



SPUR Regional Strategy

Managing the Urban Edge

- *Greenbelt Alliance + SPUR*

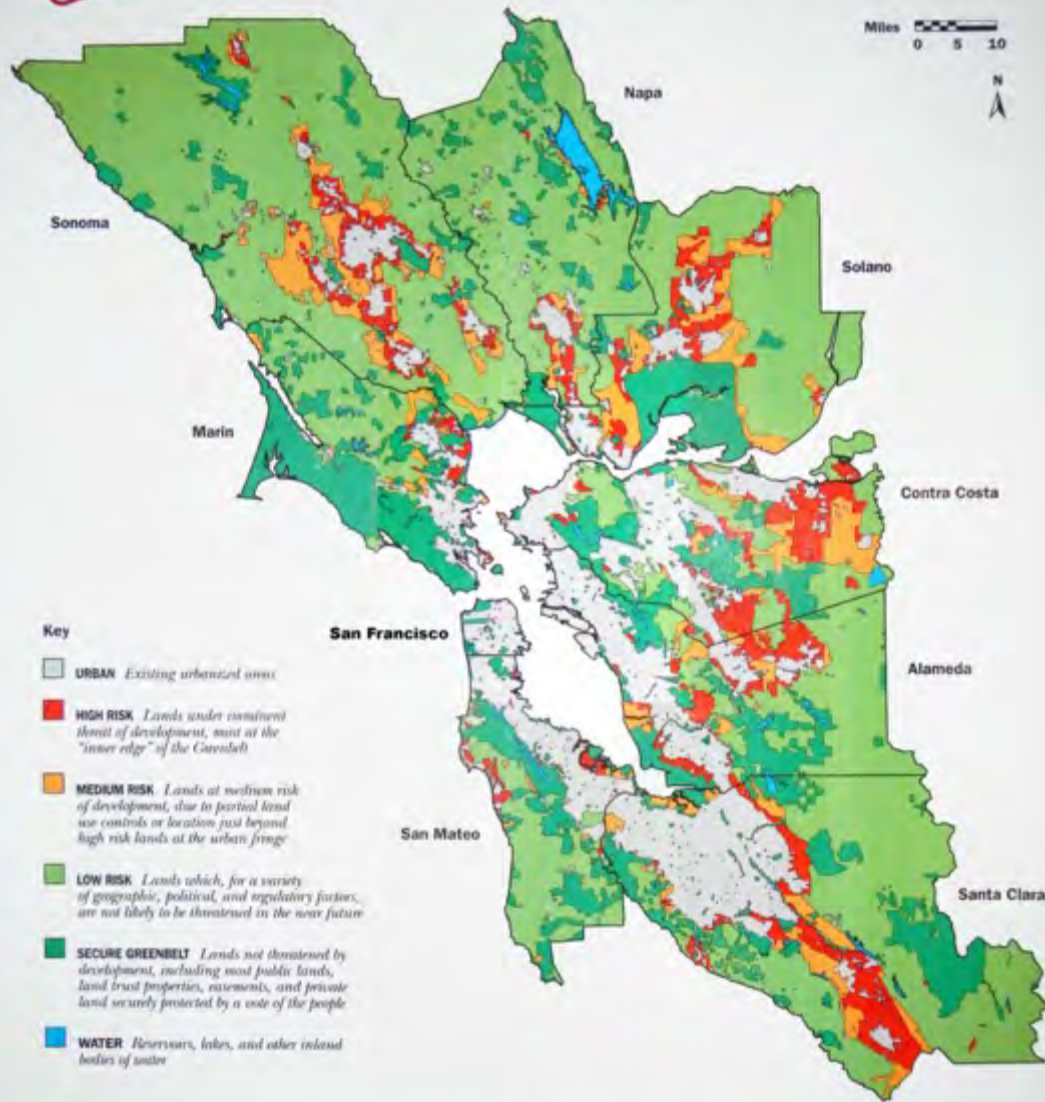


Ideas + Action
for a Better City



AT RISK

THE BAY AREA GREENBELT

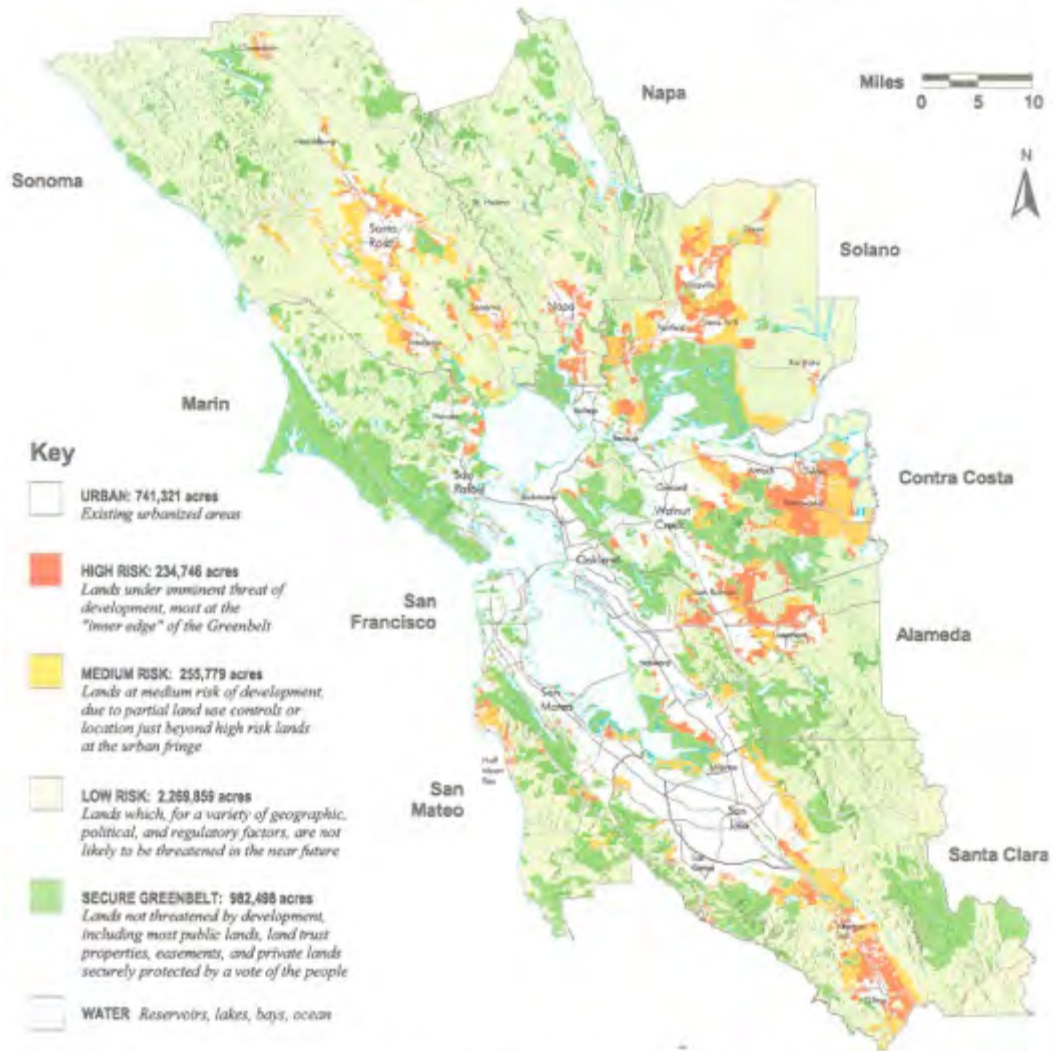


570,000 acres (equal to nineteen San Franciscos) of the Bay Area's Greenbelt of open lands are at risk of suburban sprawl development in the next 30 years. Yet this environmental destruction is unnecessary — we can meet our development needs in and around existing urban areas without destroying the Greenbelt. For more information about how you can help protect the Bay Area's farmlands and other open space, call Greenbelt Alliance, the region's leading land conservation group, at 415/543-4291 or (800) 543-GREEN. Copyright © 1994 by Greenbelt Alliance.

