



December 3, 2015

Honorable Mayor Steve Tate
Morgan Hill City Council
City of Morgan Hill
17375 Peak Avenue
Morgan Hill, CA 95037

RE: Appeal of Planning Commission Resolution No. 15-66 for MWest – Jarvis RDCS Application No. MC-15-12, 19.5 acres at Butterfield Boulevard and Jarvis Drive, Morgan Hill, CA

Dear Mayor Tate and Members of the City Council:

On behalf of MWest PropCo XXIII, LLC (“MWest”), pursuant to Municipal Code Section 18.78.130, we request that the City Council modify the final RDCS score of 139.5 approved by Planning Commission Resolution No. 15-66 for the MWest-Jarvis Application No. MC-15-12 (“Butterfield Village”). Specifically, we request that the City Council review MWest’s justification for the site planning and architectural design criteria described below and modify our score accordingly based on the merits of the project. We also appreciate the opportunity to obtain direction on our design approach so that we can establish a base concept from which to improve upon for future RDCS competitions.

2015 RDCS Competition

Design Approach

We made the decision early on to invest in design elements that will create an exceptional and highly livable project, and in amenities that would directly benefit the surrounding neighborhood. Within the rental community itself, we’ve designed a series of 3 pocket parks (“parklets”) to give the project a sense of community and allow people to make social connections. Each parklet includes a variety of age appropriate amenities. Around the perimeter of the project, we offer an array of public amenities including a new 1.7 acre active park (“Central Park”), a network of public trails, bike and pedestrian connections, richly landscaped “greenways” and buffers, and repurposing of the City’s 7.9 acre detention basin for public open space. In addition, the project incorporates a number of other important elements, such as commitments to set aside 10% of the units for median income residents, to exceed the parkland dedication requirement by 50%, to exceed CalGreen by 40%, and to incorporate a number of TDM incentives such as electric vehicle charging stations, bike storage and a “bike kitchen”, and dedicated van pool and car-share spaces. These are features that go above and beyond the average residential project, which is one of the key objectives of the RDCS competition.

Neighborhood Context and Transitions

One of our primary goals is to ensure the project respects its environmental and neighborhood context. Our team of urban designers and landscape architects carefully considered each unique “edge” of the project to create an appropriate interface with adjacent residential and industrial uses. Along Jarvis Drive, our custom-designed Spanish Monterey style buildings have a front-facing, 2 story façade that transitions to 3 stories towards the rear of the building. Although Madrone Plaza employs a “row townhouse” style, they have a similar 2/3 story edge along Jarvis and buildings roughly equivalent in length and height to ours. We provide articulation through classical detailing appropriate to the style. We also used design elements such as front porches, front walks, and a meandering sidewalk to mirror the look and feel of the existing neighborhood.

Based on feedback we received from our industrial neighbors, we made a commitment to be sensitive to potential conflicts between uses. Thus, we intentionally placed the residential buildings as far away from existing and future industrial uses as possible. The edge between industrial and residential uses includes a 40 foot landscaped buffer within the residential parcel, plus an additional 60+ feet of parking, drive aisles and landscaping, for a cumulative total setback averaging 100+ feet from the road (and a total separation between buildings of over 240 feet). Parking would be screened by berms, trees and landscaping, and would not be visible from the roadway. Additionally, the majority of residential units along this edge will have views towards the parklets within the project rather than of adjacent industrial uses.

RDCS Scoring

We were surprised at how low a score we received in the competition (139.5 points). Like most first timers to the RDCS, we had to learn the hard way how to interpret the criteria and which points we could realistically achieve (or were even eligible for); we will be much better prepared in this regard for next year’s competition. Also, since we decided not to purchase points, as is customary in the competition, our self-score of 165.5 was low by comparison to other projects.¹

Nevertheless, we were perplexed at how low we scored in the fundamental design categories of site planning, neighborhood transition, building orientation and parking placement, massing and articulation. We welcome ideas to further refine and enhance the project and look forward to doing so during the “post RDCS” entitlement process. However, we stand by the creativity and strength of our land plan, and by the aesthetics of the proposed architecture, and believe the many superior and thoughtfully designed features will create a highly successful and enduring live/work/play community.

¹ By comparison, all of the other candidates in the competition – across all density categories – purchased an average of 12 – 16 points. It is interesting to note that, after subtracting points awarded for monetary contributions, it appears that few if any of the projects in the competition would have earned a passing score of 160.

Conclusion

For all of the above reasons, we respectfully request that the City Council modify the points in the categories highlighted on the attached **Exhibit A** in favor of the project.

We are excited about the project and the many benefits it will bring to Morgan Hill. Butterfield Village will be both uniquely Morgan Hill, and a unique project for the City. The plan carefully balances a number of important policy objectives that the City Council developed for this site after more than a year of careful deliberation. The project creates a sense of place and community that celebrates the wonderful characteristics of this town and the beauty of the surrounding region. Most importantly, Butterfield Village will address an urgent need by giving current and future residents a highly attractive alternative to ownership housing, and play a key role in enticing companies to expand or locate in Morgan Hill Ranch.

Thank you for your consideration and we look forward to partnering with the City and community on this signature project.

Very Truly Yours,

A handwritten signature in blue ink, appearing to read "Chad Froman".

Chad Froman, Director
MWest Properties

Kerry M. Williams

Kerry M. Williams, Project Director
MWest PropCo XXIII, LLC

w/Encl.

EXHIBIT A

MWEST-JARVIS CONTESTED POINT SCORES IN THE 2015 RDCS COMPETITION

18.78.220 Open Space

Criteria A (1) e: “Provides accessibility to existing or proposed public parks and open space areas outside the project boundary and encourages multiple uses and fee dedication of open space areas adjacent to flood control rights of way and recharge facilities. Points will only be awarded where the relevant public agency has provided written approval to allow access between the project and the aforementioned facilities.” **(one point)**

Staff/PC Response: “The City has not agreed to accept this amenity.”

Staff Score: 0 (out of 1)

Applicant’s Requested Score: 1 (out of 1)

Applicant’s response: The City Council has expressed the desire to repurpose all or portions of the City’s existing 7.9 acre detention basin to a public park and open space use. City Staff has clearly indicated this desire to MWest as well. Based on this direction, MWest retained Schaaf and Wheeler, hydrological consultants and the designers of the Butterfield Channel, to evaluate the feasibility of converting all or a portion of the basin to public open space use. Now that the Butterfield Channel improvements have been completed, SW has determined that several acres of the basin (approx. 5 acres) can be repurposed for public use.

