

Coyote Valley Specific Plan



CCAPA CONFERENCE



October 2, 2007

Regional Context



Growth Projections (Santa Clara County)

Population



**620,000 more SCC residents
(413,000 of those in San José)**

Jobs



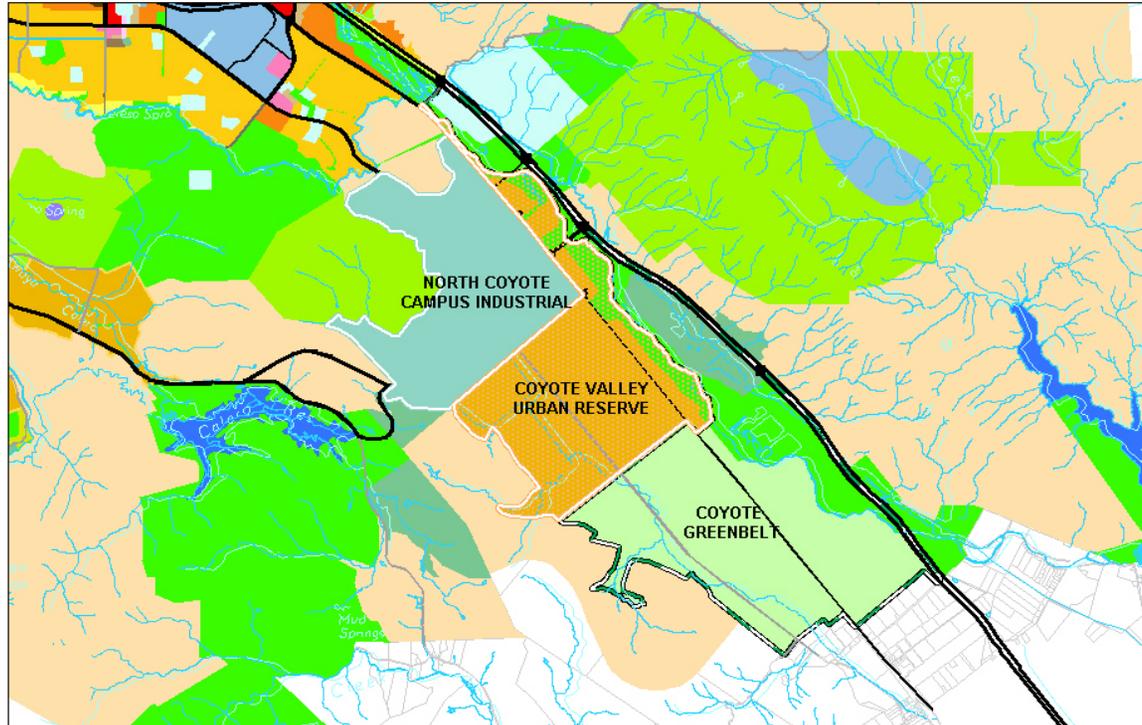
**500,000 more SCC jobs
(258,000 of those in San José)**

Planned Growth Areas in San Jose

- Transit Corridors / Business Districts
- North San José
- Rincon South
- Berryessa BART
- Japantown
- Downtown
- Midtown
- Communications Hill
- Martha Gardens
- Evergreen
- Edenvale
- Coyote Valley



Coyote Valley Context



LEGEND

-  Coyote Urban Reserve
-  North Coyote Campus Industrial
-  Coyote Greenbelt



Coyote Valley



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Coyote Creek

Agriculture

Coyote Hamlet

IBM Campus

Vision and Expected Outcomes

1. Plan includes North and Mid-Coyote for land planning, and South Coyote for infrastructure financing only.
2. Boundary between Mid- and South Coyote is fixed.
3. North and Mid-Coyote may be planned together.
4. Plan North and Mid-Coyote as urban, pedestrian, transit-oriented community with mixed uses.
5. Plan for extension of light rail transit and Caltrain Station.



Vision and Expected Outcomes

6. Maximize efficient land usage with 25K residences and 50K jobs as minimums.
7. 50K jobs are primary jobs and exclude support retail and public/quasi-public uses.
8. Identify locations for public facilities in land use and financing plans.
9. North and Mid-Coyote should contain a rich system of parks, trails, and recreation areas.



Vision and Expected Outcomes

10. Create financing plan for required capital improvements.
11. Plan must be financially feasible for private development.
12. Develop trigger mechanisms to ensure appropriate jobs/housing balance in Coyote Valley.
13. Create phasing plan that allows sub-regions of Coyote to develop appropriate levels of jobs and housing with required infrastructure.



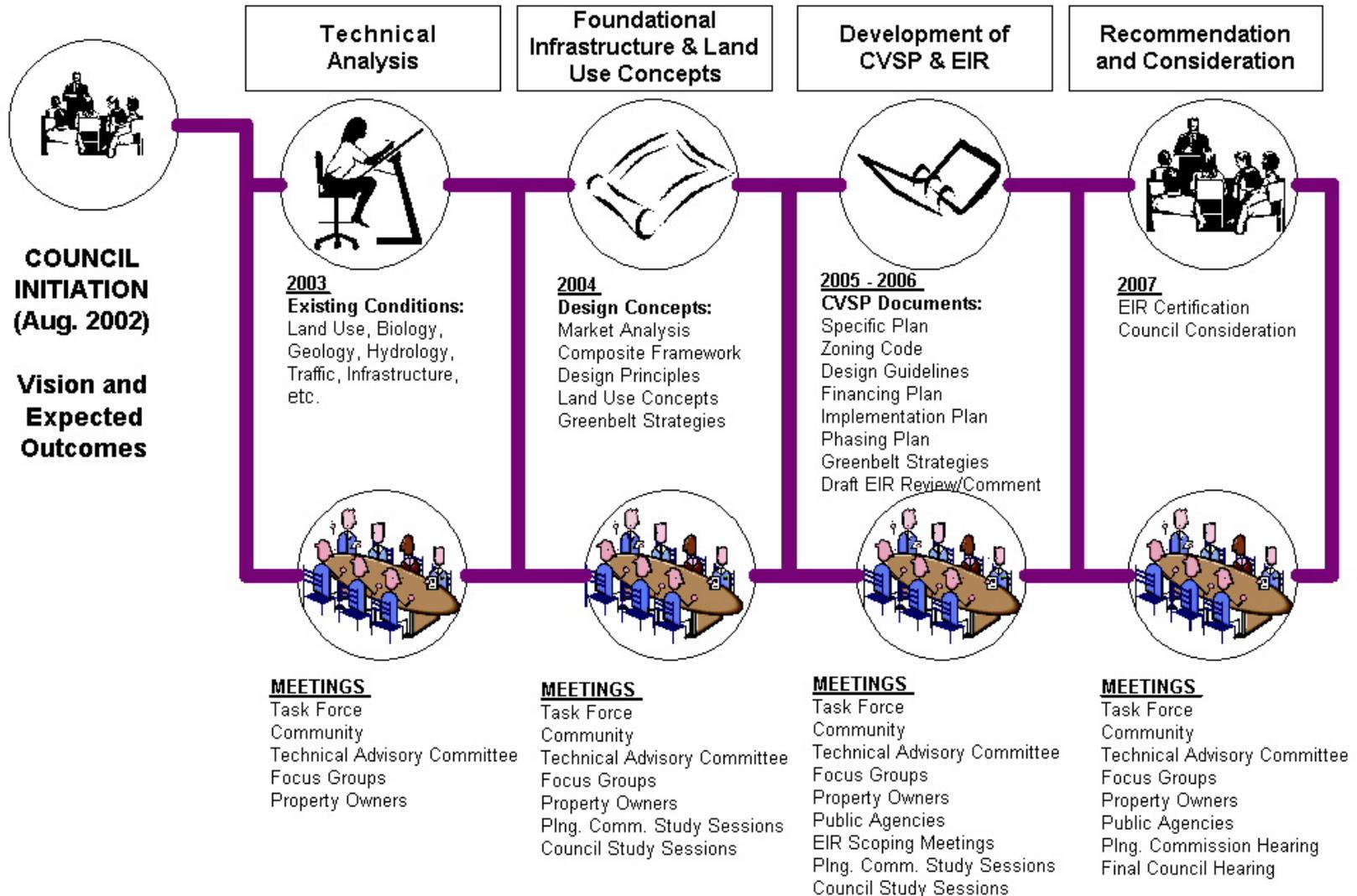
Vision and Expected Outcomes

14. Facilitate permanent acquisition of fee title or conservation easements in South Coyote.
15. Triggers may be changed to those based on Coyote Valley Specific Plan area or its sub-regions.
16. 20% of all units shall be “deed-restricted,” “below market-rate units.”



Process Diagram

COYOTE VALLEY SPECIFIC PLAN (CVSP) PROCESS DIAGRAM



Consultants

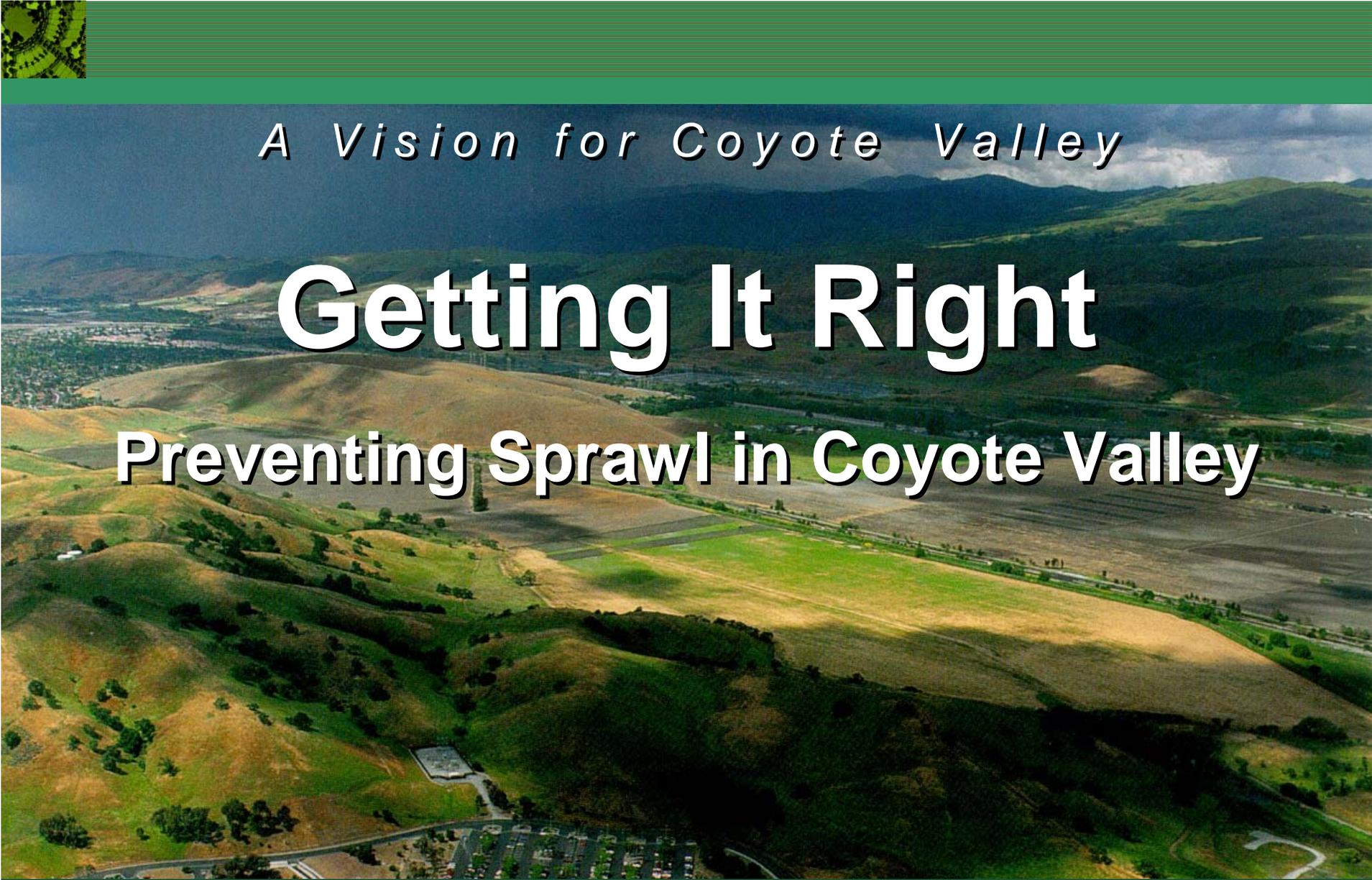


- Dahlin Group
- KenKay Associates
- HMM Engineers
- Economic and Planning Systems
- Schaaf and Wheeler
- Hexagon
- Apex Strategies
- David Powers and Associates
- Crawford, Clark & Multari
- Basin Research
- Wetland Research Associates
- Engeo
- Lowney

Outreach and Participation



- 58 Task Force Meetings (avg. 50)
- 19 Community Workshops (avg. 140)
- 28 Technical Advisory Committee Mtgs.
- City Working Group Mtgs.
- Several Stakeholder and Property Owner Meetings
- Regular City Council Progress Reports and Study Sessions
- Next Task Force Meeting: October 15th
- Focus Groups
- Future Community Meetings
- Public Hearings
- Website: www.sanjoseca.gov/coyotevalley/



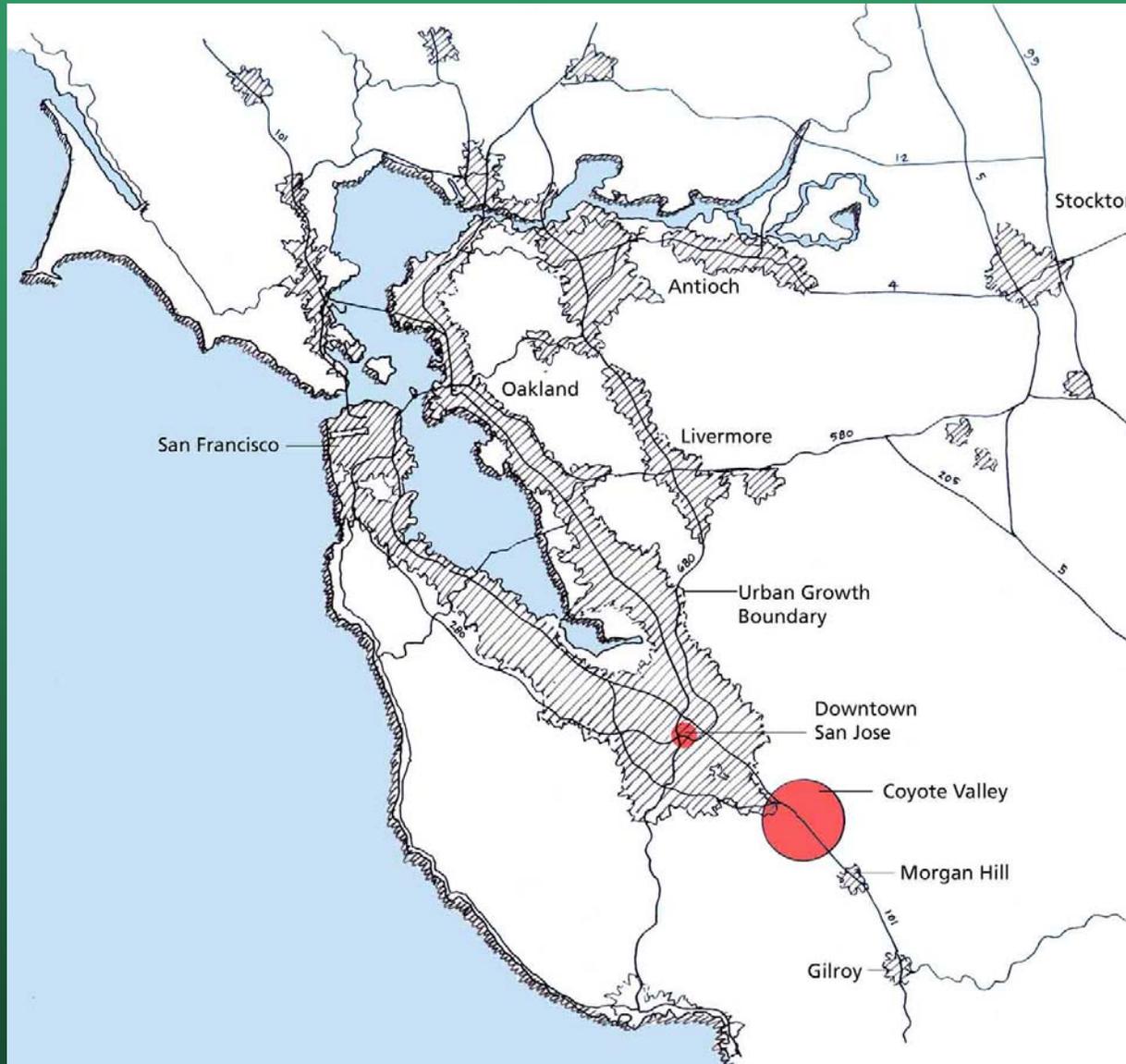
A Vision for Coyote Valley

Getting It Right

Preventing Sprawl in Coyote Valley



Why a Vision Plan?



