



# Coyote Valley Specific Plan

## *Urban Design Consultants*

### Dahlin Group

Doug Dahlin	Founder
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Lauri Moffett-Fehlberg	Principal
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Todd Lerner	Project Manager
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Mercedes Trujillo	Executive Assistant

### Kenkay Associates

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Anu Natarajan	Associate

## *City of San Jose*

### City of San Jose Staff

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Salifu Yakubu	Principal Planner
Darryl Boyd	Principal Planner
Susan Walsh	Sr. Planner
Perihan Ozdemir	Geographic Systems Specialist

## *Economic Consultants*

### EPS

Jim Musbach	Managing Principal
Daren Smith	Vice President
Teifion Rice-Evans	Vice President

### Development Design Group

Michial Alston	Vice President
Roy Higgs	CEO

### James Cheng Architects

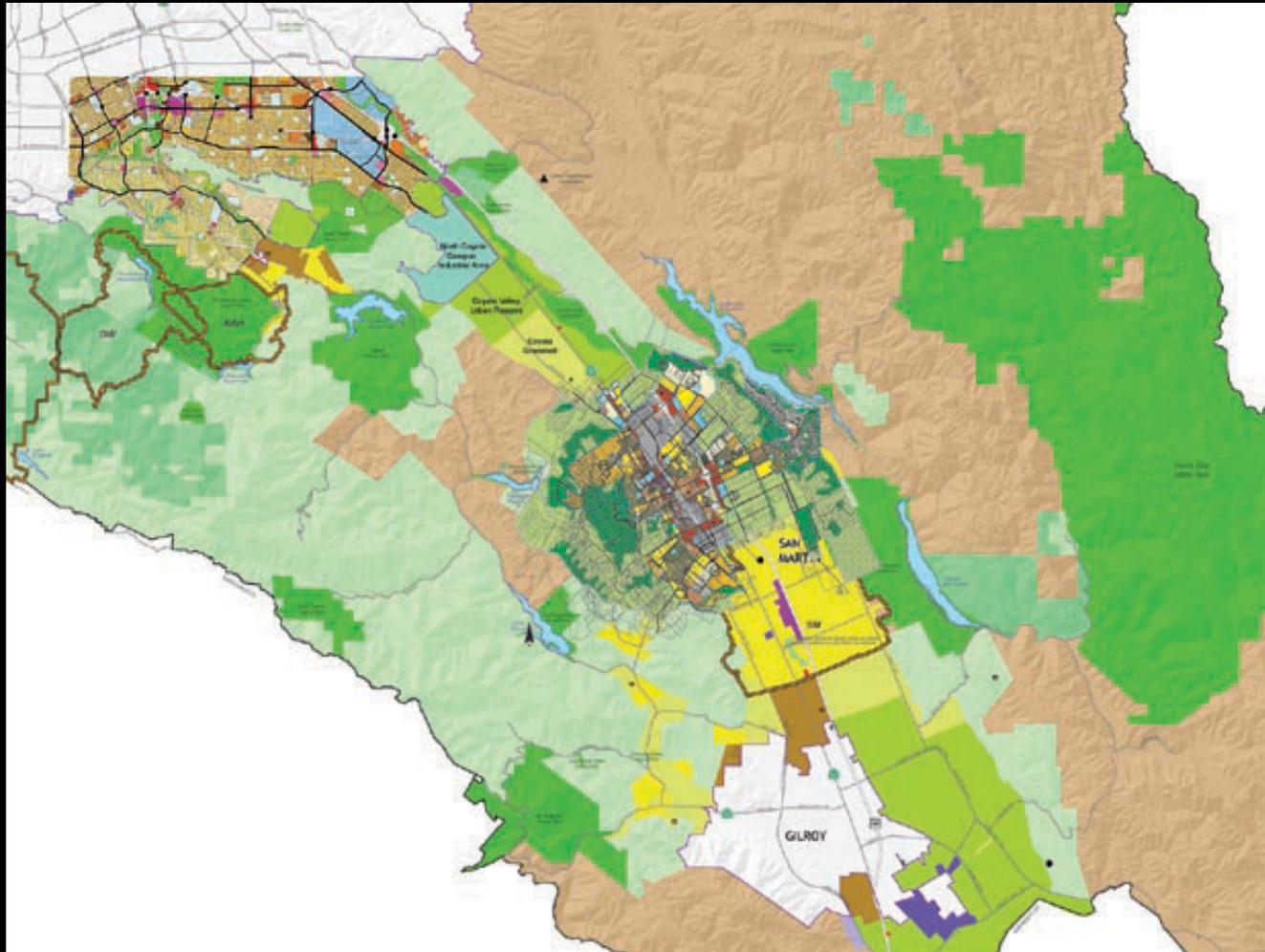
James Cheng	Principal
Terry Mott	Associate



