

A VIBRANT AND INTEGRATED COMMUNITY

Urban form foundation approach

Entertainment, Dining & Retail as Place Making



A VIBRANT AND INTEGRATED COMMUNITY

Urban form foundation approach

Celebrate Water-A Focal Starting Point-Detention Lake



A VIBRANT AND INTEGRATED COMMUNITY

Urban form foundation approach

Celebrate Water-A Focal Starting Point-Detention Lake



CATALYTIC STRATEGIES

Urban form foundation approach

Taller Buildings Even at the Start



URBAN RESERVE EXISTING RESIDENTIAL Subdivision and Transitions



URBAN RESERVE EXISTING RESIDENTIAL Subdivision and Transitions-an Example



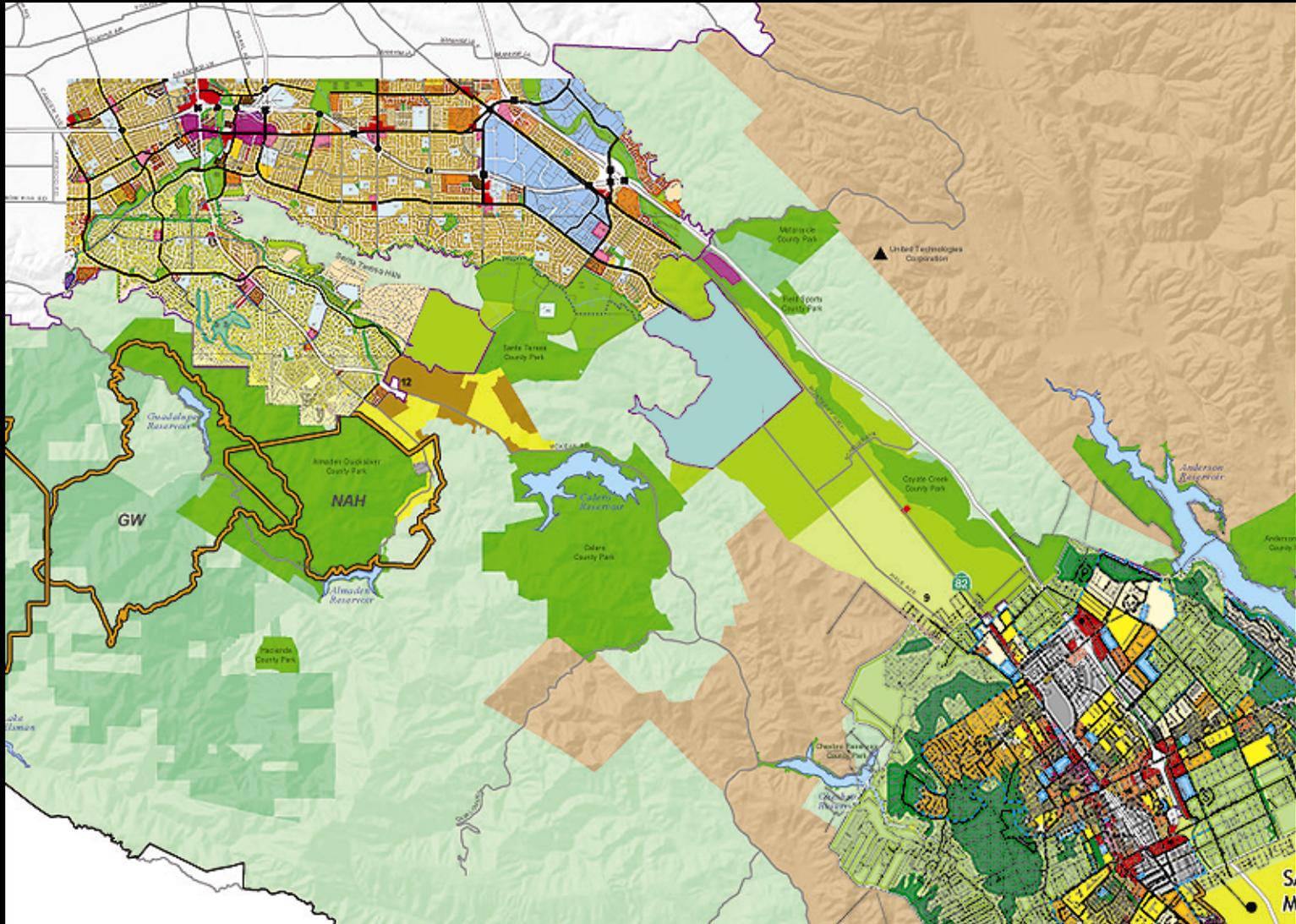
Maintain Estate
Character of Lantz
Drive