In accordance with the criteria, the project provides accessibility to the basin open space area via two proposed public trails connecting from Jarvis: (1) along the east side of Monterey and continuing around the rim of the basin area, and (2) from Jarvis via a 7 foot wide multi-use path and 40 foot wide landscape buffer located between the industrial and residential and connecting to the Sutter Extension, which will connect to the basin via pathways through the proposed 1.7 acre Central Park. Finally, the project will provide accessibility from Butterfield via new pedestrian paths along the planned Sutter Extension. (Please see illustrative of pedestrian connections in Exhibit B)

We anticipate working with Staff and the community to refine the park and trail concepts during the entitlement phase, which will ultimately be memorialized in the residential DA, but the City’s request to have MWest provide the amenities and MWest’s commitment to do so is sufficiently clear enough at this stage to meet the spirit and intent of this criteria, and thus we believe the project warrants the point.

18.78.230 Orderly and Contiguous

Criteria B (3): “A proposed development located within the existing urban service area which provides for orderly growth and urban in-fill is preferable and helps prevent premature urbanization of agricultural land. Projects that provide for orderly growth patterns throughout residential

neighborhoods and compatibility with adjacent and nearby land uses are preferable. Projects that are located adjacent to land that has been developed or approved for development” shall be scored according to specified percentages. (e.g.; 40% - 60% adjacent to existing development receives 3 points). *“Adjacent development is defined as contiguous property located within MH’s city limits, urban service area, or urban growth boundary (UGB) and which is developed to its ultimate potential according to the city’s general plan or zoning of the property, or at least substantially developed according to the general plan or zoning.”*

Staff/PC Response: “Properties to the south, east (which includes the applicant’s industrial property) and west are undeveloped.”

Staff/PC Score: 2 (out of 5)

Applicant’s Requested Score: 3 (out of 5)

Applicant’s Response: We accept Staff’s conclusion that our industrial lands to the east and south do not constitute development under this criteria. Once these lands are approved for development (e.g.; through MWest’s pending application for an industrial DA), the project will be eligible for 2 additional points. However, the assertion we raise here is that two edges of the property (339 LF to the south and 537 LF to the west) are adjacent and contiguous to the City-owned detention pond, which increases the overall developed percentage to 46%, which makes the project eligible for 3 points. (Please see attached Adjacency Exhibit) The City considered the pond contiguous but undeveloped. We contend that the pond should be considered developed or at least substantially developed according to the general plan or zoning given that the land serves the detention/retention needs of the Morgan Hill Ranch Business Park, as well as residential properties north of Jarvis in the Madrone Plaza area. Even if the City elects to convert a portion of the pond to public park and open space use, the land will still be considered “developed” under the criteria. (*“... contiguous property within MH’s UGB committed to an ultimate land use such as a city park, developed school site, or private open space will also be considered as adjacent development.”*) Thus, the project deserves the additional 1 point under this criteria.

18.78.230 Orderly and Contiguous

Criteria B (5): “Project Master Plan design is above average in terms of addressing internal street circulation and access requirements, appropriate transition of lot size and density within the development and with surrounding developments, and aggregation and use of common open space areas.” **(minus one, zero, one or two points: If project is only satisfactory it will be awarded zero points; one point “if no significant design flaws can be found, and the design gives strong consideration to the issues of circulation, access, density transitions, and the use of common open space. A project will be awarded an additional point if a preliminary RDCS review was completed prior to the competition . . .”**

Staff/PC Response: “The applicant has not worked with staff to address design issues, including parking layout (site is dominated by parking and is visible from public streets). Building and massing do not transition well with the adjacent neighborhood. The building designs and articulation require refinement. A pre-application was not completed for this project.”

Staff/PC Score: 0 (out of 2)

Applicant's Requested Score: 1 (out of 2)

Applicant's Response: We agree with Staff's conclusion that since we were unable to participate in the preliminary RDCS review, we did not earn one of the two points under this criteria. However, the Project merits the other point because it provides for a highly livable new rental community which fits contextually in terms of density with surrounding development, and transitions well with adjacent residential and future industrial uses. Further, the project represents best practices and superior design with respect to connectivity of residences to internal streets, parks and open space, meets all street circulation and access requirements, and exceeds city parkland dedication requirements. The project gives strong consideration to all of these design elements, as further described below, and contains no significant design flaws.

Connectivity among Residences, Streets, Internal Parks and Open Space

One major distinguishing feature is that our site plan "breathes". The project includes over 5 acres of private recreation facilities, small internal parks ("parklets"), green buffers and useable open space areas both within the interior of and around the perimeter of the project. The project also includes a 1.7 acre Central Park containing active amenities to be shared with future industrial users, such as a sport court, 3 x 3 soccer field, picnic and barbeque areas, and a Food Truck Alley. (RDCS Application pgs. L-1.0, L-2.0) Rather than trying to squeeze buildings, roads and parking into the envelope of the site, our design employs the idea of "integral landscape" to create a framework of green infrastructure that links residences, vehicles and pedestrians together in a generous and open park-like setting.

Parking Design and Orientation

Staff suggests that our plan is "dominated by parking". We disagree. In our RDCS submittal, we provided a number of 3 dimensional renderings showing how all the design elements work together to create a highly livable and attractive environment in which parking is conveniently located but not at the forefront, dispersed and minimized to the extent possible. (See pgs. L-3.0 - L-3.3) The project meets the R-3 zone requirement for 2.1 spaces per unit, including one enclosed garage and one uncovered space per unit, as well as guest parking. Garages are located either within the buildings, or in separate detached buildings conveniently located to each unit. Parking is strategically distributed throughout the site, broken up by the use of our three parklets, and with the strategic placement of internal landscape connections, and by carefully situating parking where it is obscured by tree-lined spaces, shrubs and pathways.