# COUNCIL DIRECTIONS AND EXPECTED OUTCOMES

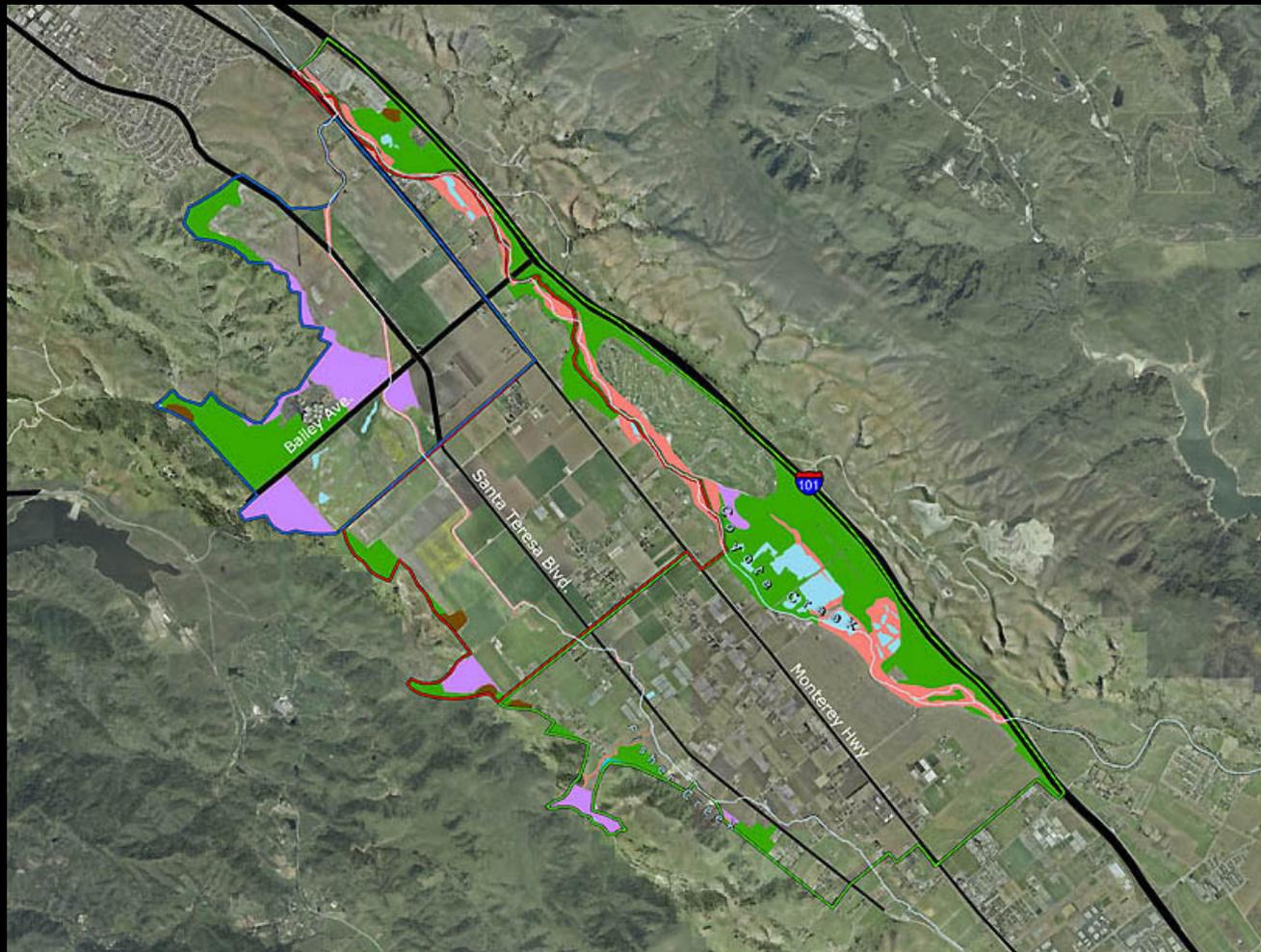
# Environmental Considerations

## Land use



## Environmental Considerations

# Natural Habitats



# Environmental Considerations

## Wildlife



Tiger Salamander



Red Legged Frog

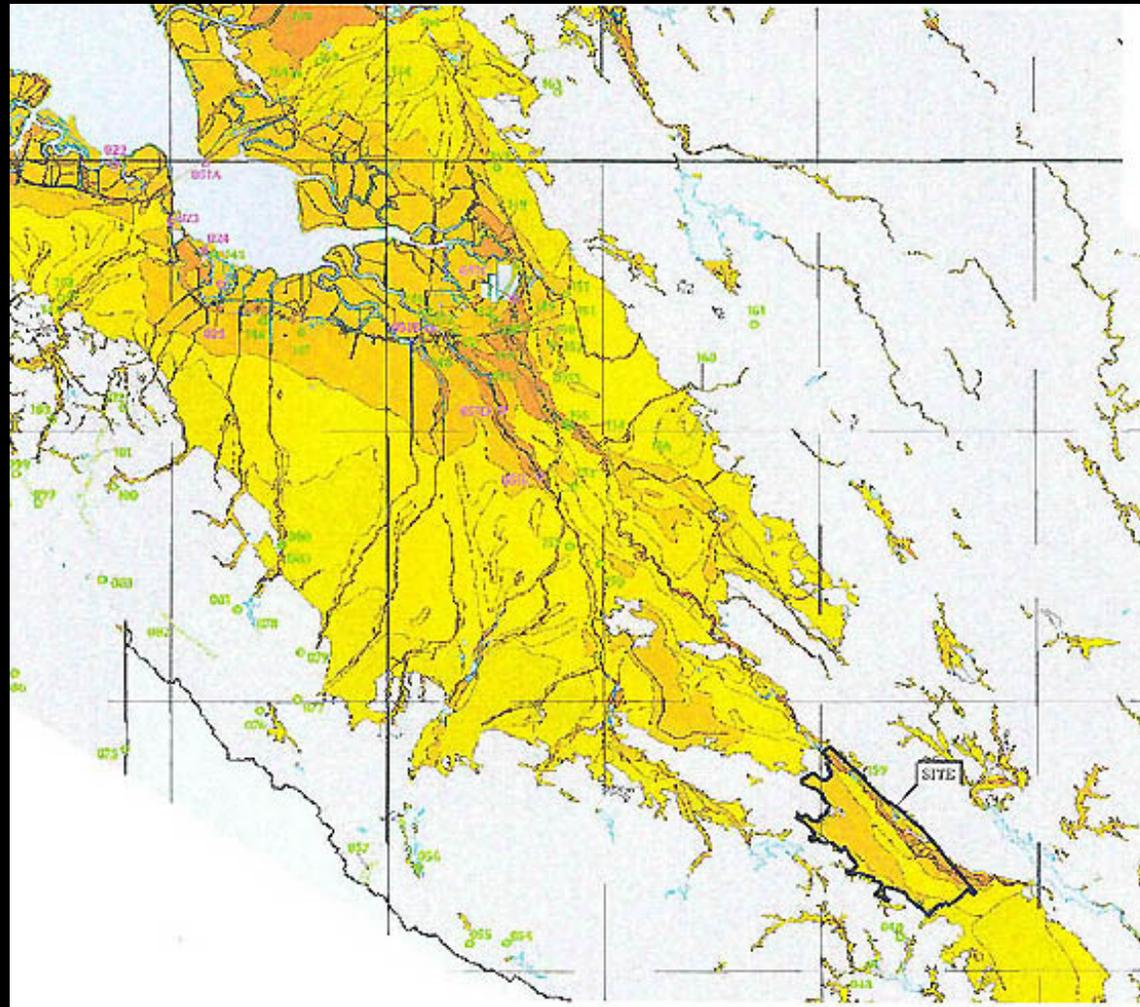


Burrowing Owl



