



Coyote Valley Specific Plan

**DRAFT PHASING OBJECTIVES,
INFRASTRUCTURE SEQUENCING AND
JOB/HOUSING CONCURRENCY SCENARIOS**

**TASK FORCE MEETING
SEPTEMBER 10, 2007**





Phasing - Background

- Phasing as part of CVSP Implementation Strategy – a systematic approach to an orderly development of CVSP's proposals, including capital improvements
- Phasing is different from Triggers
- Phasing needed for CVSP EIR
- Presentation: 1) a. Draft Objectives, b. Infrastructure Sequencing, and 2) Jobs/Housing Concurrency Scenarios

Phasing – Expected Outcomes

1. Refine Objectives with TF Input
2. Input on CVSP infrastructure Sequencing Example
3. Input on Concurrency Scenarios prior to full development with financial and fiscal testing





Phasing Objectives



1. Identify the “trip points” for infrastructure investment.



2. Maximize the use of existing infrastructure capacity and build infrastructure for additional growth increments.



3. Facilitate development by the property owners ready to build if they provide required infrastructure.

Phasing Objectives



4. Commit to the creation of an urban place by establishing significant urban infrastructure in the early phase(s).



5. Grow the community consistent with the environmental footprint.



6. Construct community facilities and establish public services to support the working/resident population of each phase.



Phasing Objectives



7. Ensure that phasing is fiscally sound for both operations and maintenance of City services.



8. Facilitate a diversity of housing types, and construction of proportional share of affordable housing in each phase.



9. Mitigate potential impacts of the project ahead of, or concurrent with, each increment of growth.
10. Build the Coyote community to last.



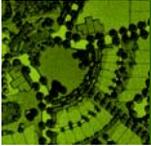
CVSP Infrastructure Development Sequencing





2:1 Jobs/Housing Scenario

PHASE	JOBS	DWELLING UNITS
Base (Jobs and Fiscal Triggers unmet)	5,000 Jobs (North Coyote)	0
I-A	5,000	5,000
I-B	10,000	5,000
II-A	10,000	5,000
II-B	10,000	5,000
III	10,000	5,000
TOTAL	50,000	25,000



Infrastructure Sequencing Outcomes



- Establish Phasing Concepts For Recirculated EIR
- Will Be Used To Review Financial Feasibility And Implementation.

