Agenda

• Introductions
• Background & Description
• Changed Conditions
• Response & Strategy
• Schedule & Next Steps
• Questions & Answers
Areas 3 and 4 Location
Area 3 (Looking West)
Area 4 (Looking East)
Area 4 (Looking North)
Background

• General Plan Update (GPU) 1992
• GPU Vision: Housing, Open Space, and Golf Course
• Specific Plan Required for Area 4
• 1999 Land Use Vote “Measure C”
  61.3% voted not to change the designation
• 2006 New Technology Park Associates (NTPA) funds Specific Plan process
Two Phase Specific Plan Process

• Phase 1: Concept Plan and a Constraints Analysis which evaluated development constraints and defined a preferred land use concept. (Completed 2008)

• Phase 2: Using the results of the Constraints Analysis and Concept Plan Produce the Specific Plan and Associated Environmental Impact Report (EIR). (Underway)
Changed Conditions

- Housing Market Dramatically Lower
- Project Infrastructure Cost Constraints
- 404 Permit Process Uncertainties
- Financial Market Meltdown
- Timing Uncertain

*Developer takes a step back.....*
Response

- Flexibility
- Document Vision and Analysis
- Keep “Door Open” to Achieving Vision
- Adjust Timing Assumptions
- Partnership
Strategy

• Land Plan Less Defined
• Golf Course Funded by Fees on Housing
• 15% Below Market Requirement can be Higher Density or Offsite.
• Housing Sizes/Types Flexible (All Detached Except Below Market)
• School Site or Land Value provided to School District
• Adjusted Schedule: 25 Year Build-Out
Next Steps

- Community Meeting Discussing Specific Plan (Fall 2009)
- Draft EIR Released (Fall 2009)
- Final EIR Released (Winter 2010)
- Planning Commission Hearing and Plan Consideration (Winter 2010)
- City Council Hearing and Plan Consideration (Spring 2010)
Questions?