## Environmental Considerations

# Soils & Geology    Liquifaction



# Defining Urban Design Considerations

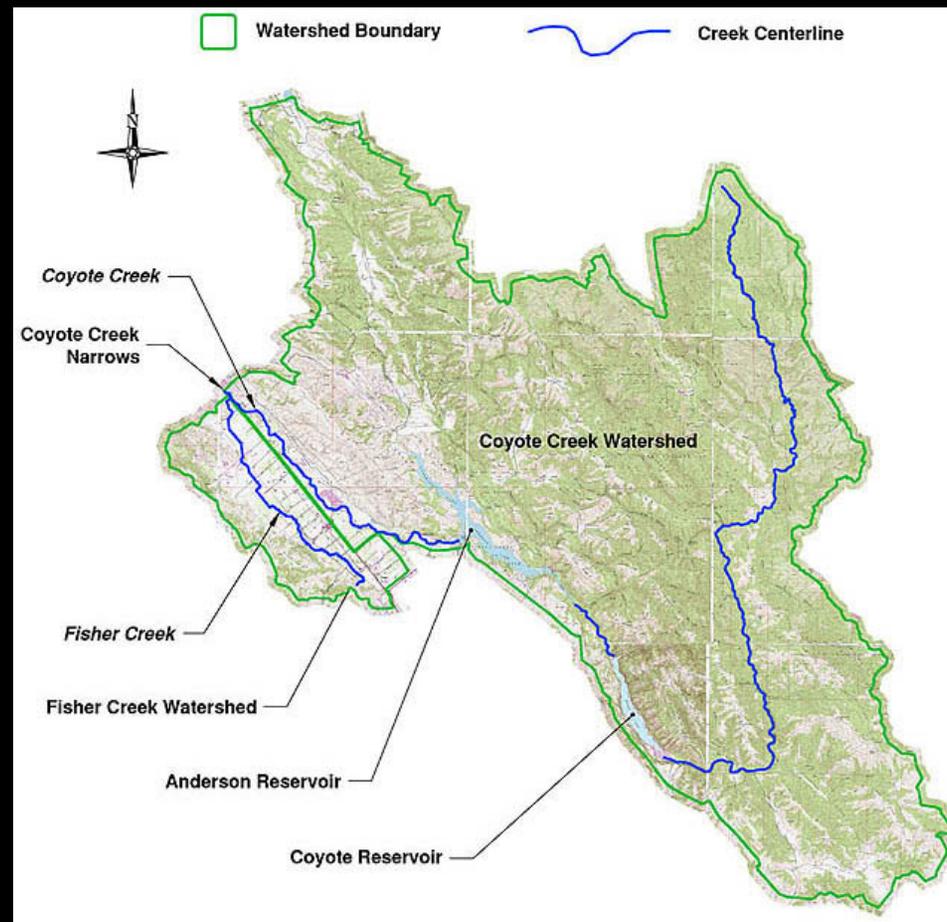
## Water-The California Waterscape



# Defining Urban Design Considerations

## Water

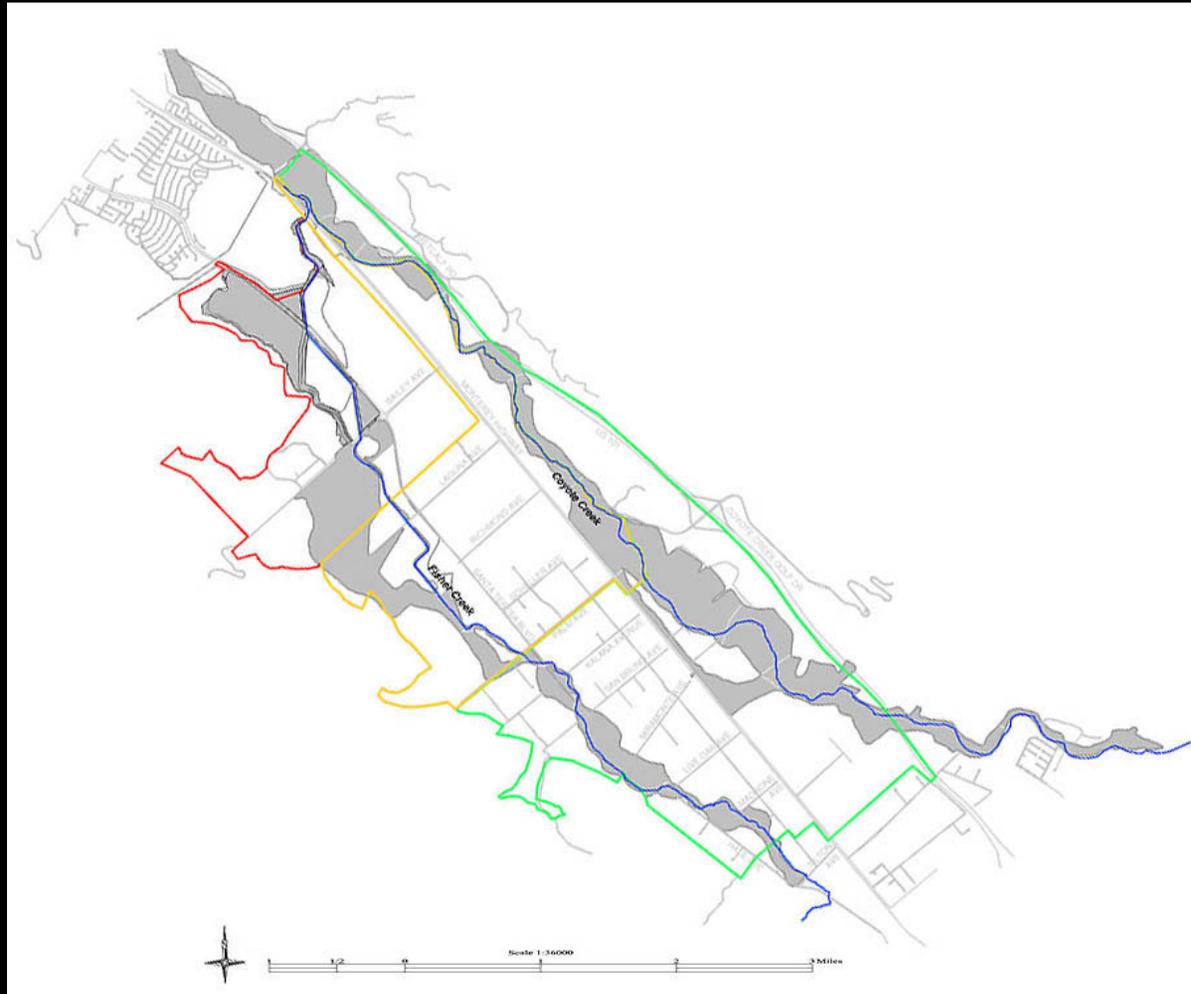
### Coyote Creek and Fisher Creek Watersheds