Neighborhood Transition

Both Butterfield Village and Madrone Plaza are R-3 neighborhoods, though the Jarvis homes are more of a "row townhouse" style that is prolific in Morgan Hill, and our product is a 3 story walk-up building with an interior corridor containing 18 – 20 units, which affords a little bit higher density (19 du/acre), and is very popular throughout California in suburban style neighborhoods. The project is proposing an "upscale" design of traditional Spanish Monterey architecture that will be indistinguishable as rental vs. ownership. (Please see Exhibit B) We selected this architectural style because it maintains its quality of appearance over time, and never goes "out of style." We note that the Madrone Plaza residents who attended our community meeting appeared to like the choice of architecture. Our designers gave special

attention to the Jarvis edge of the project, creating a custom 2/3 story garden style building consistent in scale, height and length to Madrone Plaza. We also used design elements such as front porches, front walks, and a meandering sidewalk to mirror the look and feel of the existing neighborhood.

18.78.260 Housing Needs

Criteria B (5): “For MF rental projects, a project providing 75% of the units with an enclosed garage will receive 2 points. Property management shall require that on-site parking occurs within the garages and that garages are not utilized solely for storage purposes.”

Staff/PC Response: A data table has not been provided to demonstrate the total number of garage spaces.

Staff/PC Score: 0 (out of 2)

Applicant’s Requested Score: 2 (out of 2)

Applicant’s Response: The Project Narrative Questionnaire does not ask applicants to provide a data table. However, we clearly stated in the Narrative that the project includes 1:1 covered parking (meaning 100% of the units have an enclosed garage space), including attached garages in each building and conveniently located, detached garages. This is indicated in both the building elevations as well as on the site plan. We clarified at the Planning Commission hearing (on the record) that the project commits to providing 100% of units with one enclosed garage space, and we provided the attached data table as supporting documentation. For clarification, we also provided the attached data table (see Data Table) to make it easier for Staff to confirm our commitment. In the interest of qualifying more projects in the competition, if the issue is one of Staff’s inability to verify compliance with a criteria during its review, it seems fair to allow the applicant to provide further clarification or verification.

18.78.290 Lot Layout and Orientation

Criteria B (1) f: “A sufficient transition in lot sizes, or building sizes in R-3 and vertical mixed use development is proposed in the site plan design to allow compatibility between existing and proposed neighborhoods.” **(1 point)**

Staff/PC Response: “The massing of structures does not provide a compatible transition with the adjacent neighborhood.”

Staff/PC Score: 0 out of 1

Applicant’s Requested Score: 1 (out of 1)

Applicant Response: In deference to our Jarvis neighbors, we designed a customized building with a combination of 2 and 3 story elements, so that the 2 story façade faces Jarvis. This mirrors the homes in the Madrone Plaza neighborhood, which also appear as 2 story (they are actually 3 story) from the street and step back to 3 stories. In Butterfield Village, our buildings have compatible 2 story edges that drop the building down to a scale that is commonly found in single family neighborhoods. The 3 story

edge, which is only a third of the building facade, steps back more than 8 feet to further distance itself from the street and our Jarvis neighbors. The height of the 3 story portion corresponds to the height of our neighbors due to their split level floor plan, and the length of buildings is comparable. Our building plan also takes into consideration the need to create 4-sided architecture. The plan shape, much like a capital "I" allows for movement along the facade while also tucking parking out of view. This façade movement breaks down scale and creates even more visual interest than what might be seen in a typical row-town type building. (Please see RDCS sheets A-1.2 – A-2.9)

18.78.290 Lot Layout and Orientation

Criteria B (1) g: "Overall excellence of layout. Average project = a project requiring 2 or more major design changes or 4 or more minor problems. **(0 points)** Above Average Project – A project requiring 1 major design change or 3 or more minor problems. **(1 point)** Superior Project – a project requiring no major design change and has 2 or less minor problems." **(2 points)**

Staff/PC Response: "The applicant has not worked with staff to address design issues with the project. The project does have design flaws that need to be addressed for it to be considered an above average or superior project, which include parking layout, building design, neighborhood transition."

Staff/PC Score: 0 (out of 2)

Applicant's Requested Score: 2 (out of 2)

Applicant's Response: The site plan will create a highly livable and walkable community with generous, useable interior parks and open space reflecting best practices in land planning and architecture. The project respects its environmental context and neighbors, and transitions smoothly to adjacent residential and proposed industrial uses. Please see our response to the criteria above for additional justification on similar topics of parking layout, building design, and neighborhood transition. The project requires no major change in design and only modest refinement. We believe the project design is superior and merits the 2 points under this criteria.

18.78.290 Lot Layout and Orientation

Criteria 2 (b): "Provides street design which complements lot layout and building orientation. Locates streets, designs lots, and arranges units to enhance neighborhood security by arranging a minimum of 75% of the units so entrances are visible from the public ROW or private circulation areas and pedestrian walkways. An additional point may be awarded for other security measures. **(2 points)**

Staff/PC Response: "The project does not indicate the percentage of units with entrances visible from the public ROW, private circulation areas or pedestrian walkways. A data table has not been provided or other detailed information within the plan set to verify this criteria. No other security measures have been identified."

Staff/PC Score: 0 (out of 2)

Applicant's Requested Score: 2 (out of 2)

Applicant's Response: We felt that we adequately addressed this criteria in our Narrative, which states that all (100%) of units will face outward and around the entire building with views toward (and visible from) public streets and private internal circulation. This is discernable from the many other exhibits in our submittal, including site plan, building elevations and floor plans. The Narrative does not request a data table and Staff did not reach out to us to seek clarification, which we would have been happy to provide. We clarified at the Planning Commission hearing that, by virtue of the product type proposed (3 story buildings with stacked flats and an interior corridor), only 72 (19%) of units are on the ground floor level and all of these have front doors visible from public ROW's and private internal circulation areas and pedestrian walkways. With respect to security, the majority (81%) of units have front doors that are accessible *from inside a secure building*. In addition, we stated in our Narrative that we have active common areas in each of 3 zones within the plan area, and above standard lighting. As is customary with rental projects of this size, we will have on-site property management, which is indicated at various points throughout our Narrative, and which we also clarified for the Planning Commission. We believe the project merits the 2 points under this criteria.

18.78.290 Lot Layout and Orientation

Criteria 3 (a): "Provides a variety of setbacks which complements the overall site design. The minimum zone district setback shall be met with a minimum five-foot front setback variation provided between adjoining units for SF dwellings, and 4 foot front setback variation provided between adjoining buildings for MF developments." **(1 point)**

Staff/PC Response: "The buildings are not offset from each other and do not have varying setbacks. This requirement has not been met."

