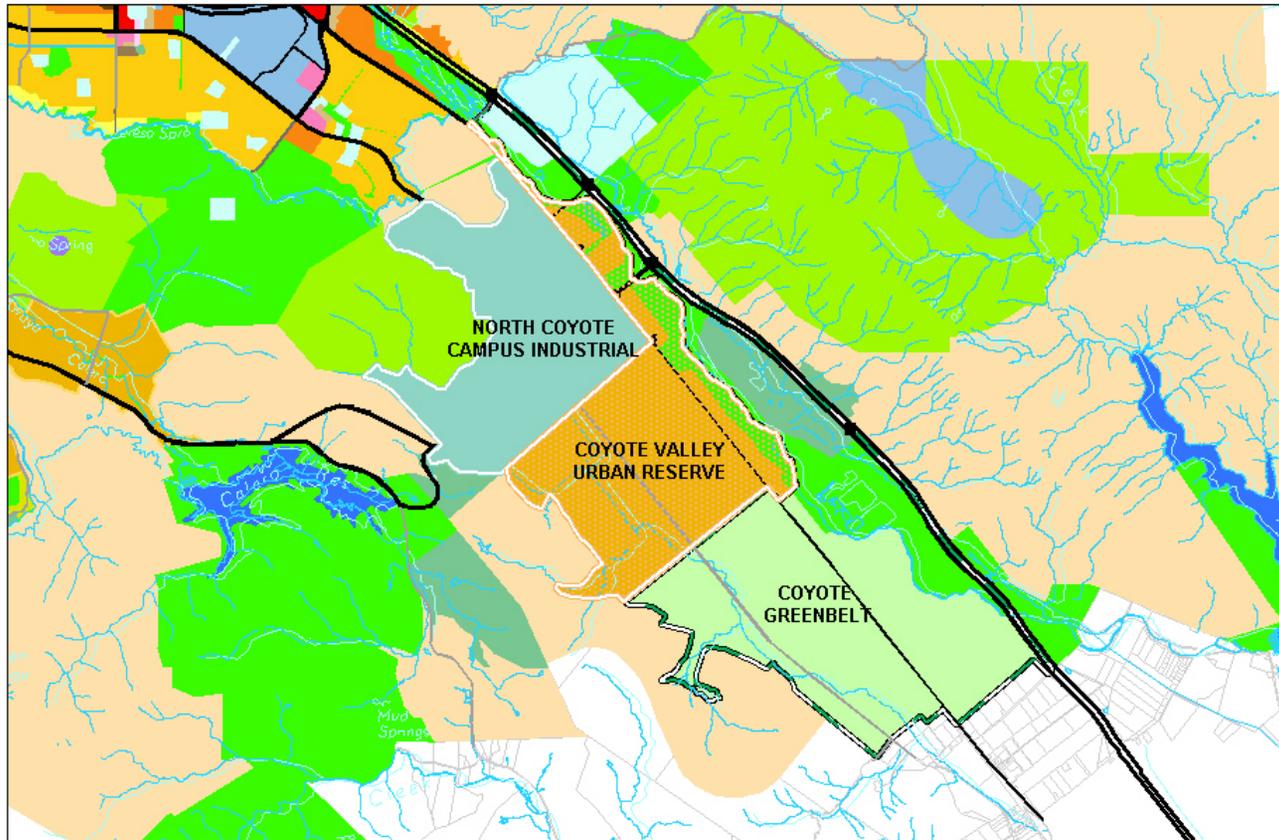


Initial Draft Coyote Valley Specific Plan City Council Study Session December 15, 2006



COYOTE VALLEY



LEGEND

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



Coyote Valley Today



Coyote Creek



Agriculture



Coyote Hamlet



IBM Campus

CVSP 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.



CVSP 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.



CVSP 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.”



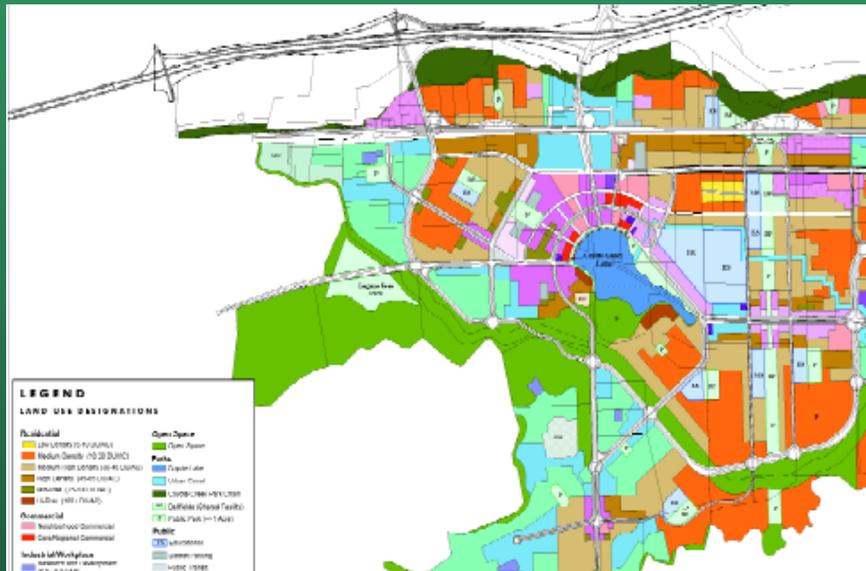
Outreach and Participation



- 50 Task Force Meetings
- 15 Community Meetings (avg. 140)
- 26 Technical Advisory Committee Mtgs.
- 10 Council Study Sessions / Progress Reports
- Property Owner Meetings
- Stakeholder Meetings
- Next Task Force Meeting 1/22/07
- Next Community Meeting on 1/11/07
- Focus Groups
- Community Meetings
- Public Hearings
- Website

What is a Specific Plan?

- More detailed Planning of a specific area
- Specific use, design, phasing, & financing provisions
- Incorporate major features into the General Plan



Contents of a Specific Plan

1. Land Use
2. Circulation/Trails/Bike Facilities
3. Infrastructure
4. Public Facilities
5. Design Guidelines
6. Financing and Phasing



What is the Initial Draft Coyote Valley Specific Plan?

- Plan as described to the City Council in January 2006
- Basis for the Environmental Impact Report analysis
- Draft EIR expected 3/1/07
- Plan refinements to follow



Task Force Comments 12/11/06

- Ensure flexibility for job generation
- Outcomes and Guiding Principles
- Strengthen implementation