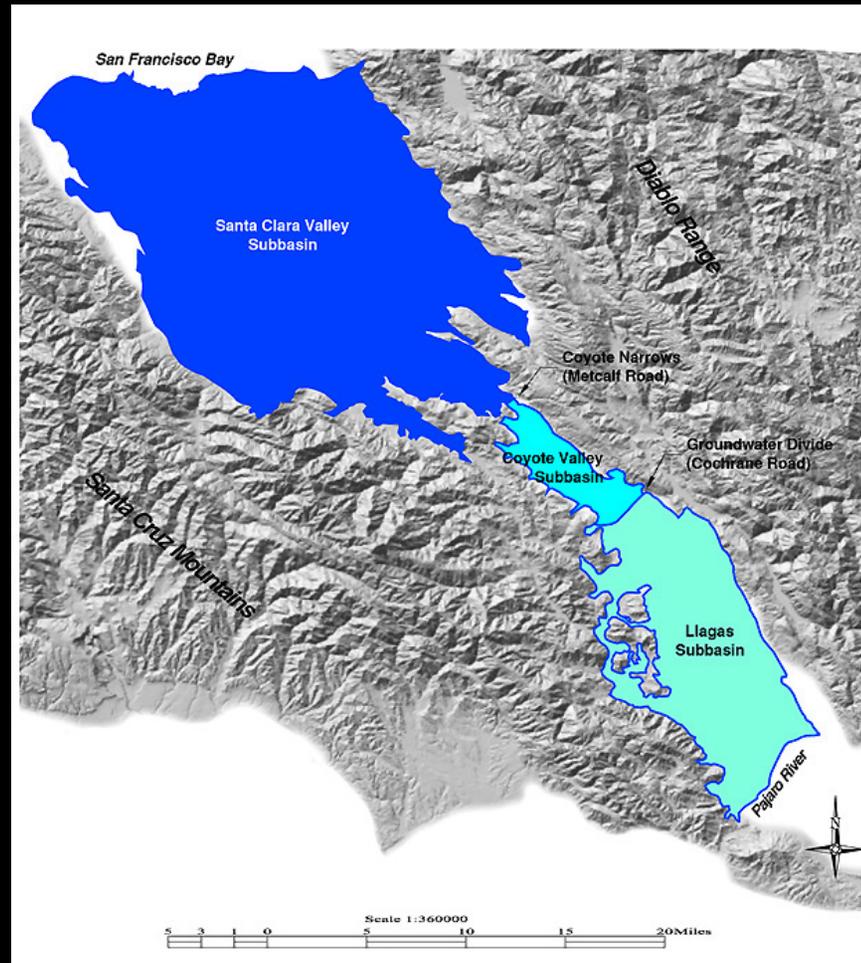
# Defining Urban Design Considerations

## Water Flood



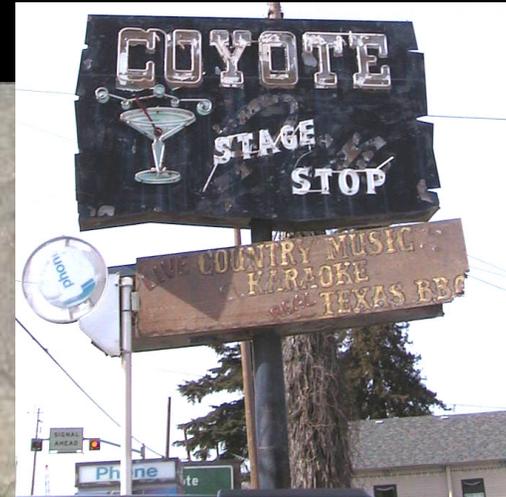
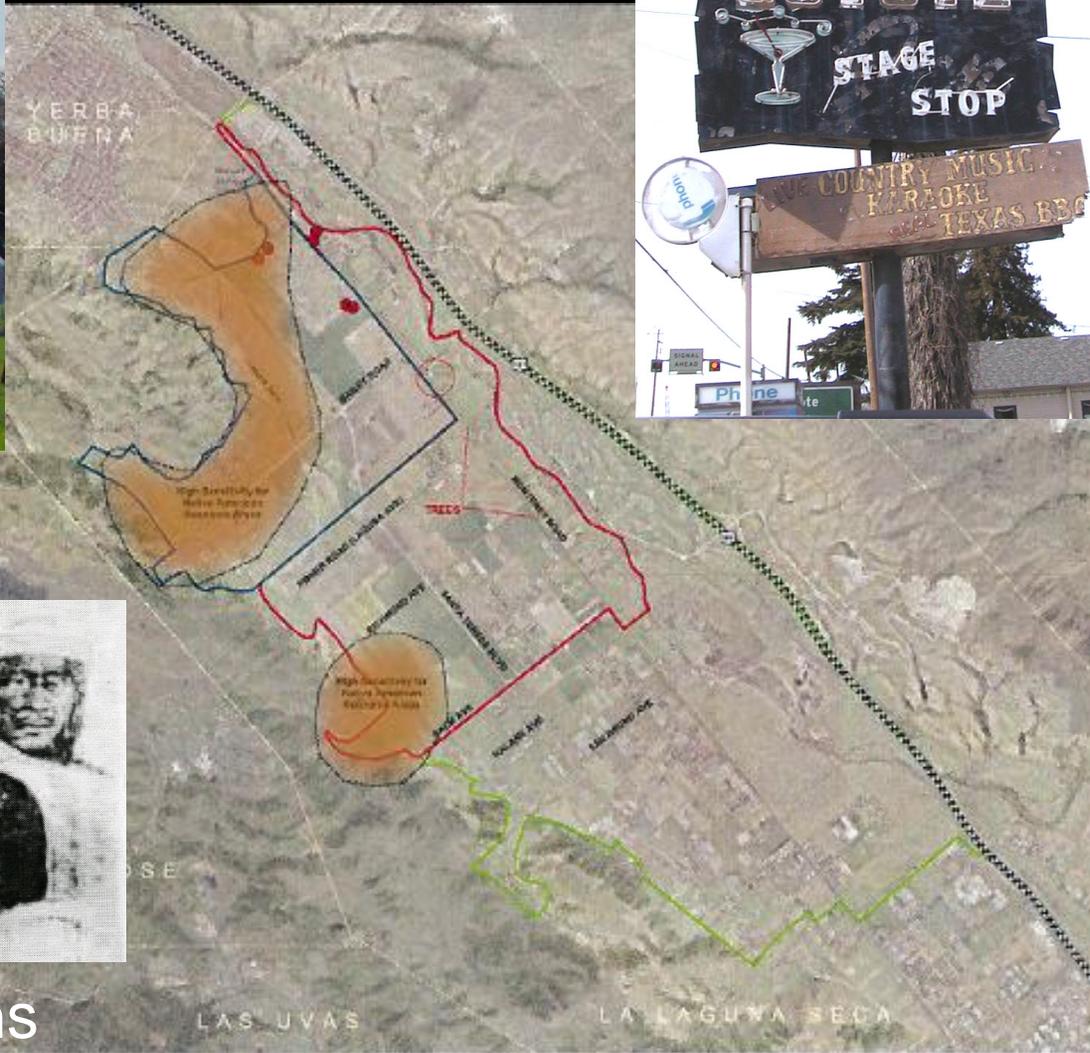
# Defining Urban Design Considerations