Staff/PC Score: 0 (out of 1)

Applicant's Requested Score: 1 (out of 1)

Applicant's Response: Presumably, the intent of this criteria is to provide variety in setbacks along public ROWs, which makes the most sense for SF projects, as a 4 or 5 foot setback variation between MF buildings of this scale would not be perceptible. The project meets or exceeds all zone district setback requirements and the building floor plans have front elevation setbacks of up to 8 feet built-in to the design, as shown in our submittal drawings (see A.2-2, 4 on the attached Exhibit). Varying setbacks will also naturally occur along each of the project edges. We believe the project meets the spirit and intent of this criteria.

18.78.290 Lot Layout and Orientation

Criteria 3 (b): "Provides a variety of setbacks which complements the overall site design. The minimum zone district setback shall be met with a min. 5 foot rear setback variation for SF dwellings, and 4 foot rear setback variation for MF buildings between adjoining units." **(1 point)**

Staff/PC Response: “The buildings are not offset from each other and do not have varying setbacks. This requirement has not been met.”

Staff/PC Score: 0 (out of 1)

Applicant’s Requested Score: 1 (out of 1)

Applicant’s Response: Again, presumably, the intent of this criteria is to provide variety in setbacks along public ROWs, which makes the most sense for SF projects, as a 4 or 5 foot setback variation between MF buildings of this scale would not be perceptible. The project meets or exceeds all zone district setback requirements and the building floor plans have rear elevation setbacks built-in to the design, as shown in our submittal drawings (see A.2-3 on attached Exhibit). Varying setbacks will also naturally occur along each of the project edges. We believe the project meets the spirit and intent of this criteria.

18.78.290 Lot Layout and Orientation

Criteria 3 (d): “For all SF and MF projects, uses garage placement to provide lot variation. MF projects may satisfy criterion by locating garages, carports and parking spaces at the side or rear of building at locations not directly visible from the public ROW. “ **(Up to 2 points)**

Staff/PC Response: “Garages have been provided; however, parking lots provided are visible from public ROW.”

Staff/PC Score: 1 (out of 2)

Applicant’s Requested Score: 2 (out of 2)

Applicant’s Response: In response to concerns raised by our industrial neighbors, we paid careful attention to the transition between industrial and residential uses. Along the Sutter Connector, we felt that it was important to place the most sensitive uses – the residences – as internal to the project as possible to protect the integrity of the residential environment. The residences along this edge are a minimum of 90’ away from the street. Parking will be separated from the road by 40’ of dense landscaping, berms, and trees, which will also obscure the garages and most of the buildings from view. This placement allows us to face the majority of residences towards the interior parklets, which helps activate and provide “eyes” on these spaces as well.

All other detached garages and parking areas are located in the interior of the project and placed out of view of main streets and ROWs. All other attached garages are located between buildings (side or rear) and not visible from public ROWs. Along Monterey, parking is shielded through a combination of the placement of buildings and grading conditions (the road being lower than our site). Along Jarvis, parking will not be visible due to the way the buildings and landscape work together, and garages are located on the interior of the project. Along the Sutter Extension, parking within the residential community will be shielded either by buildings and/or by the placement of Central Park between the project and the road. Within the project, our internal Main Street is lined with units that address the street, not garages. We believe the projects merits both points under this criteria.

18.78.290 Lot Layout and Orientation

Criteria 3 (e): “For MF projects, building articulation or varying placement provides visual variety from the public ROW.”

Staff/PC Response: “Building placement and articulation provided does not adequately address the visual design requirements along the public ROW.”

Staff/PC Score: 0 (out of 2)

Applicant’s Requested Score: 2 (out of 2)

Applicant’s Response: Architecture is subjective but it is not necessary to “clutter” the façade to give it visual interest. As stated above, we selected a more traditional architectural style (Spanish Monterey), which has clean, simple lines and employs classical detailing, such as iron balcony railings, accent shutters, shaped rafter tails, stone patio walls, awnings, corbels, accent eave tiles, etc. to create a richness and quality typically seen in for-sale product. The roof plans also help to break down scale while creating additional visual interest with the use of a-symmetrical forms. Along Jarvis, where the building pops up to 3 stories at the rear, we have intentionally enhanced our elevation with the use of a large cantilevered balcony, reminiscent of classic Spanish homes. Unfortunately, the computer generated models do not do justice to the style, as much is gained from the texture of the building, richness of paint colors, and contextual and complimentary landscape elements.

Moreover, landscaping and streetscape design are vital elements in creating a soft transition between neighborhoods. To enhance the single-family scale of our streetscape, the project includes a meandering walk within a varying setback of at least 20 to 50 feet of landscaping designed to resemble front yards along Jarvis. Connecting pathways lead to front stoops, which mimic our neighbors across the street. The additional step back in our building design allows for even more landscape opportunities along Jarvis making this street a beautiful, lush environment. These design touches will create a consistent look and feel along Jarvis and a high end residential community.

Combined, the above design elements will provide more than sufficient articulation and interest to create a smooth transition to our neighbors along Jarvis. We are happy to revisit additional ways in which we can enrich the exteriors, but believe the project merits the 2 points under this criteria.

18.78.290 Lot Layout and Orientation

Criteria 5: “For projects in the Downtown or for MF projects, building setback areas above the second story are articulated with design elements that provide visual interest, such as the use of outdoor decks and balconies (must be provided on at least one elevation visible from a public or private street. Articulation must be a min. of 3 horizontal feet and be 30% of the extent of story (not necessarily continuous).”

Staff/PC Response: Articulation must be a min. of 3 horizontal feet and be 30% of the extent of the story (not necessarily continuous). Project does not appear to qualify for this point.

Staff/PC Score: 0 (out of 1)

Applicant's Requested Score: 1 (out of 1)

Applicant's Response: As indicated in our Narrative, Addendum and RDCS submittal, our building plans are articulated with cantilevered balconies, awnings, shutters, corbels and belly bands to achieve color breaks and visual interest. At the Planning Commission hearing, we provided an additional exhibit demonstrating that our balconies meet the requirement with a min. of 3 horizontal feet and 30% of the extent of the story, and the project commits to achieve this variation. (Please see also the attached Exhibit.) We believe the project meets this criteria.