Greenbelt Alliance
PEOPLE FOR OPEN SPACE

AT RISK

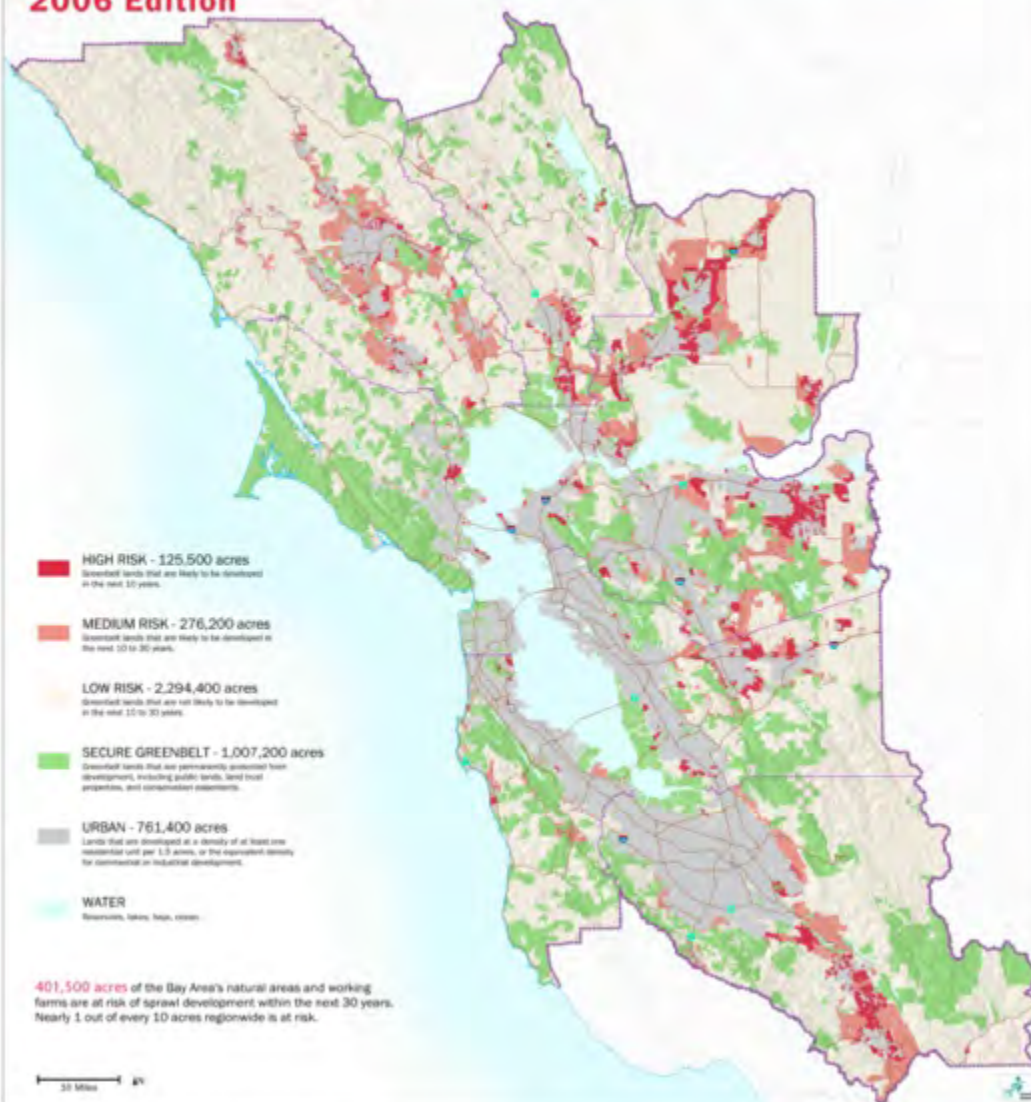
THE BAY AREA'S GREENBELT of Farmlands and Open Space

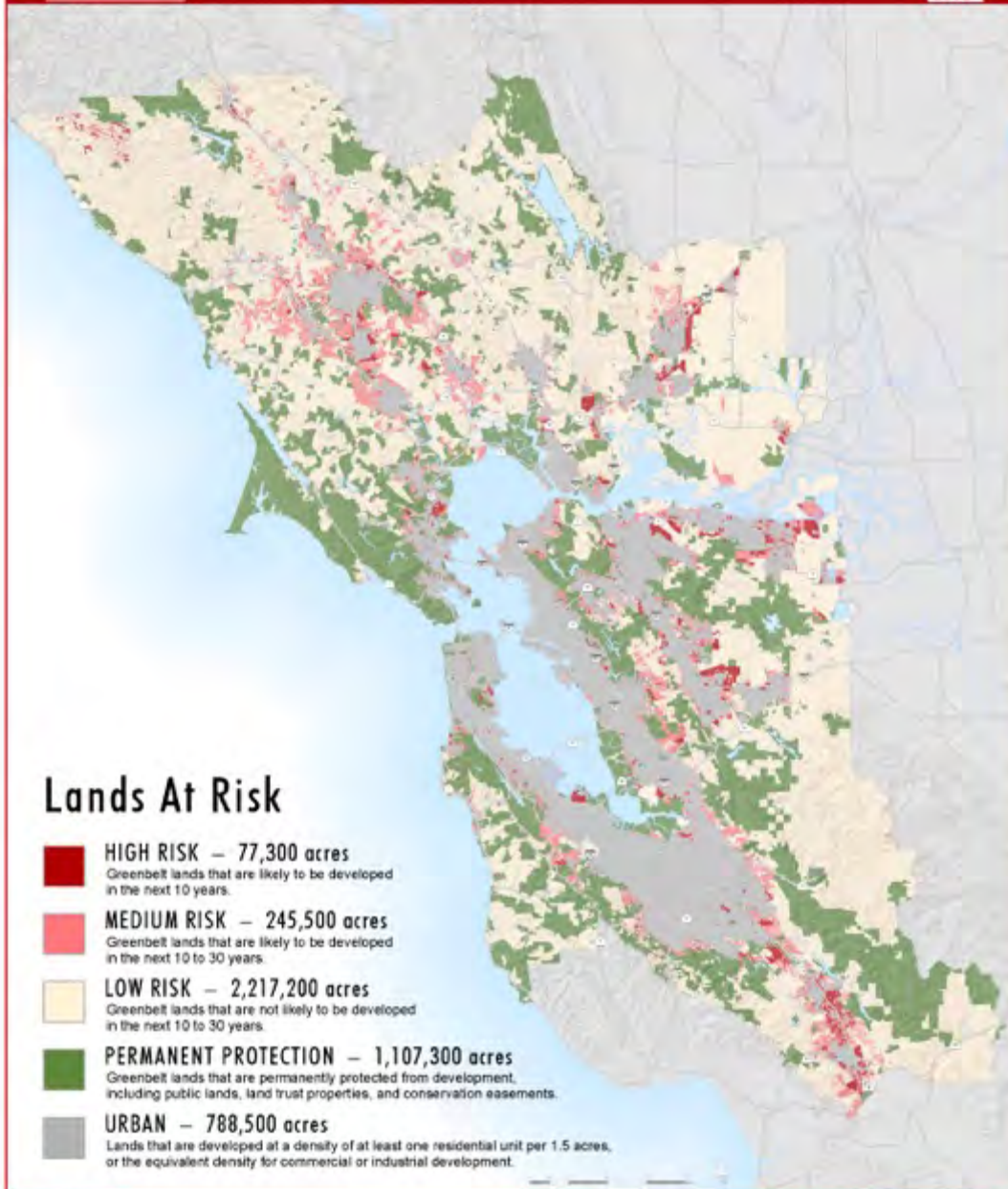


490,525 acres (equal to sixteen San Franciscos) of the Bay Area's Greenbelt of open lands are at risk of sprawl development in the next 30 years. But if we direct new development in and around existing urban areas we can accommodate growth without destroying the Greenbelt and our quality of life. For more information about how you can help protect the Bay Area's farmlands and open space, call Greenbelt Alliance, the region's leading land conservation and urban planning group at 415-398-3730 or 800-543-GREEN.