## Water Groundwater



# Defining Urban Design Considerations

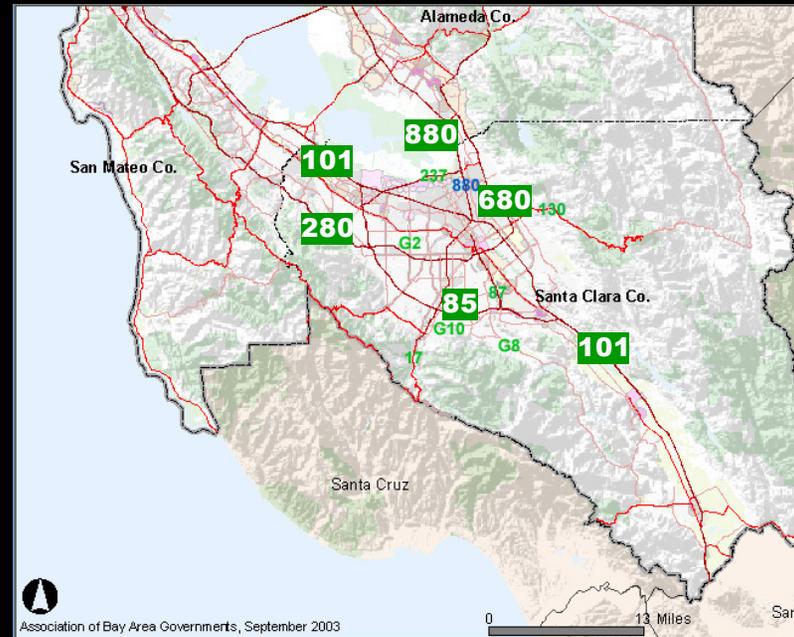
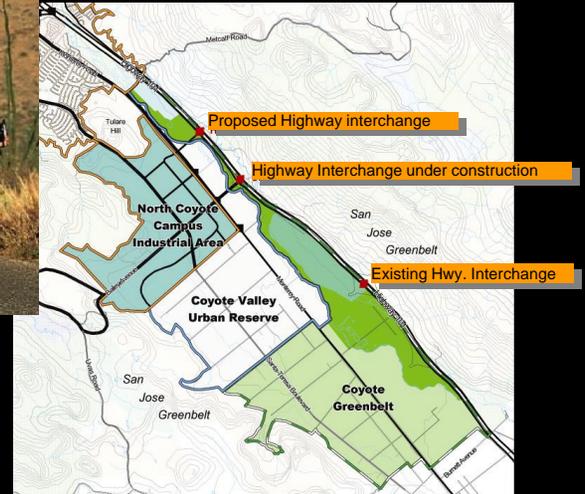
## Cultural Resources