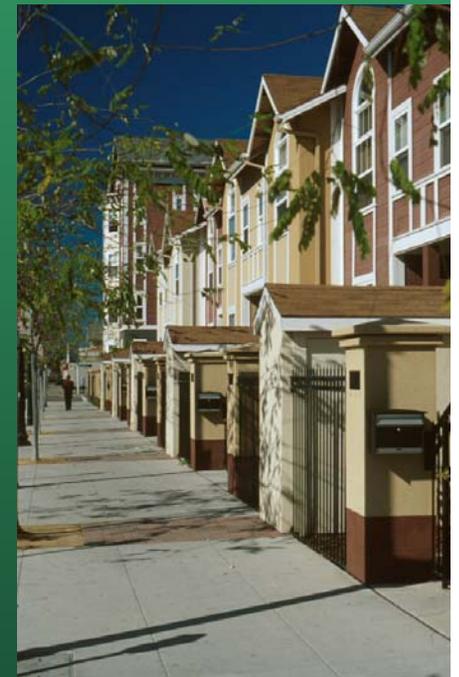


The Program

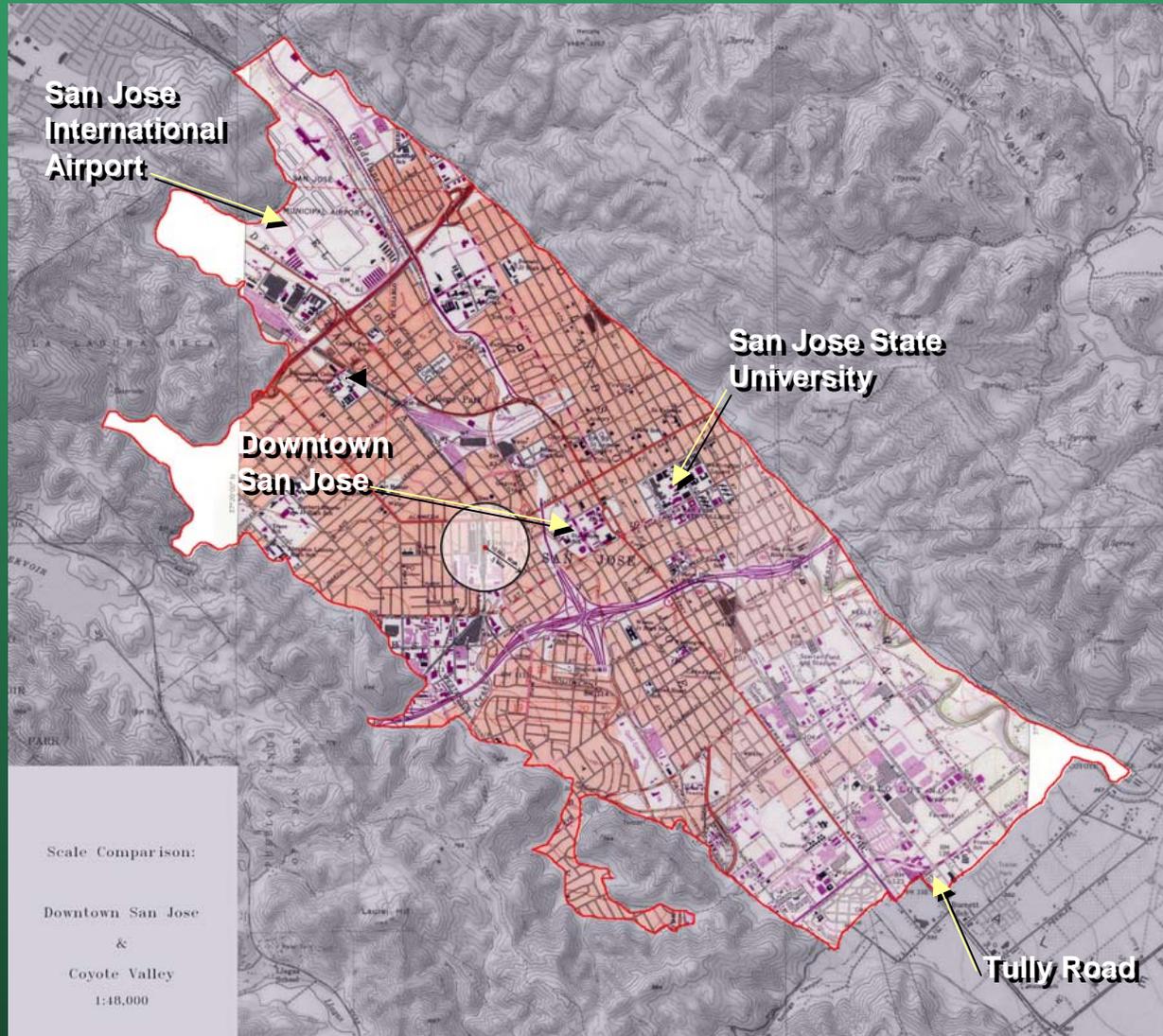
50,000 primary jobs =
16.7 million square feet of industrial/office space

3,000 retail & support service jobs =
1.5 million square feet of retail space

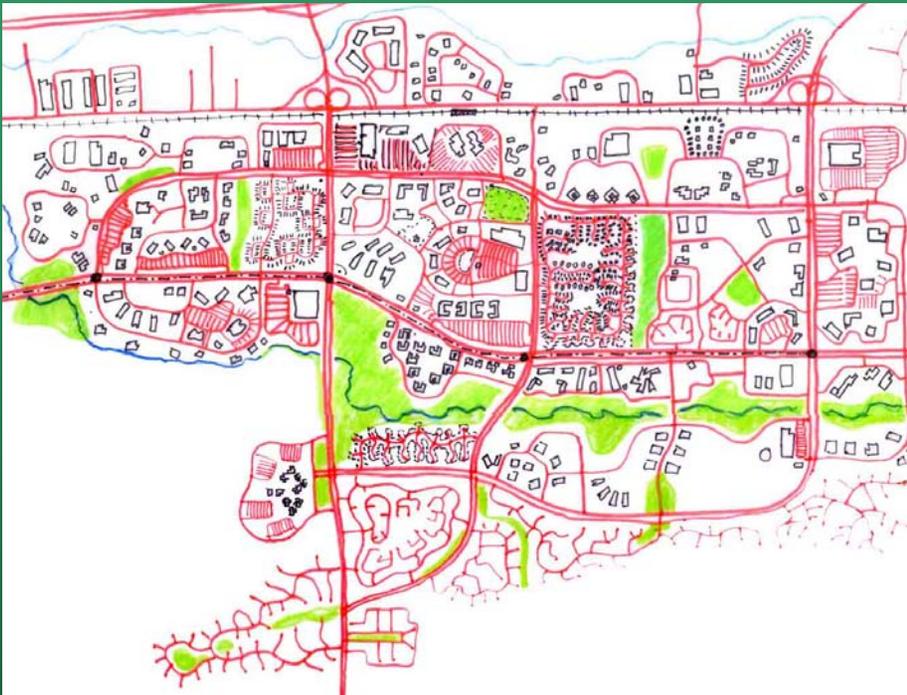
25,000 residential units =
80,000 population



Understanding the Scale



Two Growth Scenarios

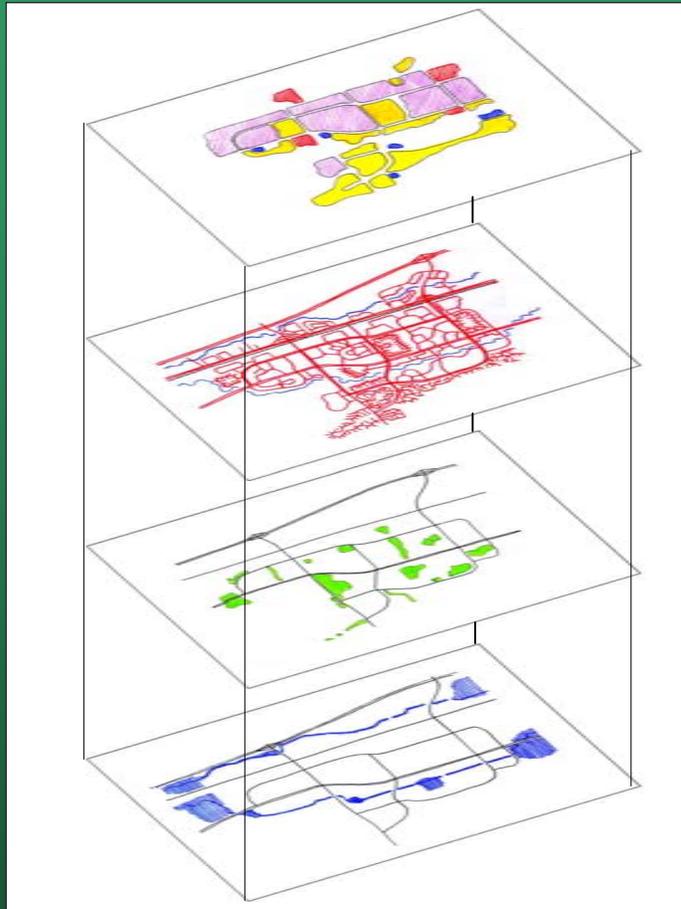


Coyote Valley as Sprawl



Coyote Valley as a Town

Two Growth Scenarios



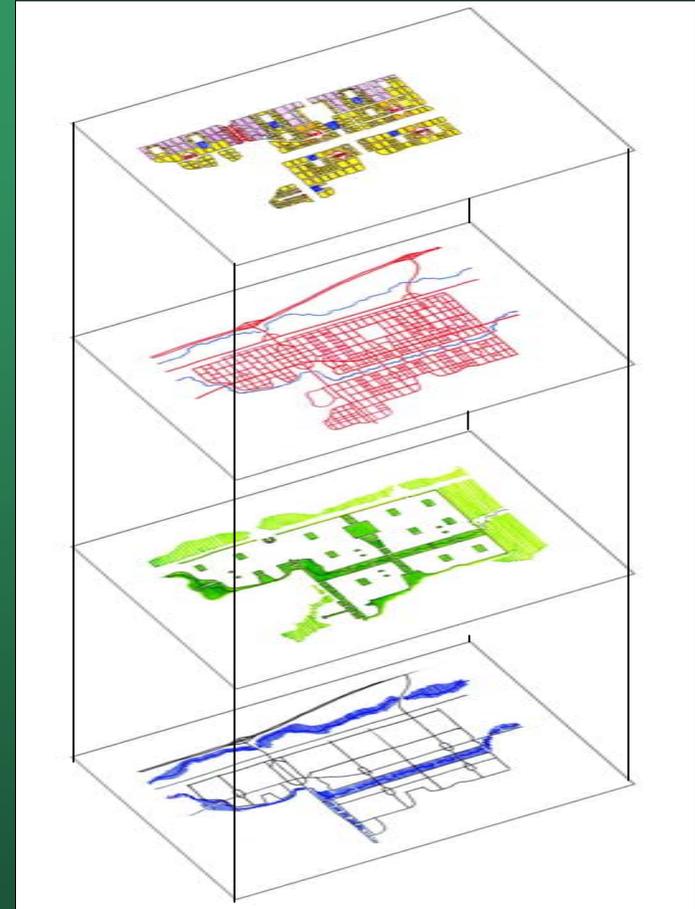
Coyote Valley as Sprawl

Land Use

Circulation

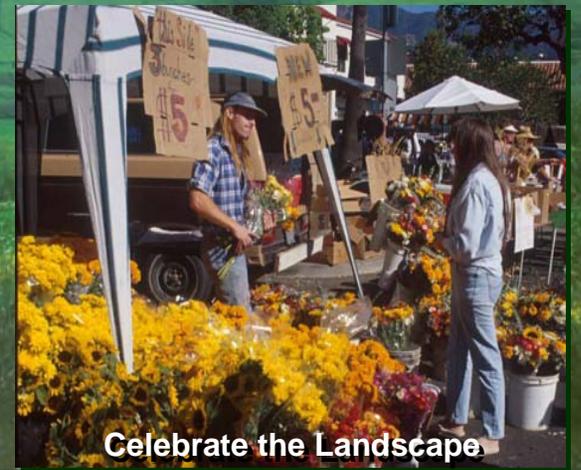
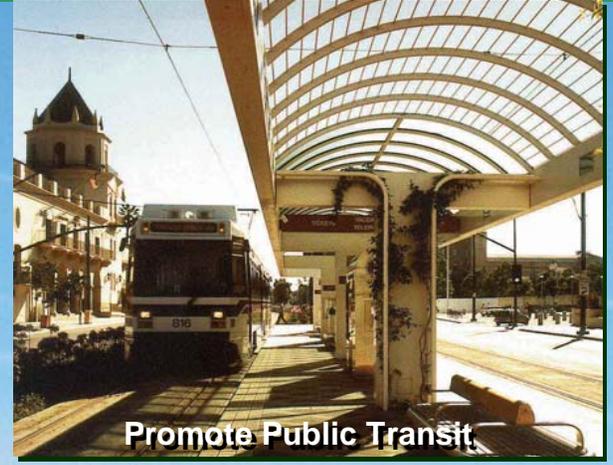
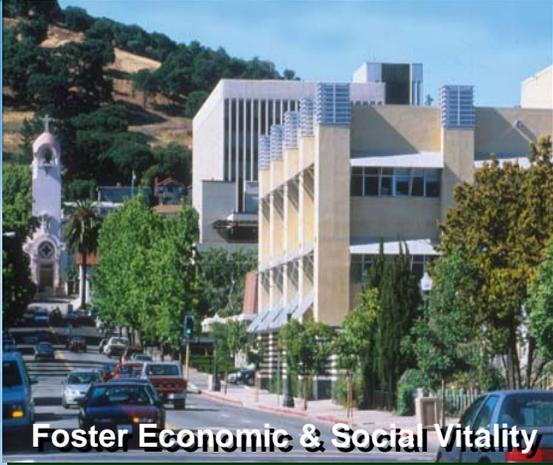
Open Space

