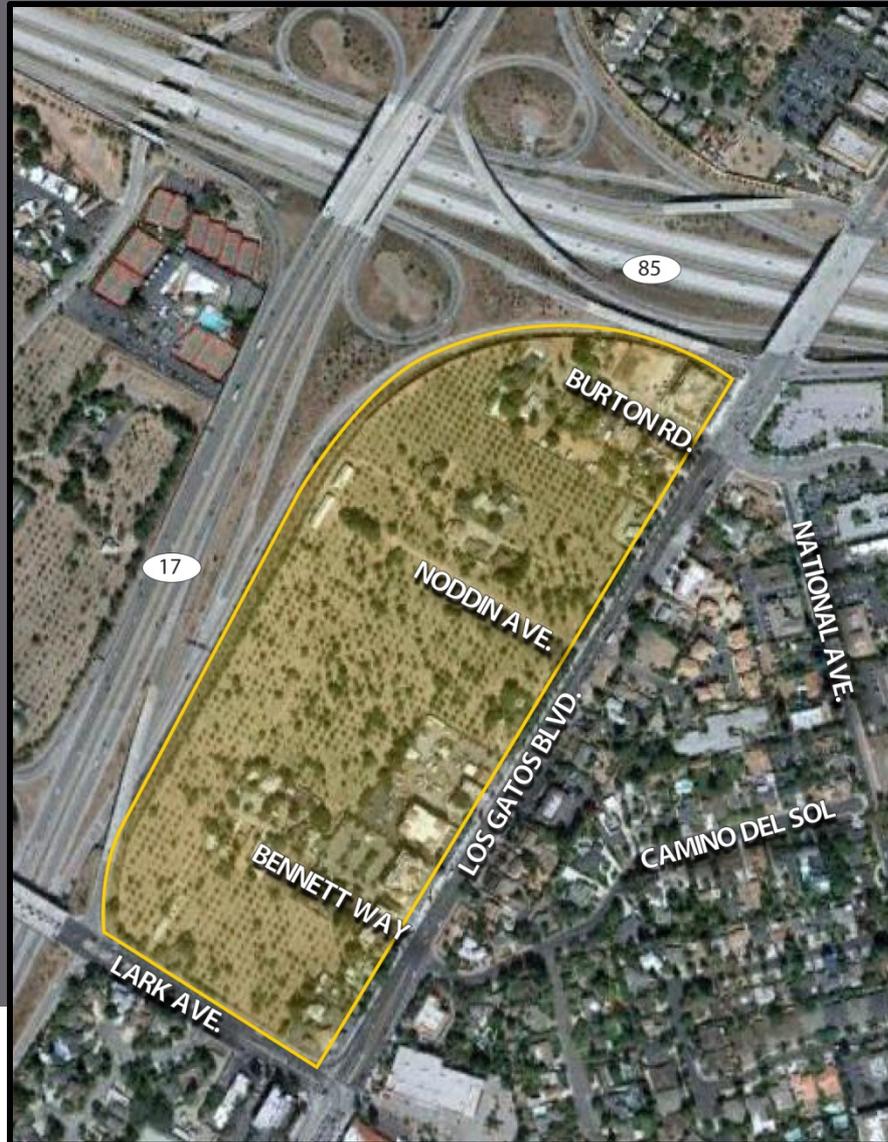


# NORTH 40 SPECIFIC PLAN



Kickoff Workshop  
March 30, 2011