Greenbelt Alliance
PLANTING THE IDEAS THAT SAVE SPACE

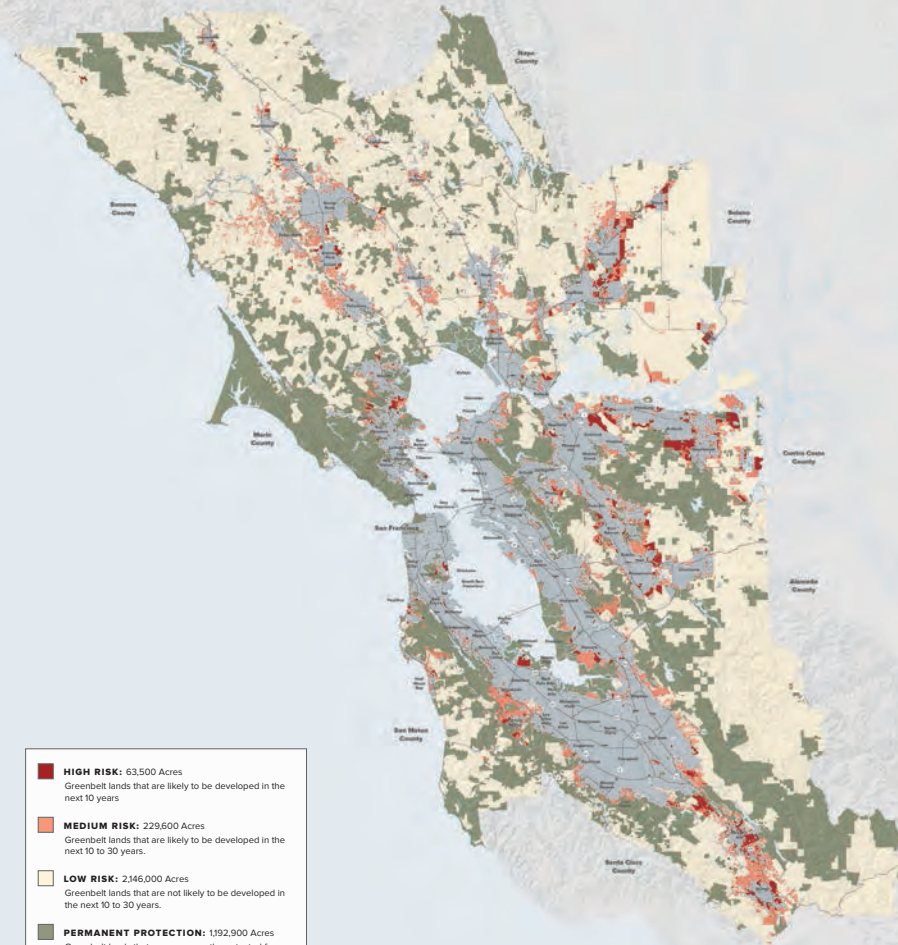
AT RISK: The Bay Area Greenbelt 2006 Edition





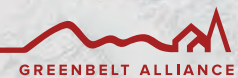
2017

AT RISK: THE BAY AREA GREENBELT



SAN FRANCISCO FAIRFIELD SAN JOSE SANTA ROSA WALNUT CREEK

greenbelt.org



Managing the Urban Edge:

Successful Policy Tools to Protect Open Space and Plan for a Resilient Future

DRAFT

*A SPUR Regional Strategy White Paper
Prepared by the Greenbelt Alliance
In Partnership with SPUR*



I. Protecting Agriculture and Natural Habitat

Tool 1: Voter-Enacted Land Use Protections

- **Urban growth boundaries**
- **County-level voter protections**
- **Case Study: Dublin Urban Limit Line**

Tool 2: Zoning Policies

- **Protecting existing open space**
- **Resilience planning policies**

Dublin Urban Limit Line Example



I. Protecting Agriculture and Natural Habitat

Resilience Planning



II. Regulating Land Development

Tool 3: LAFCo Policies to Referee Sprawl

- LAFCo standards
- Case Study: Santa Clara County LAFCo

Tool 4: Environmental Review Practices

- California Environmental Quality Act
- Case Study: Vehicle Miles Traveled policy in San Jose

Tool 5: Mitigation of Open Space Impacts

- **Programs to mitigate agricultural and habitat impacts**
- **Advance Mitigation Planning**
- **Case Study: Seattle Transfers of development rights**

II. Regulating Land Development

Santa Clara County Regional Conservation Investment Strategy

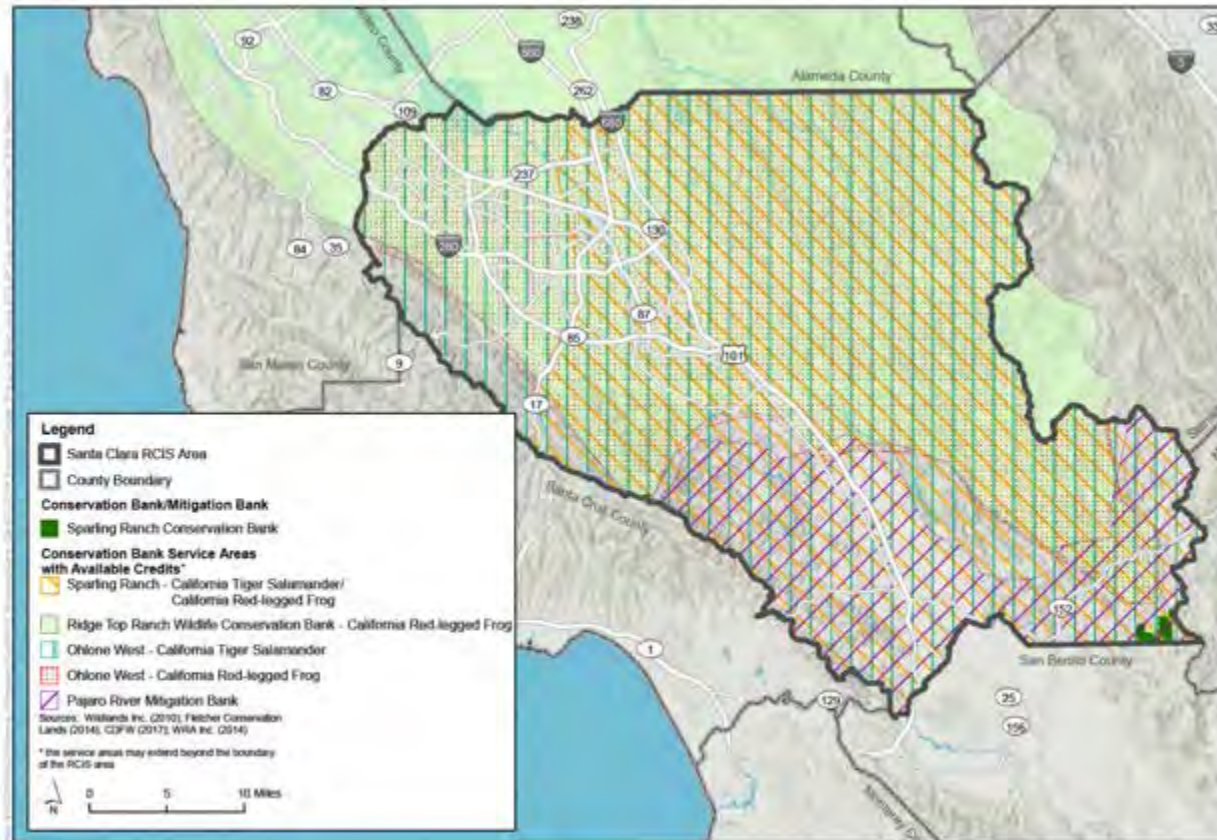


Figure 2-6
Mitigation and Conservation Bank Service Areas
with Available Credits Overlapping the RCIS Area

III. Acquiring Parks and Natural Lands

Tool 6: Open Space Districts

- **Special district government agencies**
- **Case Study: Sonoma County Agricultural Preservation and Open Space District**

Tool 7: Reverting Developed Land

- **Voluntary buyouts**

III. Acquiring Parks and Natural Lands

Voluntary Buyouts

What is a buyout?