Hydrology



Coyote Valley as a Town

The Vision



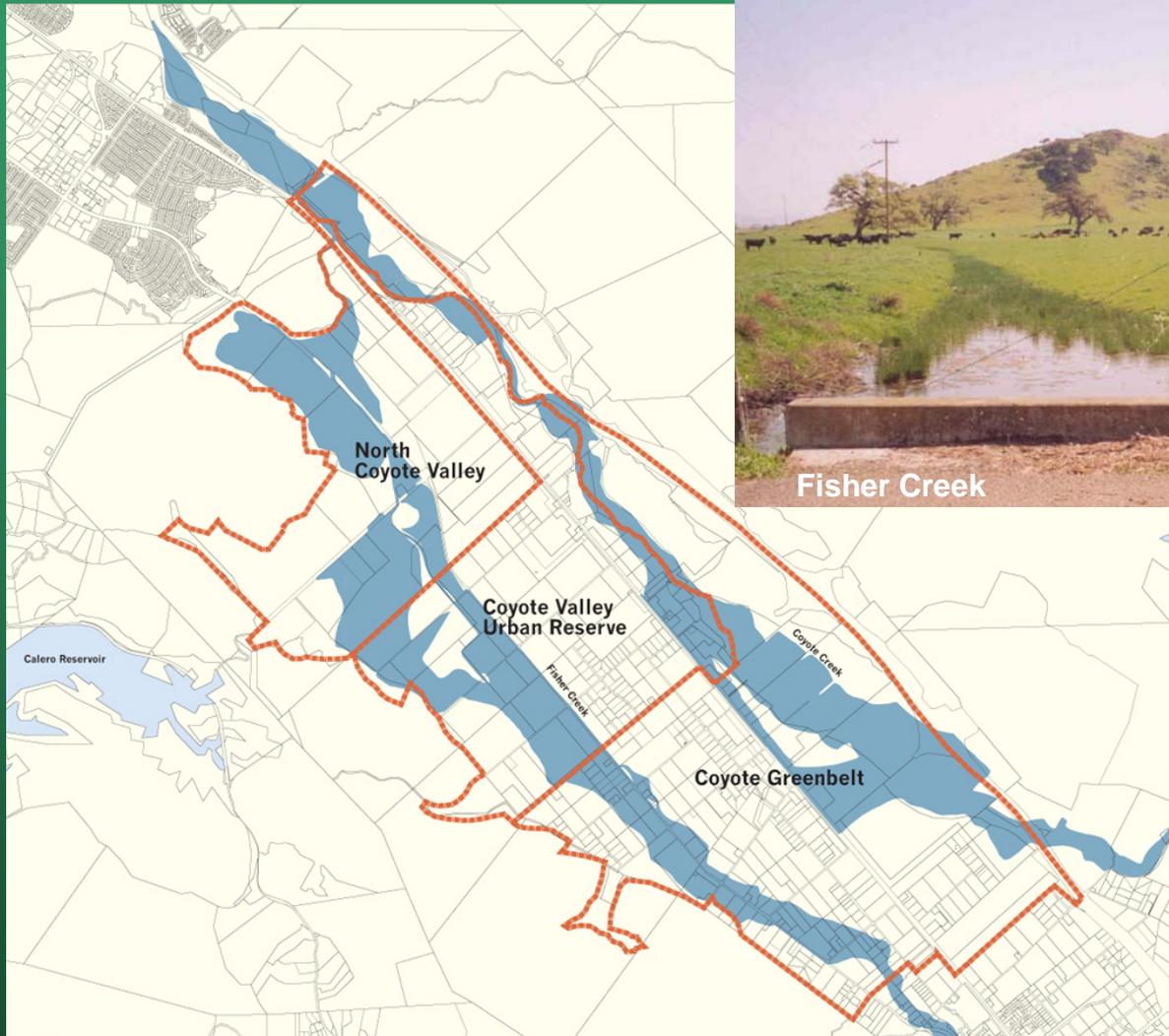
The Plan



LAND USE PROGRAM

- Agriculture = 35%
- Parklands = 32%
- Urban Area = 33%

Community Structure - Hydrologic System



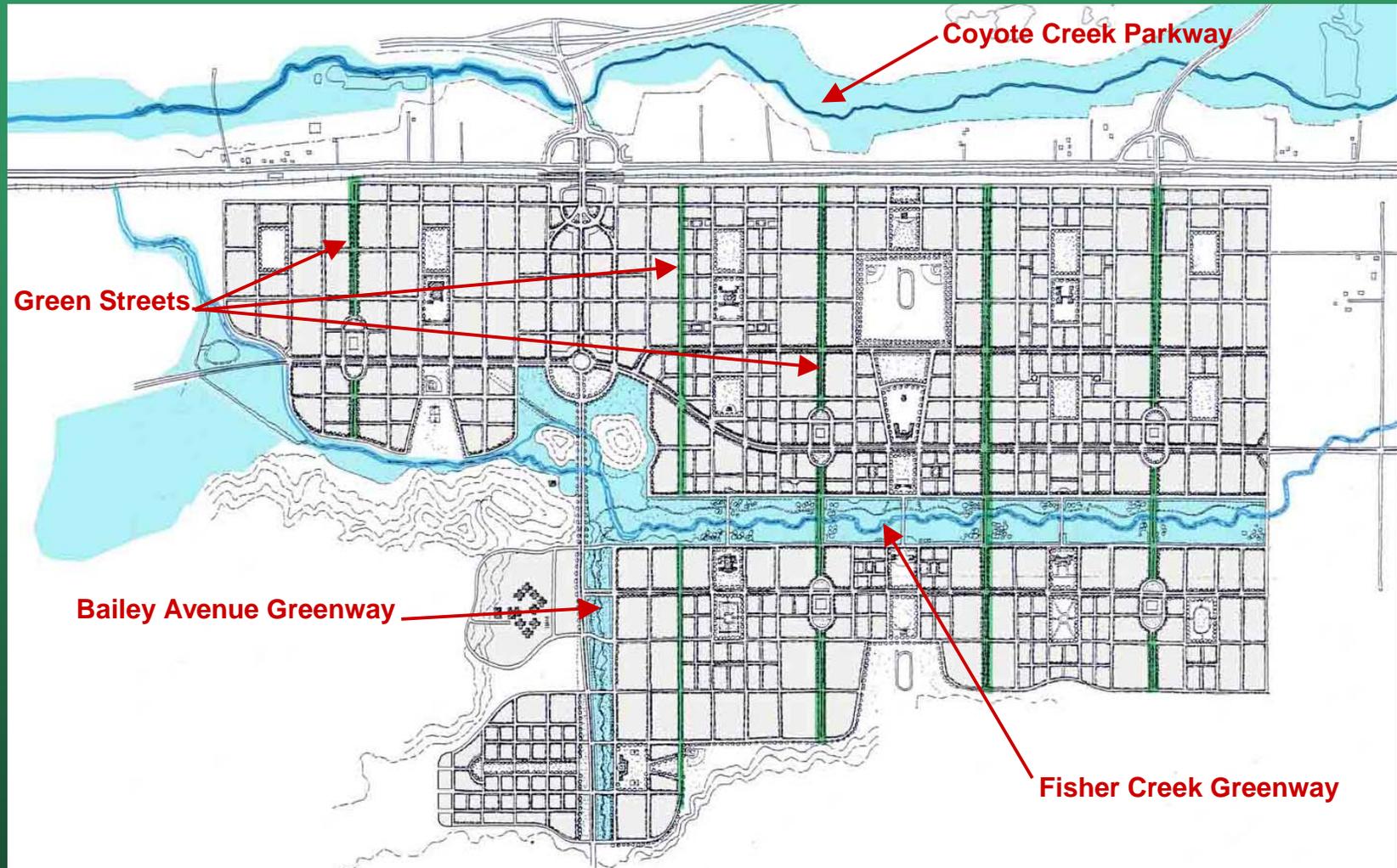
Fisher Creek



Coyote Creek

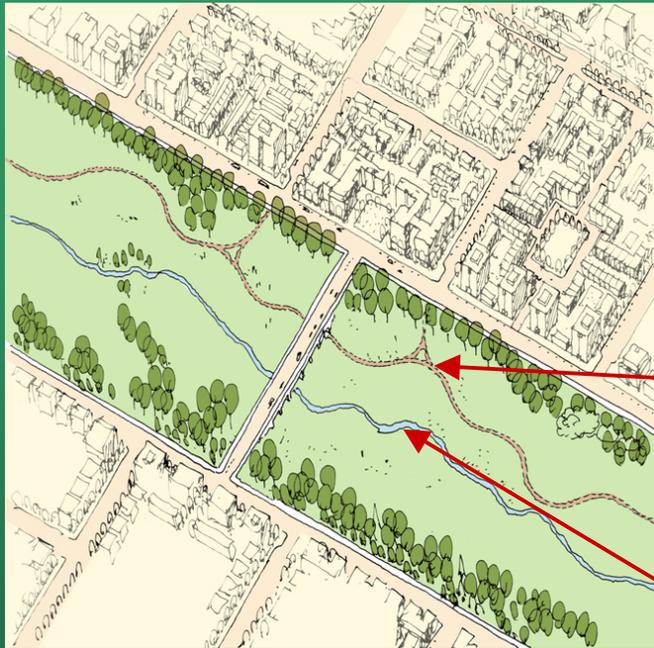
Addressing Flooding and Habitat Issues

Community Structure - Hydrologic System

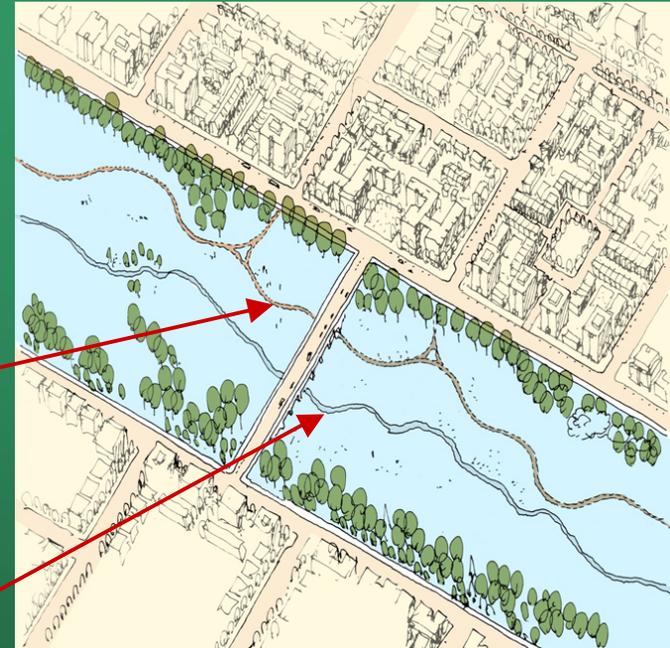


An Integrated, Multi-use Drainage System

Community Structure - Hydrologic System



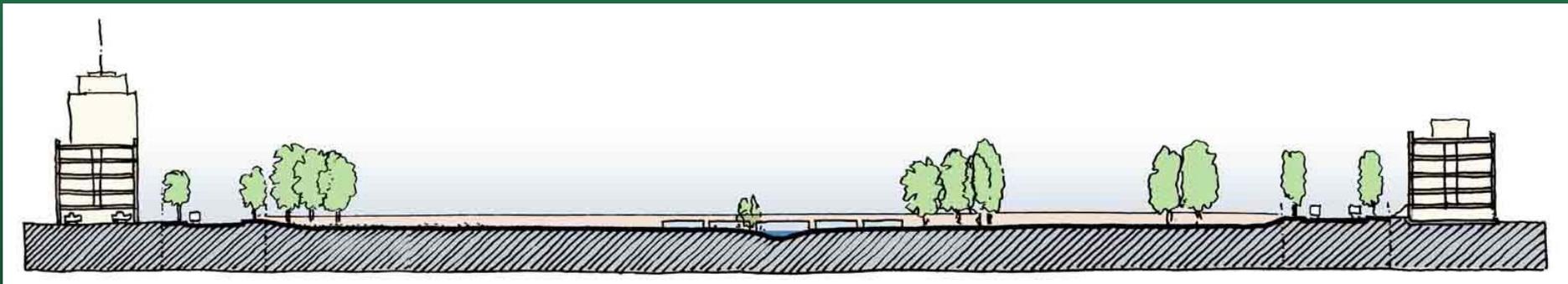
Natural greenway during non-storm periods



