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**Subject:** Letter regarding MWest's approach to City Council on 9-2-2015

Dear Mayor Tate, Morgan Hill City Council Members and members of the Morgan Hill City Staff:

Please find attached a letter from our Morgan Hill Ranch business consortium regarding MWest's planned approach to City Council this week. We met with MWest last Friday and although the meeting was cordial, it was very much about MWest telling us their plan and not a collaborative session talking about our suggestions and how they could be accommodated. We were expecting this to be the start of the master planning process, but that was not the case.

Some of the suggestions we made during our meeting, but which were waived off as too expensive or unnecessary, are detailed below.

1. Going through a Master Plan Process, as dictated by Council, to try to accommodate the needs of the City of Morgan Hill, residents and businesses affected by the project
2. Putting the Sutter Blvd extension all the way through to Digital Drive (as MWest detailed to Council and Planning Commission as part of their entitlement process) to facilitate the industrial growth within the project
3. Making good on MWest's promise for a 5 acre community accessible park which could be used by all. The park they show is only 1.7 acres
4. Building at least 1 industrial building in the light industrial buffer zone between the planned apartments and Butterfield Blvd to spurn business activity and make progress toward enticing new tenants into the light industrial and large industrial areas alike.

MWest believes that they do not have to go through a Master Planning process, which we totally disagree with. The Condit Evergreen rightfully has had to go through such a process and we feel MWest needs to do the same.

We request that Council require MWest to complete the Master Planning process prior to being allowed to submit an RDCS application and complete for allocations. We need to assure that this project is properly planned and executed to best suit the needs of all the affected stakeholders, including the City of Morgan Hill.

Sincerely,  
Scott Unger

**Scott Unger**  
Group President

My email address has been changed to [s.unger@tcac-usa.com](mailto:s.unger@tcac-usa.com).  
The old [tencate.com](mailto:tencate.com) and [brytotech.com](mailto:brytotech.com) addresses will no longer work.