© Elyse Zaver



Before and after: West Haven, CT. The home on the left was demolished in the summer of 2016, years after it was seriously flooded during 2012's Hurricane Sandy. The photo on the right shows the same neighborhood in the summer of 2018.

Tool 8: Regional planning

- **Councils of Government and Metropolitan Planning Organizations**
- **Case Study: Washington State Growth Management Act**

Key Differences:

- **reservoir of affordability, need for economic dev't**
- **non-charismatic agricultural landscapes**
- **future impacts of rail: reinforcing centers, inducing sprawl?**

Discussion





Managing the Urban Edge: Protecting Coyote Valley as Nature-Based *Infrastructure*

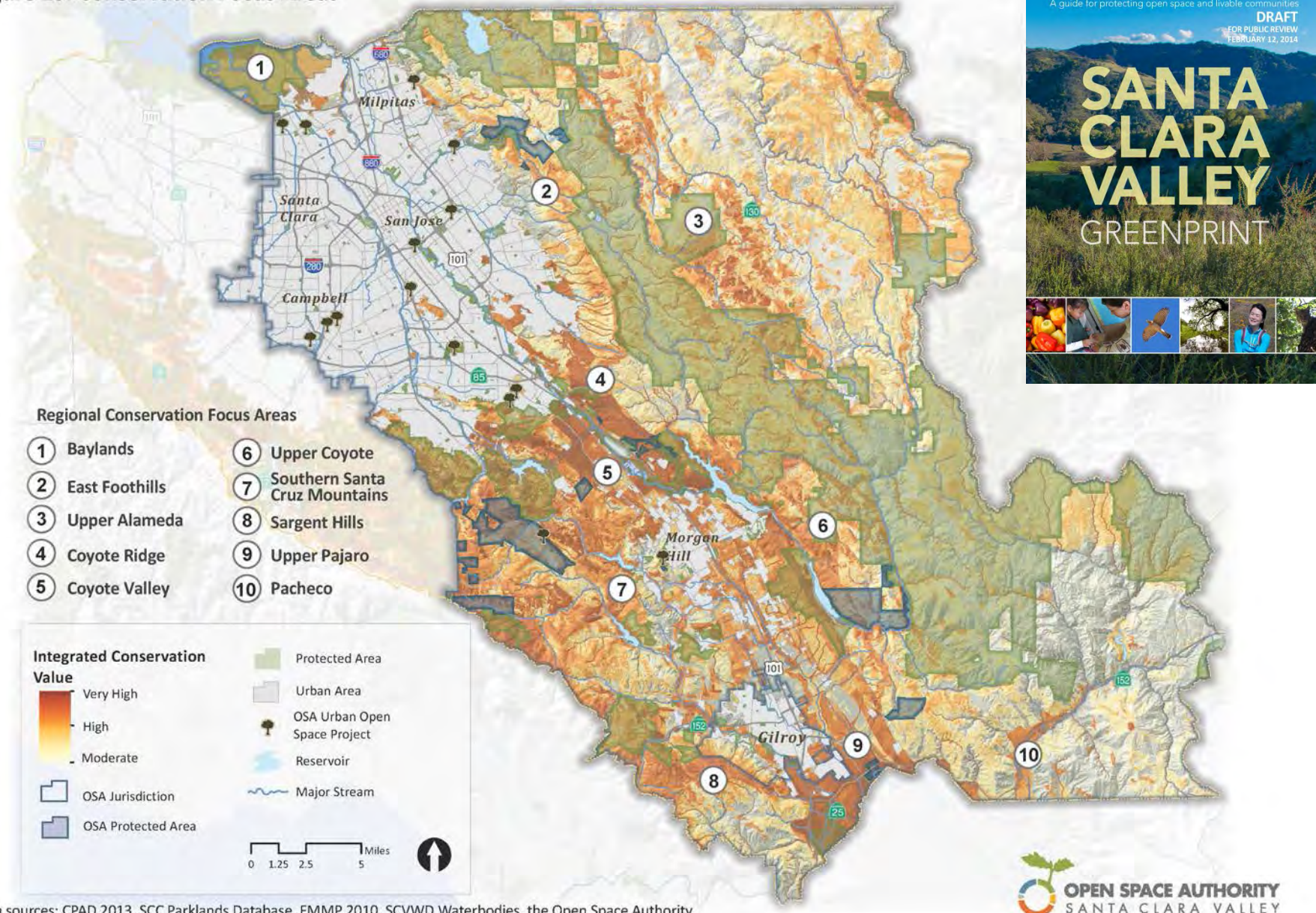
Andrea Mackenzie, General Manager
Santa Clara Valley Open Space Authority
January 21, 2020



