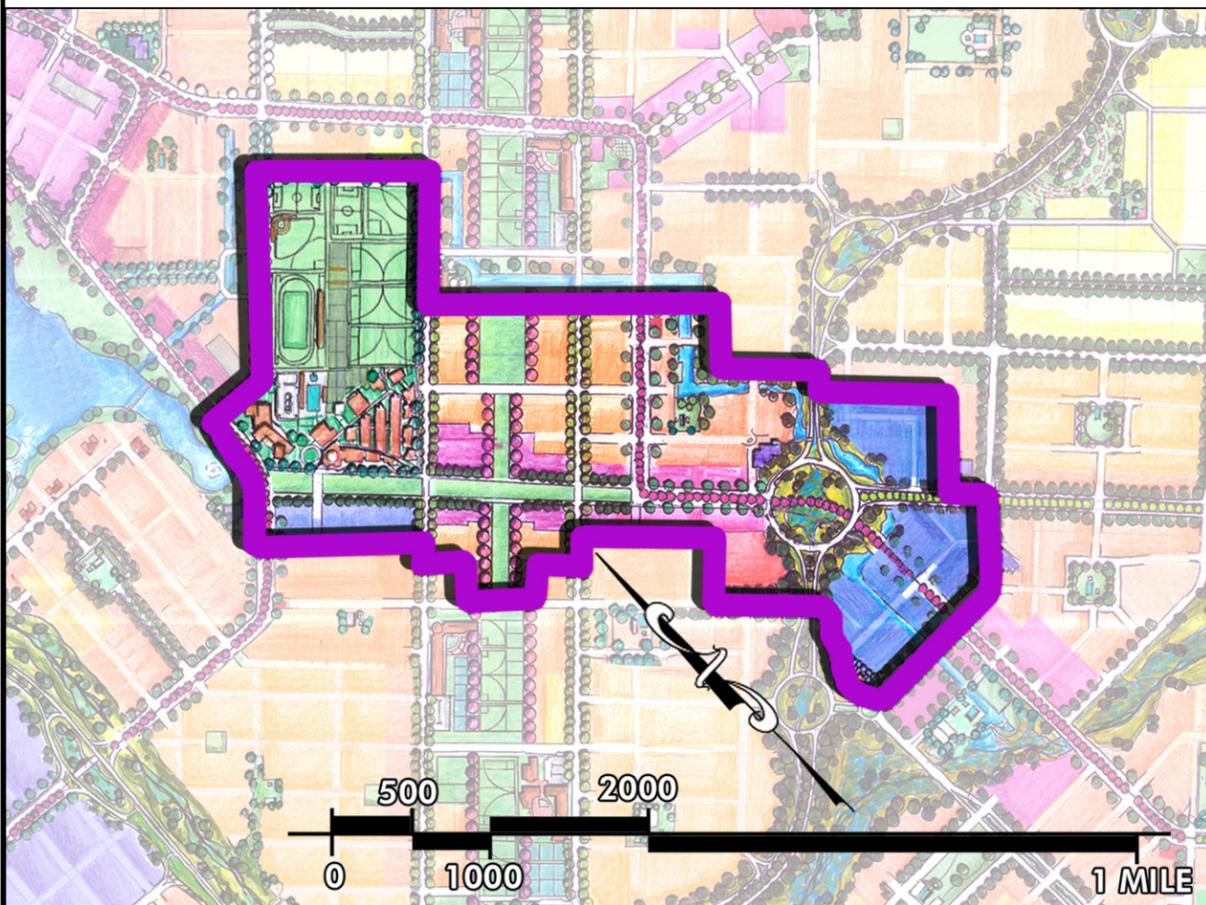
RESIDENTIAL - HIGH DENSITY

Total Residential		1,342	1,342
2	9 Story Mid-rise (1400 sf/home, 75 units/acre, parking in building)	186	
3	4 story wood frame over or wrapping structured parking (1400sf/home, 45 units/acre)	363	
4	3 story wood frame w/surface carport parking (1100sf/home, 30 units/acre, most affordable)	465	
5	3 story Town homes or townhome/condominiums with private garages (1800sf/home, 22units/acre)	259	
7	Single Family detached (3 story cluster homes, 1800sf/home, 14 units/acre)	69	

