

NORTH 40 SPECIFIC PLAN



Kickoff Workshop
April 2, 2011



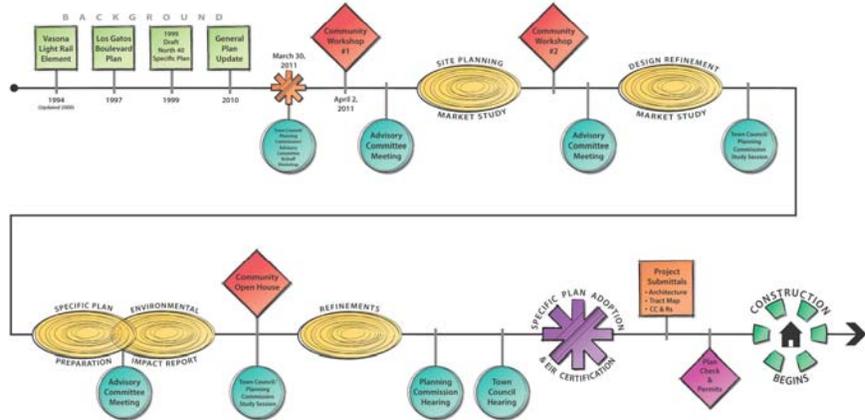
PRESENTATION OVERVIEW

- ▶ Introductions / Welcome
- ▶ Purpose of Meeting
- ▶ Project Process
- ▶ Specific Plan Overview
- ▶ Background
- ▶ Issue Identification Exercise
- ▶ Next Steps



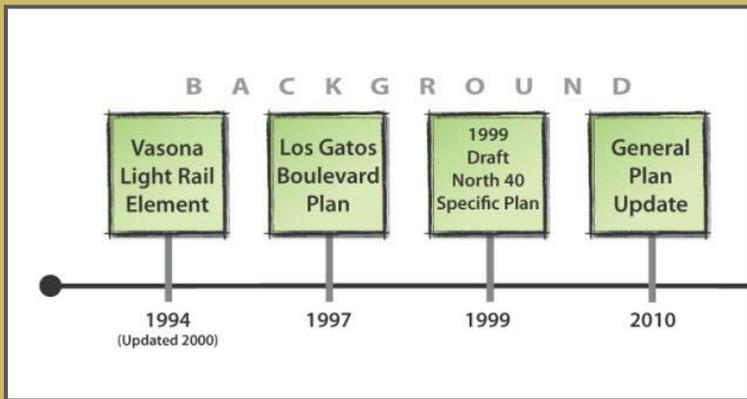
PROJECT PROCESS

PROCESS FLOWCHART

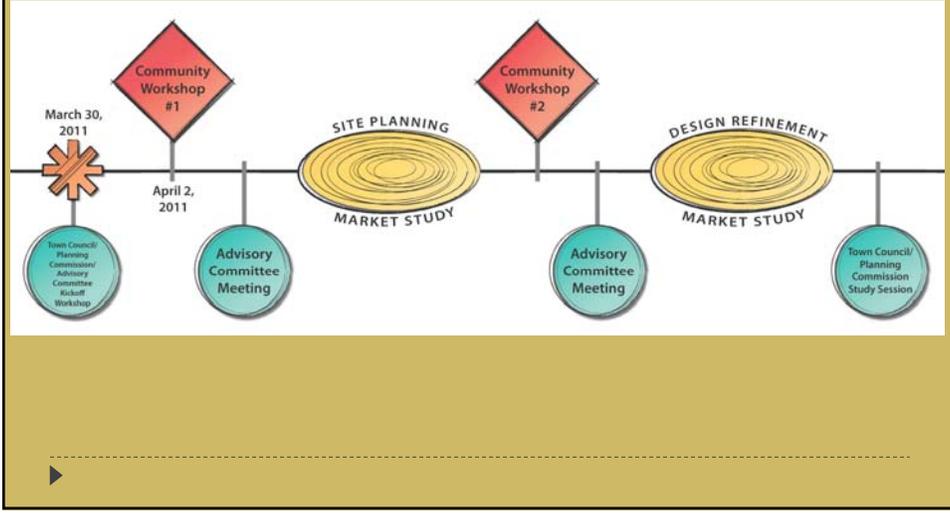


PROJECT PROCESS

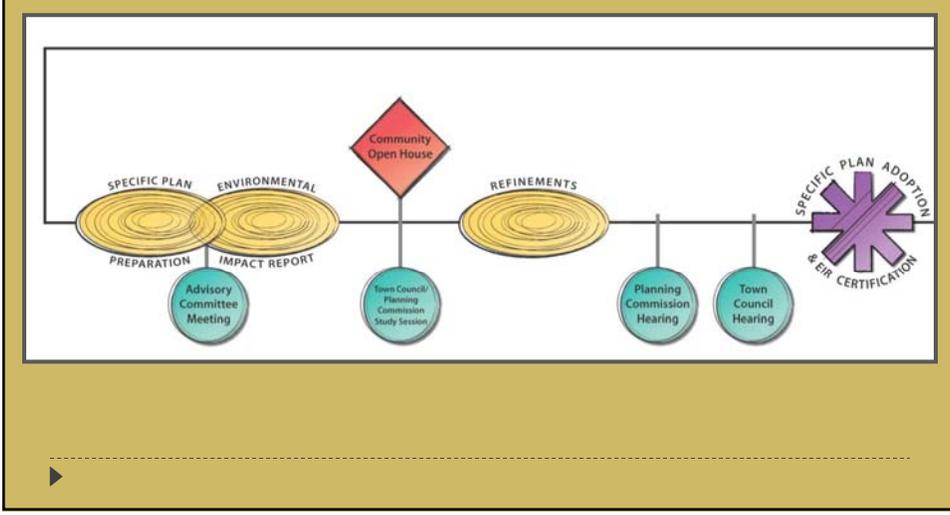
BACKGROUND



PROJECT PROCESS



PROJECT PROCESS



A SPECIFIC PLAN DOES *NOT*:

- ▶ Have eminent domain power for economic development
- ▶ Require property owners to redevelop or make improvements



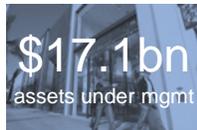
GENERAL PLAN- NORTH 40 PRINCIPLES

- ▶ Mixture of uses - complement the Downtown
- ▶ Sustainable and “smart” development practices
- ▶ Include public gathering spaces
- ▶ Provide variety of residential types including a minimum of 20% meeting affordability requirements
- ▶ Include high-quality architecture and design
- ▶ Reflect the rural and agricultural history
- ▶ Provide pedestrian-oriented buildings
- ▶ Minimal parking oriented to the street
- ▶ Utilize grade change across the site
- ▶ Include connections to existing intersections and reciprocal access
- ▶ Gateway or landmark features at Los Gatos Boulevard and Lark Avenue and Highway 85 off-ramp
- ▶ Fully connected street network
- ▶ Encourage walking
- ▶ Provide a vegetative buffer and screening along Highway 17 and 85
- ▶ Preserve Town character and views





ABOUT GROSVENOR



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Grosvenor is a privately owned property group active in some of the world's most dynamic cities.

We recognise that our future success as a business is tied to the sustainable growth of the cities and towns in which we have a presence. We have a vested interest in the future shape of the urban landscape and aim to help create attractive and vibrant cities in which people want to live and work.



THE NORTH 40: A PORTAL TO WELLBEING



www.losgatosnorth40.com



BACKGROUND- EXISTING CONDITIONS



ISSUE IDENTIFICATION EXERCISE