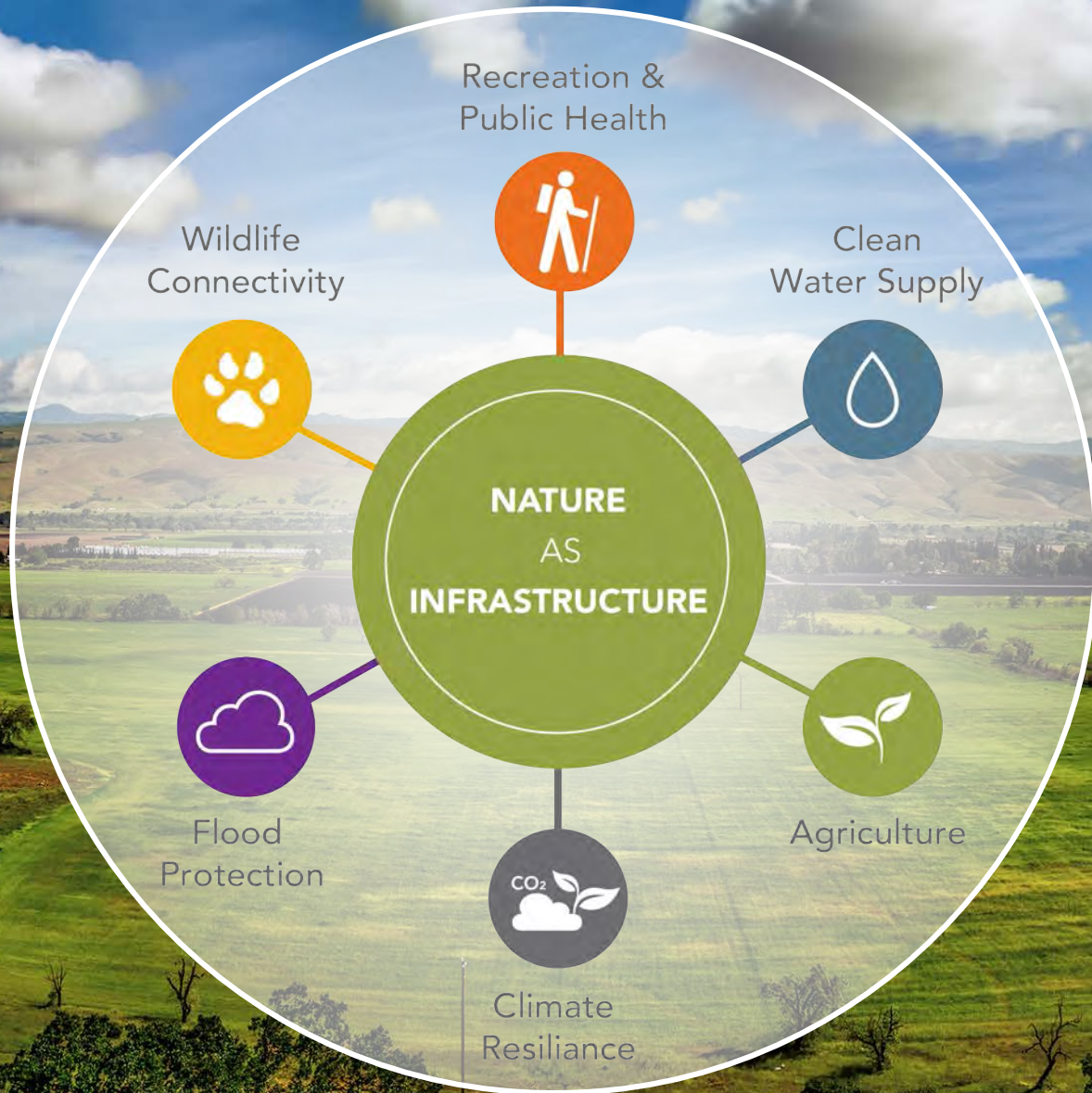
Mission

The Open Space Authority conserves the natural environment, supports agriculture, and connects people to nature by protecting open spaces, natural areas, and working farms and ranches for future generations.

Figure 13: Conservation Focus Areas



Data sources: CPAD 2013, SCC Parklands Database, FMMP 2010, SCVWD Waterbodies, the Open Space Authority.



ESSENTIAL ENVIRONMENTAL, ECONOMIC, AND COMMUNITY BENEFITS

- Improved air quality
- Wildlife protection
- Water quality protection
- Flood attenuation
- Local food production
- Ecosystem resilience to climate change
- Public health and enjoyment
- Protection of life and property from Wildland Fire Management
- Carbon Sequestration, Climate Adaptation, and Resilience



HEALTHY LANDS & HEALTHY ECONOMIES:

NATURE'S VALUE IN
SANTA CLARA
COUNTY

Value of Ecosystem Services in Santa Clara County

\$1.6 billion to \$3.9
billion per year
of Natural Capital Goods
& Services



Fall 2016 Loma Fire, San Jose, CA



Winter 2017 Coyote Creek Flood, San Jose



\$100 M

Storm Damage

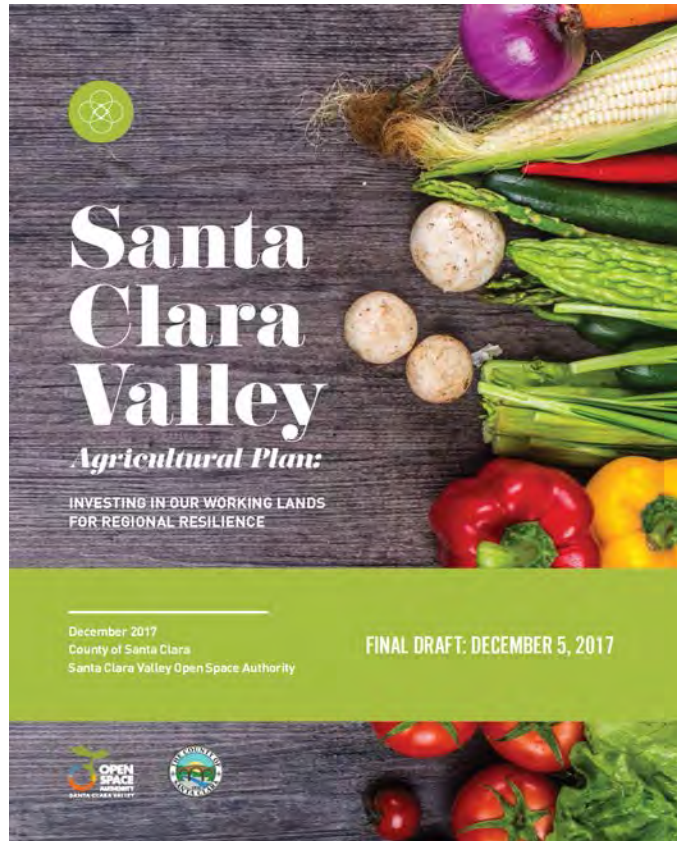
14,000

Residents Displaced

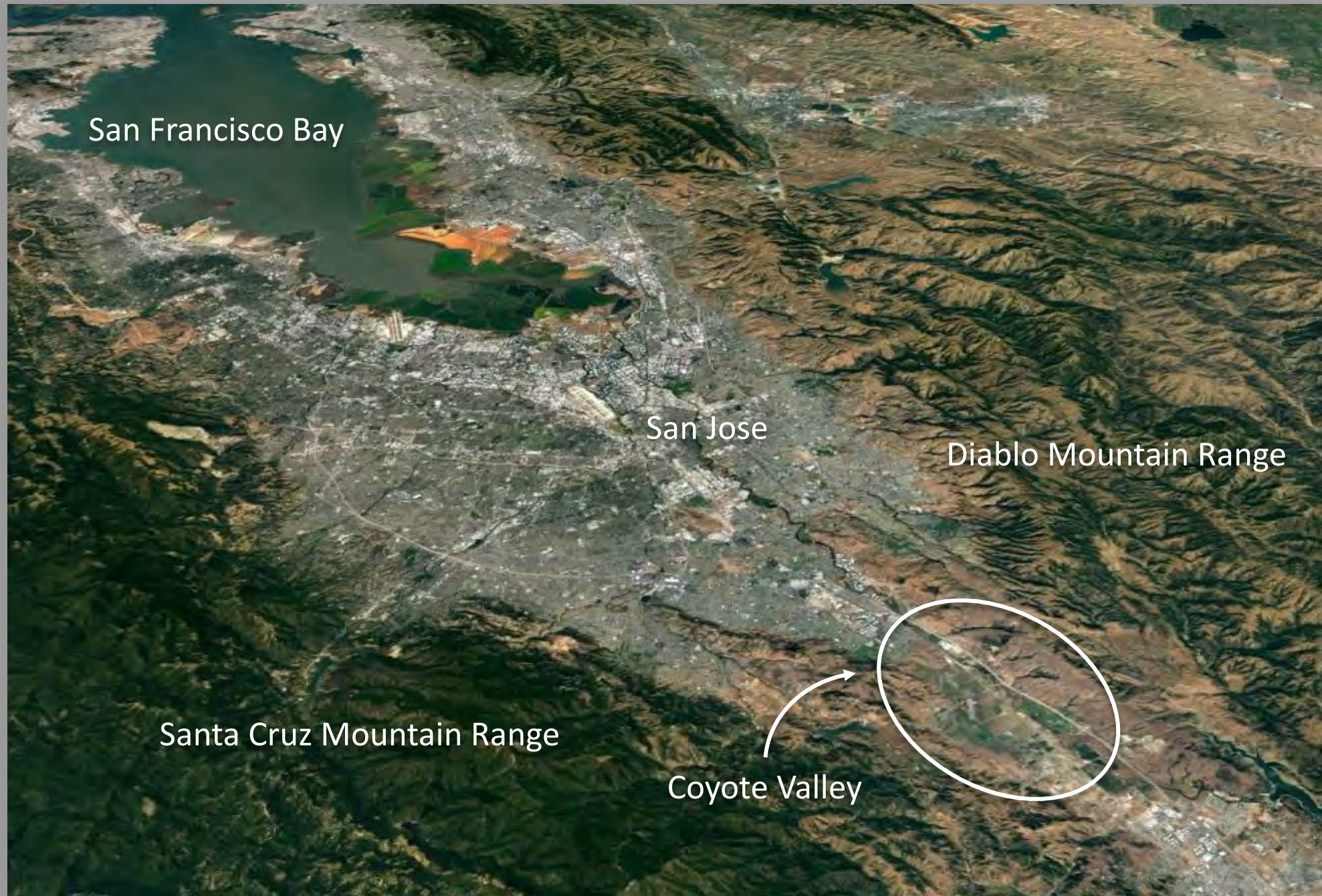




GHG Mitigation



COYOTE VALLEY: AN IRREPLACEABLE MULTI-BENEFIT LANDSCAPE



San Francisco Bay

San Jose

Diablo Mountain Range

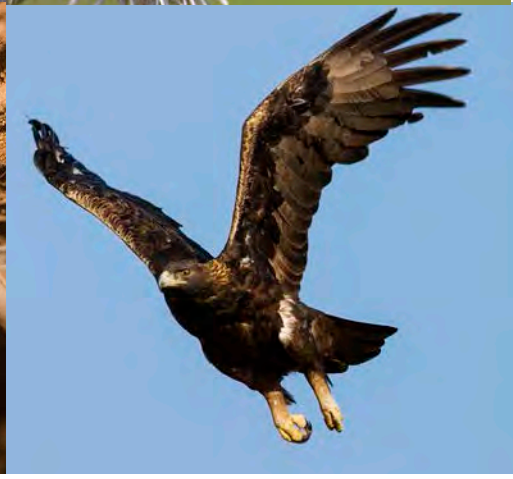
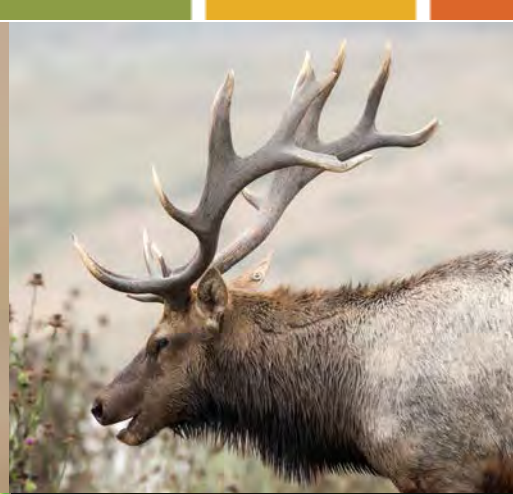
Santa Cruz Mountain Range