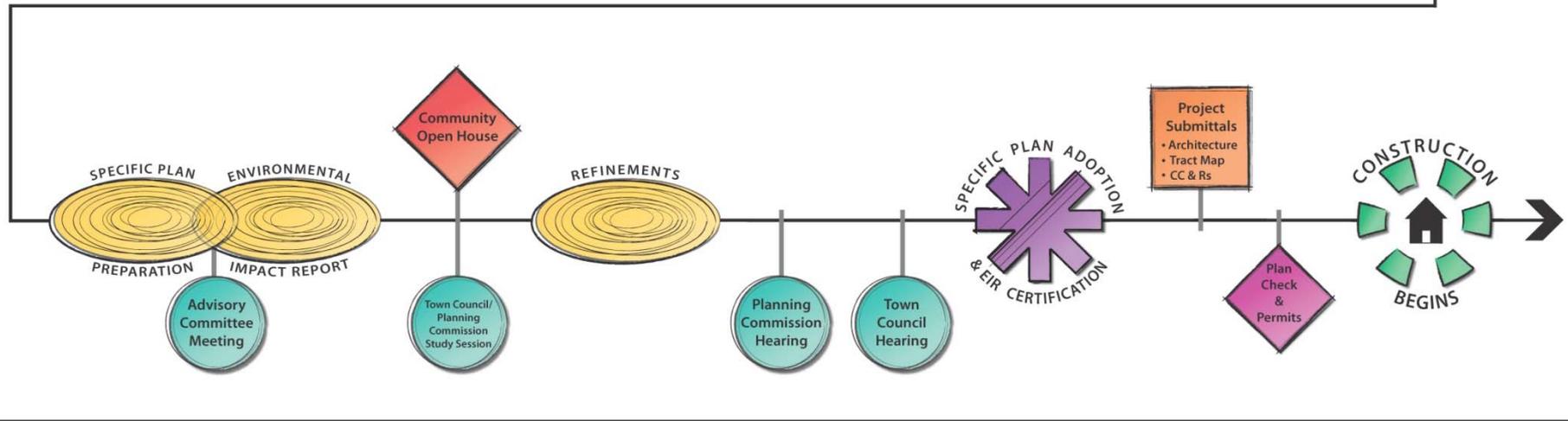
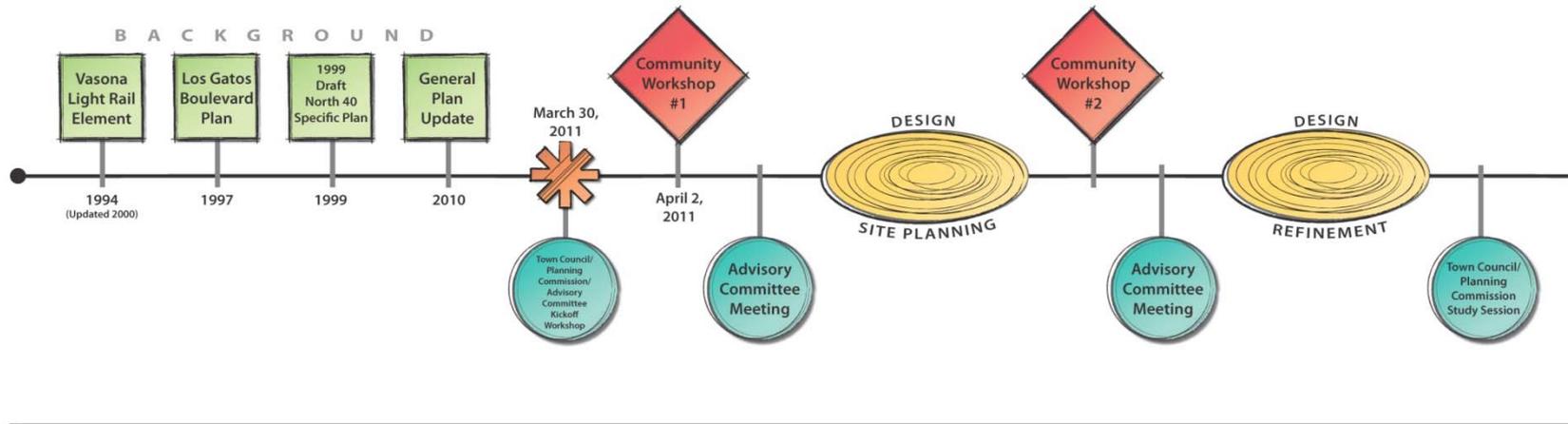
# PRESENTATION OVERVIEW