Flood channel during major storm events

Fisher Creek Trail

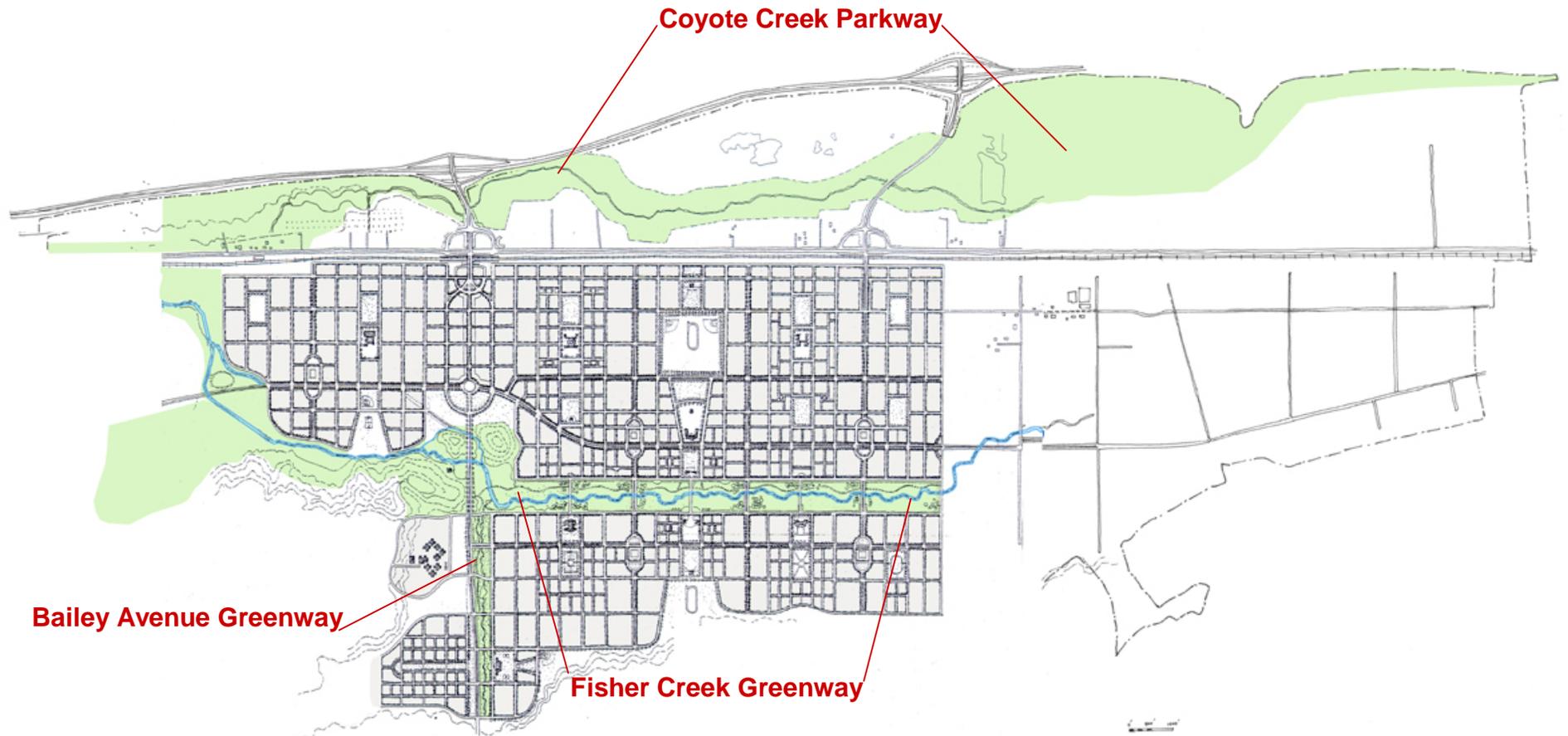
Fisher Creek Channel



Fisher Creek Greenway - Multi-use Open Space Solution



Community Structure - Open Space System

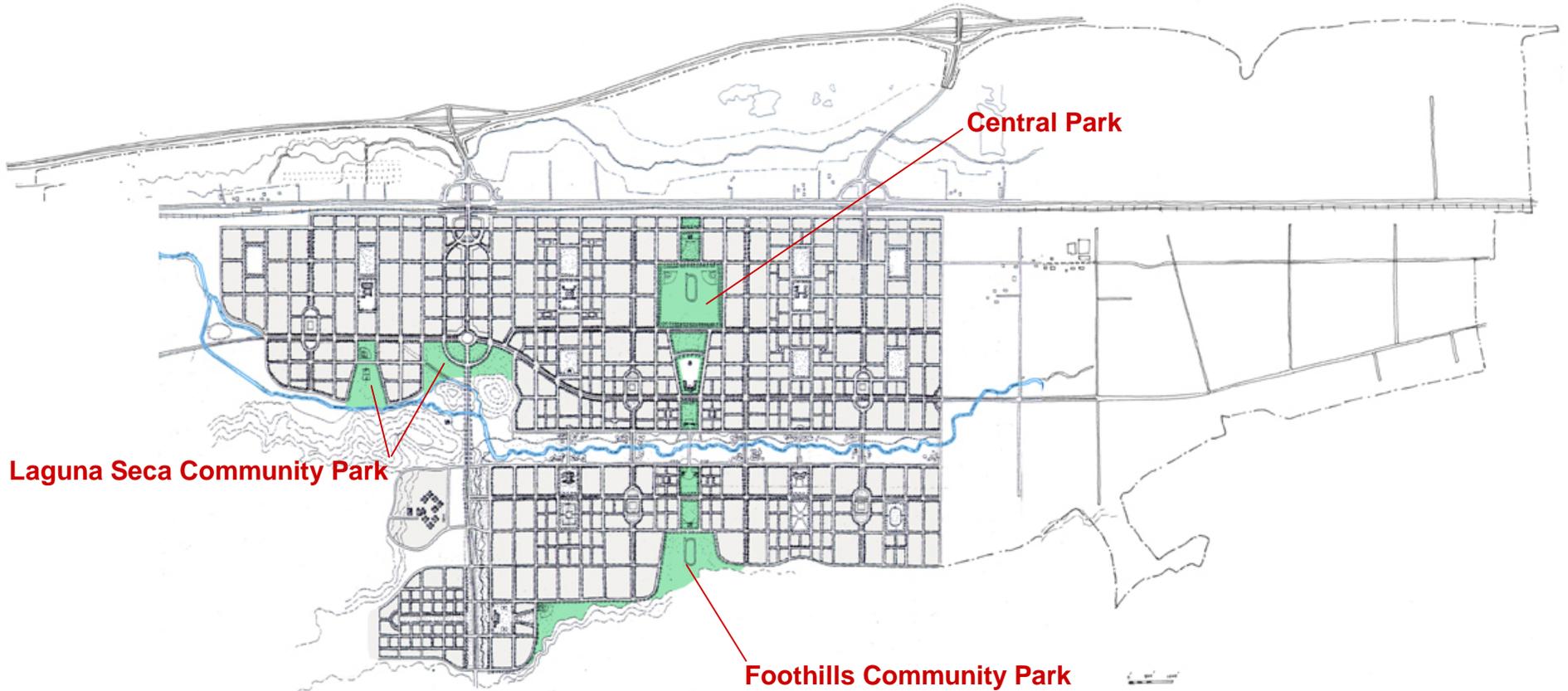


Regional Parklands





Community Structure - Open Space System

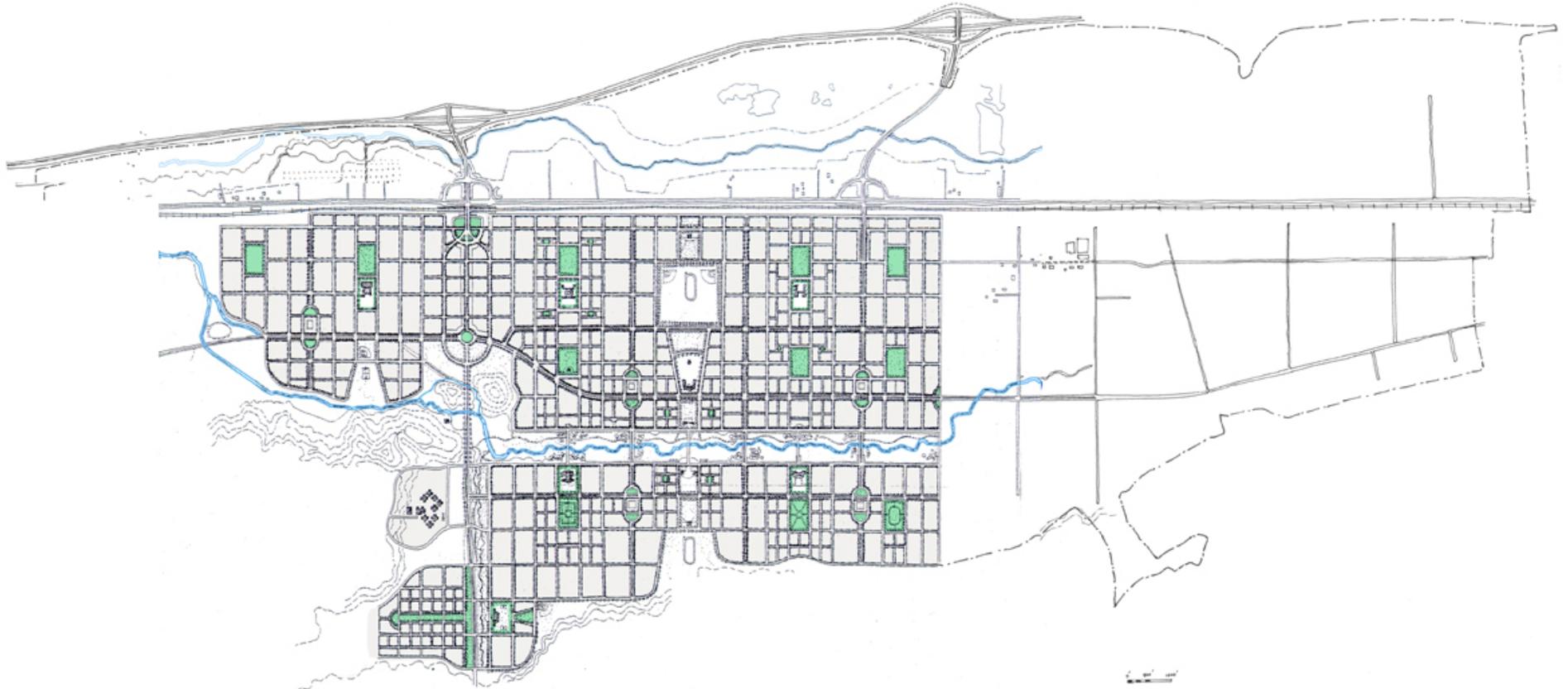


Community Parks





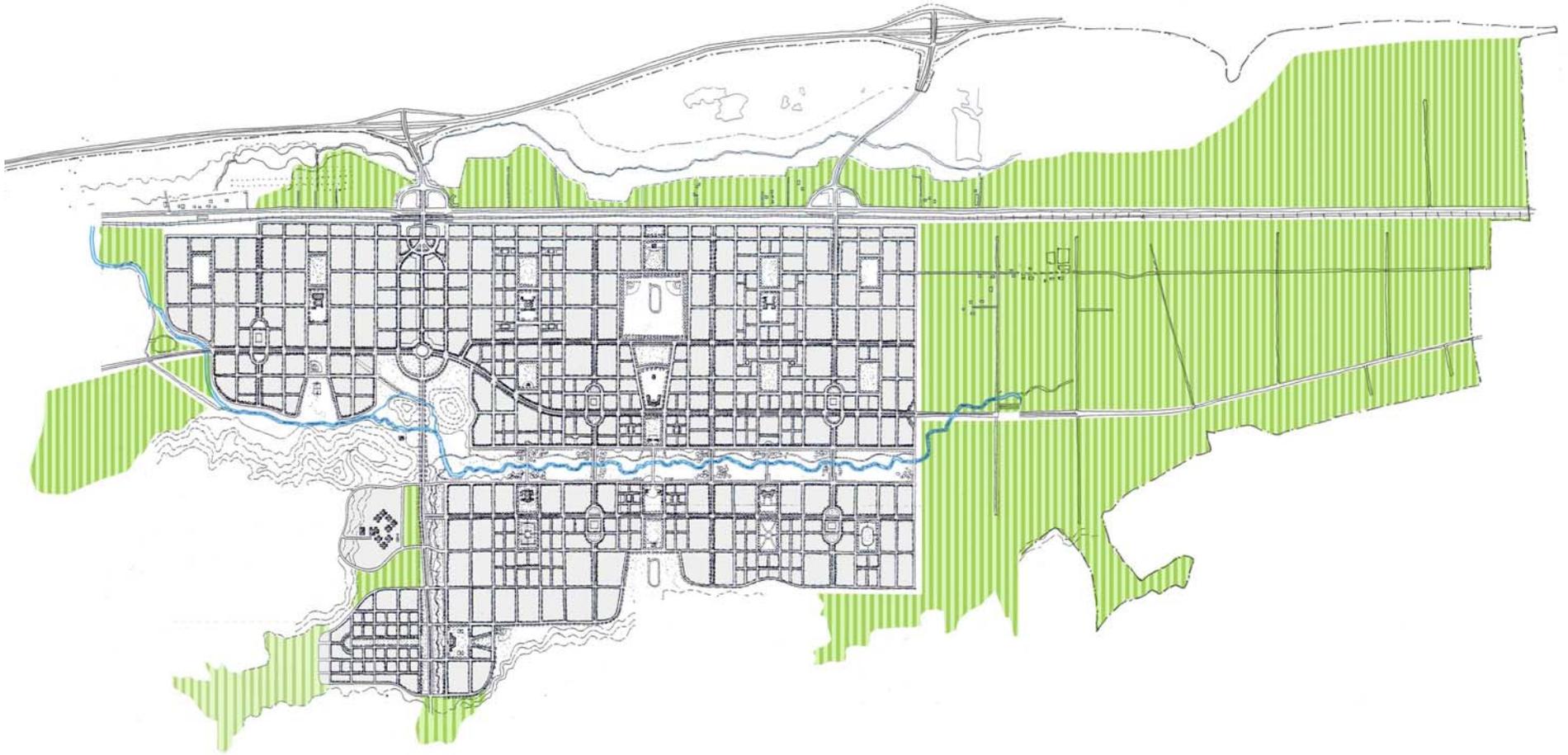
Community Structure - Open Space System



Neighborhood Parks



Community Structure - The Food System

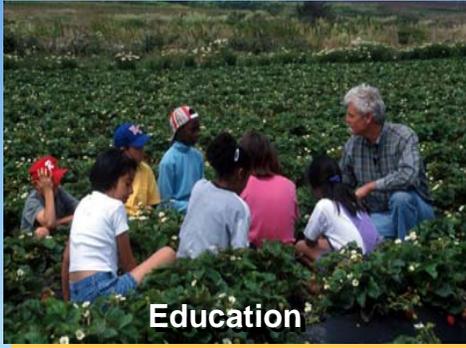


Preserving and Promoting Agriculture on the Urban Edge

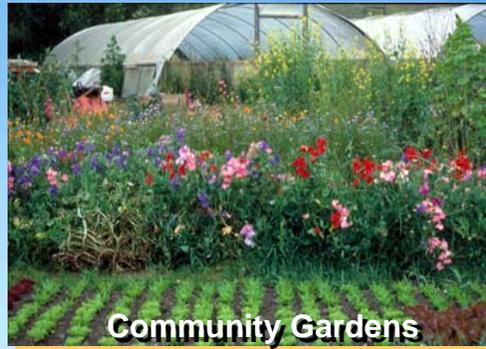
Community Structure - The Food Belt



Farmers Markets



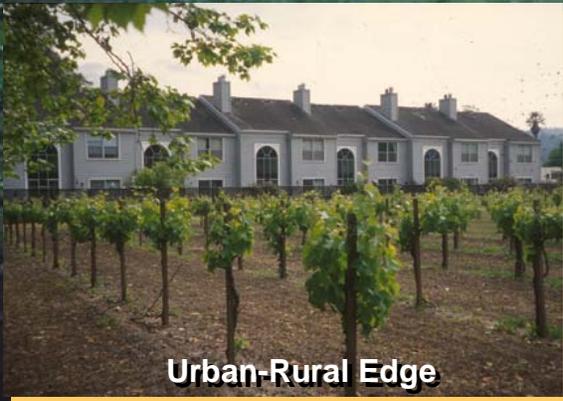
Education



Community Gardens



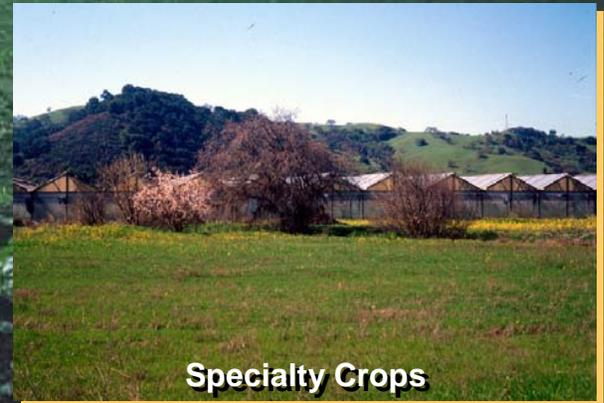
Agro-tourism



Urban-Rural Edge



Commercial Agriculture

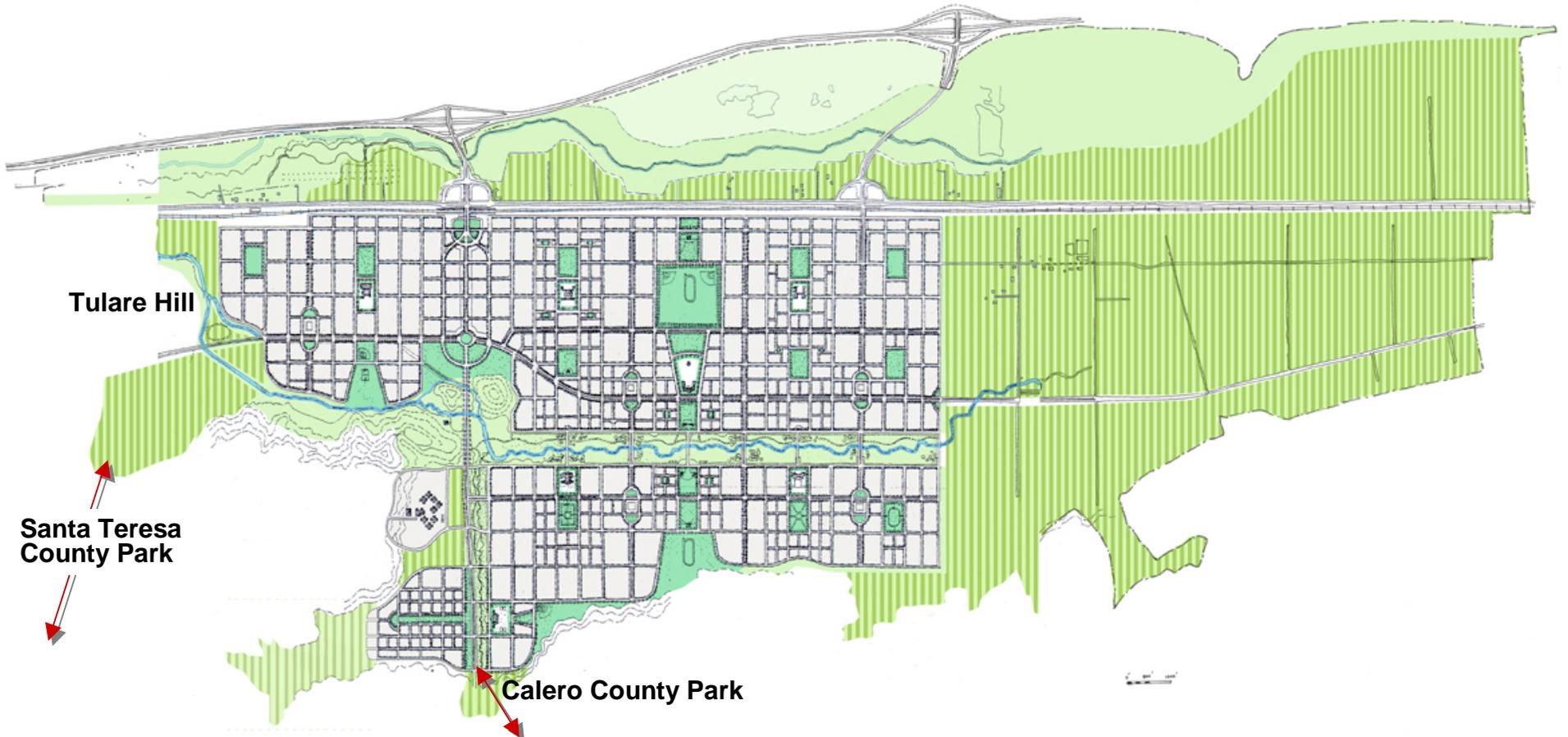


Specialty Crops

Preserving and Promoting Agriculture on the Urban Edge

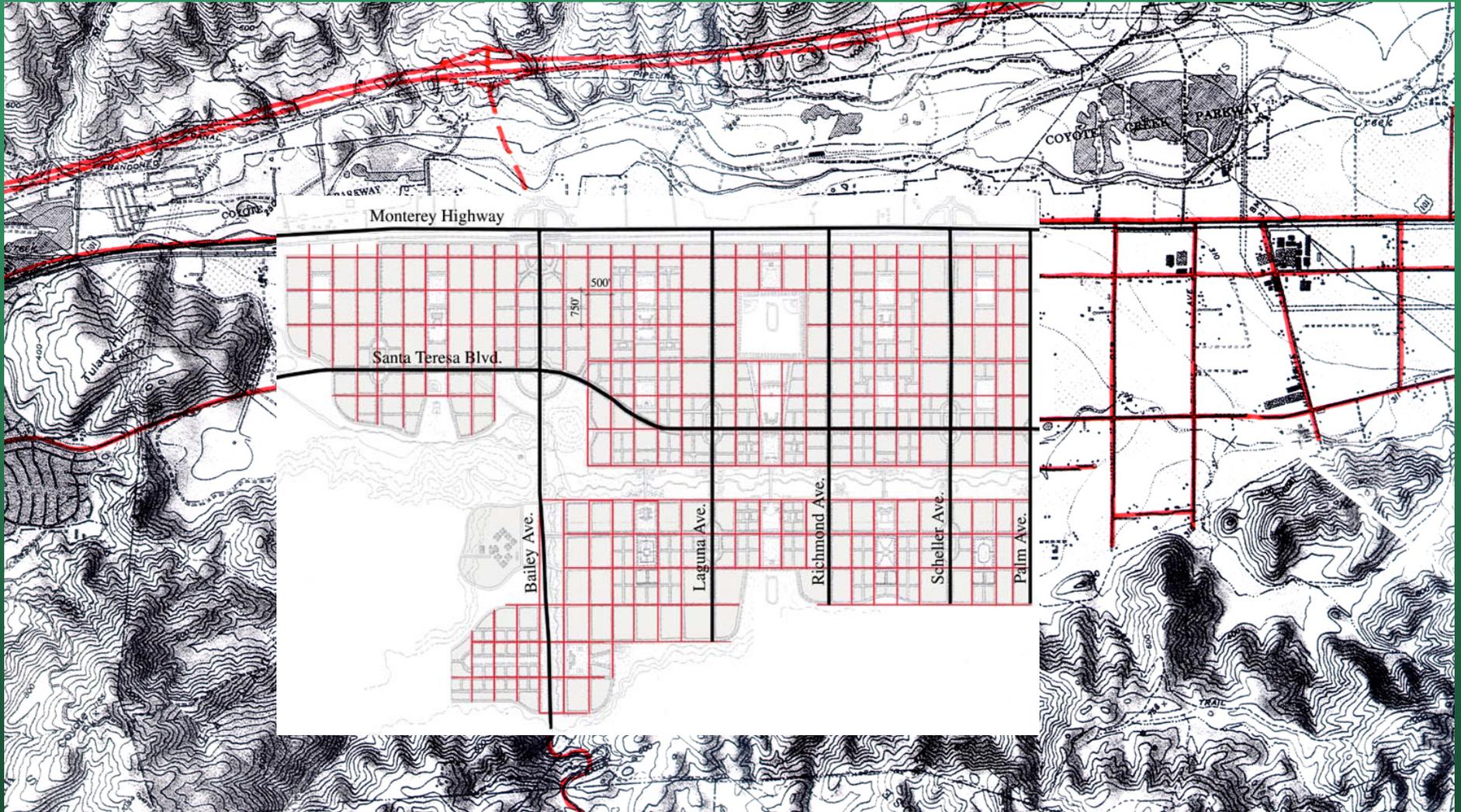


Community Structure - Open Space System



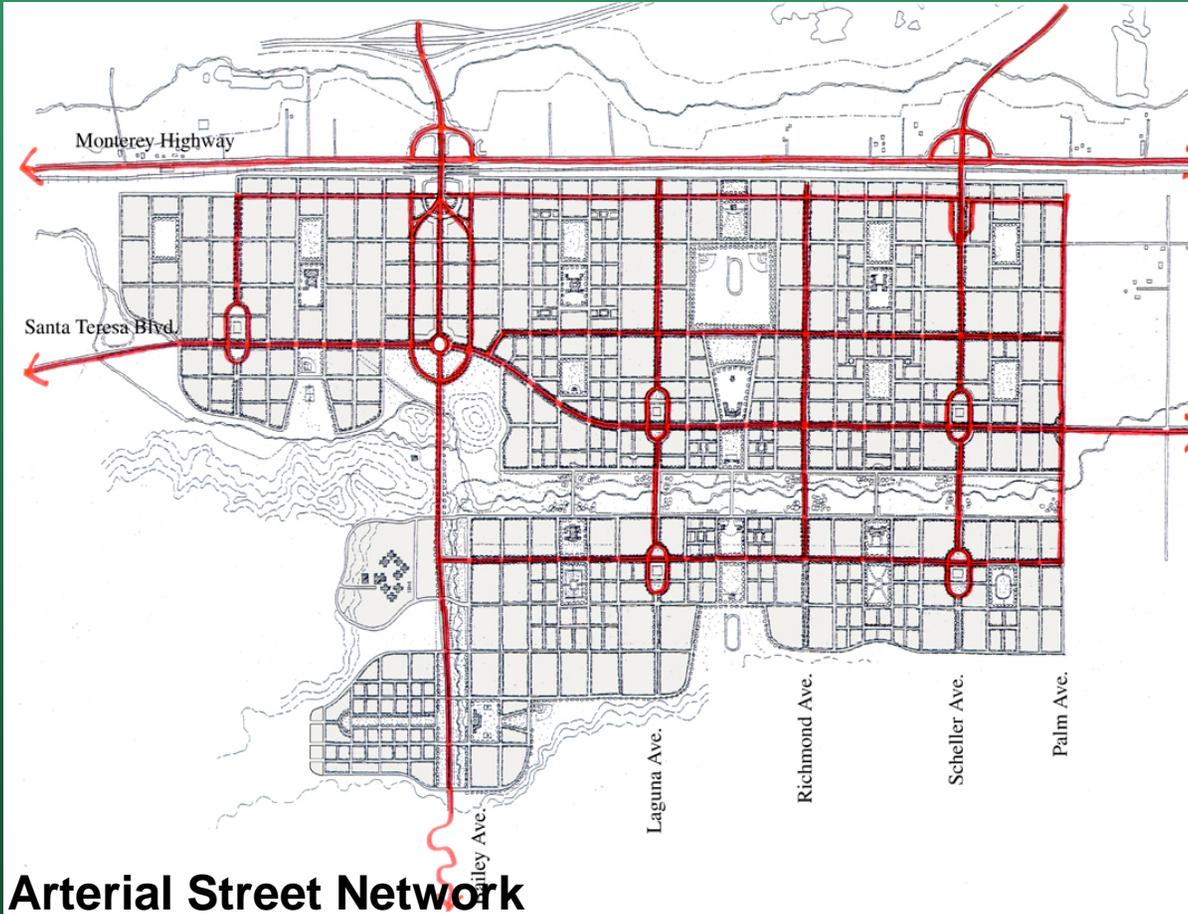