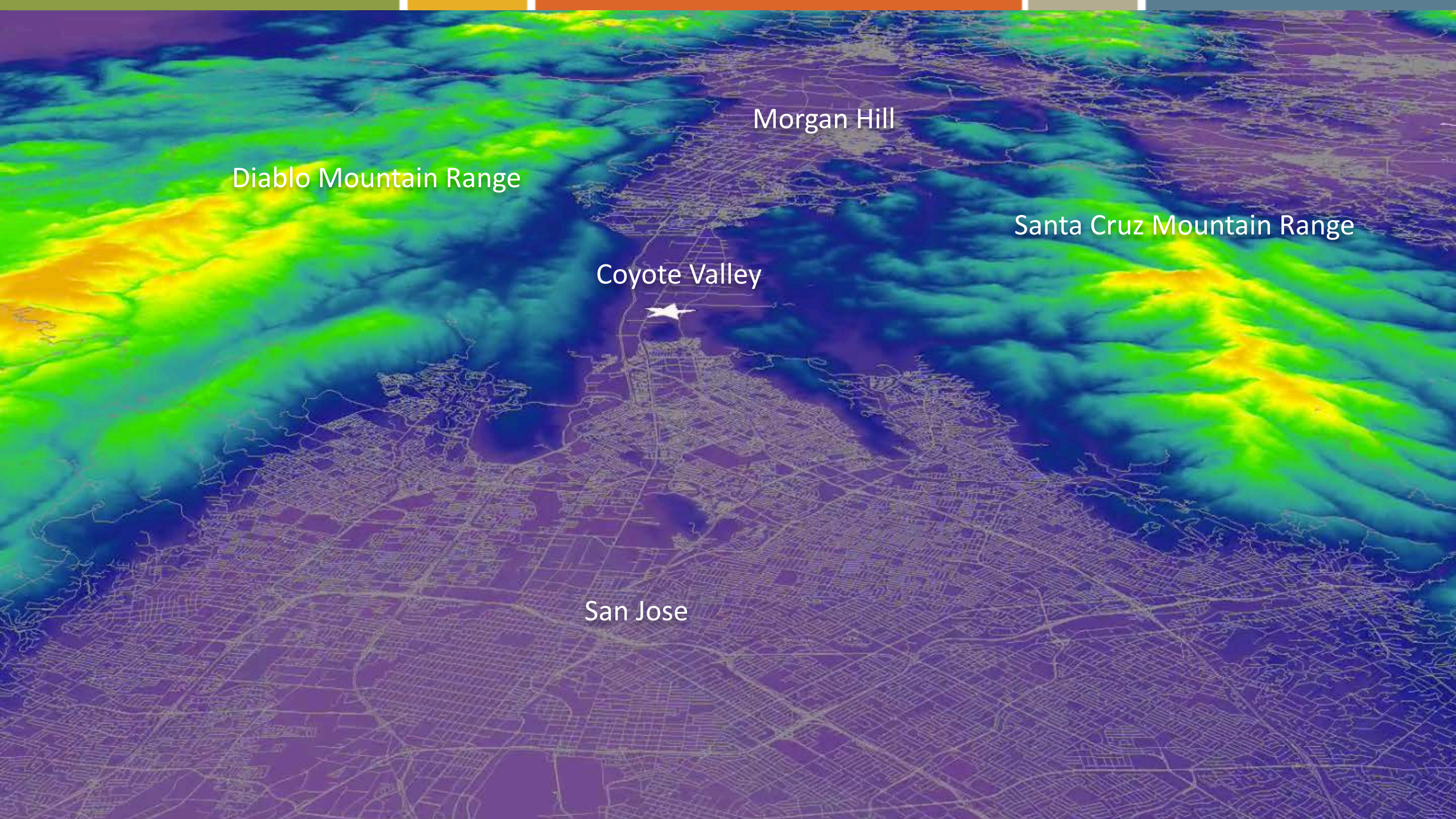
Coyote Valley

Coyote Valley Landscape Linkage

Conservation for a Resilient Future







Morgan Hill

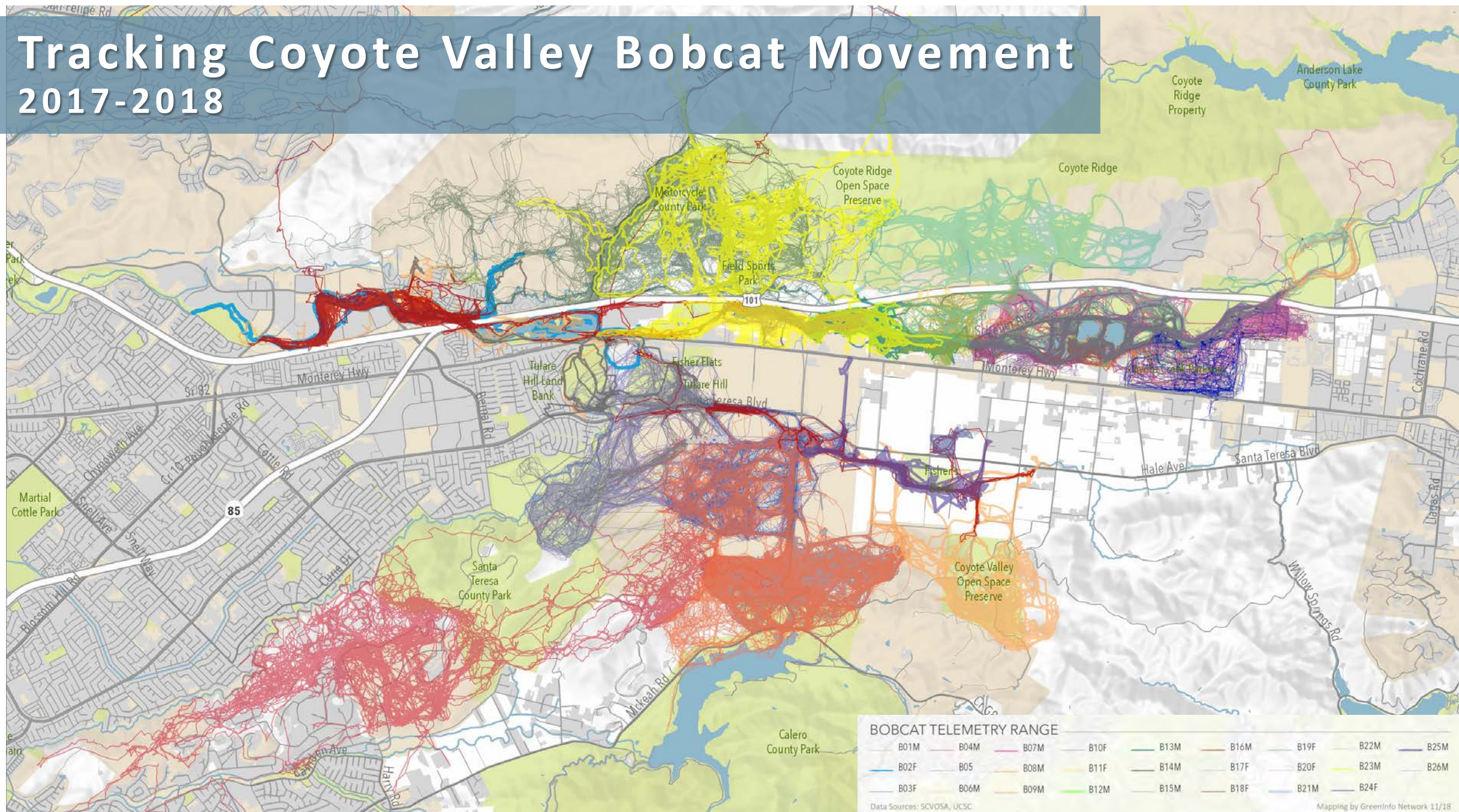
Diablo Mountain Range

Santa Cruz Mountain Range

Coyote Valley

San Jose

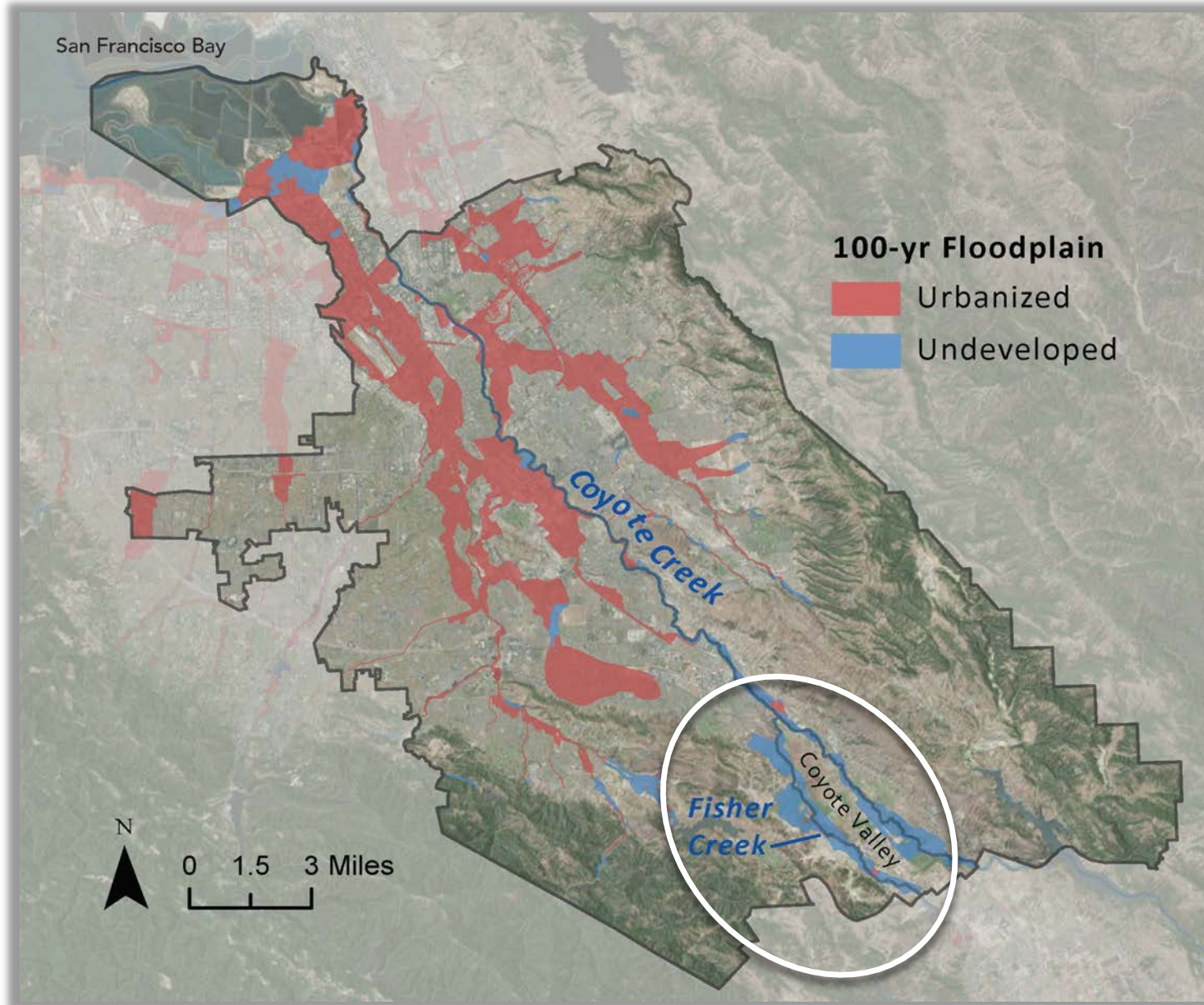
Tracking Coyote Valley Bobcat Movement 2017-2018