Ohlone Indians

# Defining Urban Design Considerations

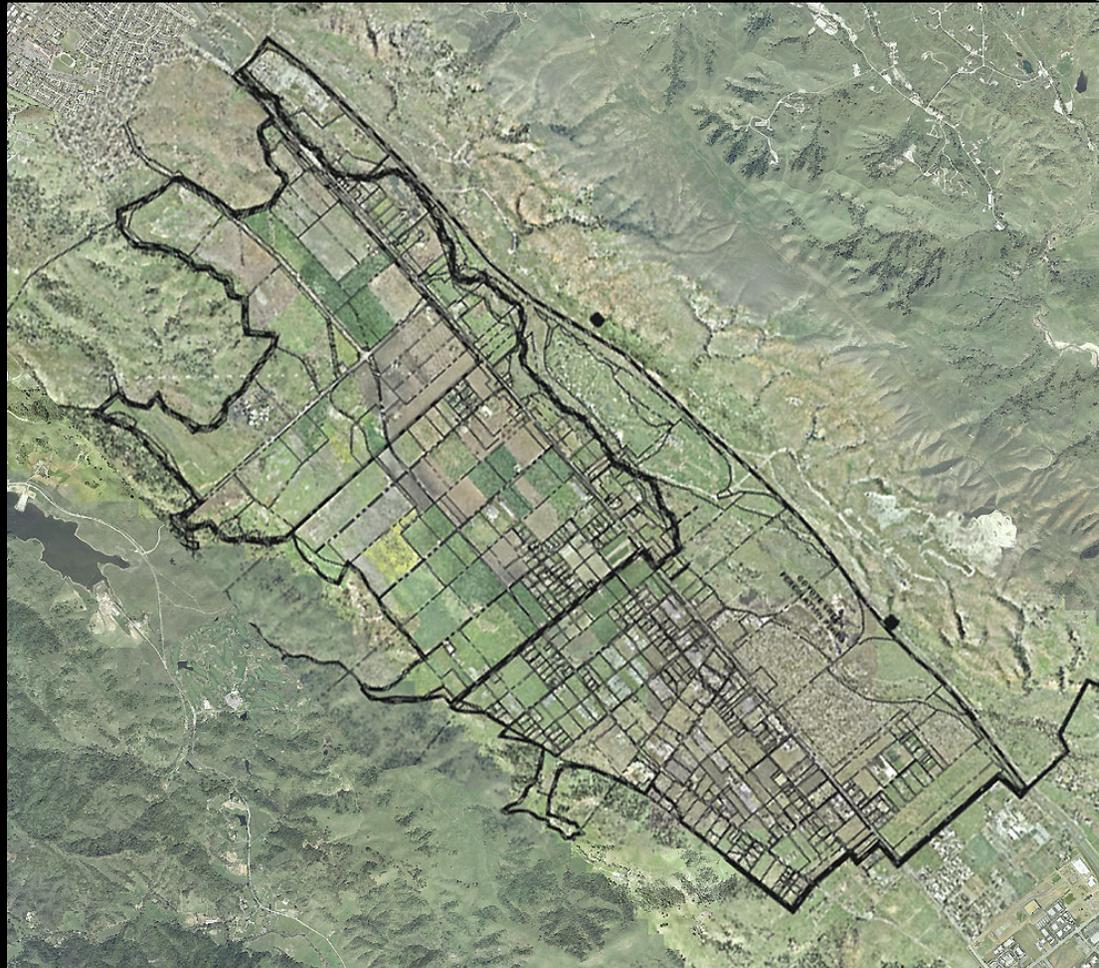
## Transportation



Defining Urban Design Considerations

# Existing Property Ownership

Base Land Values and Land Use Rights



## Defining Urban Design Considerations

### Implementation

- Fair burden/compensation allocation



- Economic engine
- Edge to Center or Center to Edge
- Phasing
- Trail breaking Project
- Infrastructure Host Project



## Integrated Economic Analysis

- **Market Analysis**
  - “Big picture” role for Coyote Valley in Silicon Valley and region
  - Detailed market dynamics by product type (mix, pricing, absorption)
- **Financial Analysis**
  - Land value calculations
  - Phasing and financing
- **Fiscal Analysis**
  - Service plans and fiscal impacts
- **Public Financing**
  - Comprehensive financial plan
  - “Windfall/wipeout” – value sharing
- **Greenbelt Implementation**



How do we promote equitable distribution of financial burdens and rewards?

- Establish base land value by product type and overall
- Estimate facility demands by product type
- Calculate and address land dedication “windfalls and wipeouts”
- Create infrastructure financing plan
  - Fees within CVSP area and in larger Area of Benefit
- Test feasibility: facilities burden costs vs. land values
- **ENGAGE PROPERTY OWNERS IN ALL OF THESE EFFORTS!**



## Compensation for Land Dedicated to Public Facilities

- Some land will be required for streets, parks, schools, etc.
- Property owners must be compensated for dedication of these lands
- Compensation must account for development potential of dedicated lands



## Compensation for Land Dedicated to Public Facilities

- Potential approach:
  - Calculate each landowner's land dedication based on Specific Plan
  - Establish fair market value of dedicated land
  - Include land dedication costs in overall fee for site costs
  - Credit property owners for actual land dedications
  - Distribute fee proceeds to landowners according to land dedication above "fair share"
  - School site acquisition likely to be funded through combination of school fees, state funding, and land dedications



## Cost Burden Allocation and Feasibility Analysis

- Cost of infrastructure and public facilities will be allocated based on demand/benefit
- Higher intensity uses will be allocated greater share of costs
- Cost burdens by land use will be tested for financial feasibility
- Feasibility test will be used to refine:
  - Land use program
  - Public facility program
  - Cost allocations
  - Financing strategies



Areas of Community Interest

Observations From Our Tour  
Areas of Community Interest  
Questions for Future Discussion



# THE BIG VISION



## Community Vision

### Community Vision

- An Urban Ecology
- Transportation and Infrastructure
- Urban Form
- Public Places
- Workplace
- Neighborhoods
- Gathering Places