Composite Open Space System

Community Structure - Circulation System

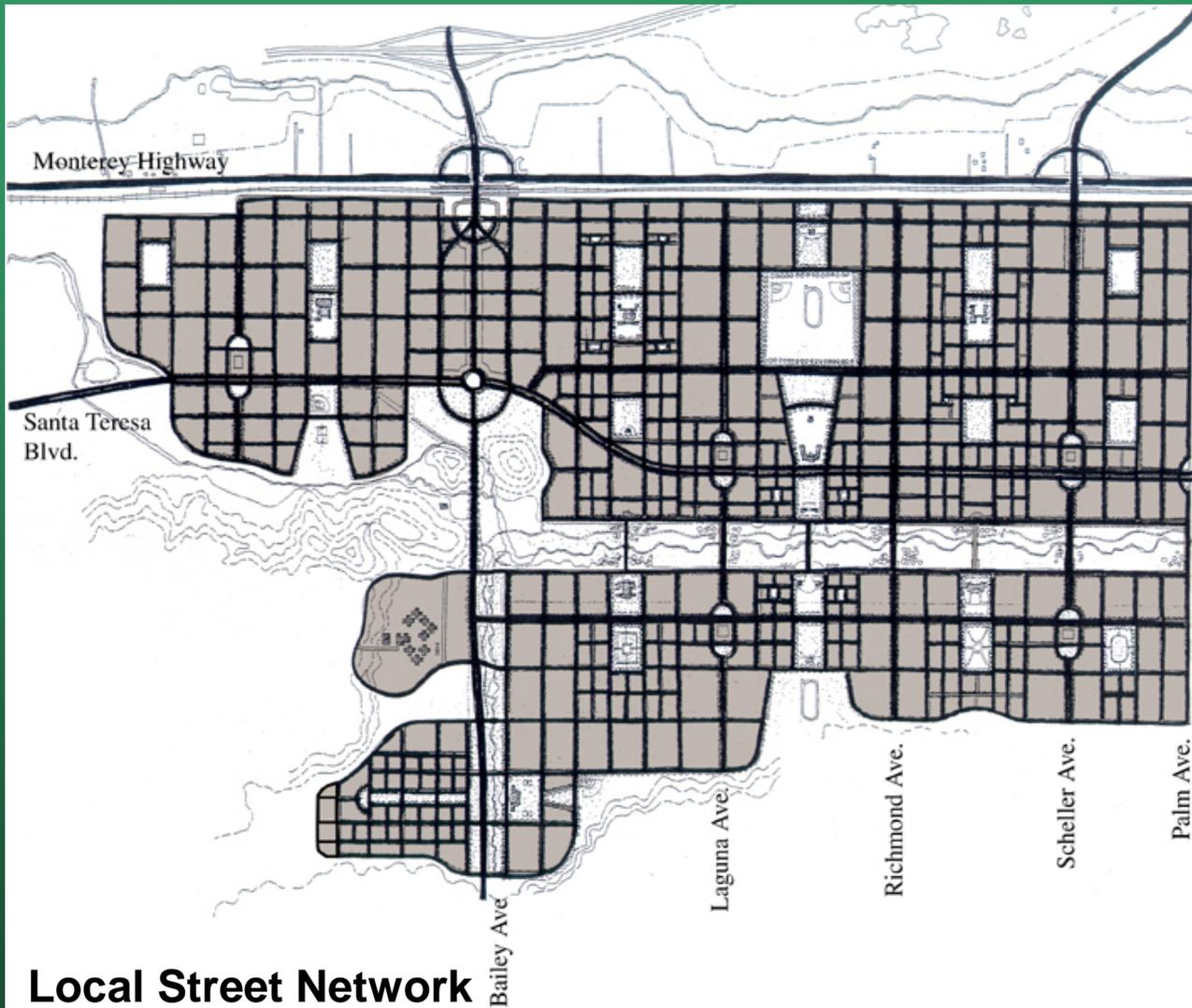


Existing Street Network

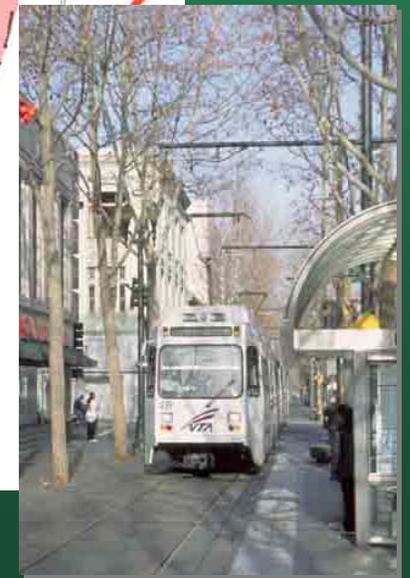
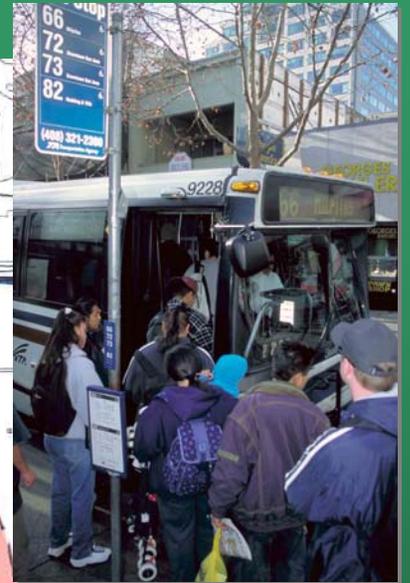
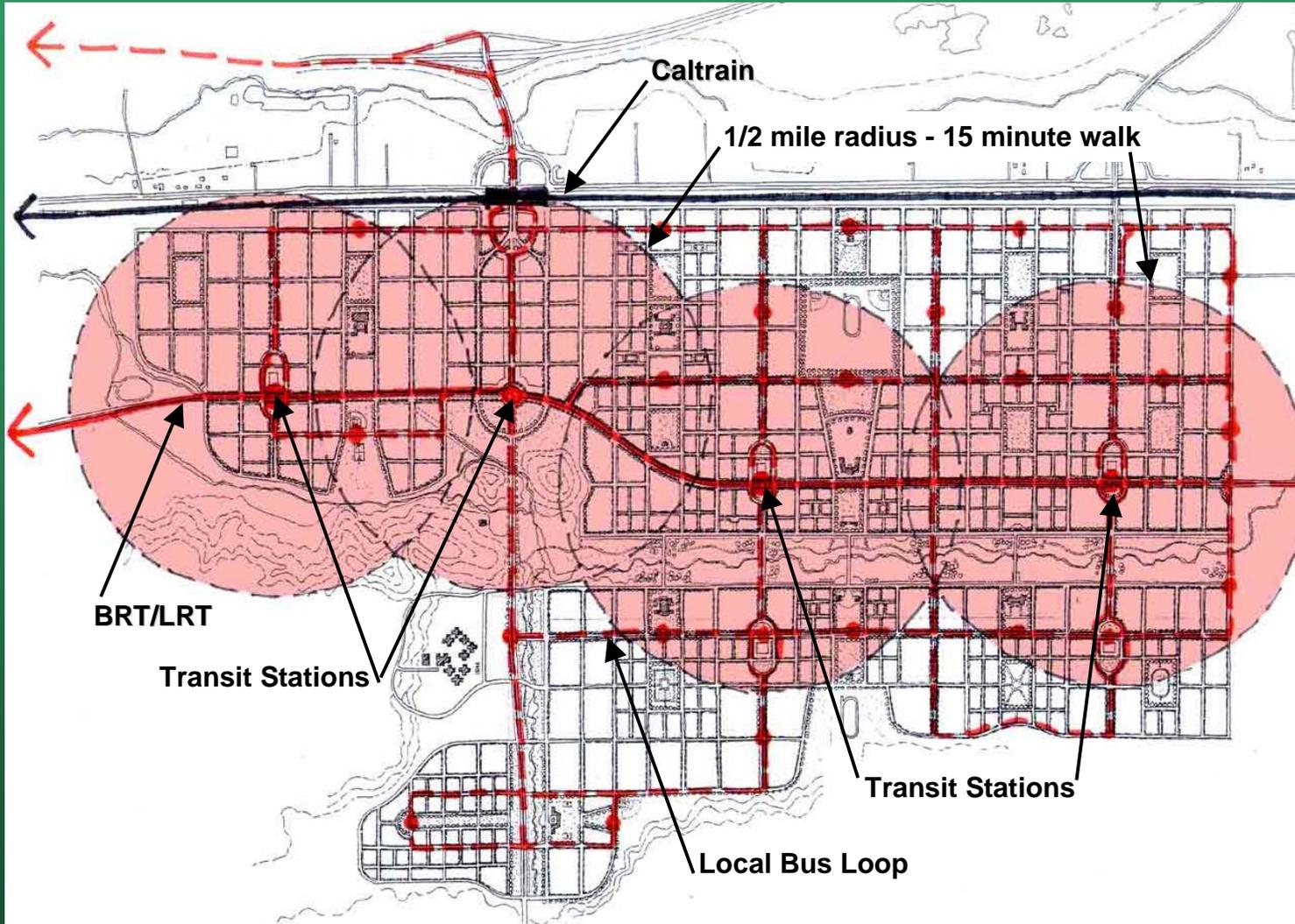
Community Structure - Circulation System



Community Structure - Circulation System



Community Structure - Circulation System



Town Structure



Neighborhoods



Building Heights



Development Intensity



Mixed-use Districts



Employment-oriented Districts



Residential Districts

Town Structure - The Town Center

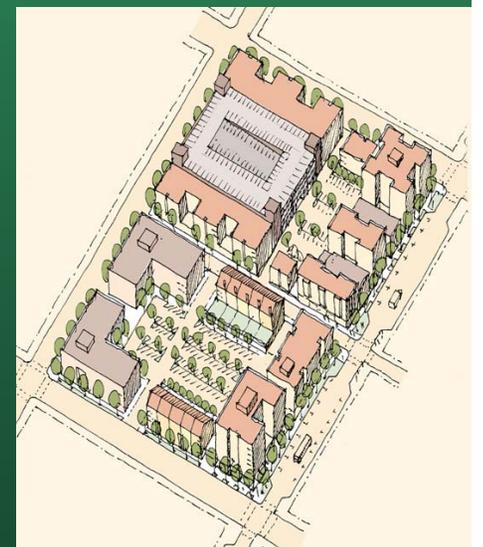
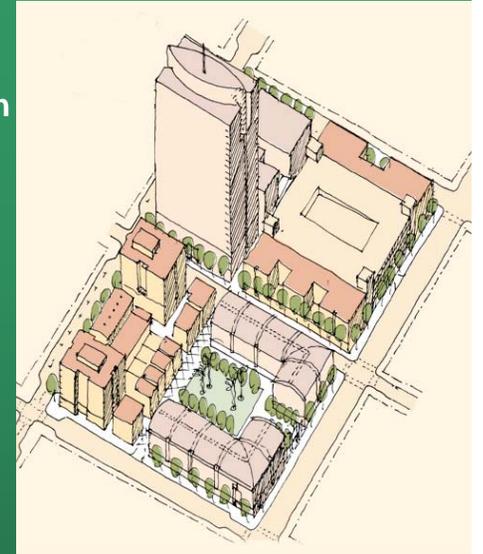
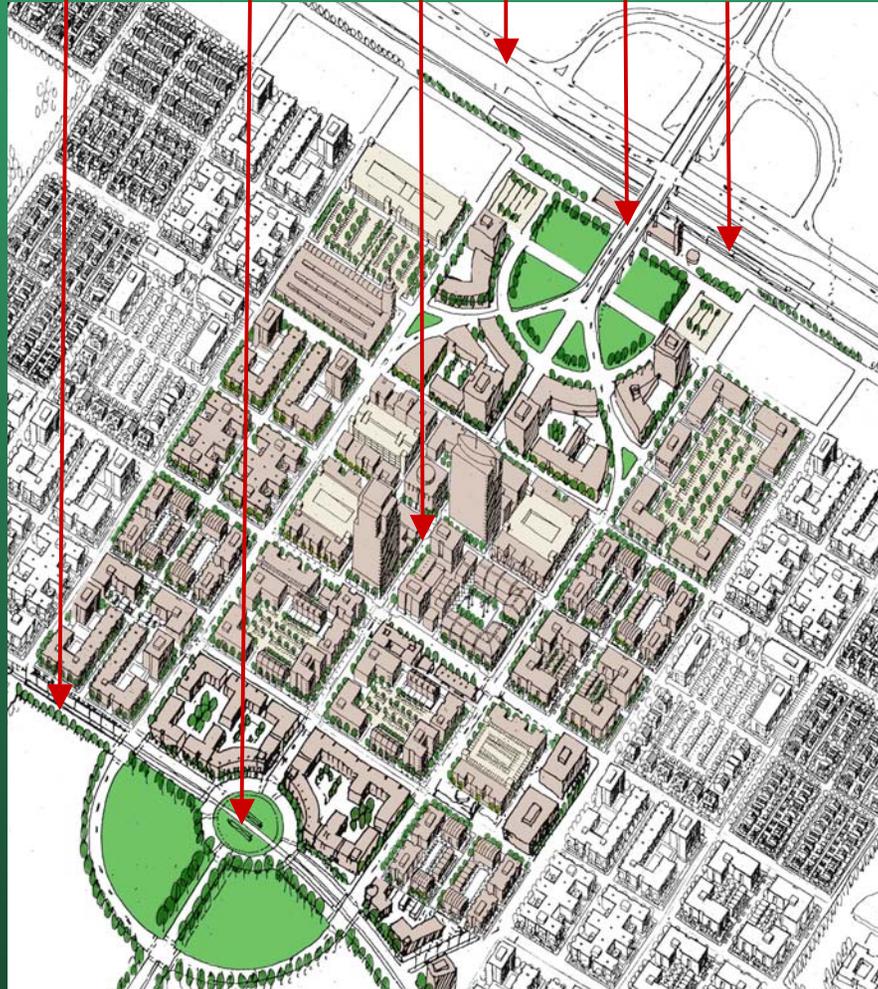


Santa Teresa Boulevard
Transit Station

Bailey Avenue

Monterey Highway
Overpass

Caltrain Station



Neighborhood Centers

Dedicated Transit Line

Retail at Street Level

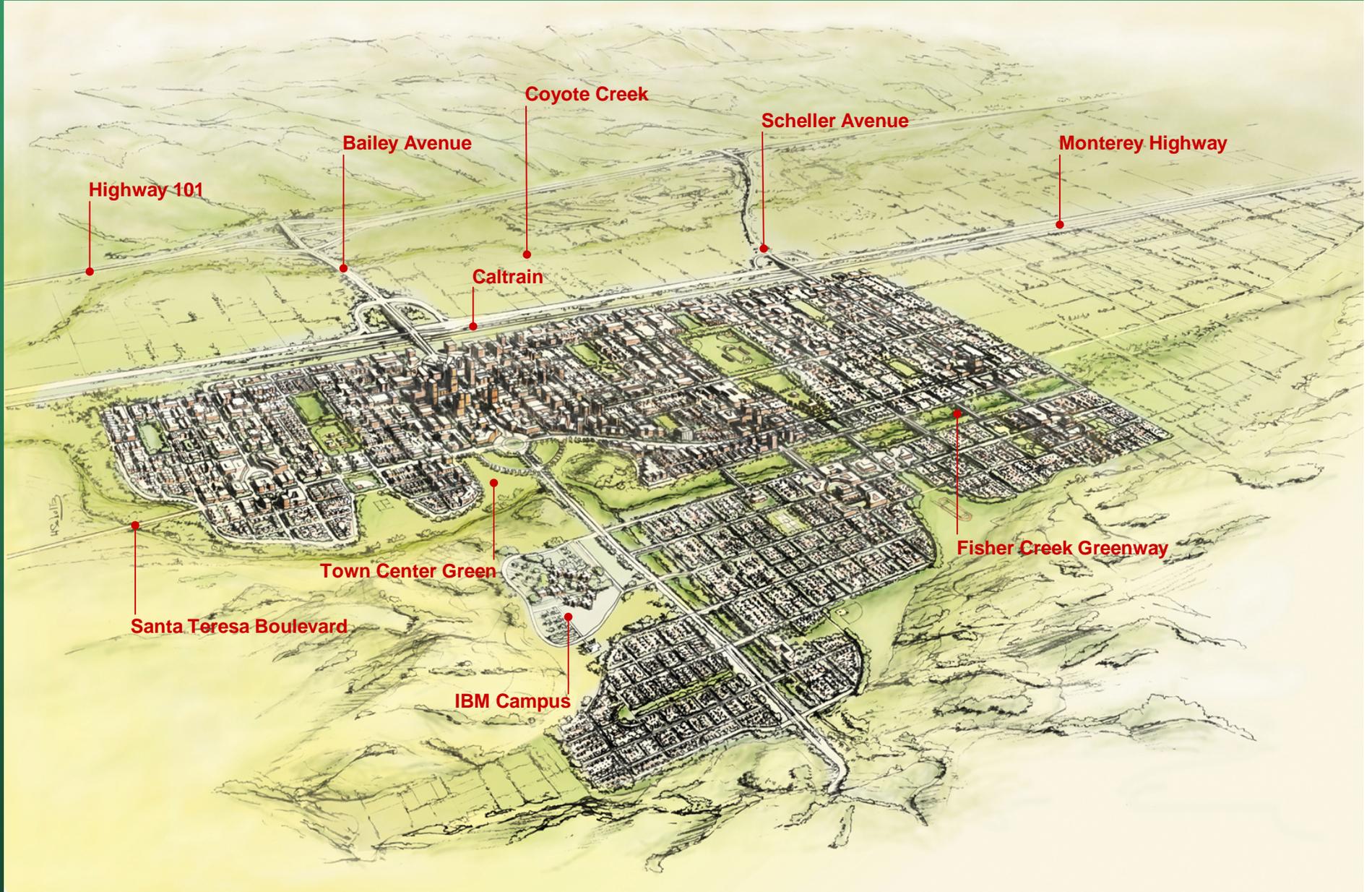
Office Buildings

Public Open Space

Housing

Public Services





Coyote Valley Regional Context



Coyote Valley

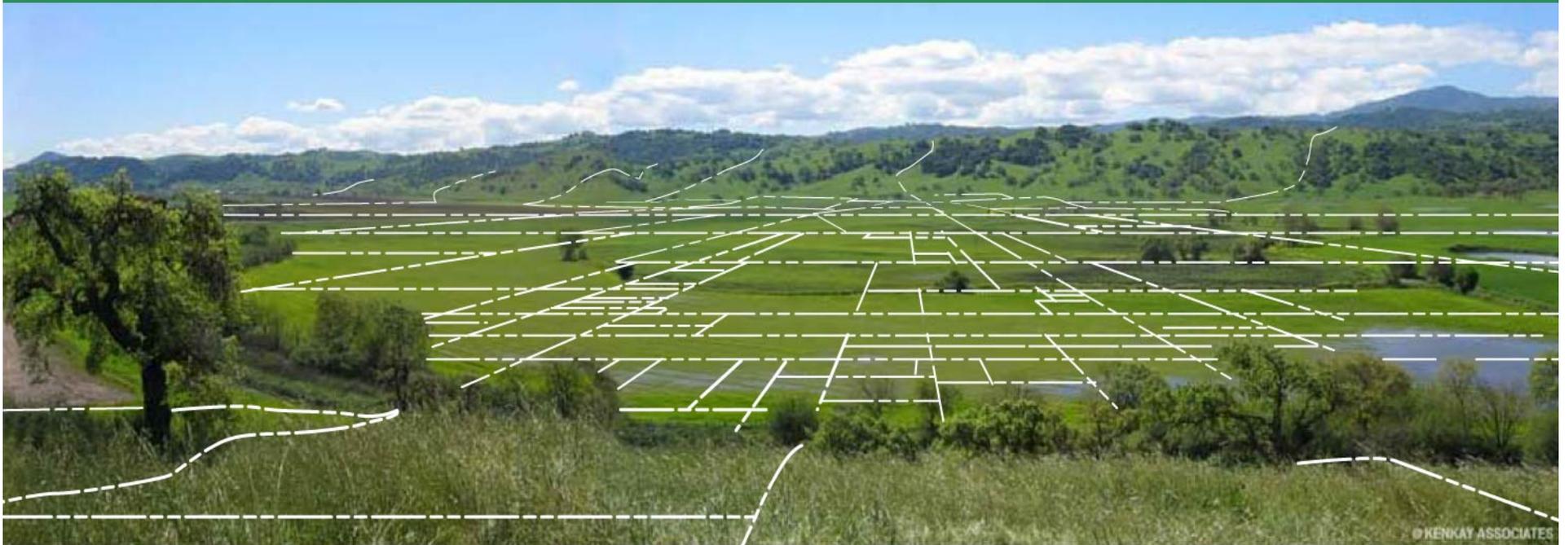


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South West View of Coyote Valley