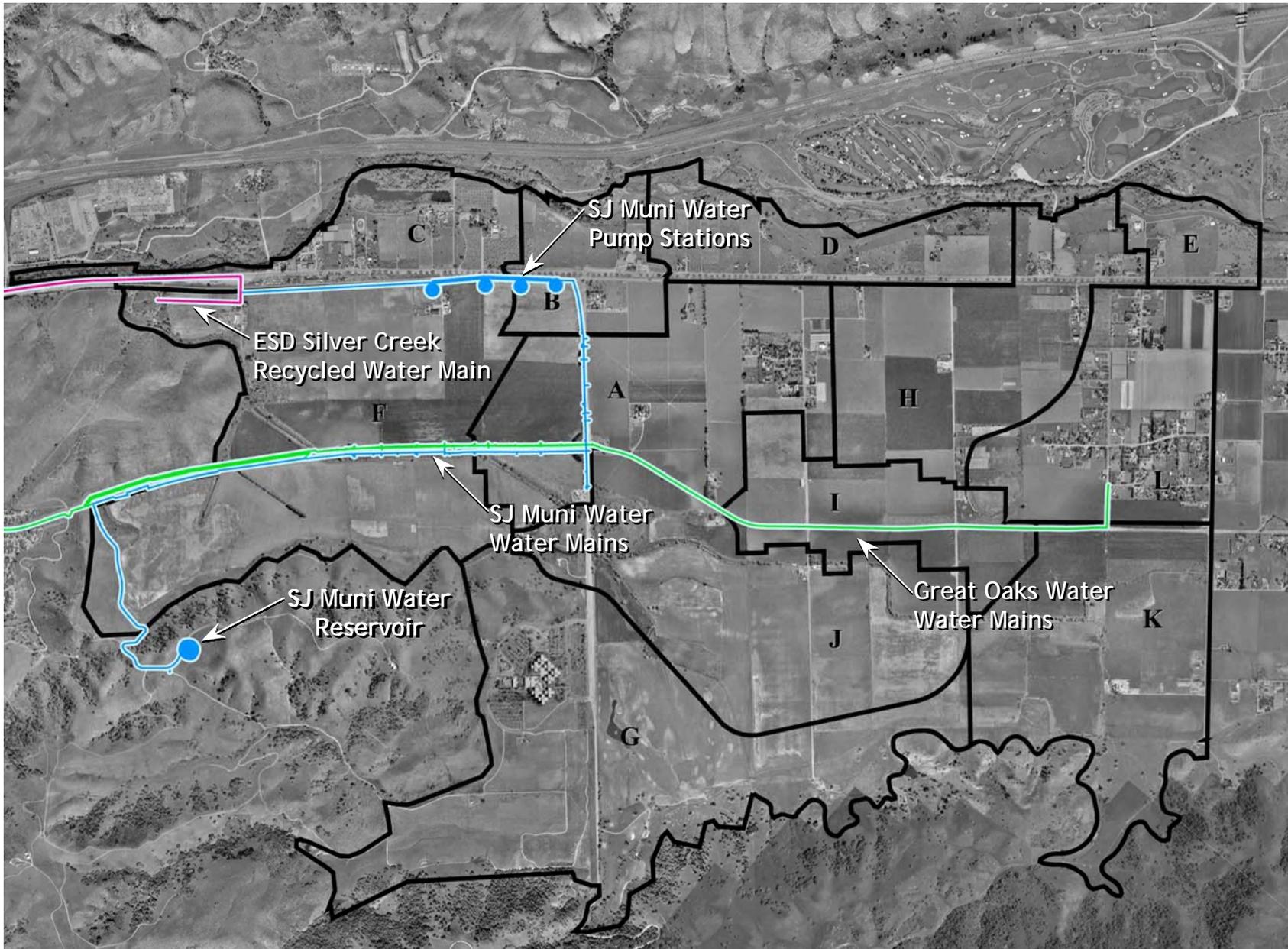
EXISTING CONDITIONS



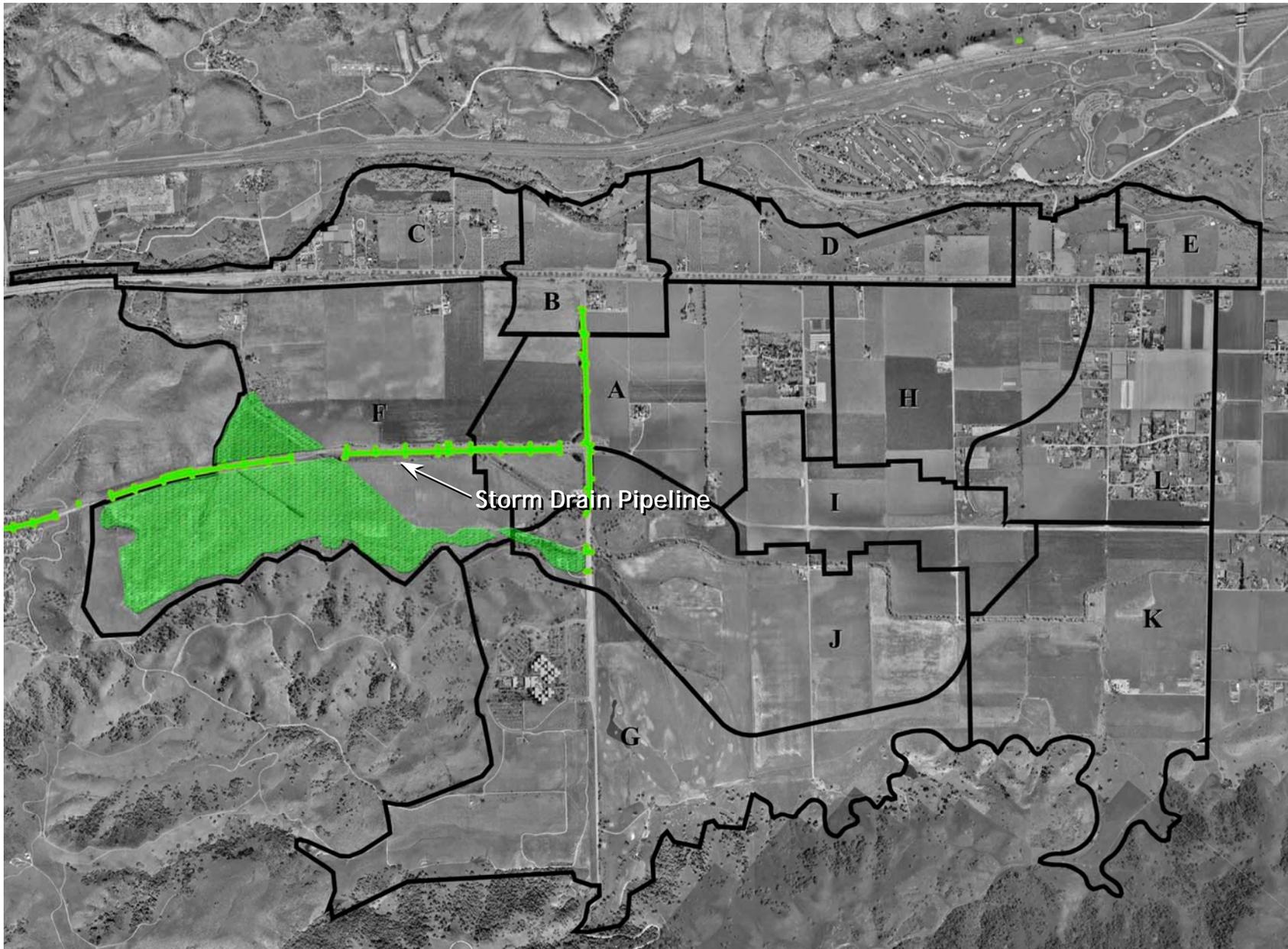
EXISTING INFRASTRUCTURE: ROADS



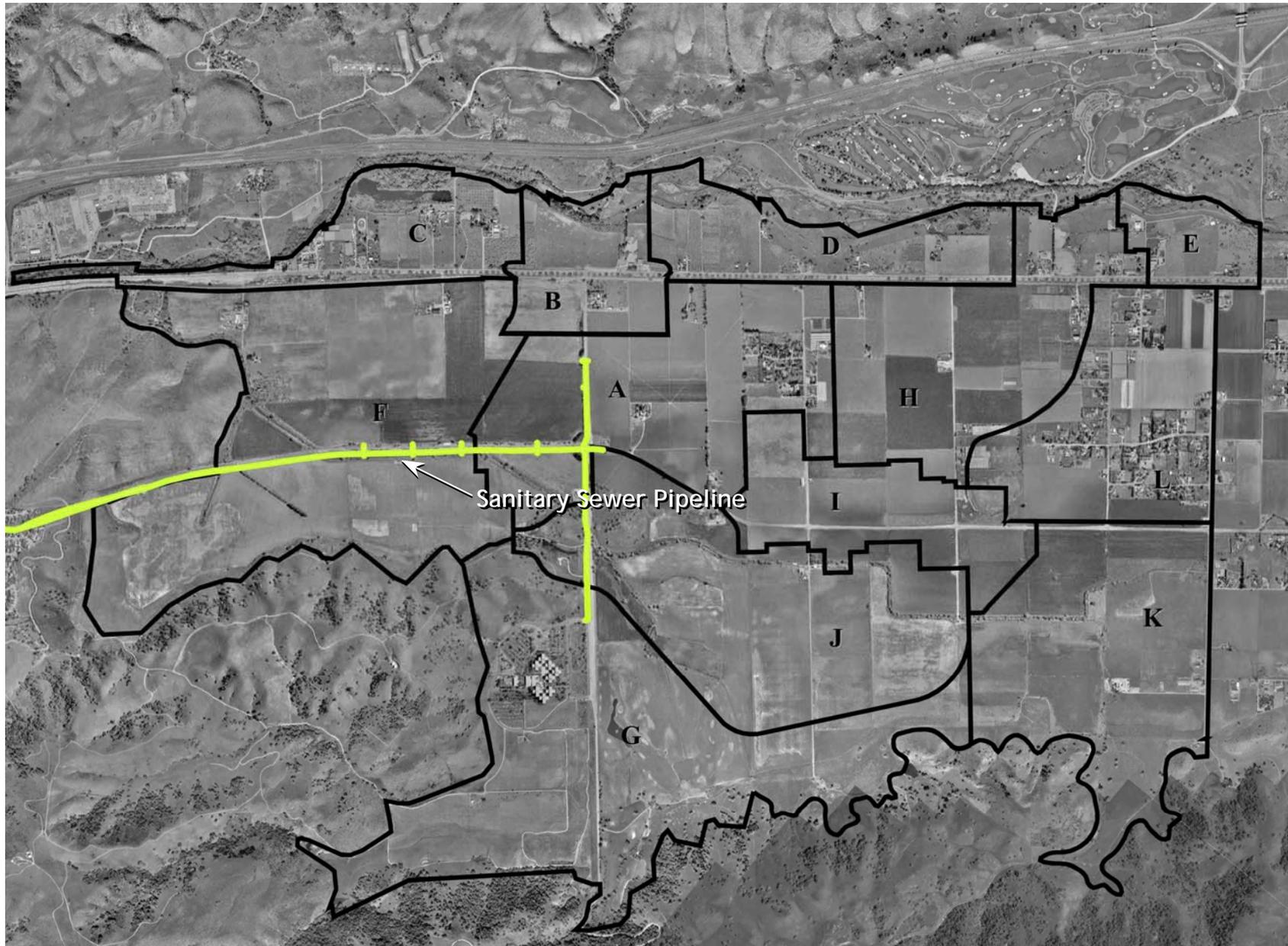
EXISTING INFRASTRUCTURE: WATER

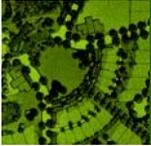


EXISTING INFRASTRUCTURE: STORM



EXISTING INFRASTRUCTURE: SEWER





Maintaining Phasing Flexibility



- Other Sequencing Options Are Also Feasible
- Phasing Does Not Preclude Development Outside Specific Planning Area
- Phasing Does Not Require Buildout Within Specific Planning Area