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

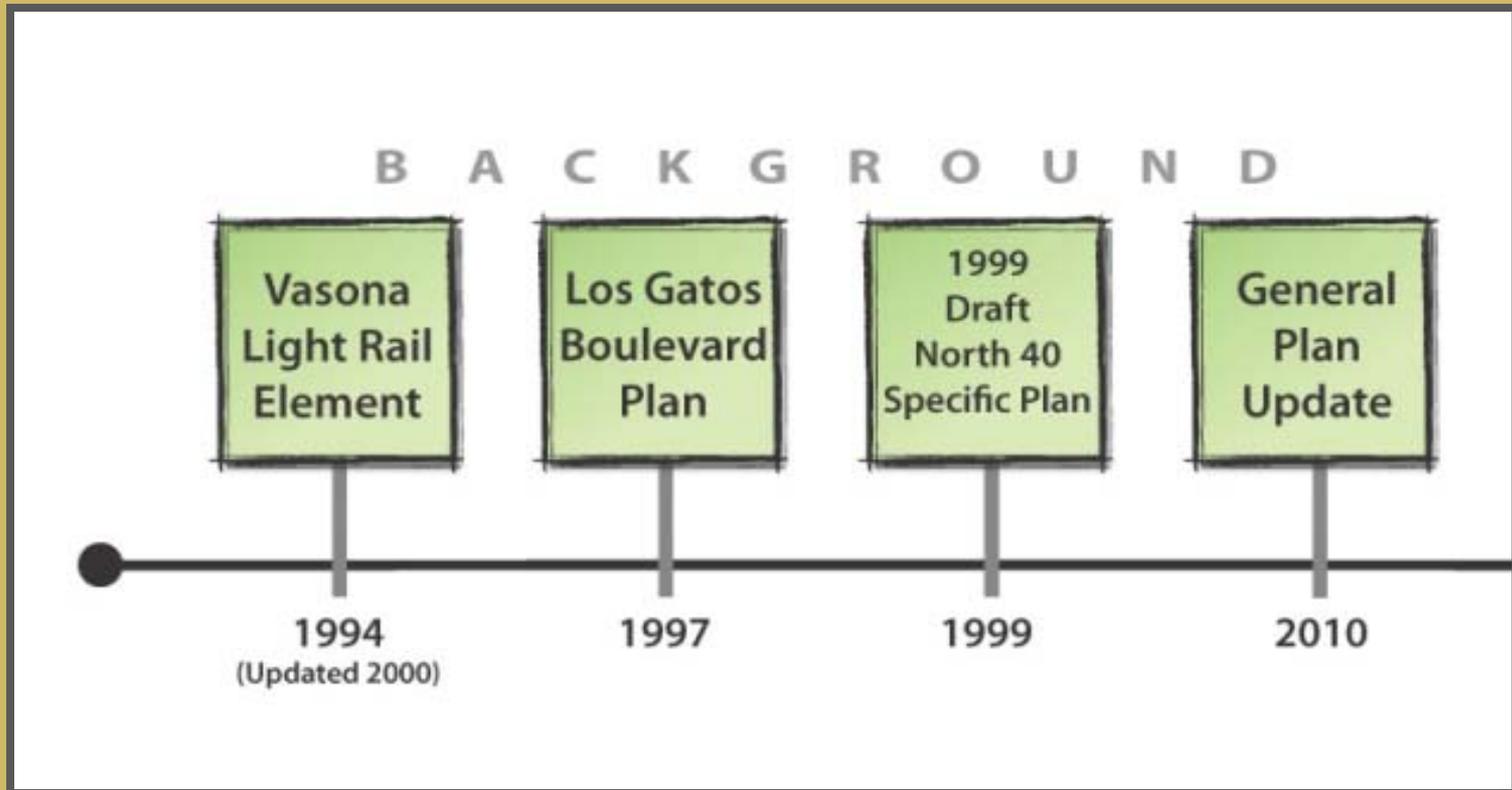


# PROJECT PROCESS