Coyote Valley



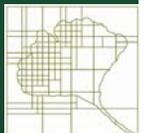
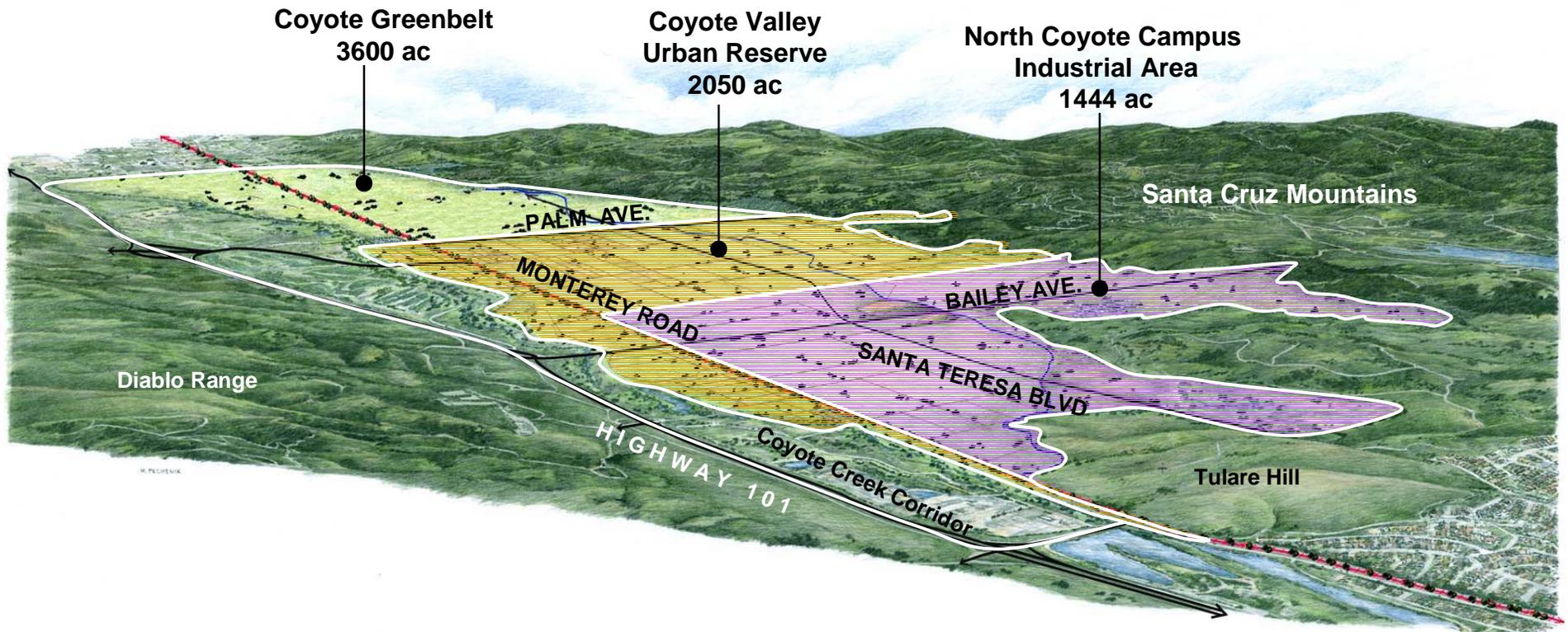
South West View of Coyote Valley



Coyote Valley Land Uses 1983-2004

Sprawl

- Single Land Use
- Auto Dependant

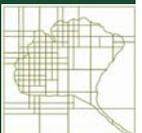
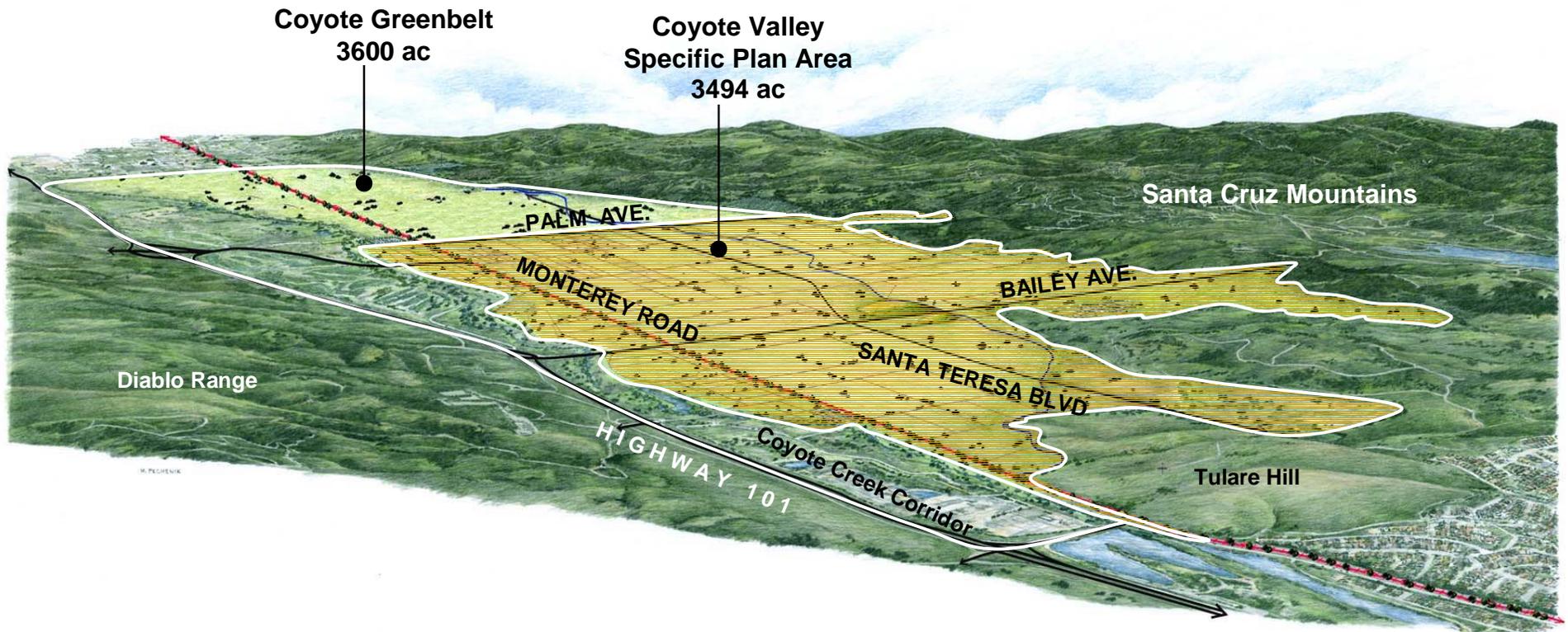


Coyote Valley Land Uses 2004 - Present

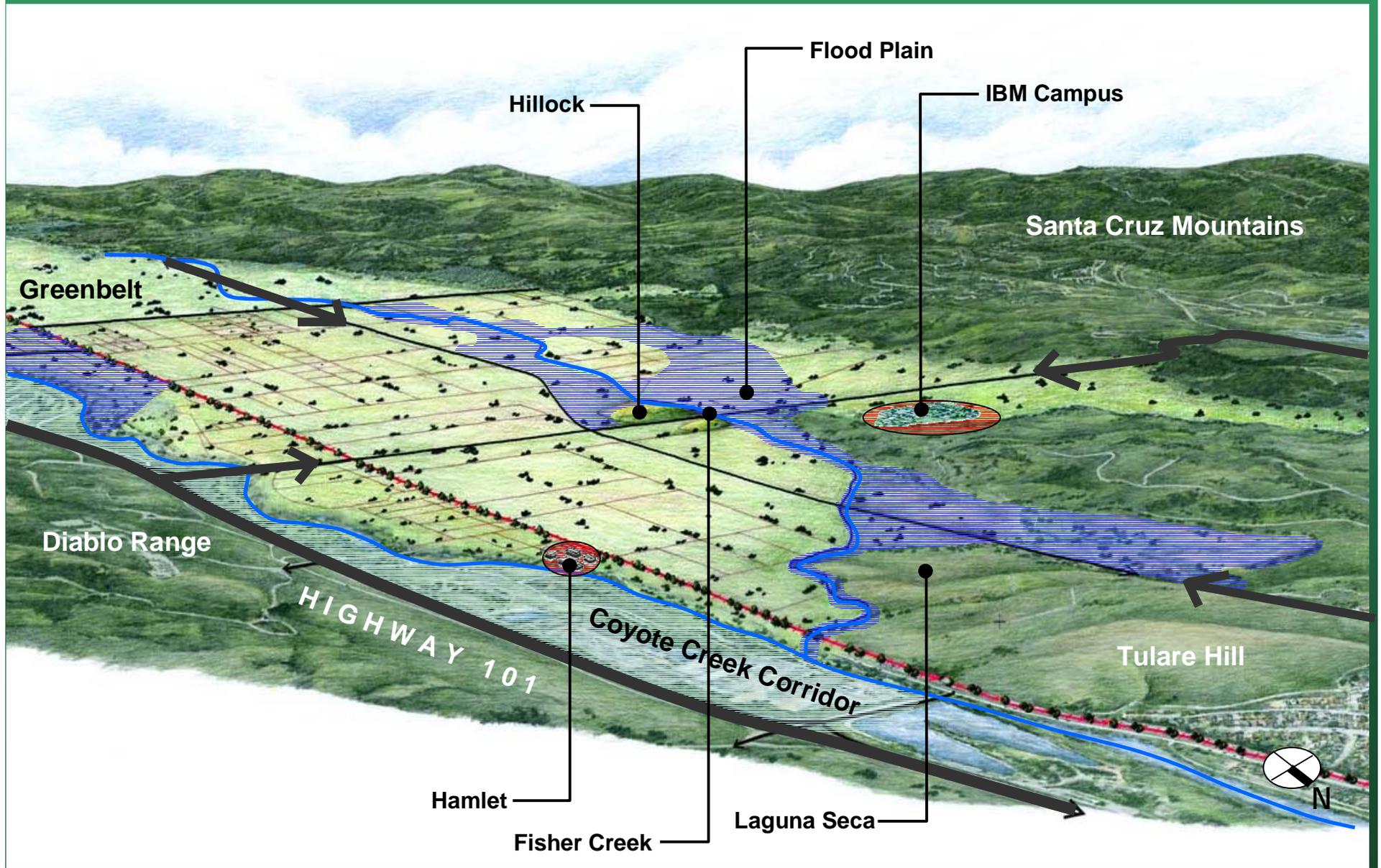
Smart Growth

- Mixed and Integrated Land-Use
- Walkable/ Transit Friendly

- Preserve Scenic Character
- Environmental Stewardship
- Place Making



Existing Resources



Coyote Valley History



Agriculture



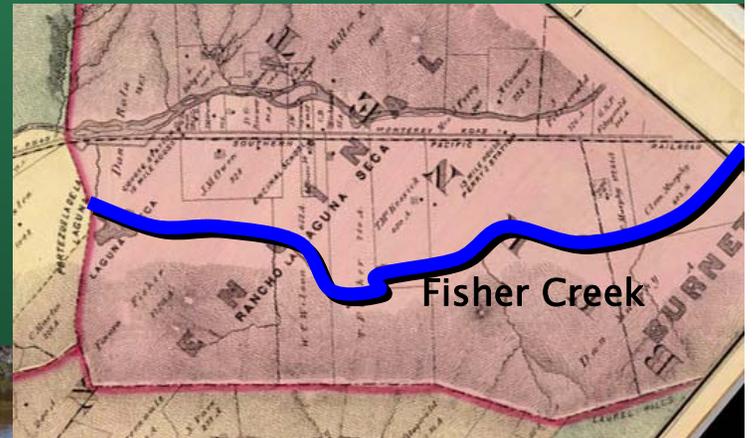
Grazing



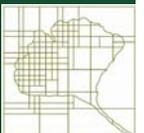
Flooding



Ohlone Indians



Changes to the land overtime
(1876 Fisher Creek)



Coyote Valley Today



Coyote Creek



Agriculture



Coyote Hamlet



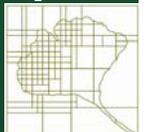
Spreckels Hillock



Laguna Seca (Dry Lake)



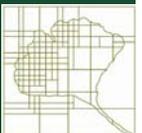
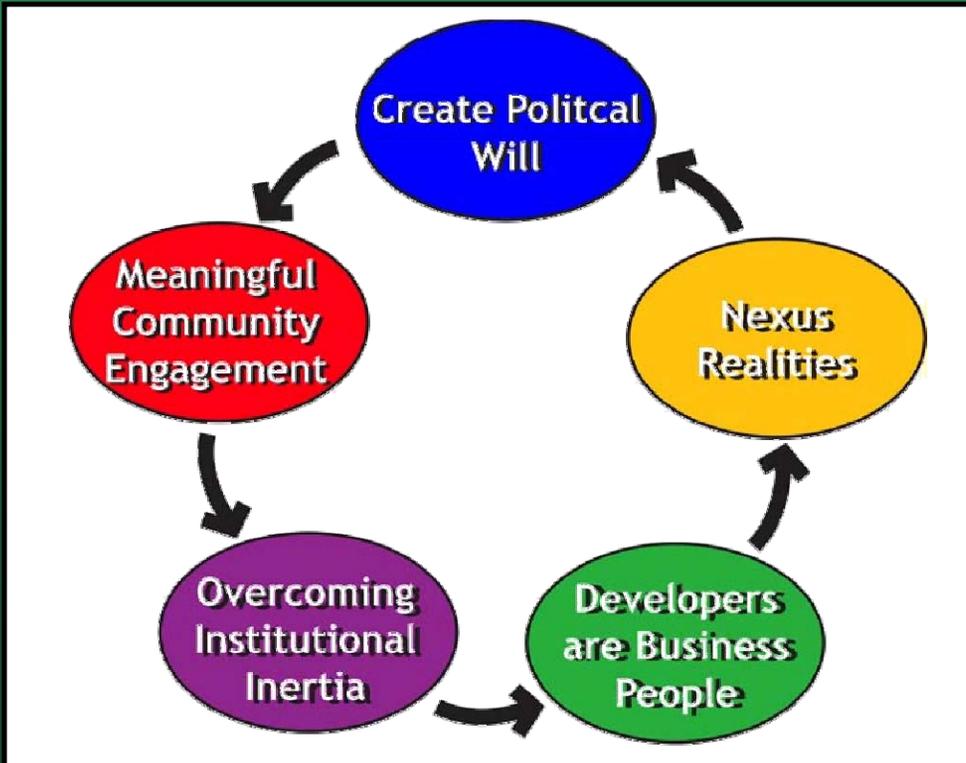
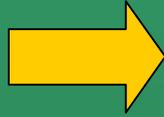
IBM Campus



Coyote Valley Integrated Planning Process



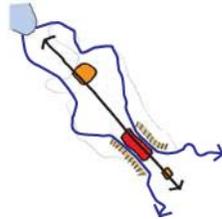
CLEAR VISION



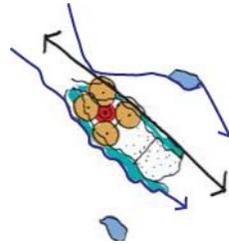
DNA of a Healthy Community

COMMUNITY STRUCTURE

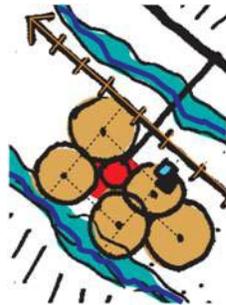
Region



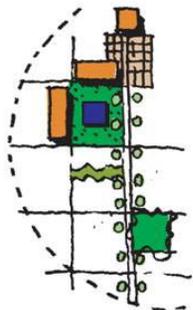
Local



Neighborhood/
District/ Corridor



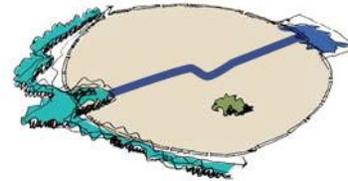
Block/Street/
Building



Prepared by: KenKay Associates

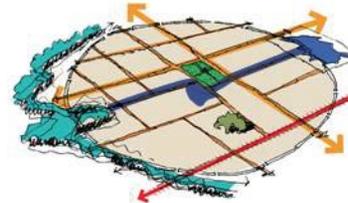
PUBLIC REALM INFRASTRUCTURE (MULTI FUNCTIONAL)

Environmental Footprint



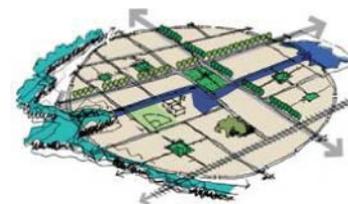
- Fixed
- Flexible
- Sustainable Elements

Blue Infrastructure



- Storm Water Management & Water Quality
- Habitat (Flora, Fauna)
- Place Making/ Visual
- Circulation/ Recreation

Green Infrastructure



- Passive, Active Recreation
- Circulation
- Visual/ Place Making
- Storm water Management
- Landscape

Composite Framework



- Environmental Footprint
- Blue Infrastructure
- Green Infrastructure
- Transit
- Public Buildings & Places
- Land-Use Intent/ Phasing

Opportunities for Sustainable Design Elements



Solar Energy Application



Wind Energy Application



Stormwater Design Application



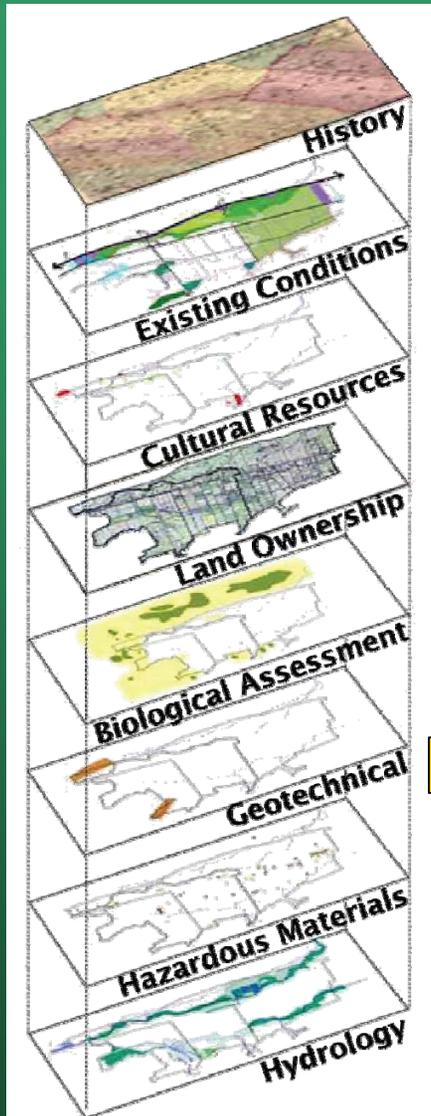
Water Efficiency Application



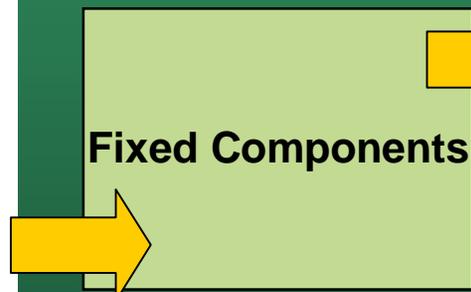
Recycled Content & Regional Materials



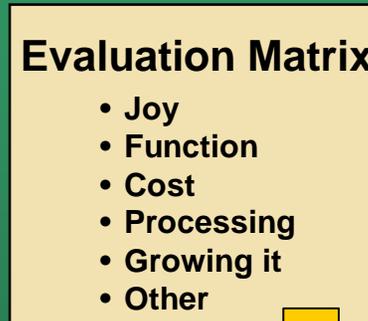
Environmental Footprint: Process Diagram