18.78.335 Livable Communities

Criteria B (1): "Proposed project phase(s) are subjectively judged by the Planning Commission to be superior with respect to overall project excellence. **(two points when awarded by a super majority of the voting members, or one point when awarded by a majority of the voting members of the Planning Commission)** The Planning Commission will be reviewing and considering the design component of the project. City Staff may award up to two points under this criterion when it is determined that project changes proposed as part of the City's entitlement process will improve the overall project excellence."

Staff/PC Score: 0 (out of 2)

Applicant's Requested Score: 2 (out of 2)

Applicant's Response: We believe we have demonstrated that the project is superior with respect to overall project excellence. We respectfully request that the City Council award these 2 points to the project.

18.78.335 Livable Communities

Criteria B (6): "Provides architectural variation and differentiation by the following criteria: a. Uses porches, balconies, for any areas viewed from the public ROW or multi-unit courtyards interior to the project on at least 25% of units to promote a neighborhood feel; b. Uses at least two different roof lines and two different pitches throughout the project; c. Uses architecture and profiles and massing that are compatible and works with the existing surrounding neighborhoods; d. Provides a consistent level of architectural relief and detailing on all building elevations."

Staff Response: "Uses porches, balconies, for any area viewed from the public ROW or multi-unit courtyards interior to the project on at least 25% of units to promote a neighborhood feel. Unable to verify this requirement based on the information provided with the plan set and applicant's comments."

Staff/PC Score: 0 (out of 3)

Applicant's Requested Score: 3 (out of 3)

Applicant's Response: At the Planning Commission, we clarified that all (100%) of our units will have balconies or patios that face the public right of way or interior streets. This can be seen on the building plan sheets and the elevation and perspective sheets in our submittal. The building plan is four sided, meaning that units and balconies face in each direction, so there will always be balconies / patios in view. All (100%) ground level units facing the public right of way or internal streets have porches.

As previously discussed, the architectural massing and level of articulation in our design will transition very well with the Madrone Plaza neighborhood. (Please see our response under Lot Layout and Configuration 3 (e) on this same topic.) Again, the choice of the Spanish Monterey architectural style was deliberate. The beauty of the style is its simplicity, elegance, and timelessness; as the landscaping matures, the architecture retains its rich character and the neighborhood matures along with it. The proposed facades along Jarvis and throughout the development, as shown in our submittal, have ample articulation appropriate to the traditional architectural style. More is not always better in design. Our goal is to create a superior quality community that retains its value over time, and enhances the quality of the surrounding neighborhood. The Project draws context from surrounding neighborhoods while also forging its own identity. As indicated in the Addendum to our application, we are open to exploring other architectural styles if the Planning Commission and community have strong preferences but we believe the project merits the 3 points under this criteria.

18.78.335 Livable Communities

Criteria 8: "For multi-family projects all units have washers and dryers for convenience and safety of residents." (three points)

Staff/PC Response: MWest self-scored this criteria with 3 points with the comment: "All dwellings have washer dryer connections for tenants. There are no shared laundry facilities." The floor plans submitted with MWest's RDCS application indicate that washers and dryers are provided within each unit. Staff initially awarded the project the 3 points saying: "The project is a multi-family project that has committed to providing washers and dryers within the units." However, the Planning Commission noted that the project Narrative indicates only washer dryer "connections" would be provided, not washer and dryer units, and felt the floor plans were ambiguous, so they deducted the 3 points.

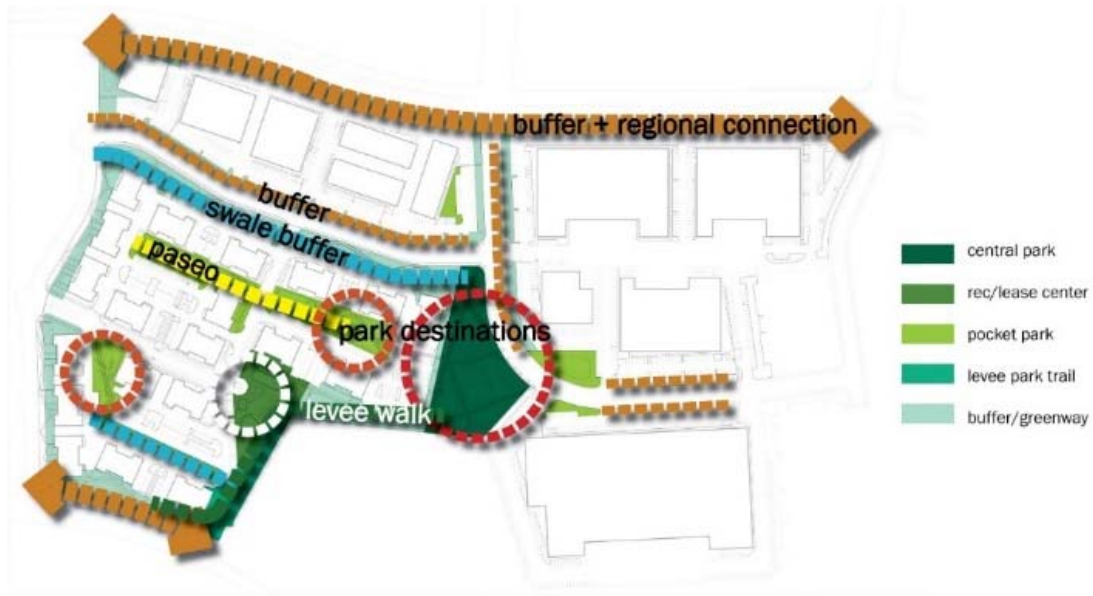
Staff Score: 3 (out of 3)

PC Score: 0 (out of 3)

Applicant's Requested Score: 3 (out of 3)

Applicant's Response: At the Planning Commission hearing, MWest stated on the record that the comment in our Narrative indicating that washer/dryer "connections" would be provided was a typo and that MWest intended to and commits to provide washers and dryers within each unit (as is customary in the marketplace for new rental product), as we also indicated in our floor plans. MWest's clarification on the record should be sufficient for the City to award the 3 points under this criteria.