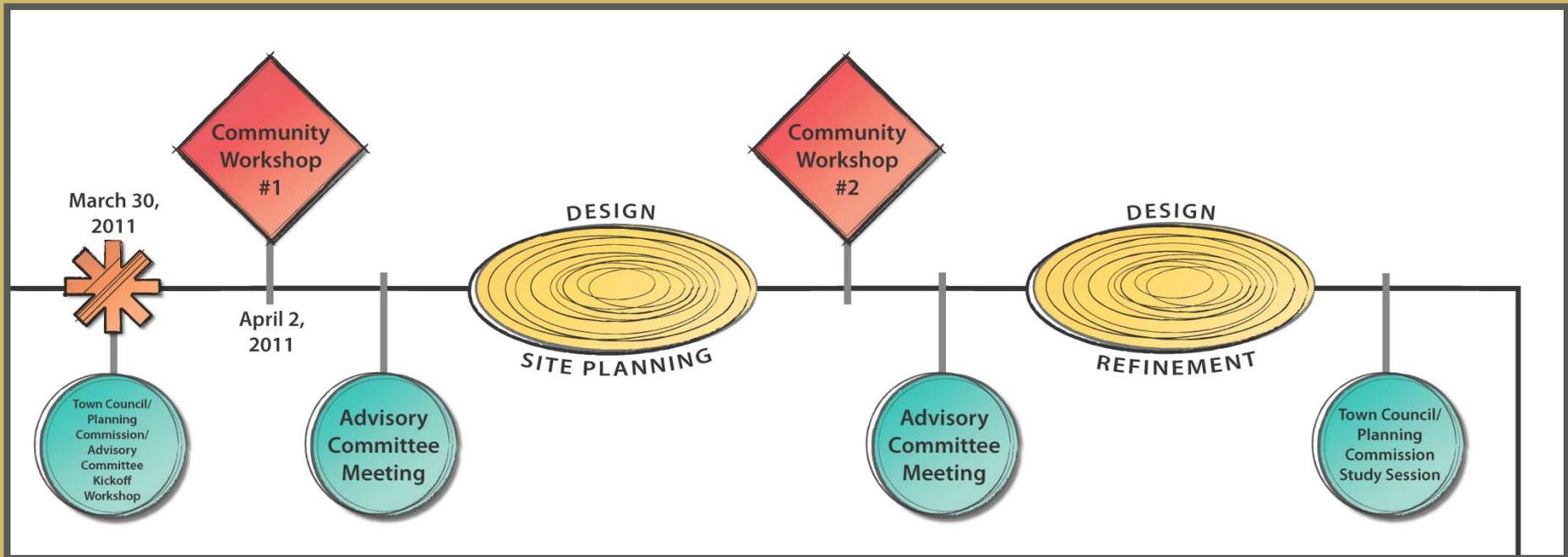
# PROJECT PROCESS

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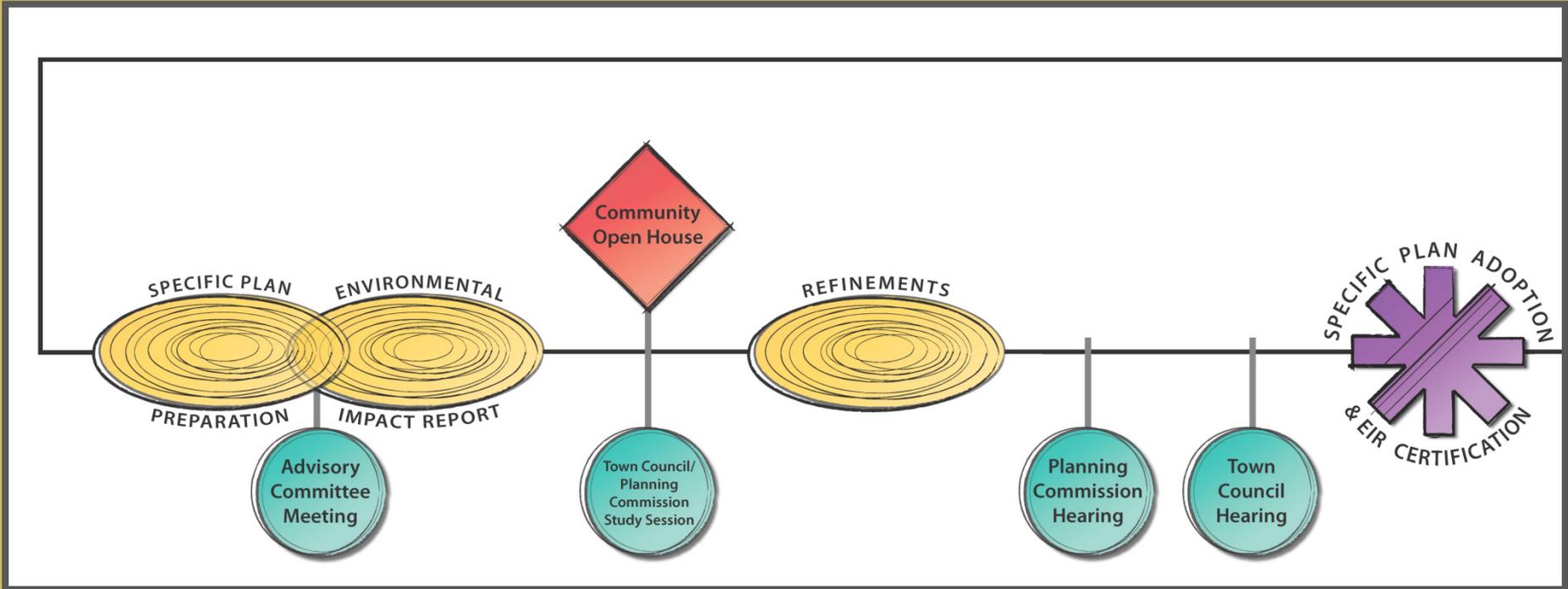