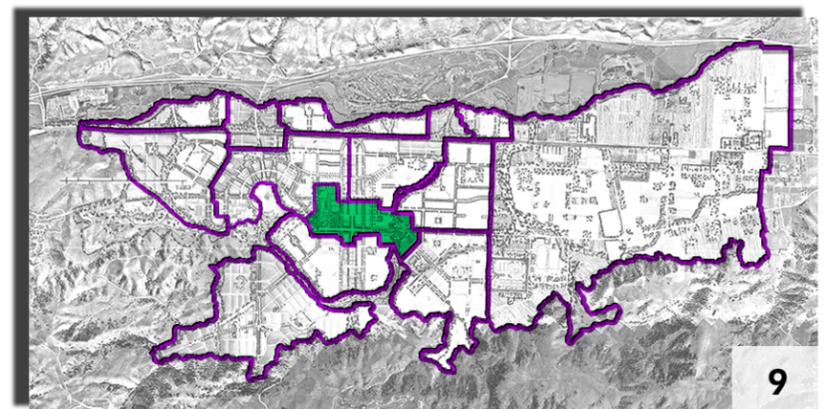


RETAIL

Total Local Retail		57,249	57,249
1	Supermarket	35,646	
2	Gasoline	1,350	
4	General Retail	20,253	



KEY PLAN



PLANNING AREA - J

Planning Area J gets its identity from the luxury residential buildings along the west shore of the lake and its open space edge along the restored Fisher Creek. It stretches around the west side of the Santa Teresa urban parkway and incorporates the western reach of the central commons. This is a predominantly residential neighborhood supported by jobs opportunities in immediately adjacent Planning Areas I & G. It includes both an elementary school and a middle school.

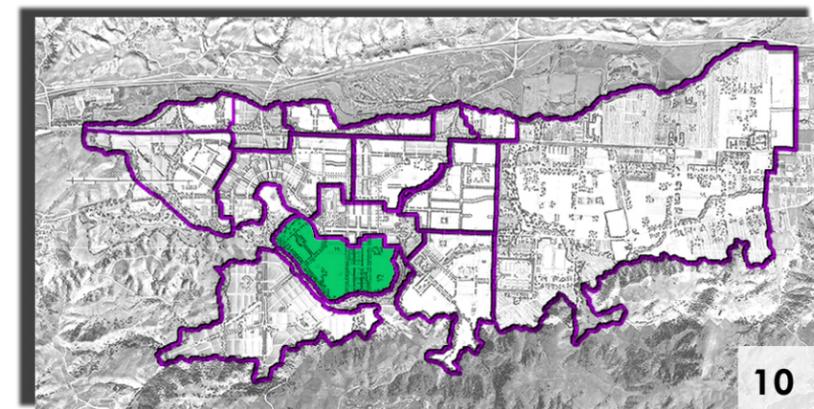


LEGEND

RESIDENTIAL - HIGH DENSITY		Total Residential	3,463	3,463
1	Luxury 22 story high-rise (2200sf/home, 100 units/acre, parking in building)			186
3	4 story wood frame over or wrapping structured parking (1400sf/home, 45 units/acre)			279
4	3 story wood frame w/surface carport parking (1100sf/home, 30 units/acre, most affordable)			242
5	3 story Town homes or townhome/condominiums with private garages (1800sf/home, 22units/acre)			1,350
7	Single Family detached (3 story cluster homes, 1800sf/home, 14 units/acre)			877
8	Single Family detached (2-3 story cluster or patio homes, 2100sf/home, 12 units/acre)			312
9	Single Family detached (2 story homes, 2600sf/home, 10 units/acre)			217