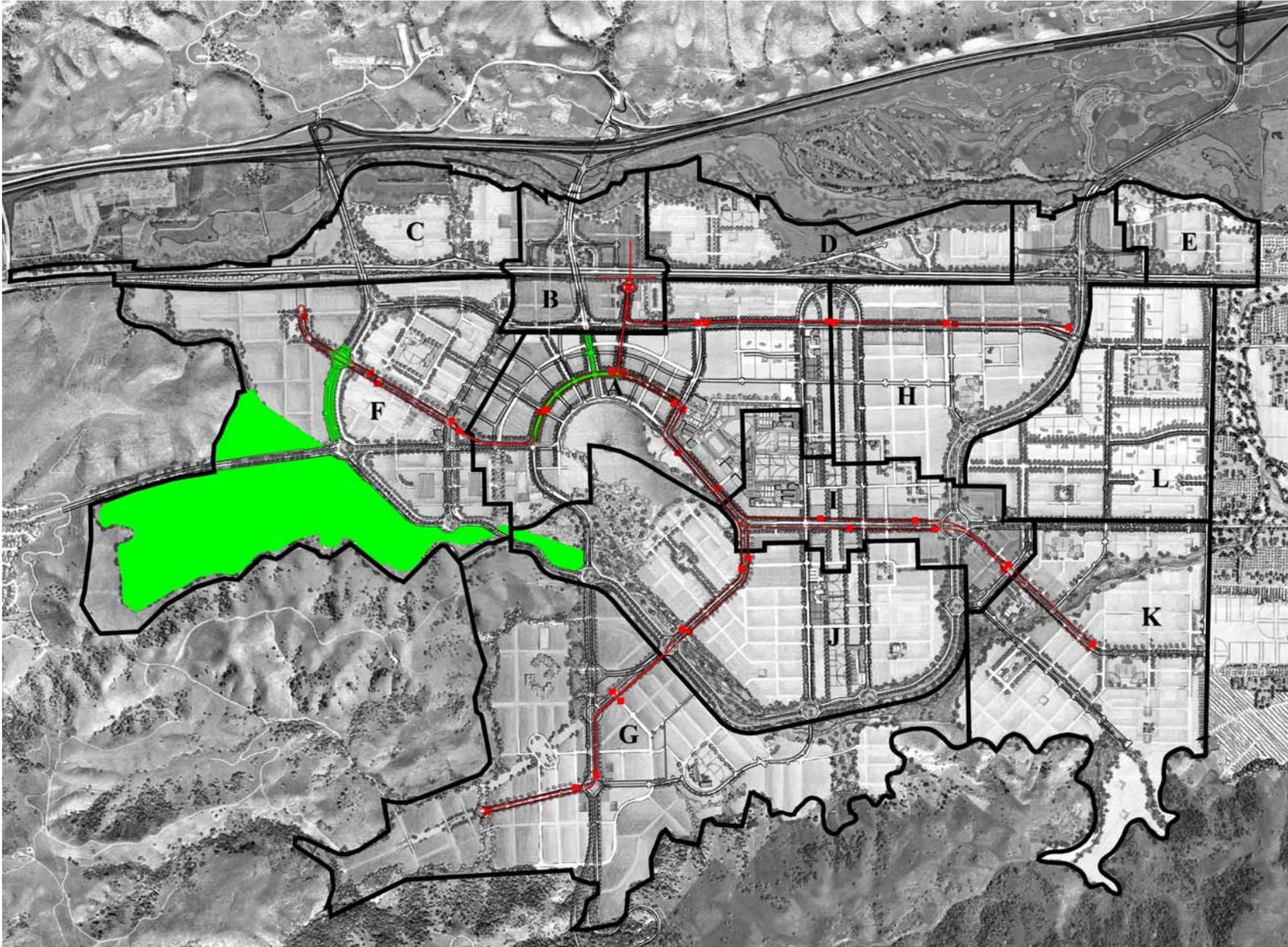


Infrastructure Nomenclature

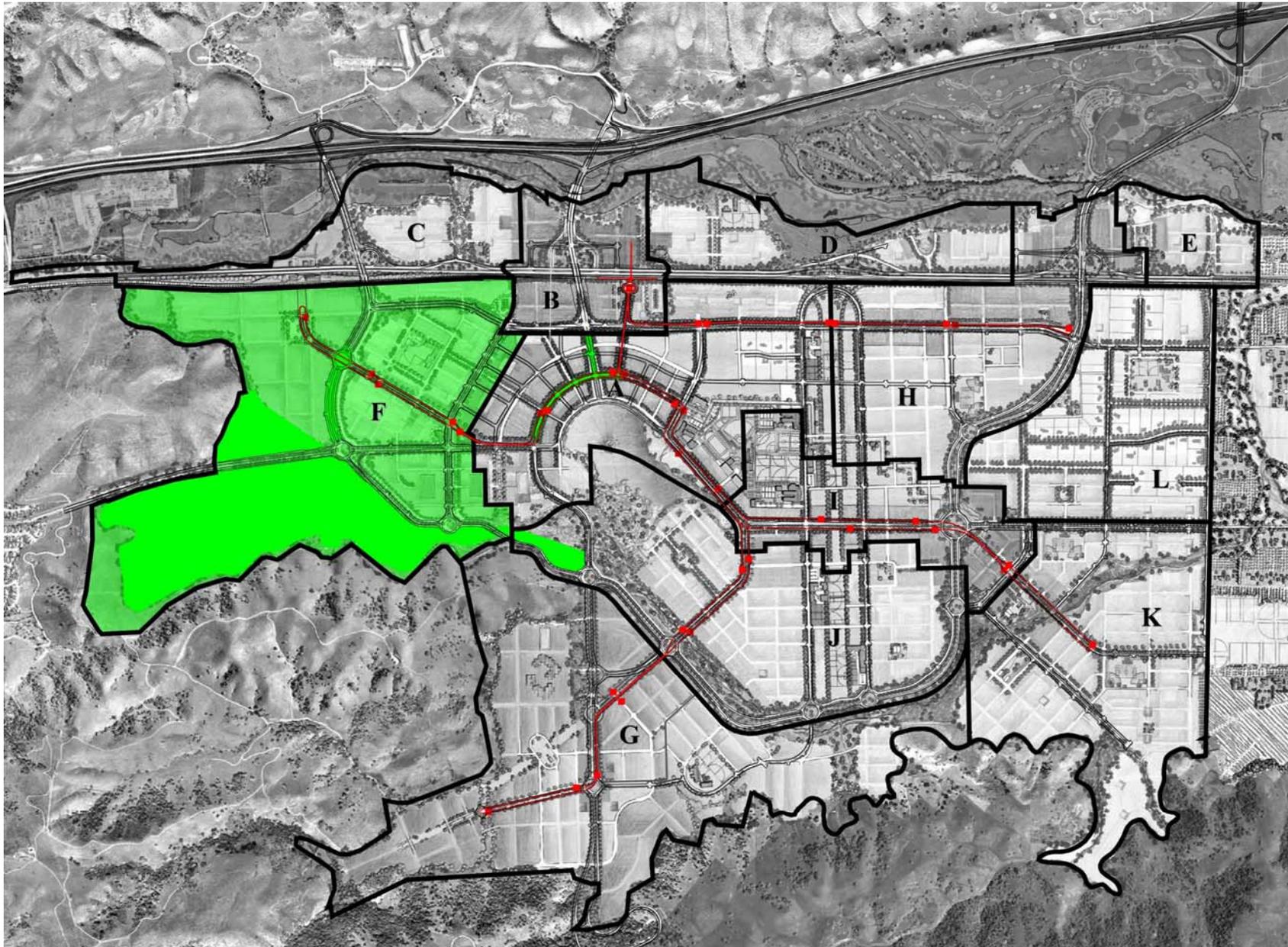


- “Backbone” Infrastructure:
 - Broad Benefit To Community
 - Cannot Readily Be Incrementalized
 - Normally Built By Public Agency
 - Implemented By Finance District
- “In-tract” Improvements
 - Other Public Improvements Normally Built With Development