# PROJECT PROCESS

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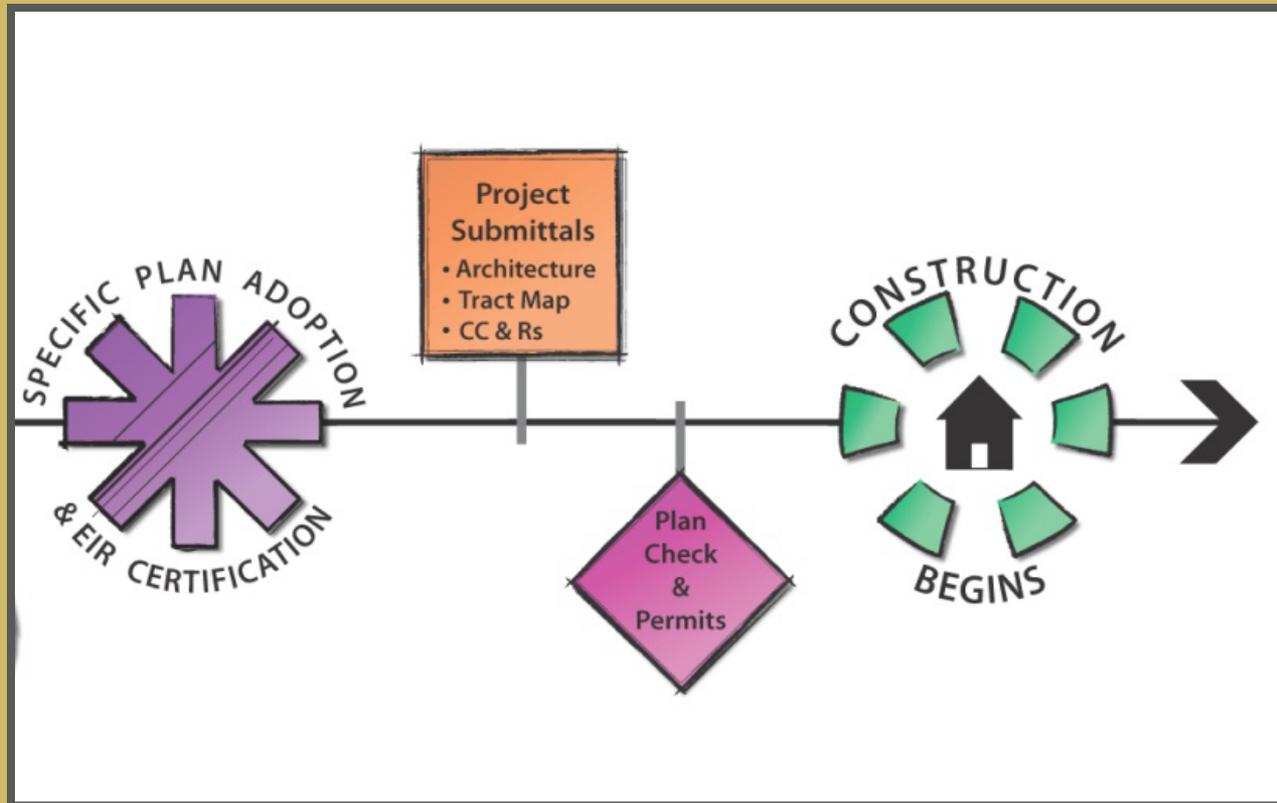
# PROJECT PROCESS