Provide for limited
subdivision on each lot
with fee participation in
CVSP

Transition to small lot
single family, then town
homes at perimeter

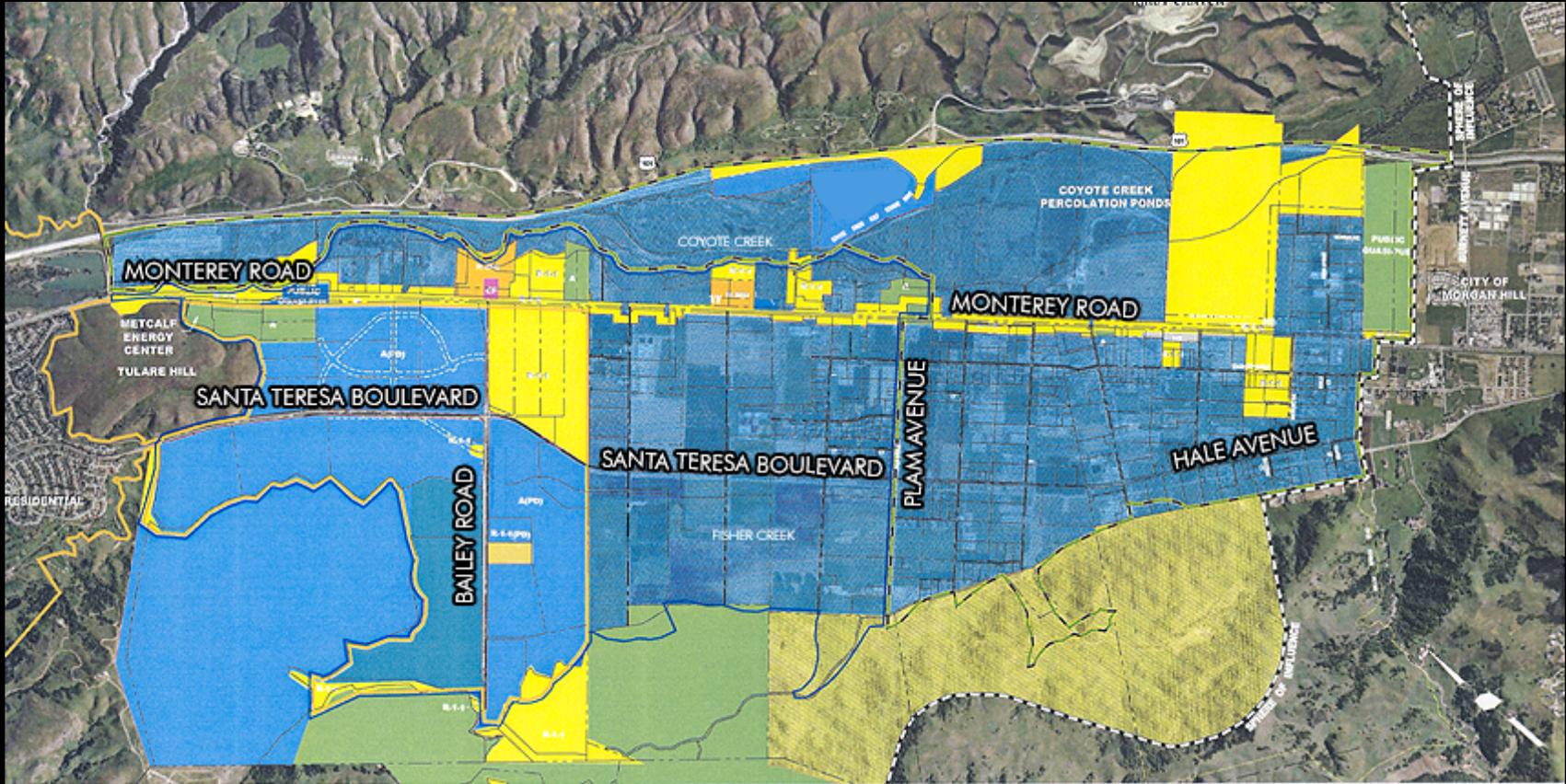
GREENBELT STRATEGIES

General Plans-Land Uses



GREENBELT STRATEGIES

Zoning



Zoning Legend			Santa Clara County Zoning Legend	
URBAN SERVICE AREA BOUNDARY	STATE TRANSPORTATION CORRIDOR	RESIDENTIAL	PUBLIC/QUASI-PUBLIC	EXCLUSIVE AGRICULTURE
URBAN GROWTH BOUNDARY	ARTERIAL (115-130 ft.)	RESIDENTIAL - MOBILE HOMES	HEAVY INDUSTRIAL	AGRICULTURAL RANCHLANDS
COYOTE GREENBELT BOUNDARY	ARTERIAL (80-106 ft.)	COMMERCIAL PEDESTRAIN	AGRICULTURE/OPEN SPACE	
SPHERE OF INFLUENCE BOUNDARY	MAJOR COLLECTOR (60-80 ft.)	INDUSTRIAL (PLANNED DEVELOPMENT)	AGRICULTURAL (PLANNED DEVELOPMENT)	