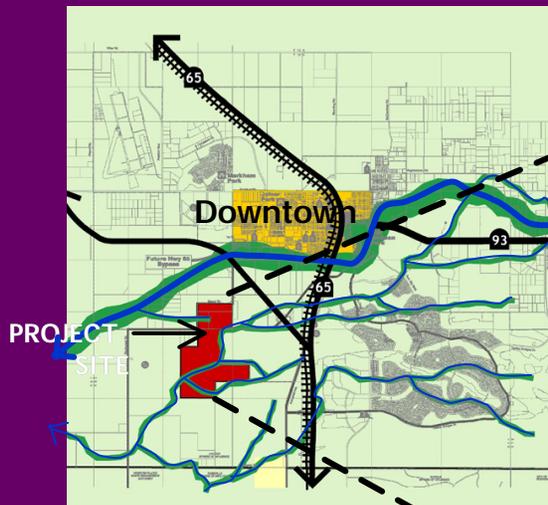
An Urban Ecology

# URBAN ECOLOGY



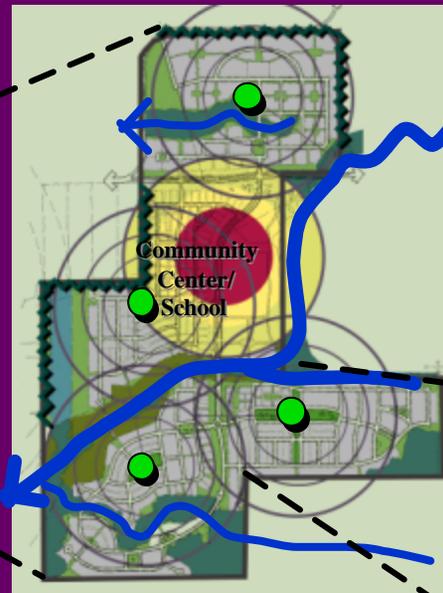
# URBAN ECOLOGY

Sustainability  
Conservation & Restoration



Region  
Watershed

Diversity & Balance



Community

Commercial  
Civic  
Human Scale



Neighborhood

Residential

Planning Principles

# An Urban Ecology

Pre-Pipe Landscape



Pipes and Channelization

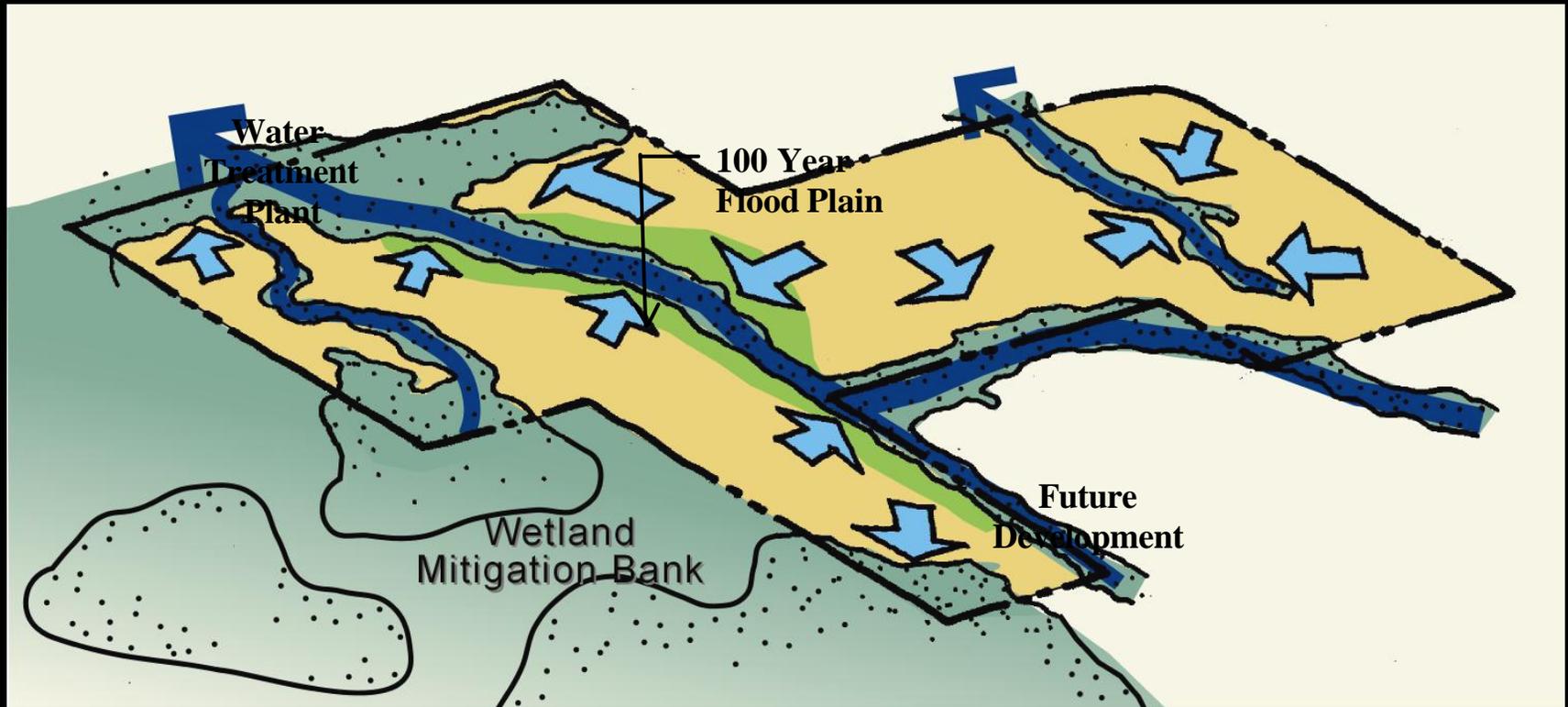


Permeable Design



→  
Approach to a Water Related Planning

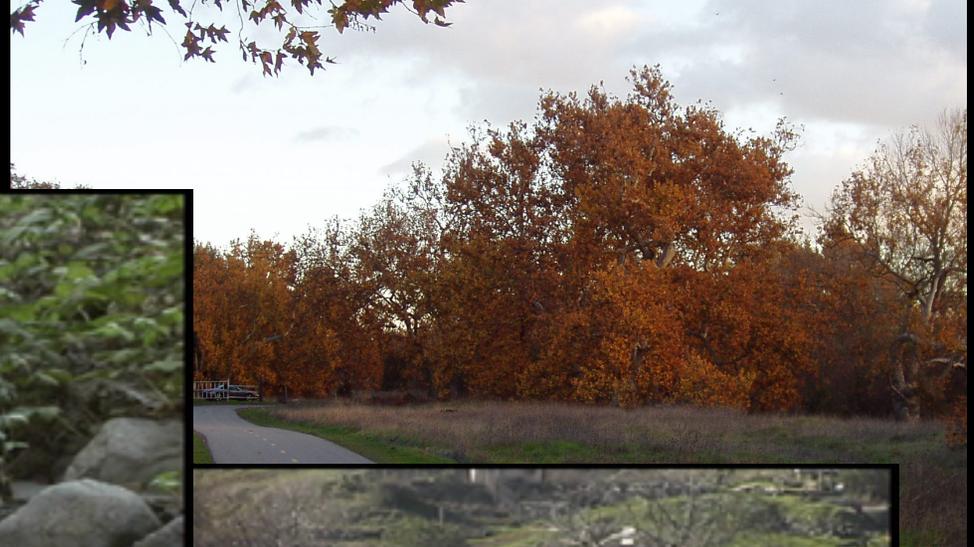
# An Urban Ecology



**Working with the Land**

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# Natural Water-Coyote Creek