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# PROJECT PROCESS

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# WHAT IS A SPECIFIC PLAN?

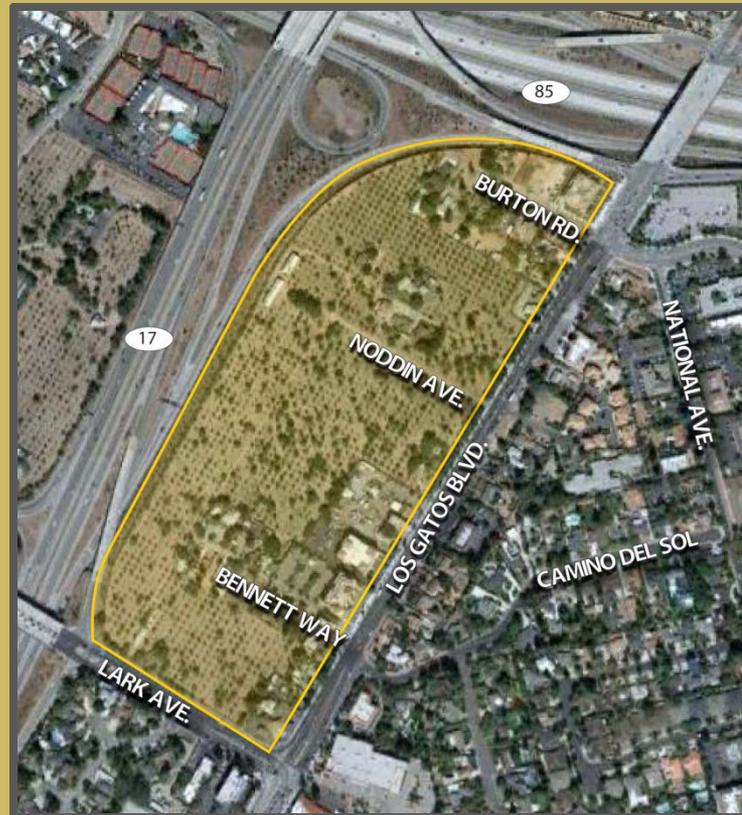
- ▶ A Specific Plan is a zoning tool and regulating document for a specific area
- ▶ A Specific Plan is a document that:
  - ▶ Regulates community development for public and private property
  - ▶ Captures the vision for an area
  - ▶ Establishes the land use, development, mobility and circulation policies and standards
  - ▶ Contains architectural design guidelines
  - ▶ Provides streetscape, public improvement and facility recommendations
  - ▶ Plans for infrastructure and phasing
  - ▶ Contains an implementation action plan



# A SPECIFIC PLAN DOES *NOT*:

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



# GENERAL PLAN- NORTH 40 PRINCIPLES

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- ▶ 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
- 



# BACKGROUND- EXISTING CONDITIONS



NORTH FORTY | LOS GATOS, CALIFORNIA

# BACKGROUND: EXISTING CONDITIONS

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Living cities

Mount Street - Mayfair, London

  
GROSVENOR

# ABOUT GROSVENOR

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# 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

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# ISSUE IDENTIFICATION EXERCISE

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