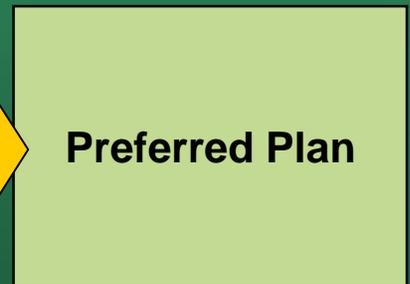
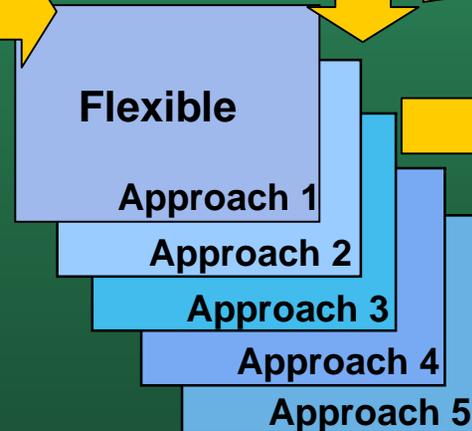
Environmental Research



Environmental Footprint



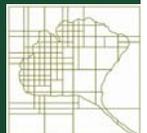
Stakeholders



Environmental Footprint



Hydrological Approaches



Outreach-Review/ Approval Agencies

Regulatory Agencies

Regional Water Quality Control District
California Environmental Protection Agency
Army Corps of Engineers
Fish and Wildlife Services
Department of Safety and Dams
California Department of Fish and Game
National Marine Fisheries
USDA Natural Resource Conservation Service

Santa Clara County

County Parks & Recreation
Santa Clara Valley Water District
County Roads and Airports
County Planning
County Floodplain Administrator
Department of Health Services
Board of Supervisors
County Communication

City of San Jose

Planning, Building & Code Enforcement
Flood Plain Administrator
Public Works
Parks & Recreation
Department of Transportation

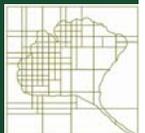
Housing
Economic Development
Fire
Police
Environmental Services
Historic & Landmarks Commission
Waste Water Pollution Control

Transportation

VTA
Caltran
MTC
Union Pacific Railroad
Bay Area Transportation & Land Use
Walk San Jose
Silicon Valley Bicycle Coalition
Peninsula Bicycle & Pedestrian Coalition
Surface Transportation Policy Project

Educational Stakeholders

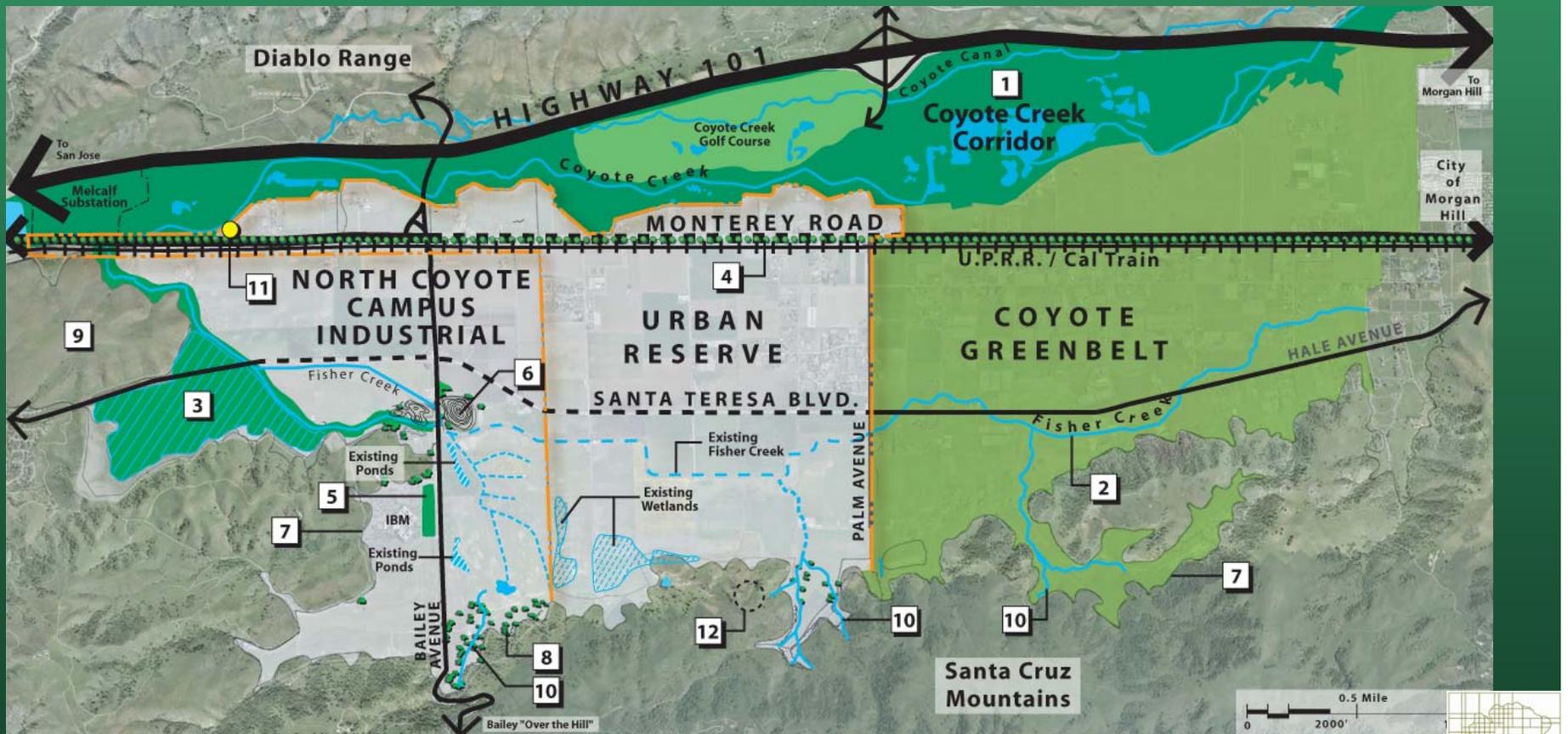
Center for Education Planning
Gavilan College
Morgan Hill Unified School District
Oak Grove Elementary School District
San Jose City College
San Jose State University
San Jose Unified School District



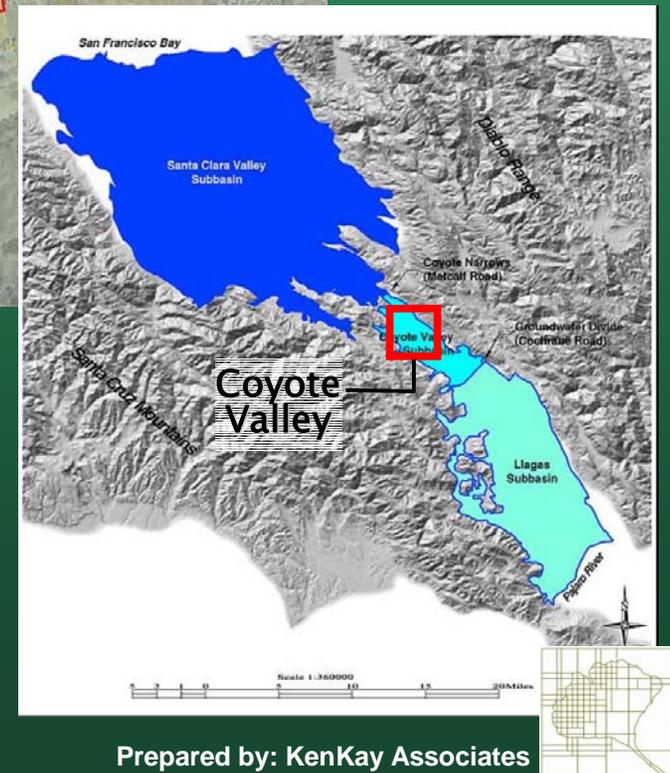
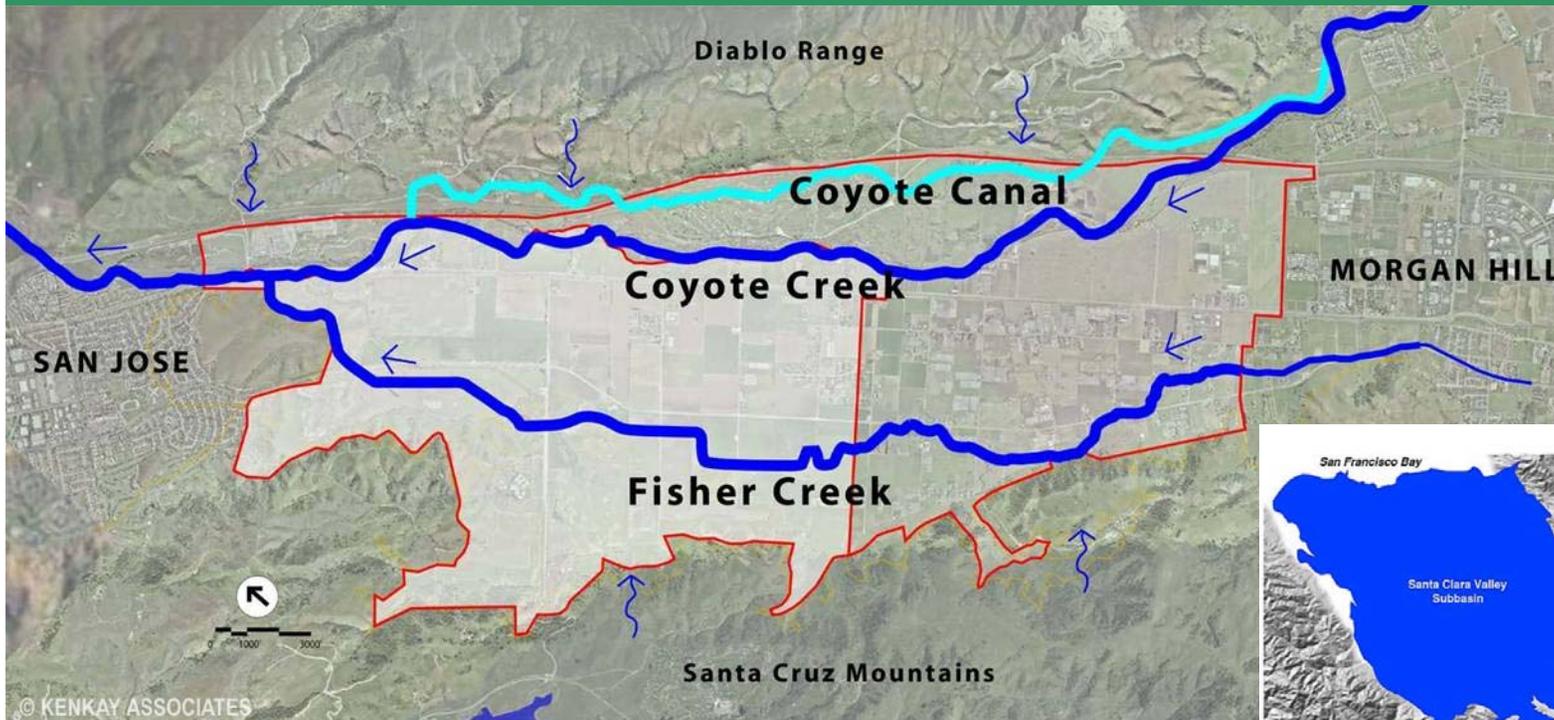
Environmental Footprint

FIXED ELEMENTS

1. Coyote Creek Corridor
2. Fisher Creek in Greenbelt
3. Laguna Seca
4. Kessling's Shade Tree
5. IBM Wetland
6. Hillock
7. Hills (15% Limit)
8. Oak Savannah
9. Hillside
10. Streams
11. Hamlet of Coyote
12. Archaeological Site



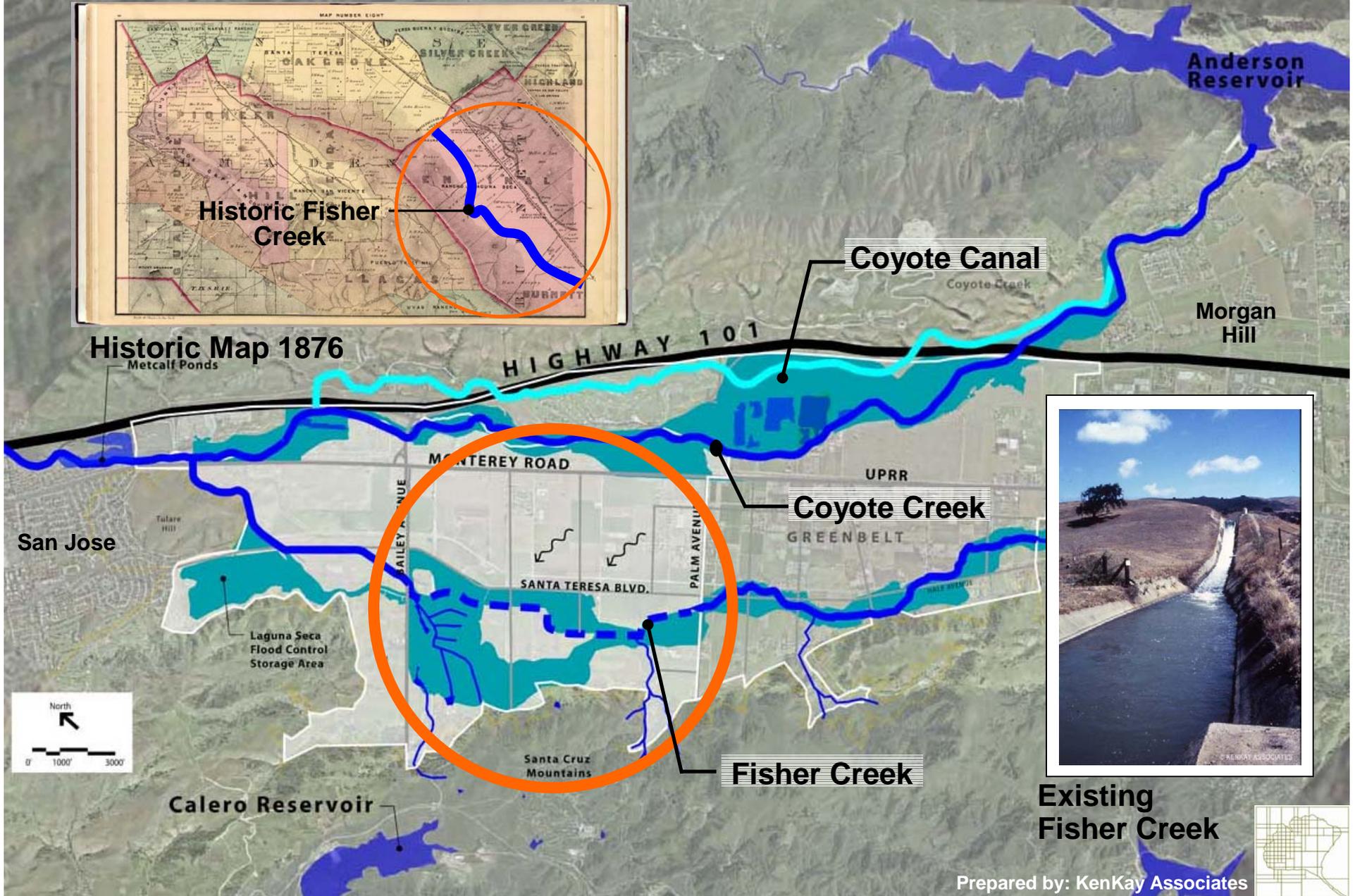
Coyote Valley - Water Considerations



Surface Water

Sub Surface Water

Coyote Valley - Fisher Creek



Coyote Valley - Hydrology Approaches



1: Floodway Improvement

- Retain existing Fisher Creek alignment and provide additional setbacks
- Introduce a second reach of Fisher Creek for flood control and habitat enhancement



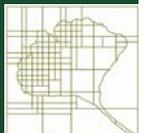
2: Restoration

- Fisher Creek realigned to its “natural location”
- Enhance wetlands, flood control, habitat and recreational opportunities



3: Dispersed

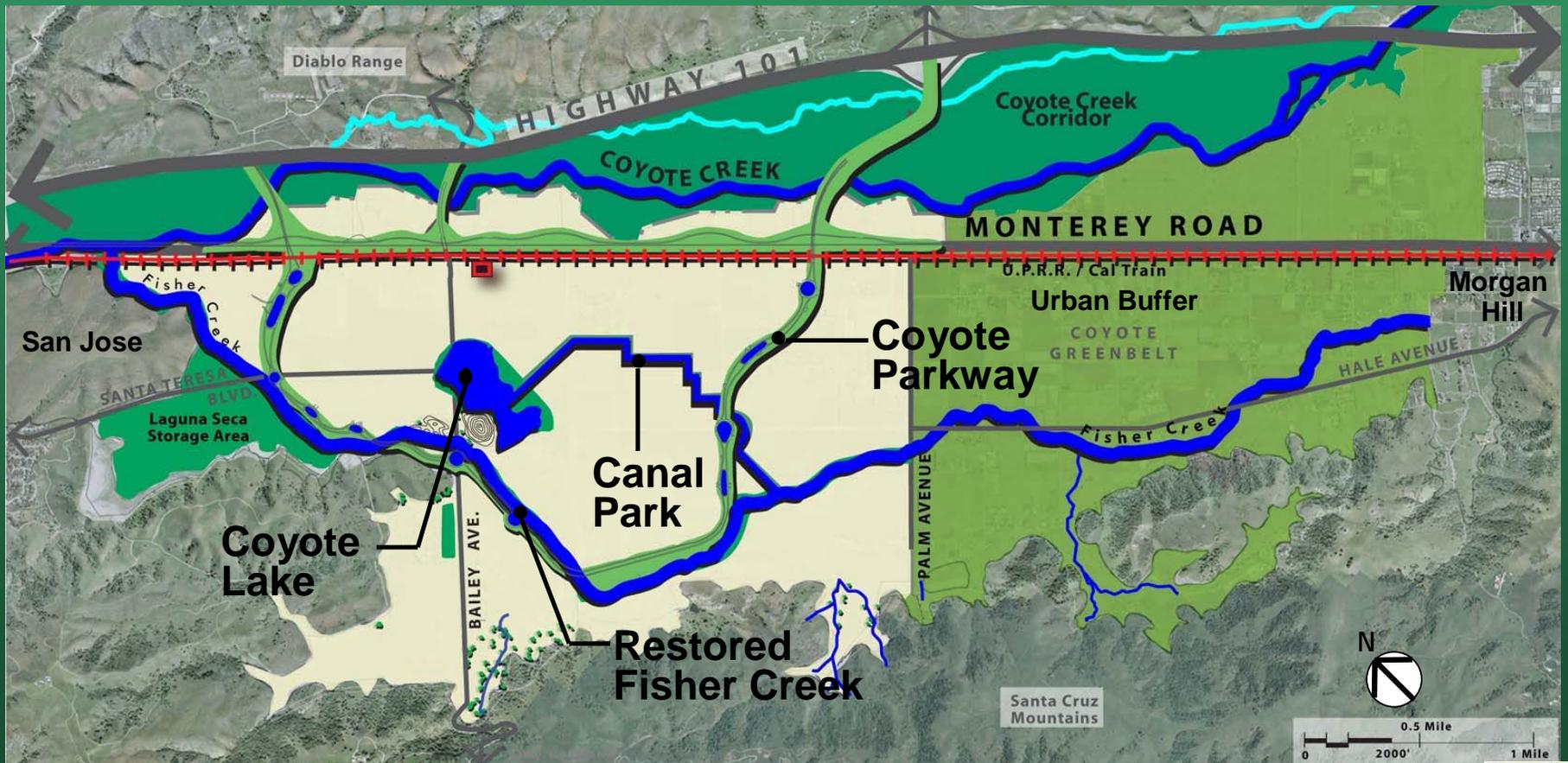
- Fisher Creek realigned to its “natural location”
- Provide water feature and greenways for detention, bio-filtration and recreation