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# Channeled Water-Fisher Creek



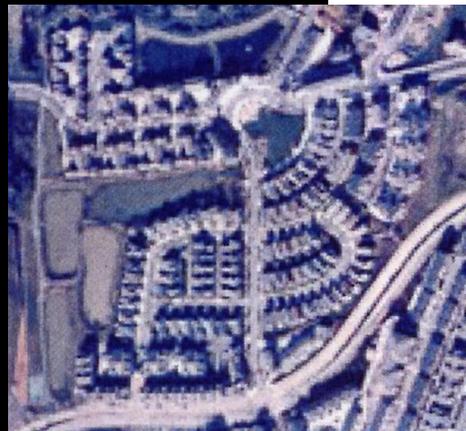
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# Water-Retention/Detention



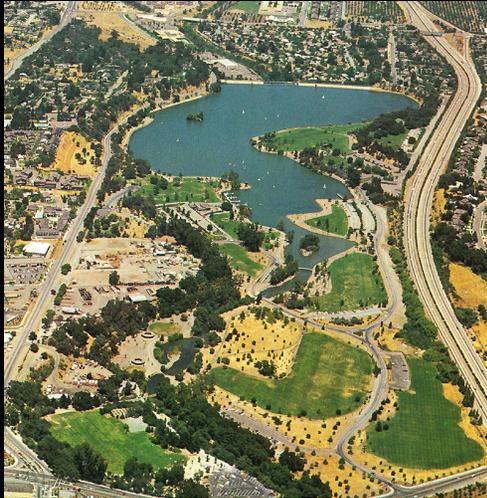
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# Water-Aquifer Recharge & Biofiltration



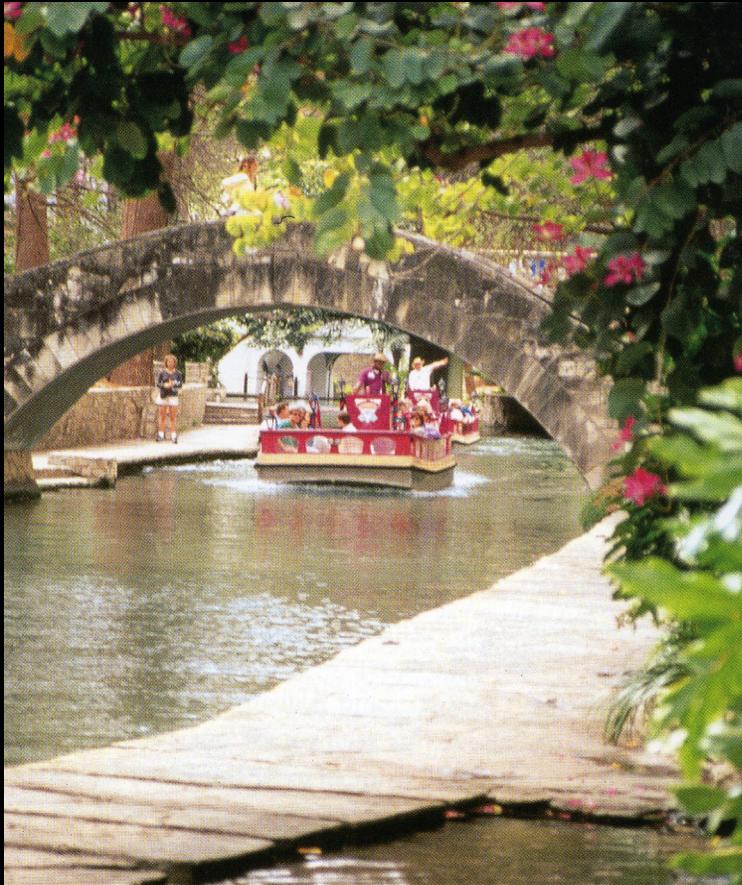
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# Water-Recreational Amenity



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# Water-Recreational Amenity



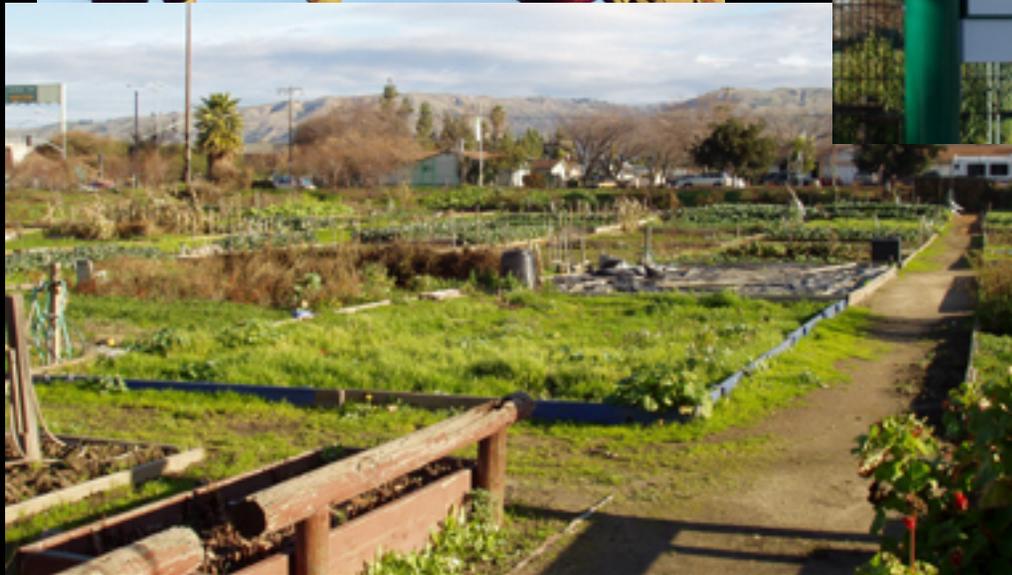
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# Agriculture-Urban integration



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# Agriculture-Community Gardens



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# Agriculture-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

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# Agriculture-Technology



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# Green Infrastructure





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# Green Infrastructure



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# URBAN ECOLOGY