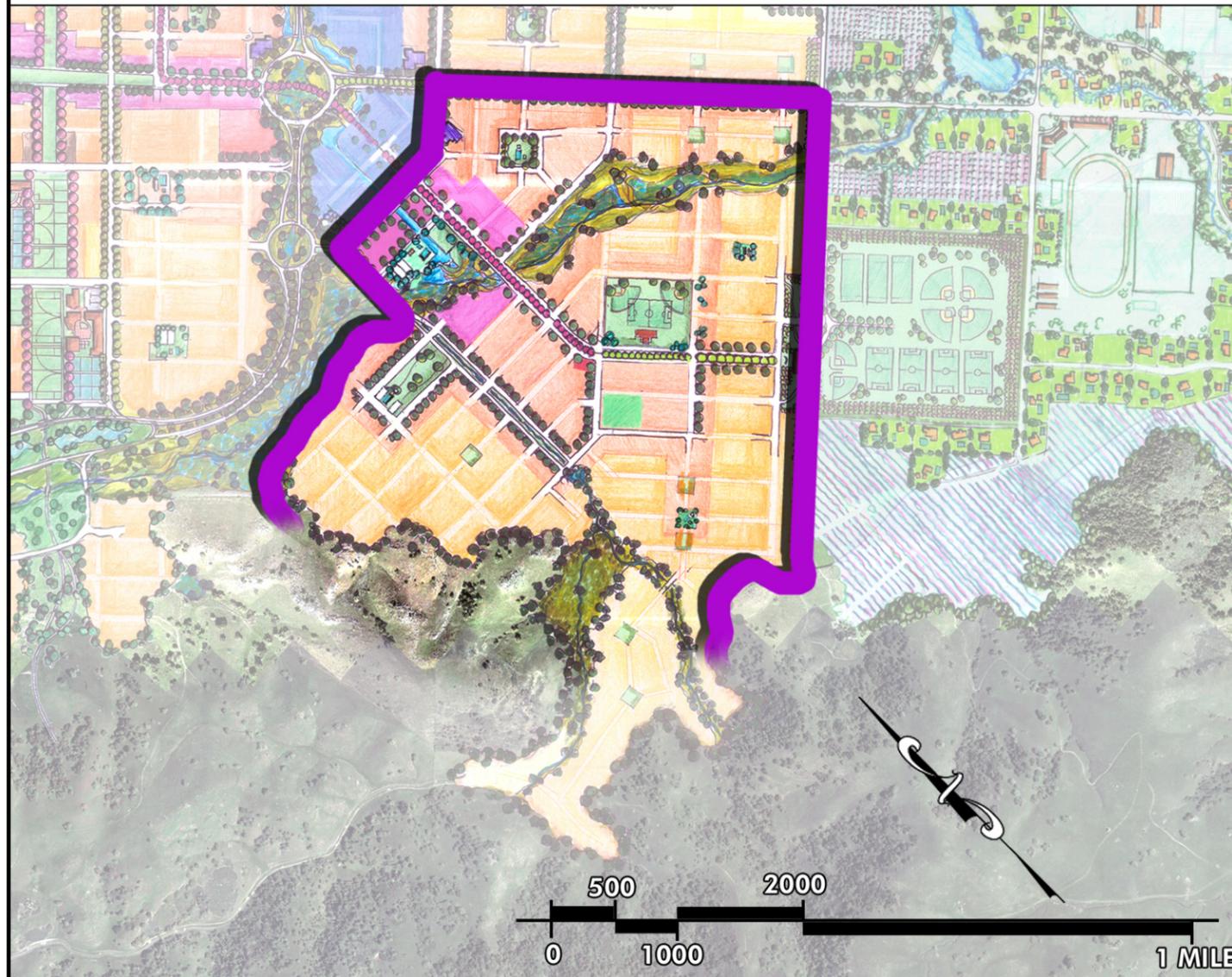
	COMMUNITY PARK W/COMPETITIVE SWIMMING		CHURCH
	POCKET PARKS		SCHOOL
	TRANSIT LINE		COYOTE LAKE