Blue Infrastructure

PROPOSED ELEMENTS

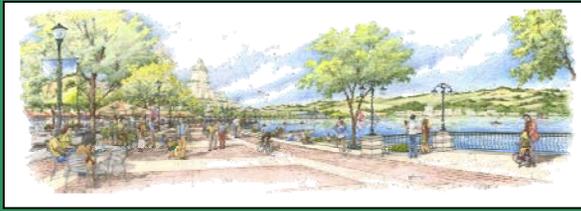
- Restored Fisher Creek
- Coyote Lake
- Canal Park
- Coyote Parkway



Blue Infrastructure



Lake



Lakeside Promenade



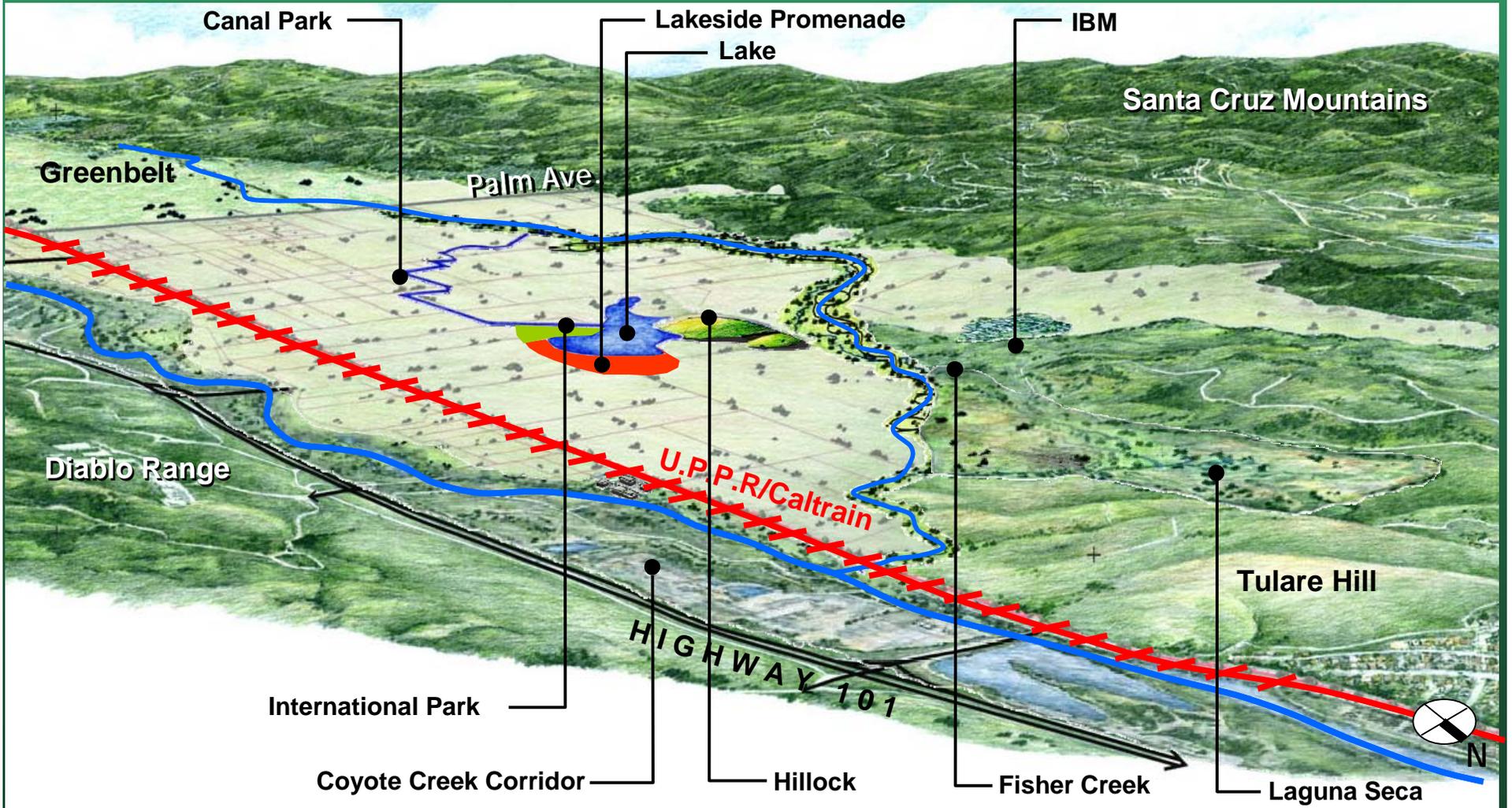
Soft Canal Edge



Natural Canal Edge



Urban Form



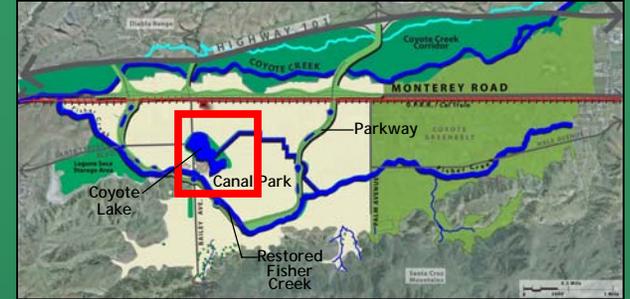
Blue Infrastructure- Coyote Lake



Lake

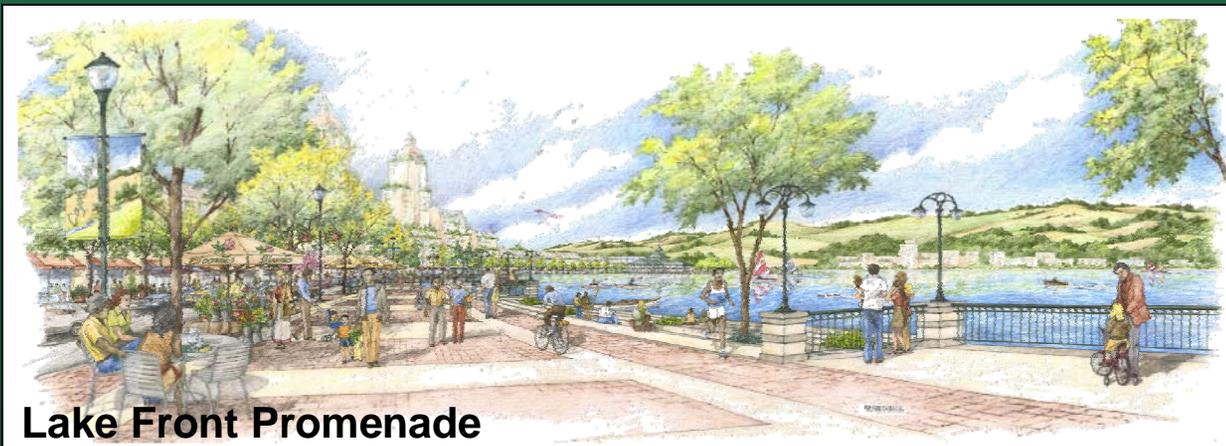


Urban Edge

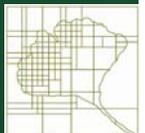


Key Concepts

- Storm water Detention
- Recreation
- Visual Amenity/ Place Making
- Circulation- Walking/ Biking
- Lake 55 Acres (Approx.)
- Park 25 Acres (Approx.)
- Lake Walk 1.6 Miles



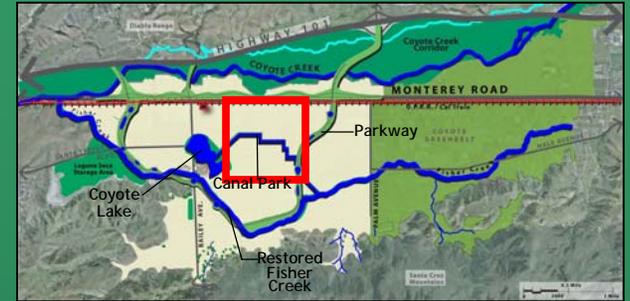
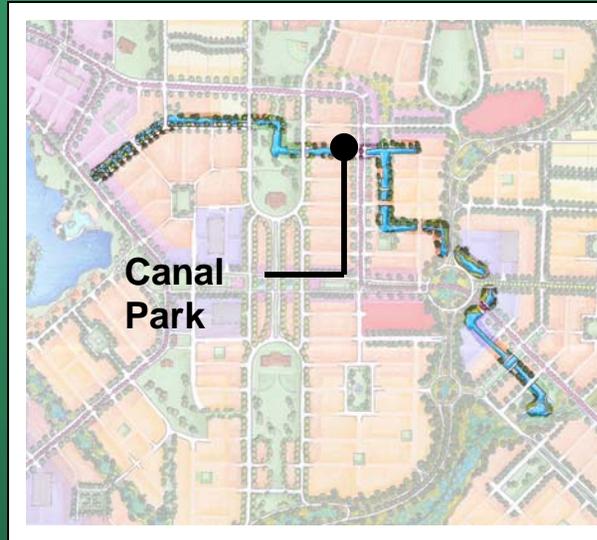
Lake Front Promenade



Blue Infrastructure- Canal Park



Urban Form



Key Concepts

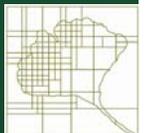
- Linear Park
- Bio-Filtration
- Pedestrian/ Bicycle Circulation
- Storm Water Detention Quality
- 1.8 Miles



Soft



Natural



Green Infrastructure- Parks, Recreation & Streets



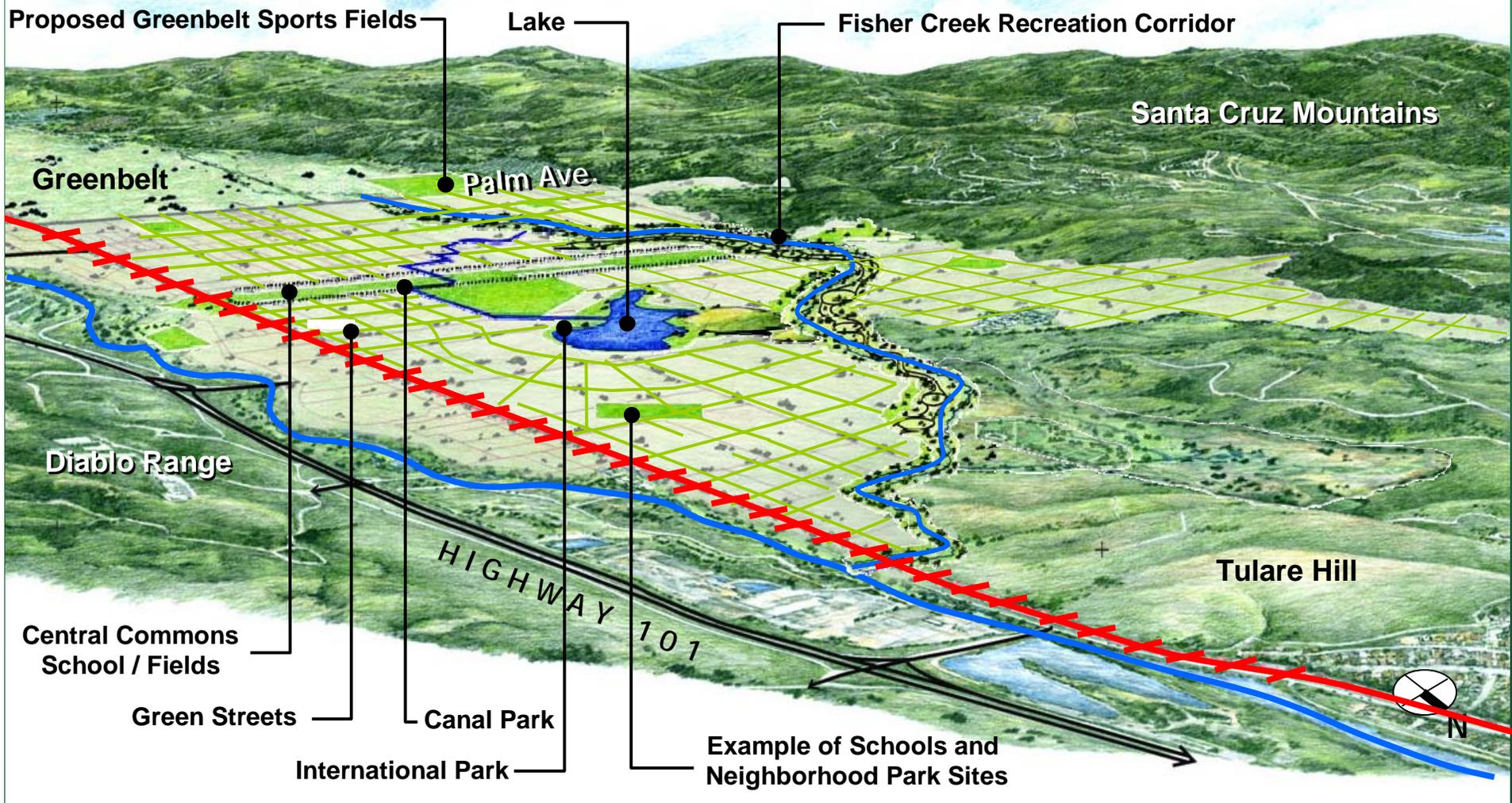
Green Streets



Community & Neighborhood Parks



Recreational Trails



Green Infrastructure- Parks & Recreation



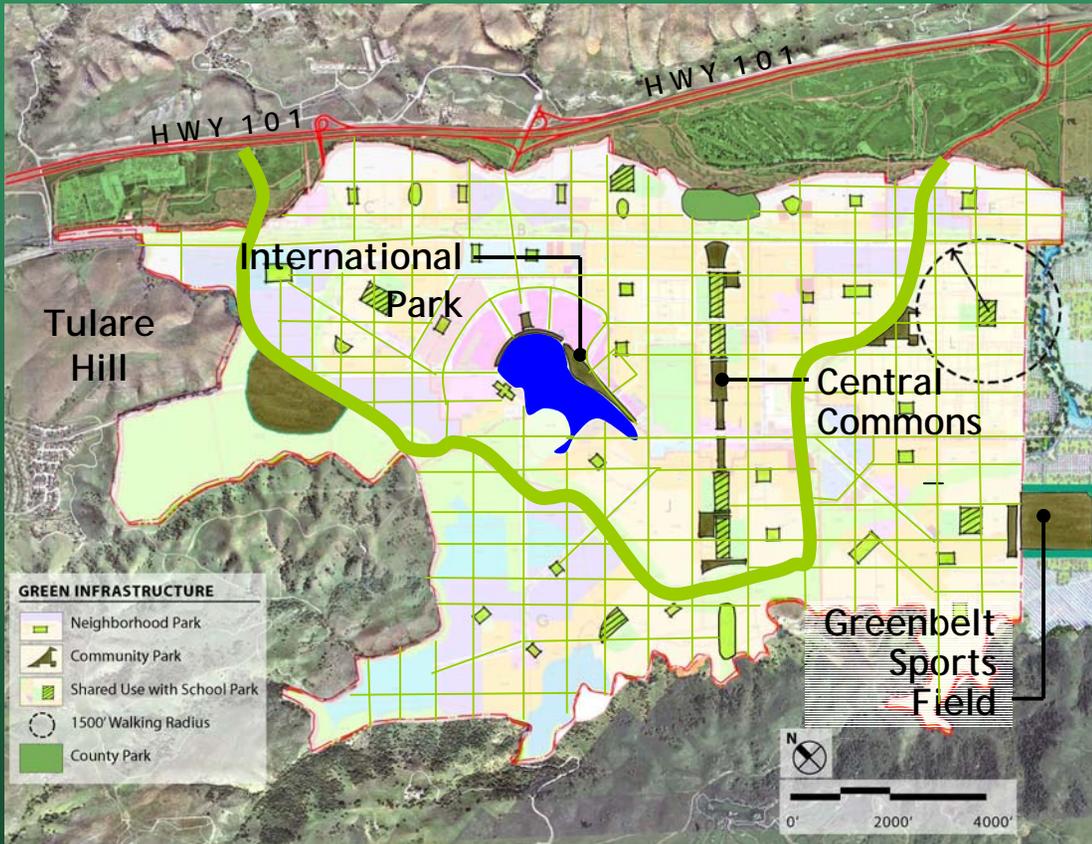
Community Park



Neighborhood Park



Recreational Trails



Policies and Goals

- Connected Network Linked to Extensive Trail System
- Multi-Function System
Circulation/Recreation
Visual/ Place Making
Stormwater, where appropriate
- Level of Service 70,000 population @ 3.5 acres/1,000 **245 ac**

Neighborhood Parks	110 ac
Shared with Schools	
Not shared with Schools	
Community Parks & Facilities	117 ac
Subtotal	227 ac

- Facilities to be Located **18 ac**
Festival Plaza
Community Center
Aquatic Center
3 Dog Parks

Total 245 ac

- Other community facilities to be determined
(Acreage preliminary)



	Community Parks		Typical School Shared Use park
	Neighborhood Parks		County Park

Prepared by: KenKay Associates