EXHIBIT B ILLUSTRATIVES



The project will provide public access to adjacent open space (City's 7.9 acre detention pond) through a network of pedestrian trails.



Illustrative site plan highlights the generous park and open space elements.



Pocket parks (“parklets”) create breathing room within the community for people to spend leisure time outside and make social connections. Variety of age appropriate amenities.



Front-yards, walkways and meandering path along Jarvis edge to mirror Madrone Plaza.



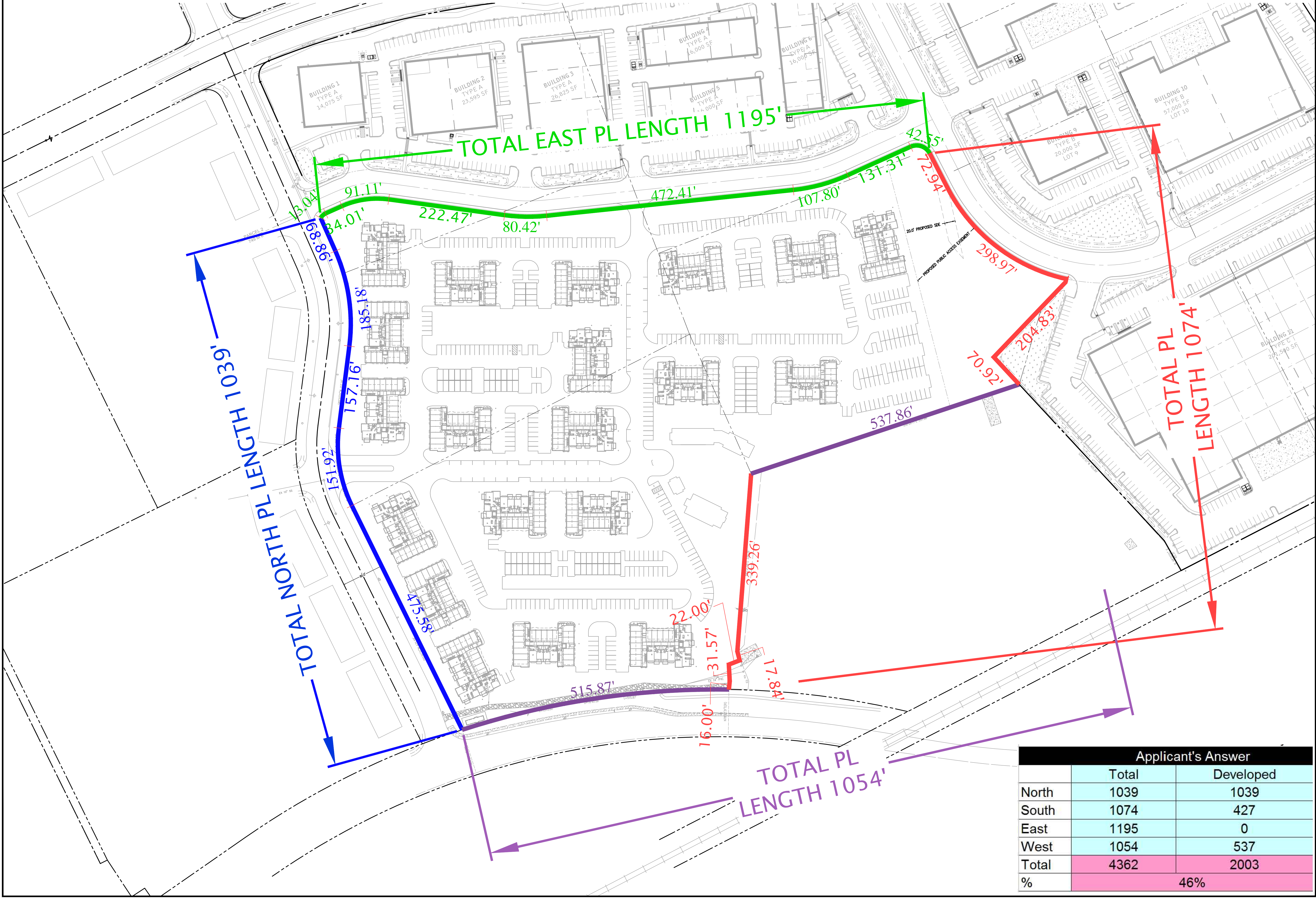
Cross Section of Residential/Industrial interface from Jarvis Drive to Sutter Extension. (Over 240+ feet separation between residential and industrial buildings.)



Jarvis frontage - Spanish Monterey architectural style with 2 story front façade increasing to 3 story at rear of building.

ADJACENCY DETERMINATION TABLE - EXHIBIT

\\WMA-ARCH.COM\SanRamon\Jobs15\Divco West Real Estate Services Inc\SNR15-0015-00_Butterfield_Village\Civil\Preliminary Eng\ResidentPL EXH REVISED.dwg



Applicant's Answer		
	Total	Developed
North	1039	1039
South	1074	427
East	1195	0
West	1054	537
Total	4362	2003
%	46%	

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pittsburg ca 94566
925.234.5620
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ADJACENCY DETERMINATION
TABLE - EXHIBIT

