



SENT VIA EMAIL

October 17, 2016

Gina Paolini
Interim Principal Planner
City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037

Re: Justification Letter (Presidio Evergreen) RDCS 2016-0017 & 0018

Dear Gina,

As a follow up to our RDCS application, I would like to formally request two points from the Planning Commission for Superior Plan. Our justification is as follows.

Our original RDCS application was submitted in 2014 after unanimous approval of our General Plan Amendment. Shortly after our 2014 RDCS application submittal, at the request of staff, we withdrew this application. Staff requested the delay so that we could collectively (applicant and staff) design the site given the visibility of the community via the high volume of visitors to the sports complex. We then spent the a good portion of next year leading up to the 2015 RDCS competition working collectively with staff designing the community that is currently approved today. From this exercise, a superior project plan has been achieved albeit with a time delay.

Besides the collaborative planning efforts, the two additional points are justifiable given aspects of our design and commitments that have gone above and beyond in areas where there is no way to obtain the points in the current narrative. For example:

- We have agreed to dedicate land on the southern portion of our site and to bear the cost to build 165 parking spaces which will help alleviate the current parking issue associated with the sports park. There is ability within the RDCS to receive points for this generous action.
- In addition to the parking, we are planning a public/private park in the same southern area to help enhance the sports complex (again at our cost).
- The pedestrian paseo which bisects our community will function as a conduit allowing visitors of the sports complex a short safe walk that is free of vehicular traffic as they

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access the future commercial center. The result is less buildable area, but a much stronger our plan for the overall area.

- Furthermore, our clubhouse and recreation center will offer a high level amenities that are above and beyond those listed in the RDCS narrative. Therefore, we have no ability to score additional points for this enhancement.

In the end, we are excited to see Evergreen built as it will be a highly visible development the city can be proud of. Give our patience and cooperative efforts to create a cohesive superior plan, we request the maximum points within this category.

Sincerely,

A handwritten signature in blue ink, appearing to read "Orville Power", written over a light blue rectangular background. Below the signature is a solid black horizontal line.

Orville Power
Presidio Evergreen, LLC