KEY PLAN



PLANNING AREA - K

Planning Area K mixes a new urban village center with natural pathways along Fisher Creek. More traditional residential neighborhoods provide transitional densities to the Greenbelt and up Palm Canyon to the western hillside open space. An elementary school serves the local neighborhood and a large ball field park will serve all of Coyote Valley.



LEGEND



Total Mixed-Use Jobs		304	304
Total Mixed-Use Homes		280	280
Total Mixed-Use Retail Square Feet		21,603	21,603
5	3 floors Office over local retail (all onsite surface & street parking, 300 sf/job, FAR=0.4)	Jobs Homes Retail SF	216 - 21,603
8	3 floors Residential over optional office (residential parking in building, office parking on street, 1450sf/home, about 1 job/3homes, FAR=1.38)	Jobs Homes Retail SF	88 280 -

RESIDENTIAL - HIGH DENSITY

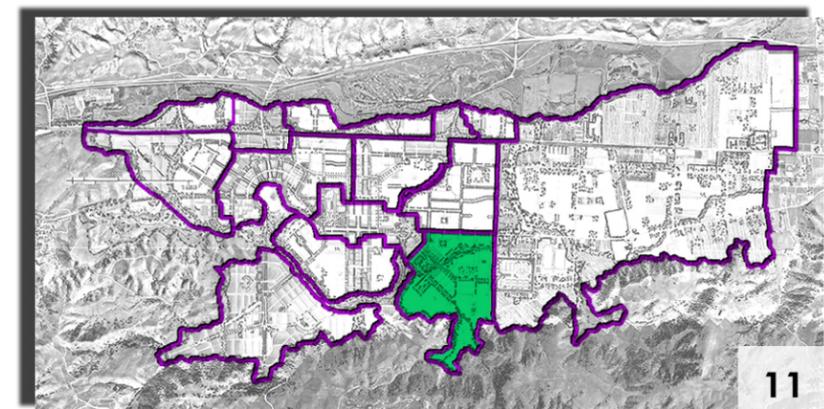
Total Residential		3,402	3,402
3	4 story wood frame over or wrapping structured parking (1400sf/home, 45 units/acre)		418
4	3 story wood frame w/surface carport parking (1100sf/home, 30 units/acre, most affordable)		19
5	3 story Town homes or townhome/condominiums with private garages (1800sf/home, 22units/acre)		1,432
7	Single Family detached (3 story cluster homes, 1800sf/home, 14 units/acre)		564
8	Single Family detached (2-3 story cluster or patio homes, 2100sf/home, 12 units/acre)		603
9	Single Family detached (2 story homes, 2600sf/home, 10 units/acre)		366