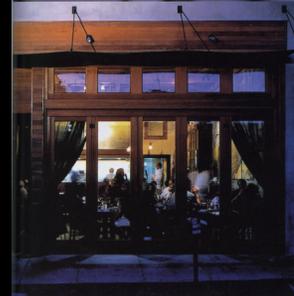
GREENBELT STRATEGIES

Agriculture and Open Space



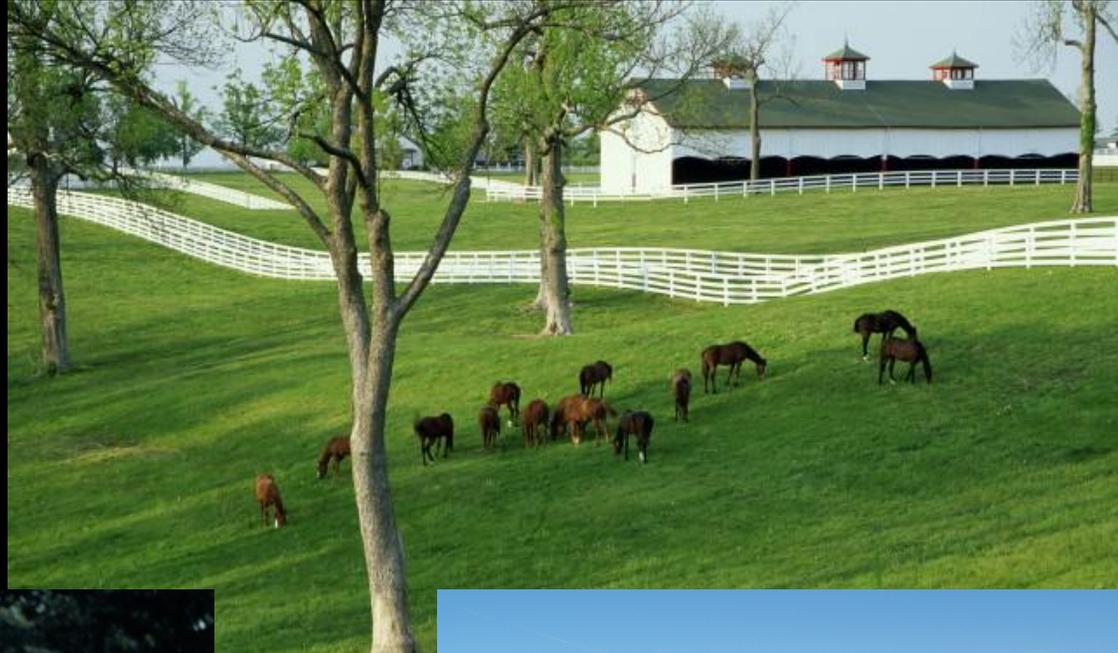
GREENBELT STRATEGIES

Napa Valley-Food & Wine Lifestyle



GREENBELT STRATEGIES

Arcadian Rural Ideal



GREENBELT STRATEGIES

Arcadian Rural Ideal-South Livermore



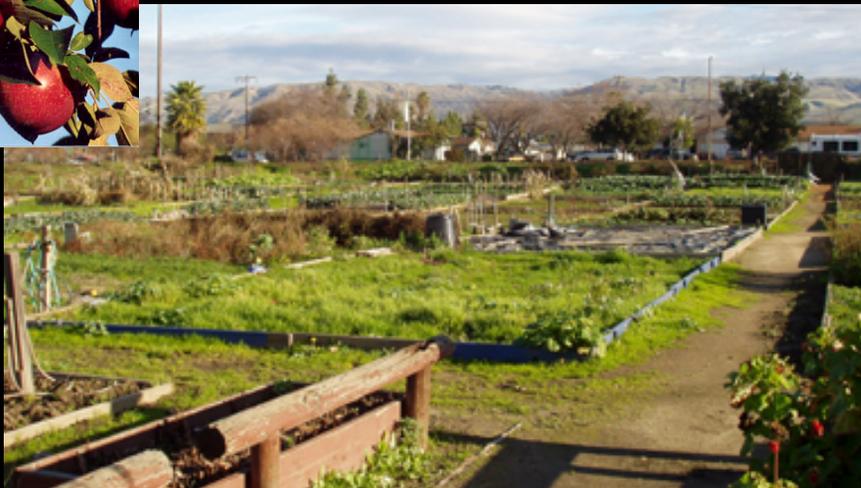
GREENBELT STRATEGIES

Agriculture Land Trust, Contract Growers



GREENBELT STRATEGIES

Agriculture Land Trust, Contract Grower- Community Gardens Subscription Veggies



Save Time
Save Money
Eat Healthy



Best Produce Delivery Service
in the Bay Area.

PLANET ORGANICS
home delivery service



Get Planet Organics Delivered to Your Home

www.planetorganics.com
1-800-956-5855