Coyote Valley Water Resources

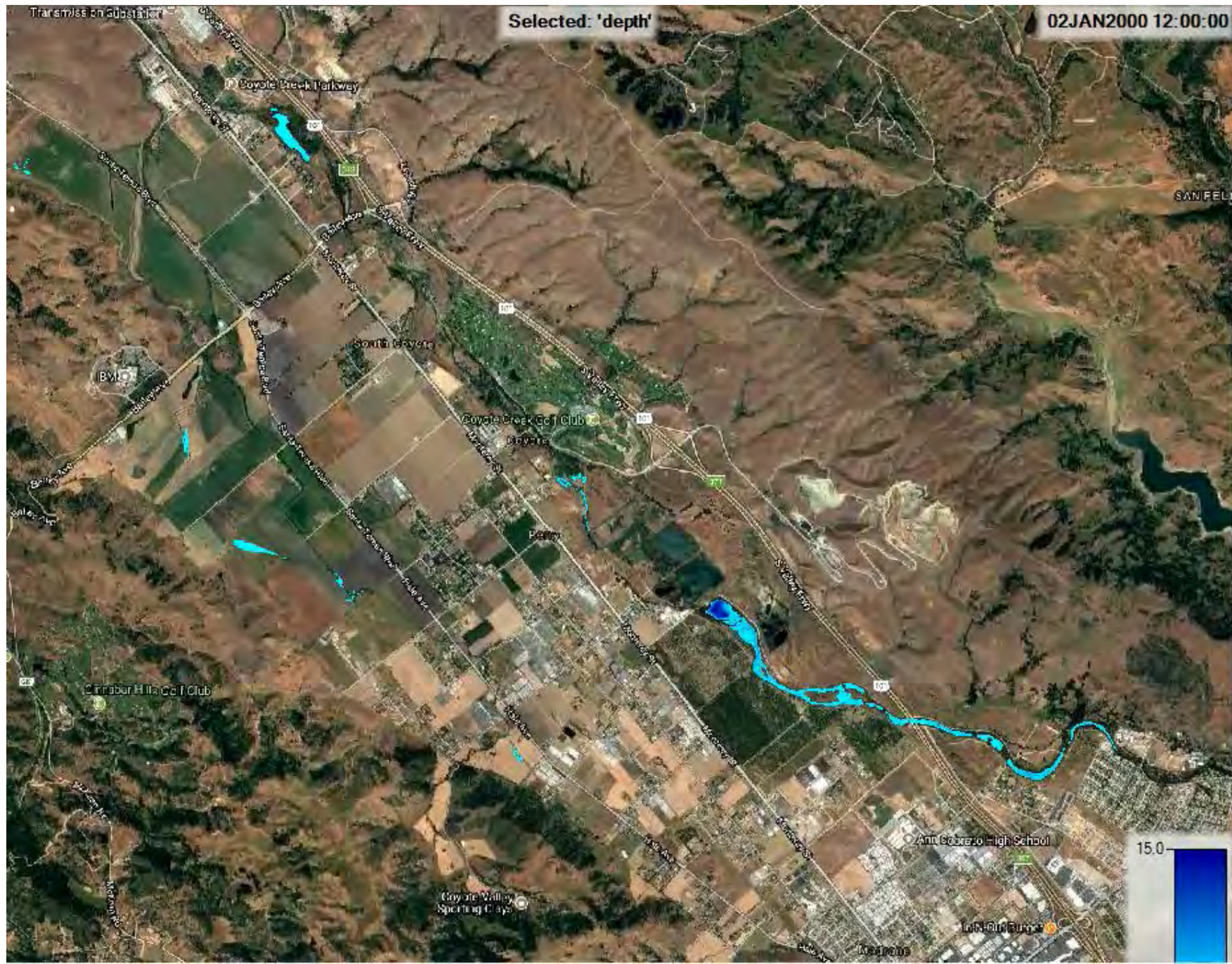


Creek Floodplains in the City of San Jose





Natural Floodplains, Northern Coyote Valley. Winter 2019



COYOTE VALLEY & AGRICULTURE



Purchase of North Coyote Valley Lands

An aerial photograph of the North Coyote Valley region. The foreground and middle ground are dominated by a patchwork of agricultural fields in various shades of green and brown, separated by a grid of roads and irrigation canals. A major multi-lane highway runs diagonally across the lower portion of the image. In the background, rolling hills and mountains are visible, with a small town or city nestled in a valley to the right. The overall scene depicts a mix of rural agriculture and suburban development.



Sam Liccardo

January 22 at 10:38 PM · 🌐



We have a once-in-a-generation opportunity to preserve Coyote Valley to protect our water supply, preserve wildlife, contain greenhouse gas emissions, and reduce flooding risk...and to leave an earth that our children will be proud to inherit.



About this website

NBCBAYAREA.COM

San Jose to Decide Fate of 7,400 Acres in Coyote Valley

A battle is brewing in San Jose over what to do with one of the last...

728

111 Comments 103 Shares





\$46.3 Million
(Measure T)

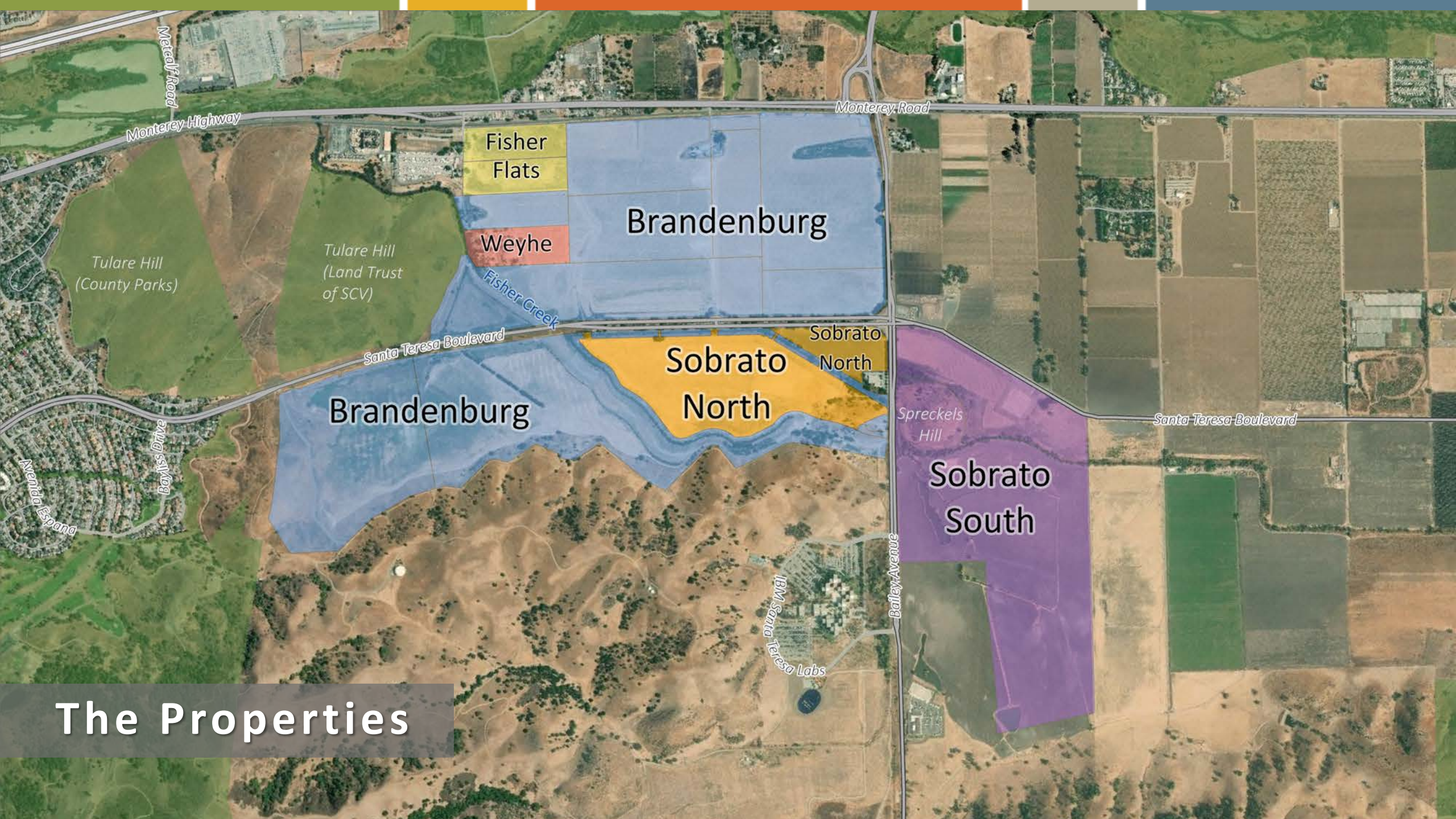


\$42.16 Million
(+ \$2.41M Weyhe)



\$5 Million
(Measure Q)

Total: \$96 Million



The Properties



**COYOTE
VALLEY AS A
COMMUNITY
ASSET**