RETAIL

Total Local Retail		6,751	6,751
4	General Retail		6,751

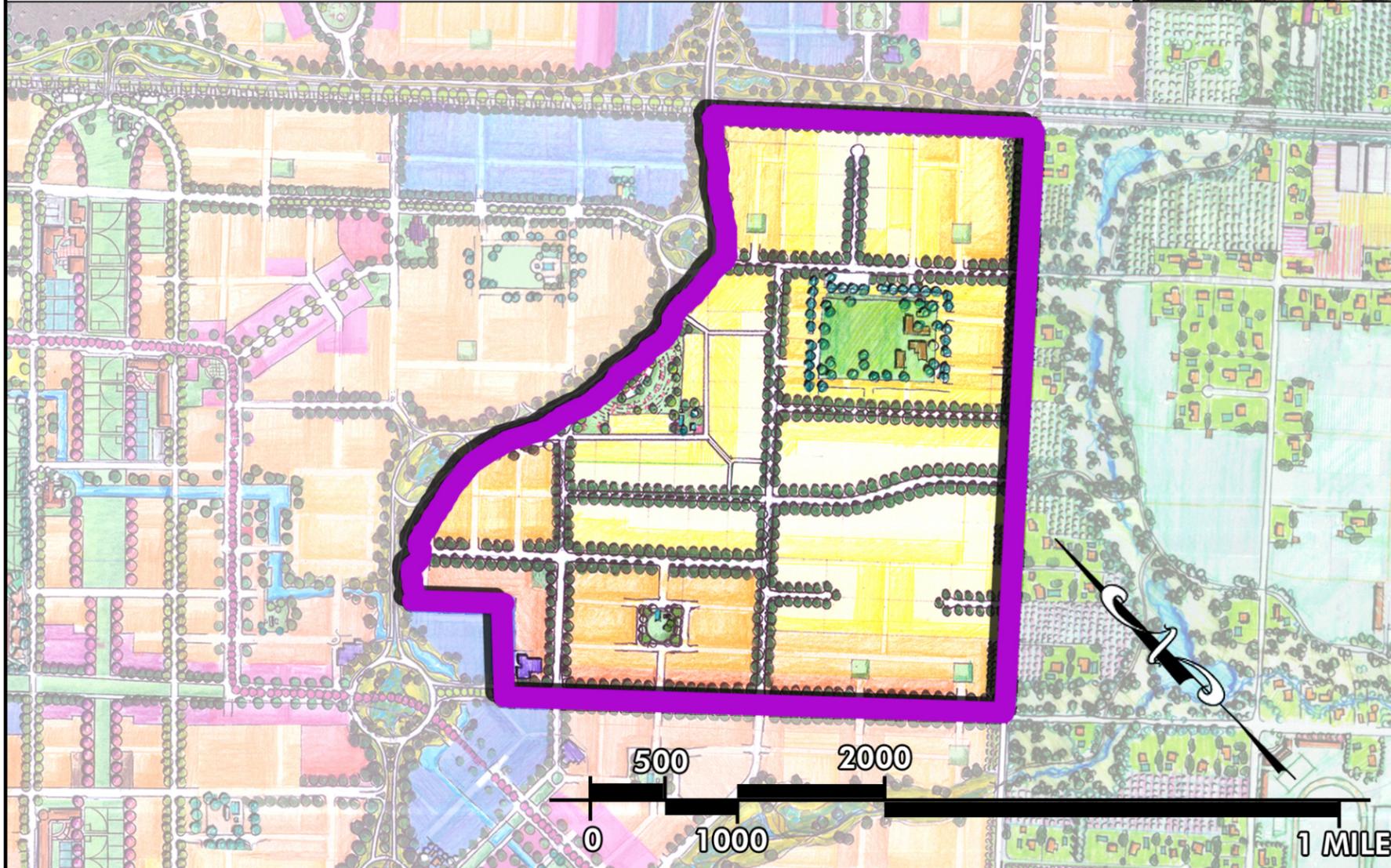
- SCHOOL
- COMMUNITY PARK W/COMPETITIVE SWIMMING & TENNIS
- COMMUNITY PARK W/COMPETITIVE SWIMMING
- TRANSIT LINE
- FISHER CREEK
- CANAL

KEY PLAN



PLANNING AREA - L

Planning Area L preserves the integrity and estate setting of its existing homes and transitions from these to higher density residential. It incorporates the Coyote Valley community garden and an elementary school with an adjacent park, which will also serve the Greenbelt residents. Both the elementary school/park and the community garden are buffered from existing estate residences by new transition residential densities.