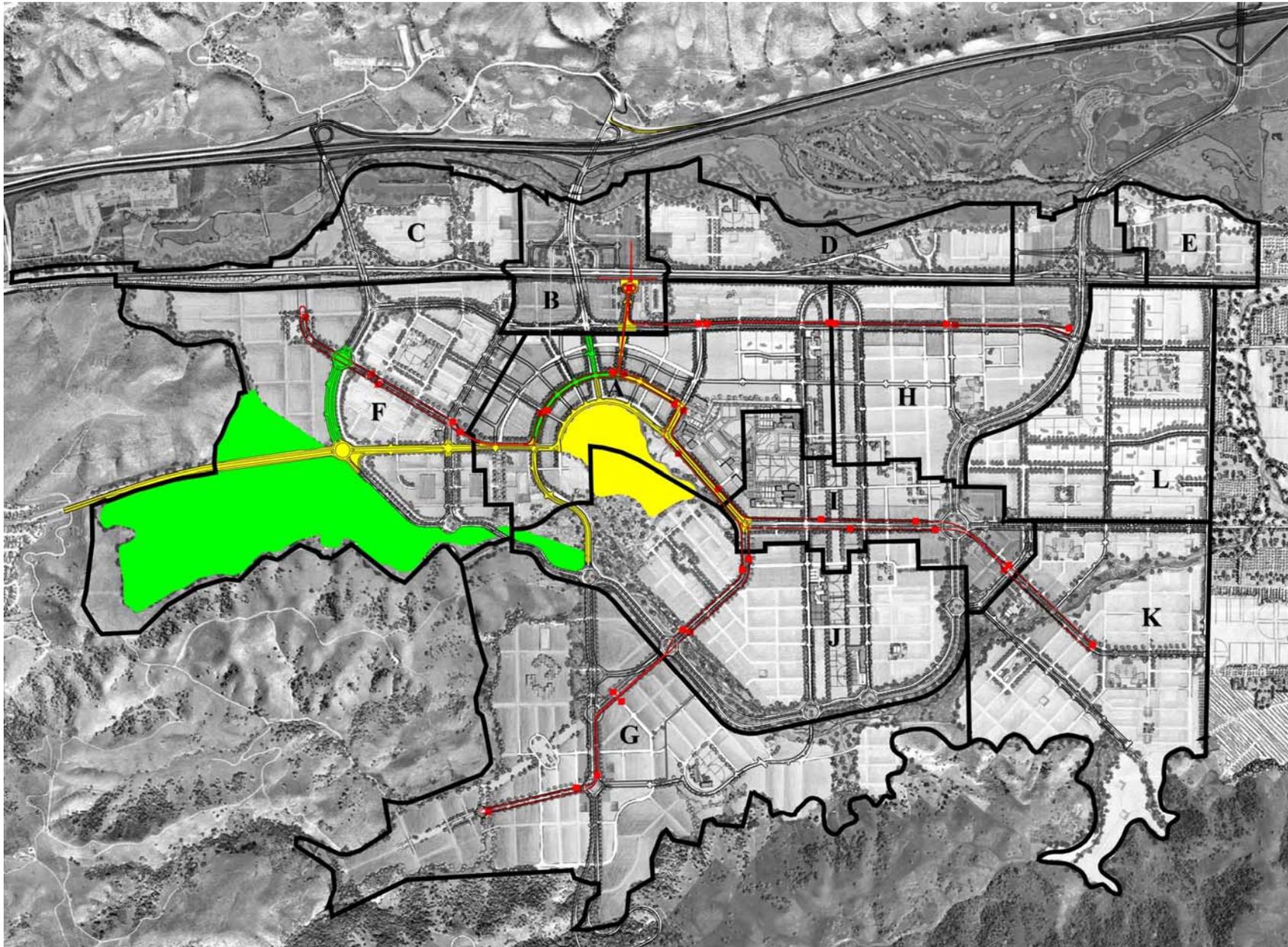
BASE PHASE: INFRASTRUCTURE



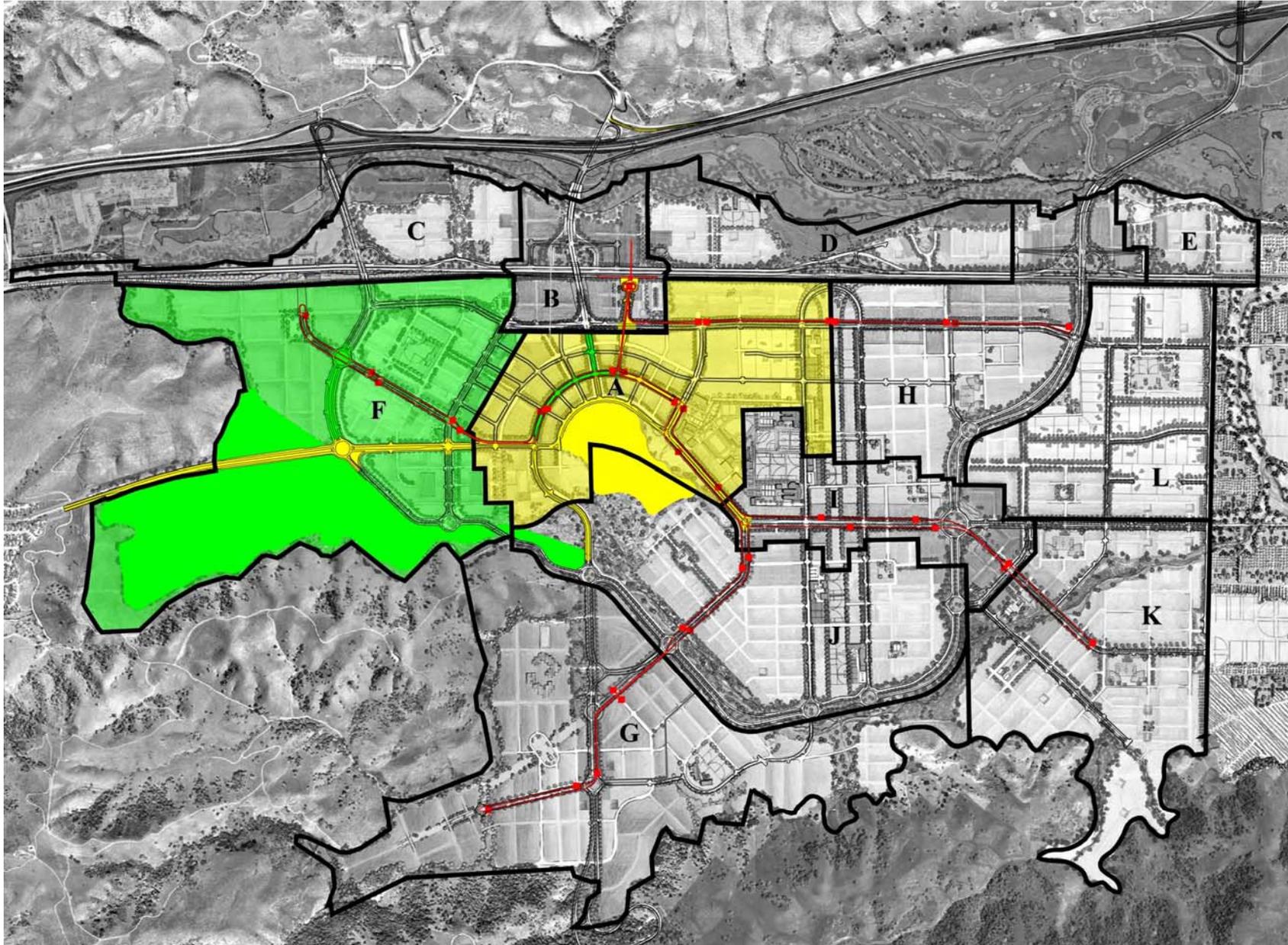
BASE PHASE: PLANNING AREA



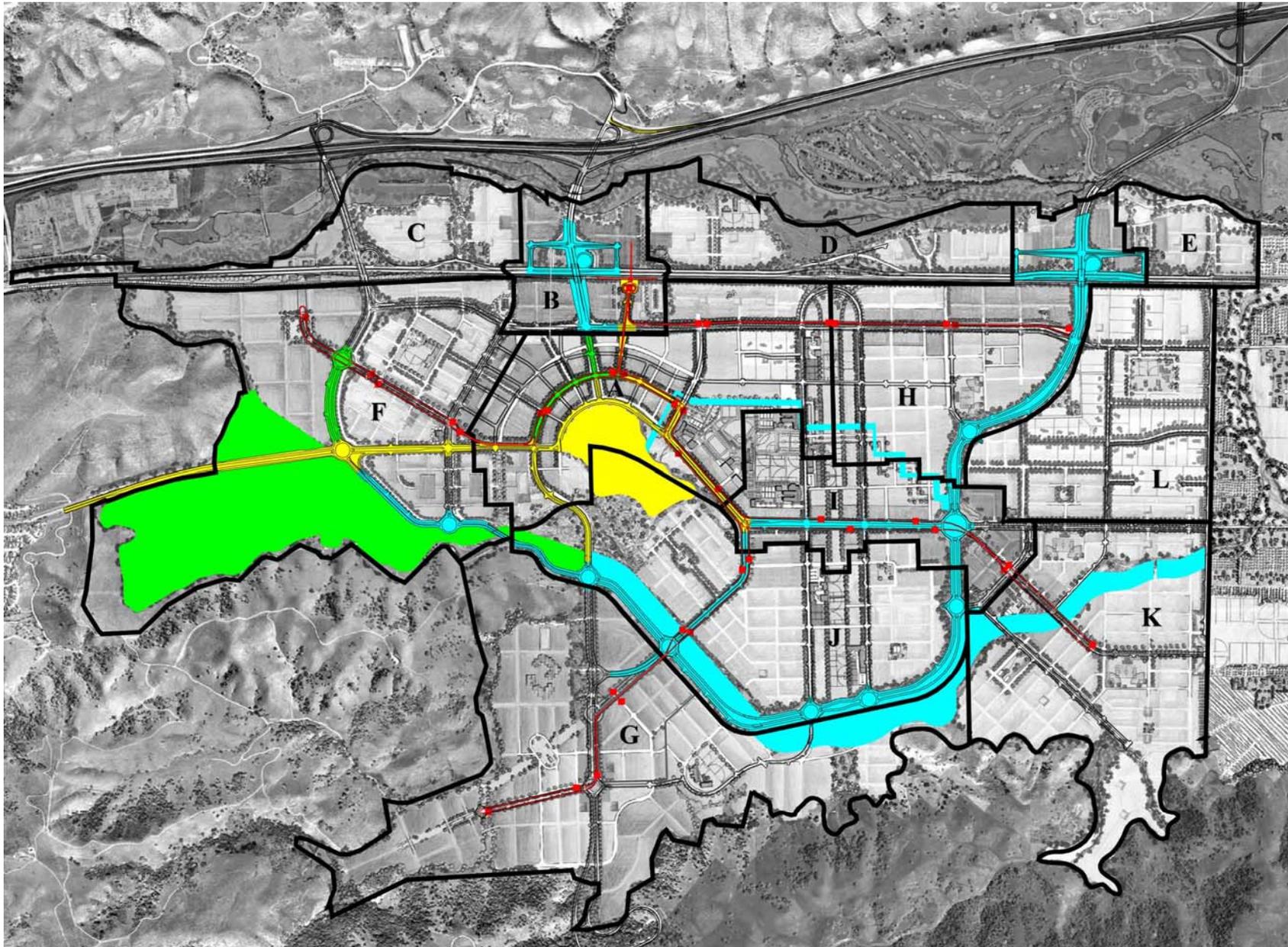
PHASE I-A: INFRASTRUCTURE



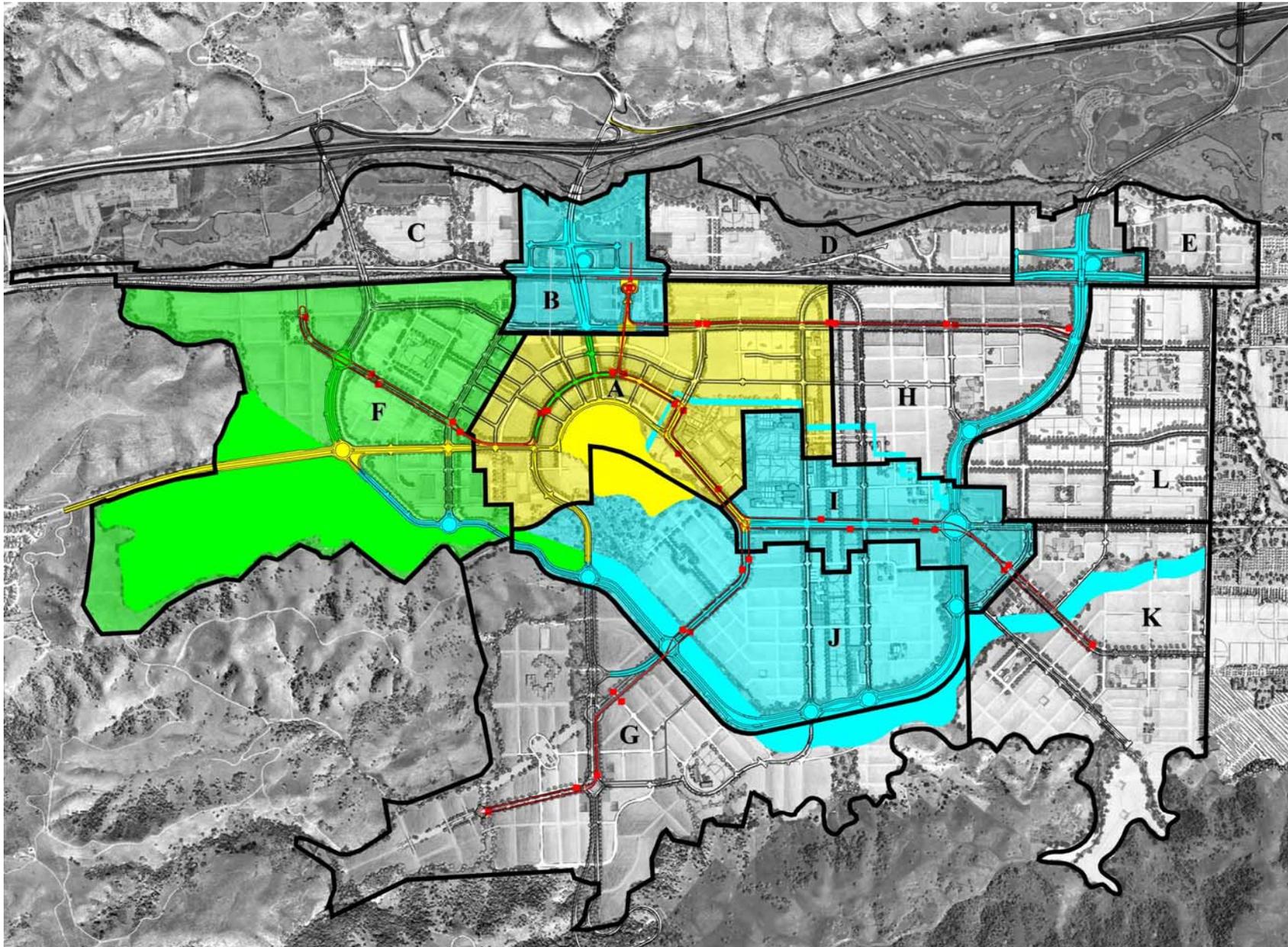
PHASE I-A: PLANNING AREA



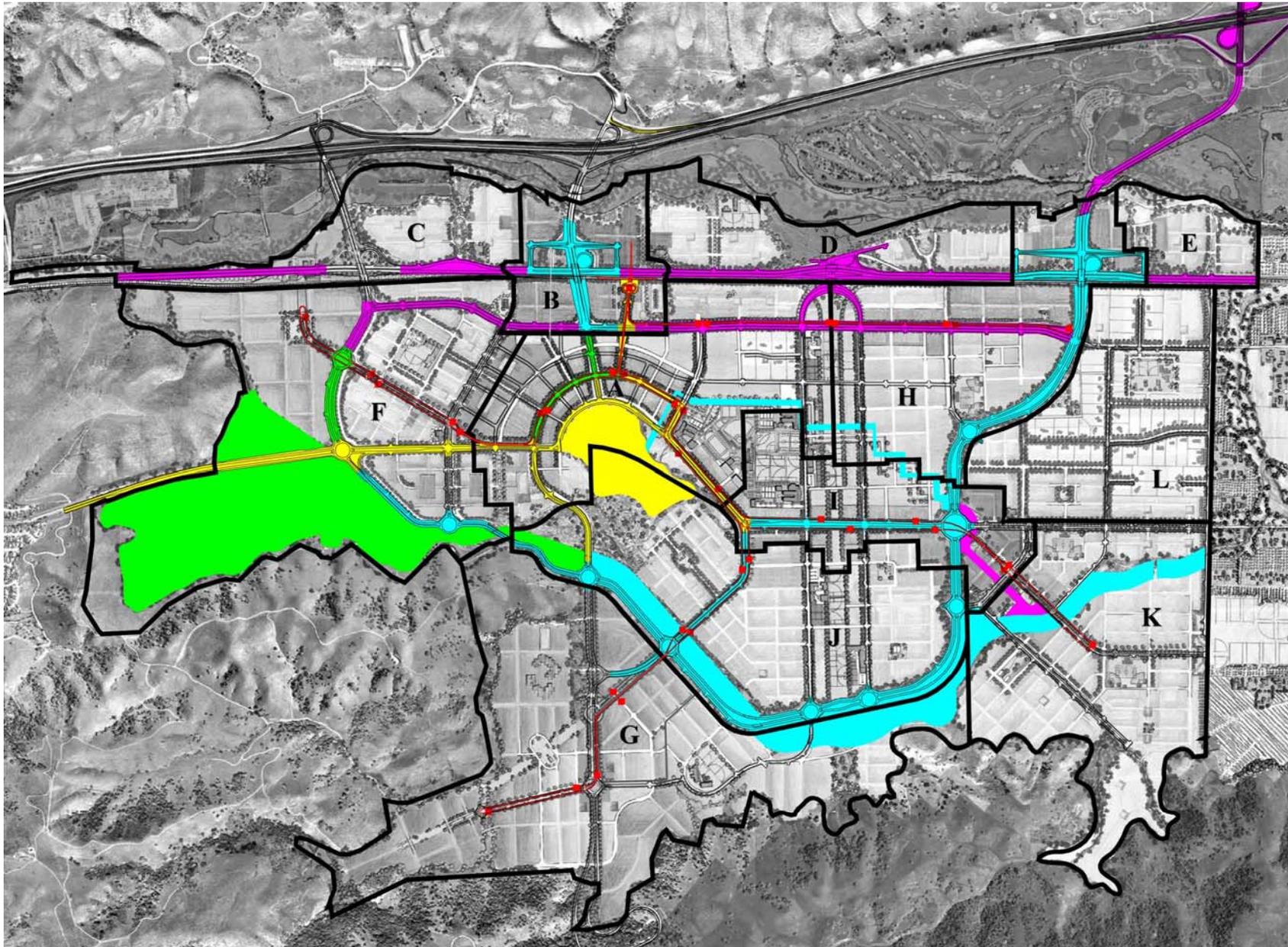
PHASE I-B: INFRASTRUCTURE



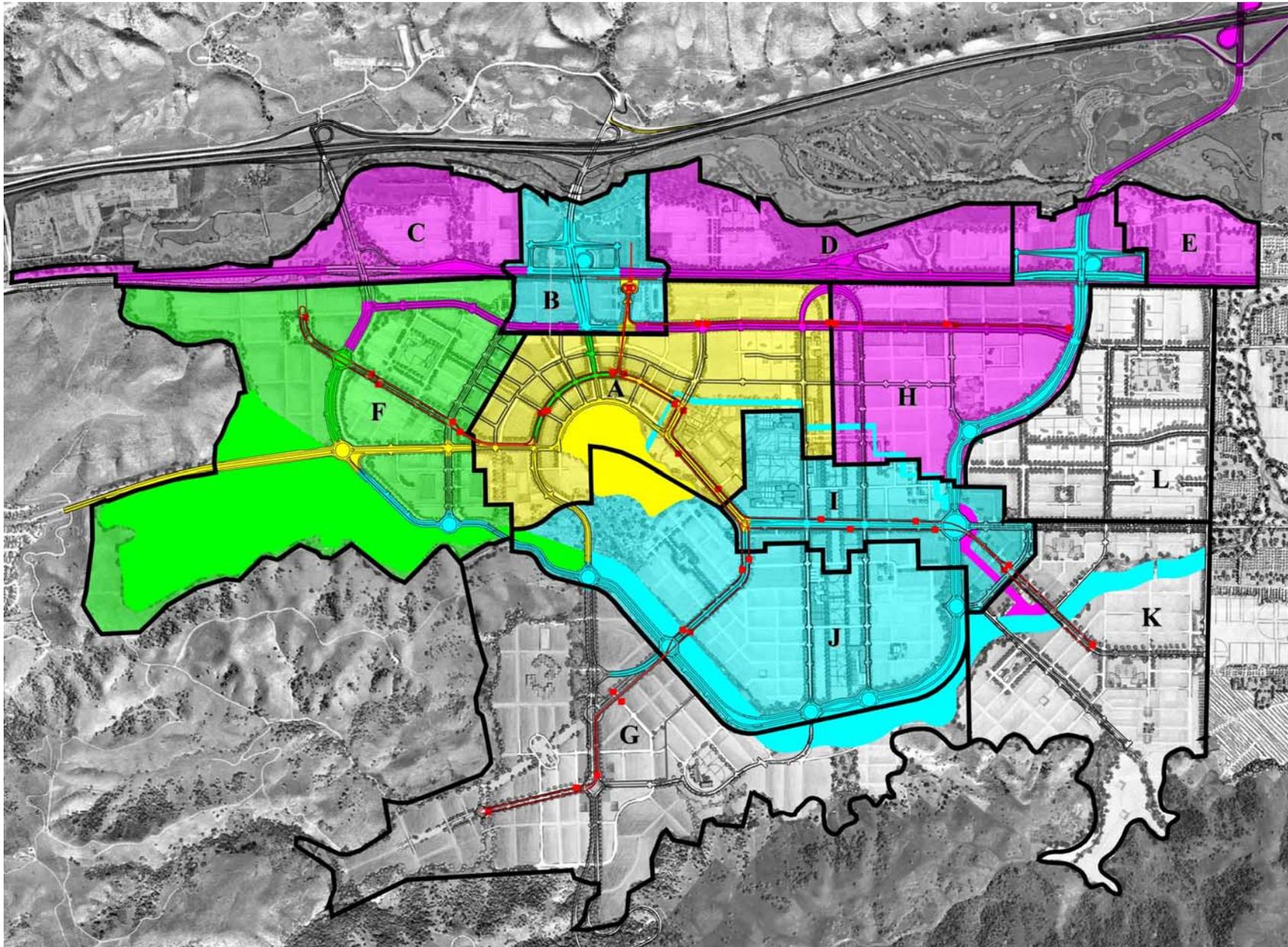
PHASE I-B: PLANNING AREA



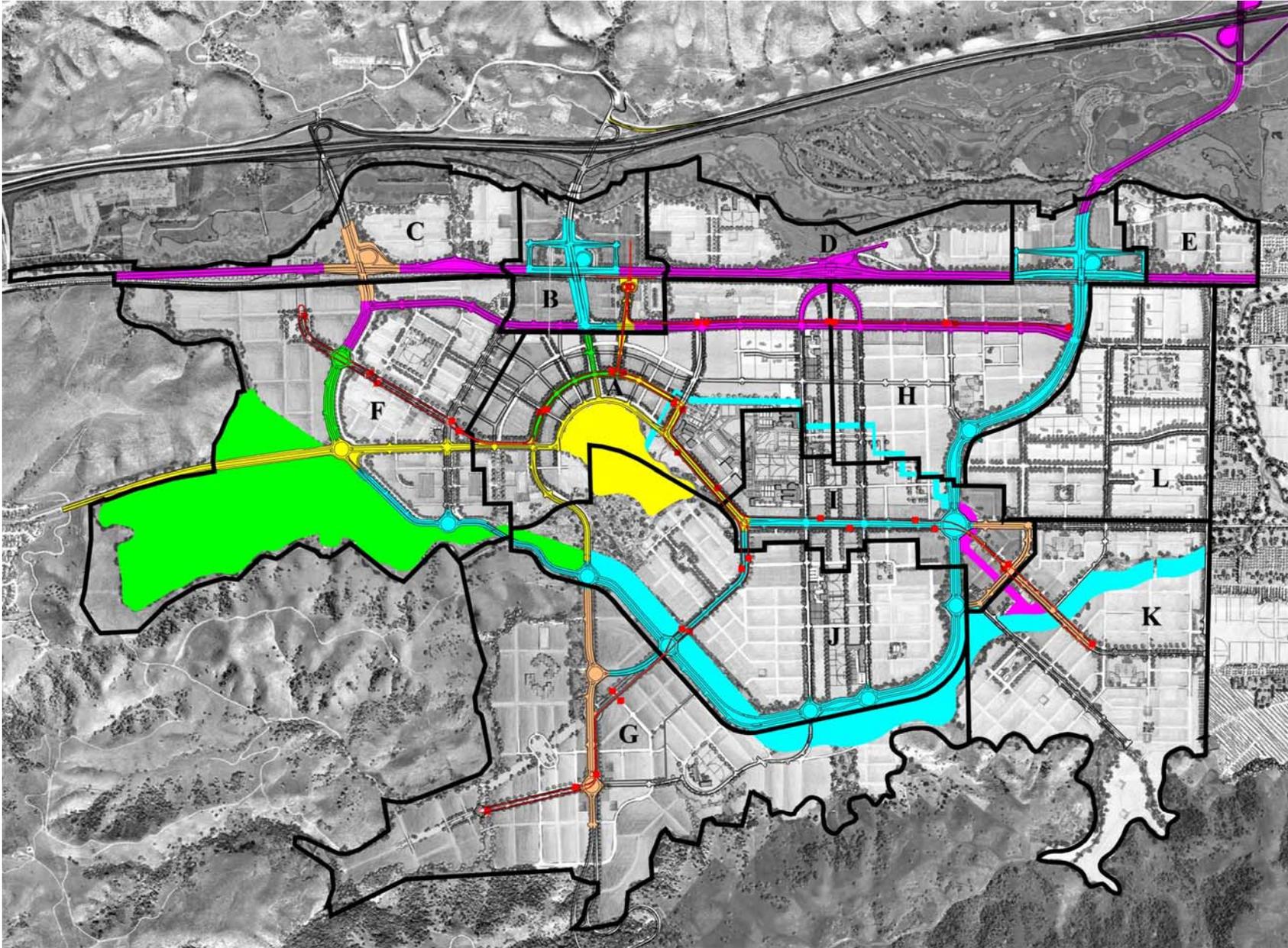
PHASE II-A: INFRASTRUCTURE



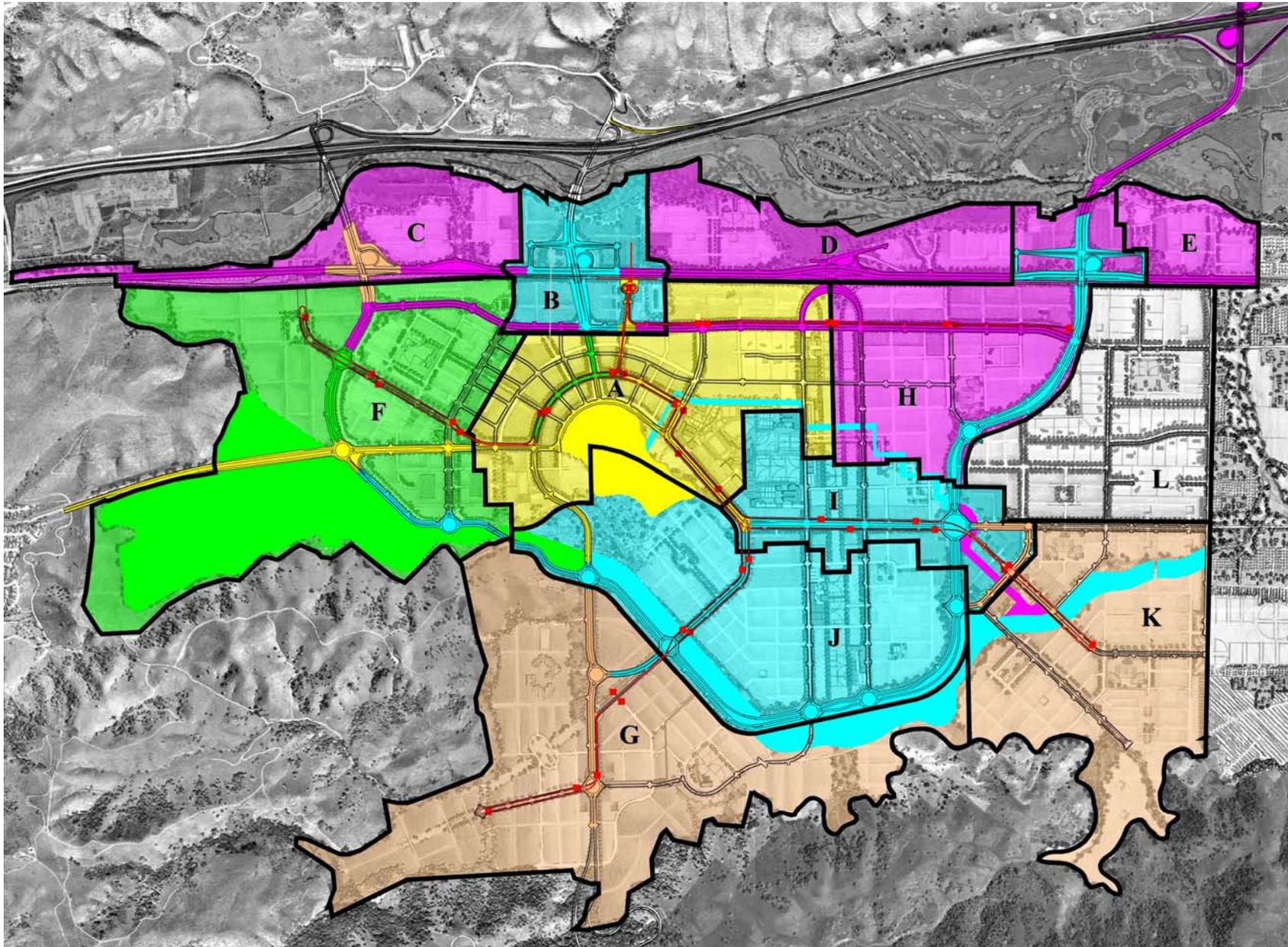
PHASE II-A: PLANNING AREA



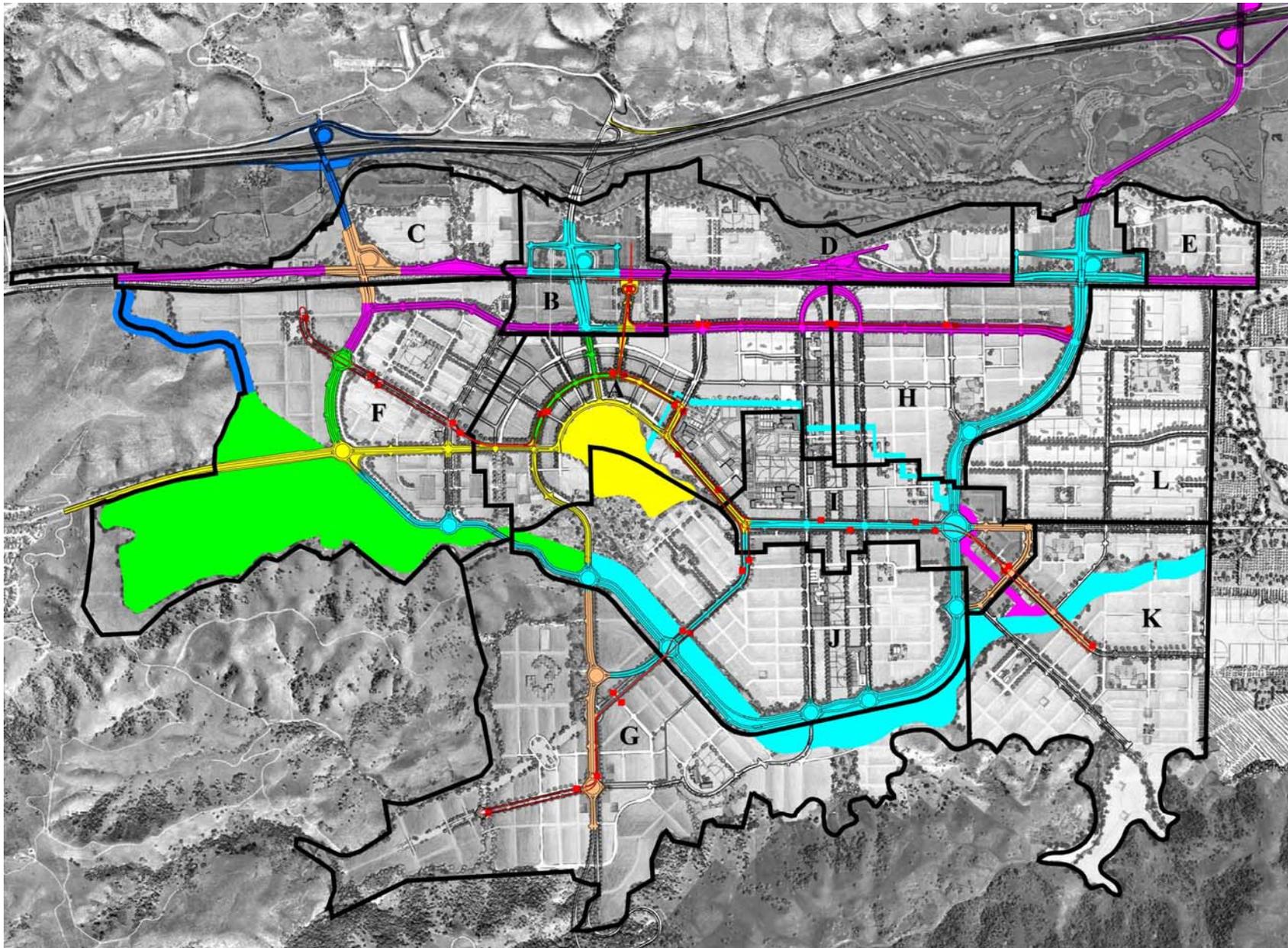
PHASE II-B: INFRASTRUCTURE



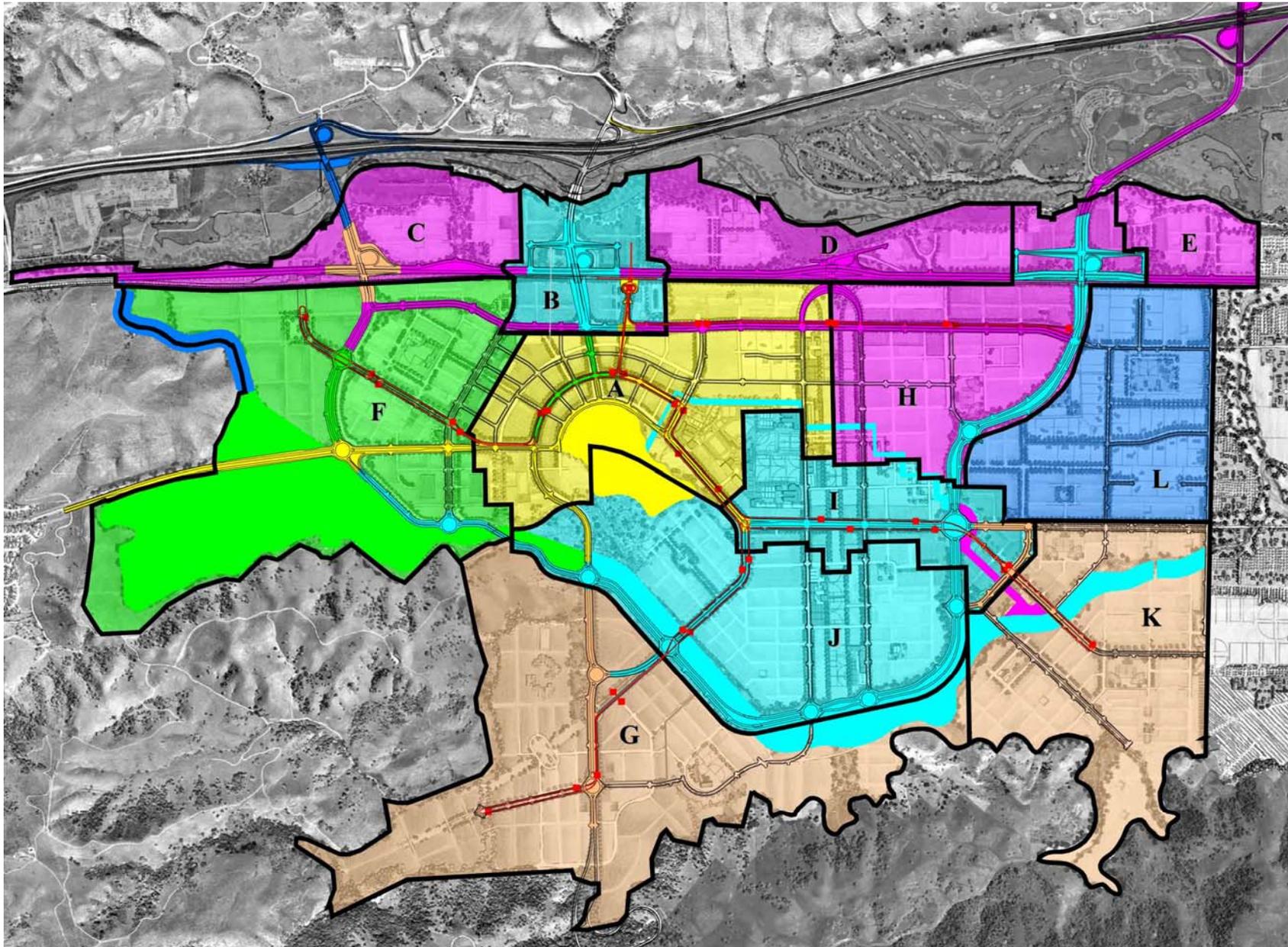
PHASE II-B: PLANNING AREA



PHASE III: INFRASTRUCTURE