DATE	08/28/2015	RDOS APPLICATION	REMARKS

BUTTERFIELD
VILLAGE
BUTTERFIELD BOULEVARD
MORGAN HILL, CALIFORNIA

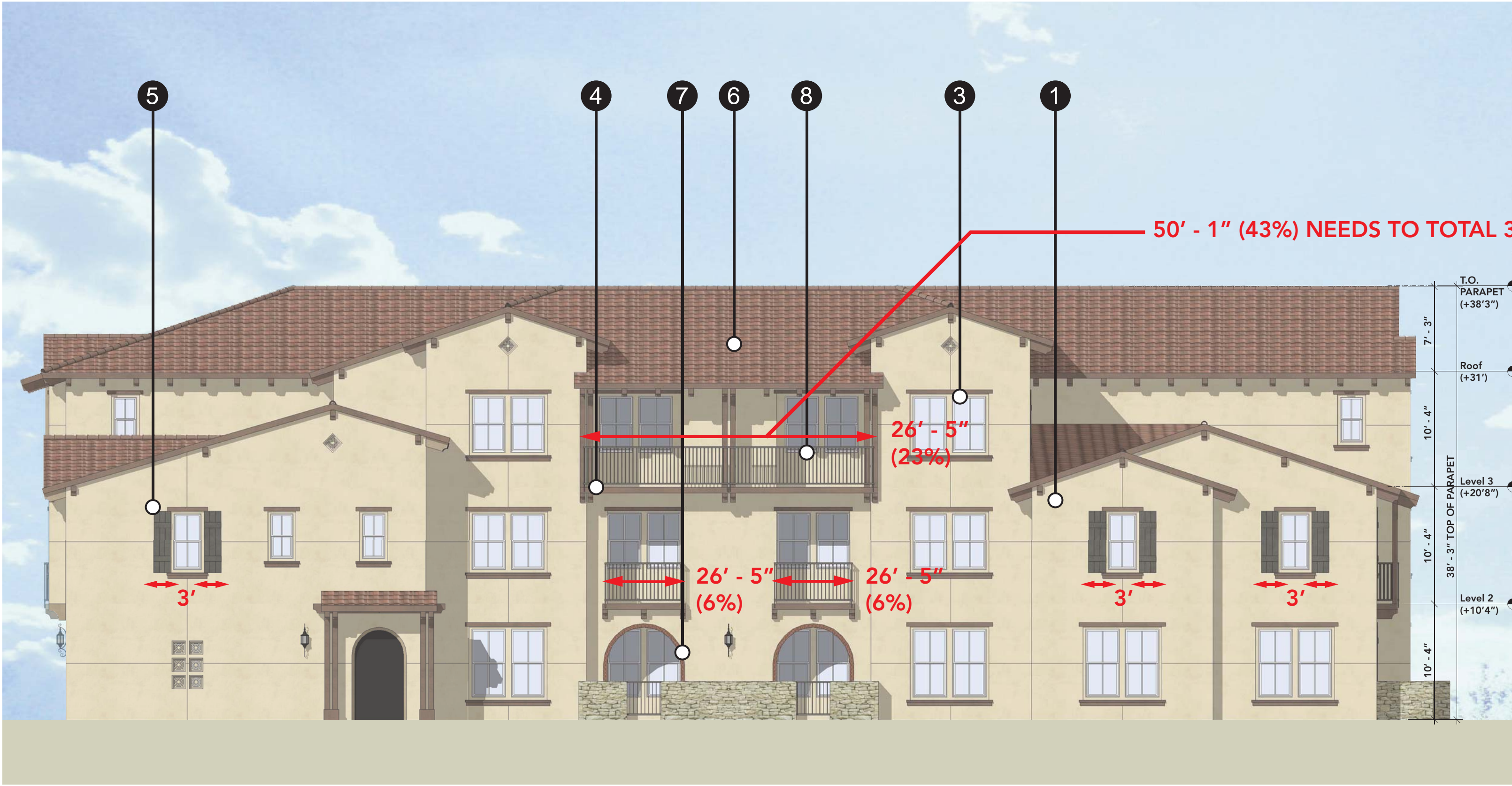
PA / PM: AC

DRAWN BY:

JOB NO.: SNR15-0015

SHEET

EXH1



SPANISH MONTEREY

FRONT ELEVATION



SPANISH MONTEREY

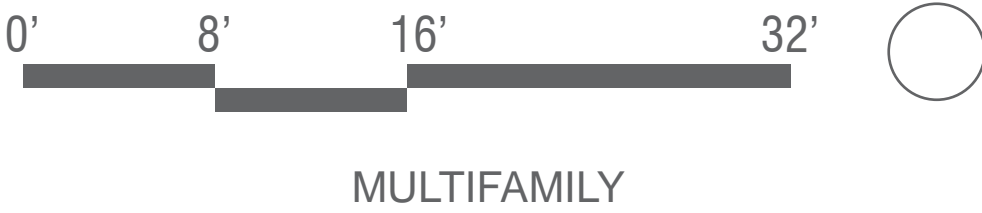
RIGHT ELEVATION



SPANISH MONTEREY

BUILDING PERSPECTIVE

- ① FIELD STUCCO
- ② ACCENT STUCCO
- ③ FOAM SURROUND
- ④ TRIM
- ⑤ SHUTTER
- ⑥ CONC. "S" TILE
- ⑦ SPANISH TILE
- ⑧ METAL RAIL



BUILDING - A1	
ELEVATIONS AND PERSPECTIVE	
DATE	REMARKS

PA / PM:	
DRAWN BY:	
JOB NO.:	