LEGEND

RESIDENTIAL - HIGH DENSITY

Total Residential		1,507	1,507
3	4 story wood frame over or wrapping structured parking (1400sf/home, 45 units/acre)		84
4	3 story wood frame w/surface carport parking (1100sf/home, 30 units/acre, most affordable)		74
5	3 story Town homes or townhome/condominiums with private garages (1800sf/home, 22units/acre)		273
7	Single Family detached (3 story cluster homes, 1800sf/home, 14 units/acre)		26
8	Single Family detached (2-3 story cluster or patio homes, 2100sf/home, 12 units/acre)		238
9	Single Family detached (2 story homes, 2600sf/home, 10 units/acre)		539

RESIDENTIAL - LOW DENSITY

6	Single Family detached (edge and transition estate, 4000sf/home, 5 units/acre)		273
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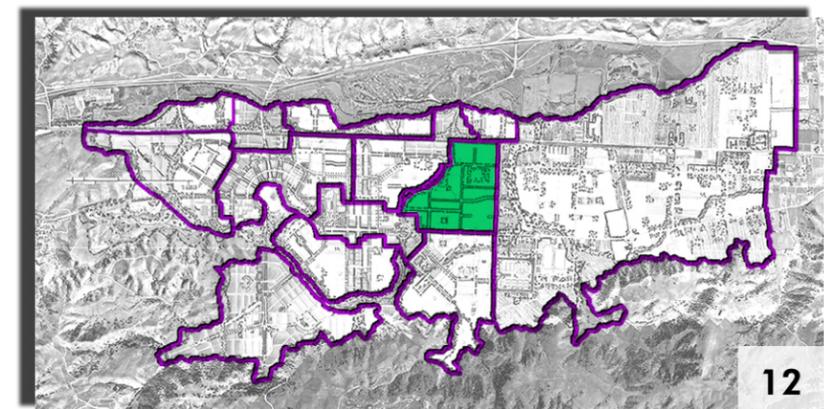
COMMUNITY PARK W/COMPETITIVE SWIMMING