PHASE III: PLANNING AREA





Jobs / Housing Concurrency Scenarios



Concurrency Requirements



Council's Expected Outcome #12:

“The plan must develop trigger mechanisms to ensure that increments of housing may not move forward until the appropriate number of jobs are constructed in a parallel timeline to maintain a jobs/housing balance in Coyote Valley”



Concurrency Issues



Concurrency requirements affect:

- Placemaking and character
- Infrastructure phasing and financing
- Vehicle trip generation
- Fiscal neutrality goals
- Overall City jobs/housing balance



Previous Concurrency Scenarios

From '05-'06 fiscal and feasibility studies

1. 2:1 jobs/housing ratio from day one
2. Up to 5K units until 10K jobs, then market
3. 5K jobs, then market (GP “trigger”)
4. Market based until “placemaking infrastructure,” then 2:1 ratio
5. 3K units for 3K jobs, then cap at 10K units until 15K jobs, then market



Previous Concurrency Findings

From '05-'06 fiscal and feasibility studies

- All scenarios produced small fiscal deficits (which can be mitigated) in early years, followed by substantial surpluses through buildout
- For infrastructure financing, scenarios must provide large, multi-year concurrency increments
 - e.g. 10K jobs / 5K units, not 2K / 1K or 2:1
- Scenarios that delay substantial housing would also delay major infrastructure investments



Updated Concurrency Scenarios

**Council has re-stated requirement for
5K jobs first**

Proposed new concurrency scenarios for study

1. 5K jobs, then 1:1 jobs/housing (market-based)
2. 5K jobs, then 2:1 jobs/housing ratio
3. 5K jobs, then “jobs/housing balance” based on employed residents (1.55 workers/home)

*Allow large increments for infrastructure financing

Updated Concurrency Scenarios

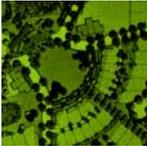
Illustrative phasing for each scenario (cumulative)

	Market-Driven		2:1 Ratio		Jobs/Housing Balance	
	<i>Jobs</i>	<i>Units</i>	<i>Jobs</i>	<i>Units</i>	<i>Jobs</i>	<i>Units</i>
Phase 1	5,000	0	5,000	0	5,000	0
Phase 2	10,000	10,000	10,000	5,000	10,000	6,500
Phase 3	15,000	15,000	20,000	10,000	20,000	13,000
Phase 4	25,000	25,000	30,000	15,000	30,000	19,500
Phase 5	35,000	25,000	40,000	20,000	40,000	25,000
Buildout	50,000	25,000	50,000	25,000	50,000	25,000



Summary

'05-'06 Scenarios	Current Scenarios
1. 2:1 jobs/housing from day one	
2. Up to 5K units until 10K jobs, then market	
3. 5K jobs, then 1:1 jobs/housing (market)	1. 5K jobs, then 1:1 jobs/housing (market)
4. Market based until "major infrastructure" then 2:1 ratio	2. 5K jobs, then 2:1 jobs/housing ratio
5. 3K units for 3K jobs, then 10K units until 15K jobs, then market	3. 5K jobs, then jobs/housing balance



Next Steps

- Seek Task Force input on concurrency scenarios
 - Are proposed scenarios appropriate?
 - Other scenarios to be studied?
- Study each scenario
 - Infrastructure requirements through time
 - Infrastructure financing capacity
 - Fiscal neutrality
 - Other considerations?