CHURCH

POCKET PARKS

SCHOOL

KEY PLAN



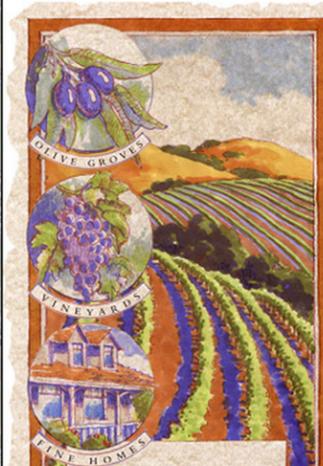
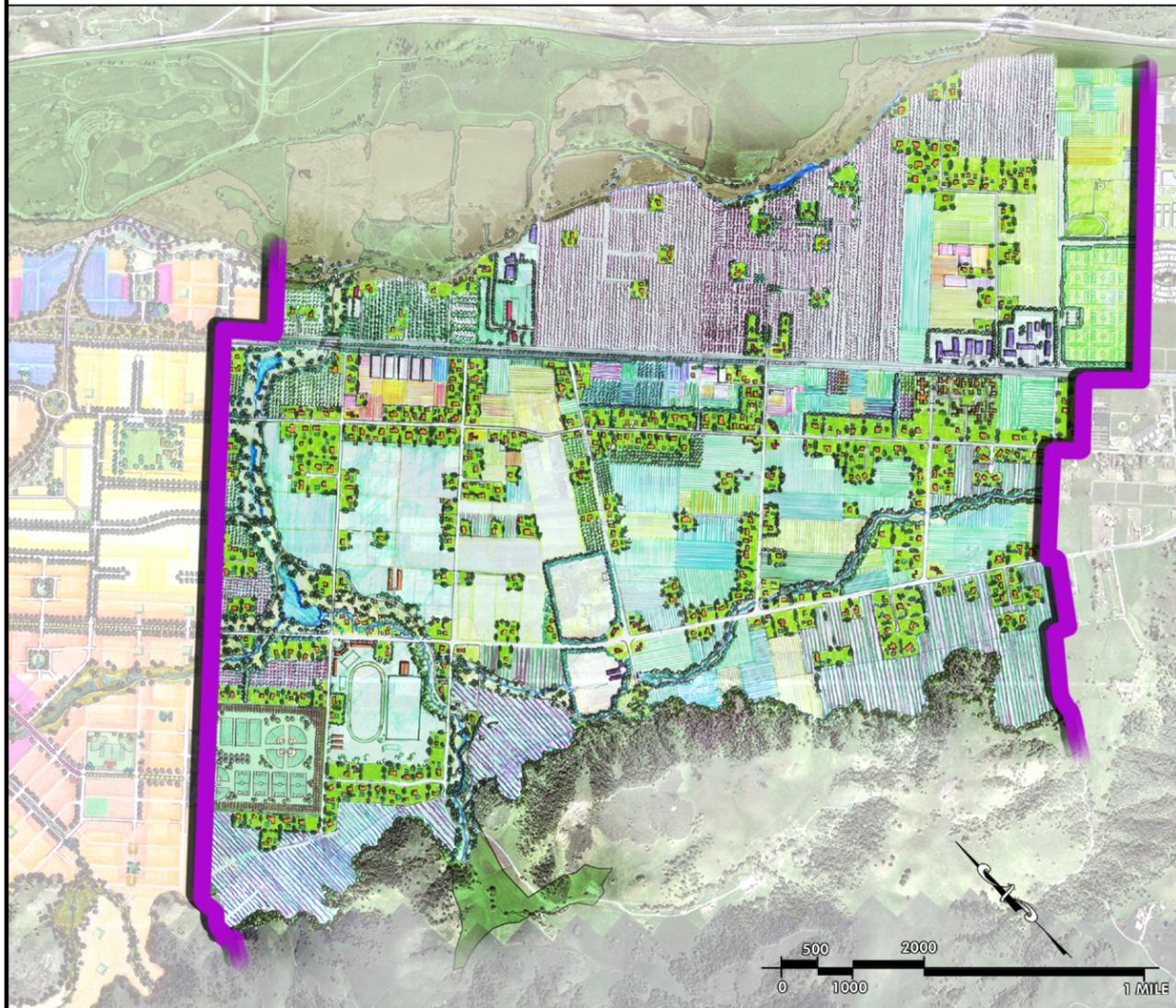
PLANNING AREA - M

Planning Area M is the South Coyote Greenbelt area. Its planning consideration is governed by the following "Vision and Expected Outcomes" Sections:

1. The plan will include Central and North Coyote for land planning and will include South Coyote in the infrastructure financing mechanism only. South Coyote (Greenbelt) is included only to determine financing and other mechanisms to secure this as a permanent Greenbelt.
2. The line (Greenline) between Central and South shall not be moved.
3. The plan should seek mechanisms to facilitate the permanent acquisition of fee title or conservation easements in South Coyote.

Within the above requirements, existing General Plan criteria, and guided by the "Coyote Valley GREENBELT Interim Planning Principles" (August 2001) adopted by the County of Santa Clara, City of San Jose, and City of Morgan Hill, planning has focused on the formation and funding of an open space and agricultural land management entity that can:

- Rationalize, consolidate and lease available agricultural land;
- Acquire open space, parks, and mitigation lands;
- Provide future development guidelines within existing general plan criteria that benefit the quality and market value of private property;
- Create an identifiable quality of place and market identity for agricultural products and visitors;
- Rationalize and ensure adequate supply of safe drinking and irrigation water
- Protect groundwater from agriculture and domestic pollutants



LEGEND

-  ORCHARDS
-  ROW CROP/VINEYARDS
-  AGG. INDUSTRY
-  FISHER CREEK
-  HOMES
-  GREEN HOUSES
-  BALL FIELDS
-  EQUESTRIAN FACILITY

KEY PLAN