SHEET
A-2.2

TCA ARCHITECTS

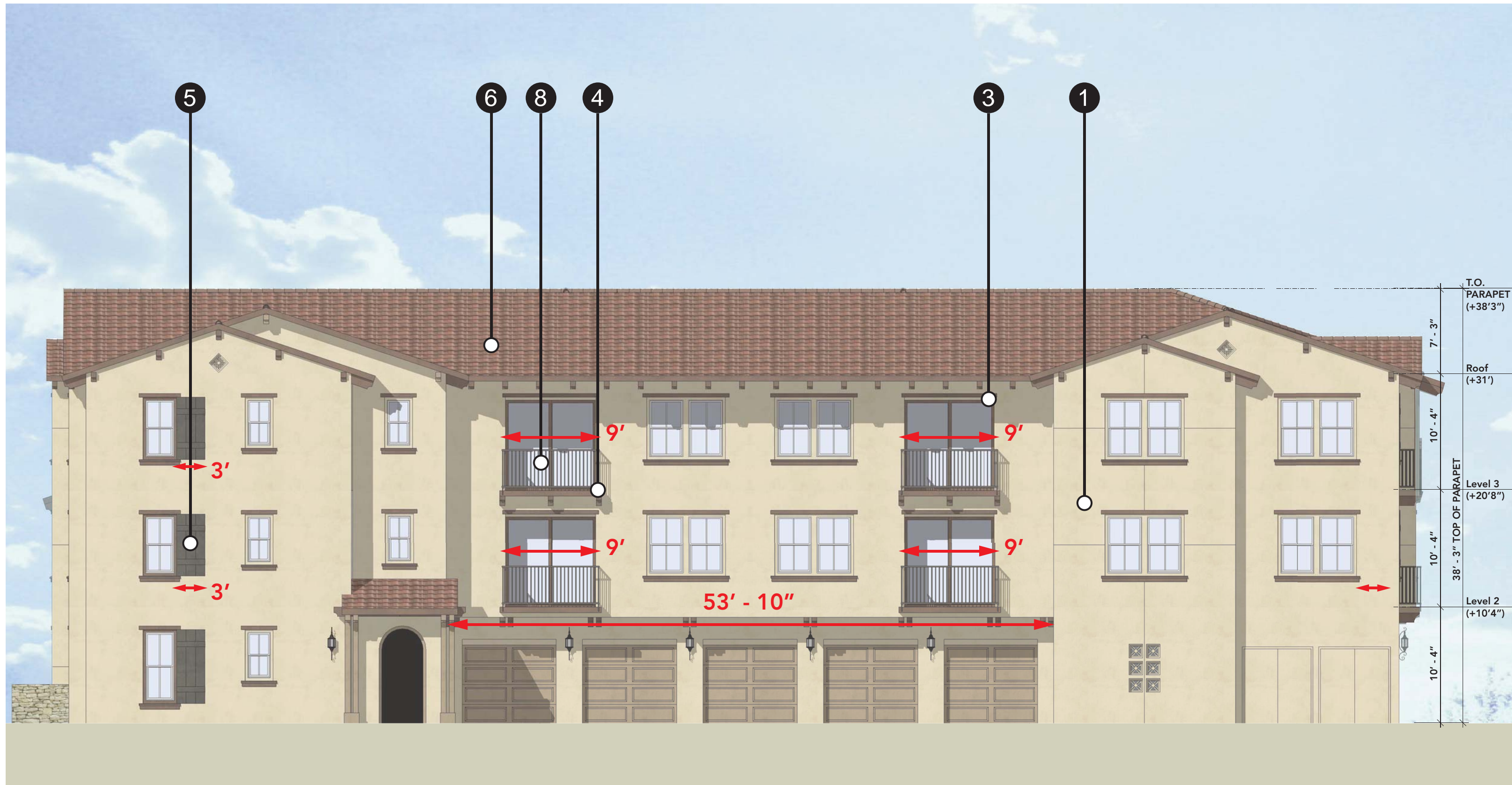
19782 MAC ARTHUR BLVD.
SUITE 300 IRVINE
CALIFORNIA 92612
949 662 0270

BUTTERFIELD VILLAGE

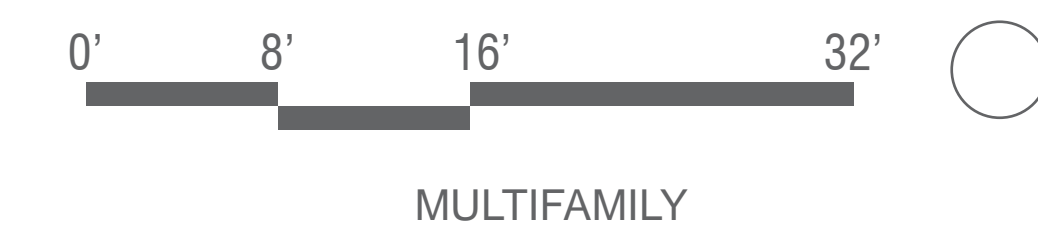
MORGAN HILL, CALIFORNIA

WEST

ARCHITECTS



- 1 FIELD STUCCO
- 2 ACCENT STUCCO
- 3 FOAM SURROUND
- 4 TRIM
- 5 SHUTTER
- 6 CONC. "S" TILE
- 7 SPANISH TILE
- 8 METAL RAIL



TCA ARCHITECTS



SUITE 300 IRVINE
CALIFORNIA 92612
949 862 0270

BUTTERFIELD
VILLAGE

MORGAN HILL, CALIFORNIA



BUILDING - AT		REMARKS
ELEVATIONS AND PERSPECTIVE		
DATE		

DATE: _____
TIME: _____
DRAWN BY: _____
JOB NO.: _____

SHEET

A-2.3



SPANISH COLONIAL

REAR ELEVATION



SPANISH COLONIAL

LEFT ELEVATION

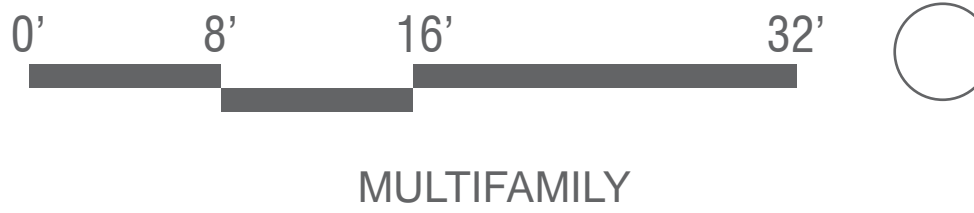


SPANISH COLONIAL

BUILDING PERSPECTIVE

- 1 FIELD STUCCO
- 2 ACCENT STUCCO
- 3 FOAM SURROUND
- 4 TRIM
- 5 SHUTTER
- 6 CONC. "S" TILE
- 7 SPANISH TILE
- 8 METAL RAIL

ARCHITECTURAL
RELIEF



MULTIFAMILY

TCA ARCHITECTS



BUTTERFIELD
VILLAGE
MORGAN HILL, CALIFORNIA



BUILDING - B1

ELEVATIONS AND PERSPECTIVE

DATE

REMARKS

PA / PM:

DRAWN BY:

JOB NO.:

SHEET

A-2.5

Morgan Hill OPT-3 A2 SITE OVERALL

TCA 2015-019
19-Aug-15

TCA Architects

Building A (20 DU)

Unit Summary: Net Rentable

	Unit Name	No. of Units	Net S.F.	No. of Bldgs.	Total Net S.F.	Avg. S.F.	Unit Mix
BLDG A							
1BR / 1 BA	A1	4	655	9	23,580		50%
1BR / 1 BA	A4	6	776	9	41,904		
2BR / 2BA	B2	5	998	9	44,910		
2BR / 2BA	B4	3	1,074	9	28,998		50%
2BR / 2BA	B4.1	2	1,086	9	19,548		
		20					
Subtotal		180			158,940	883	100%

Building B (18 DU)

Unit Summary: Net Rentable

	Unit Name	No. of Units	Net S.F.	No. of Bldgs.	Total Net S.F.	Avg. S.F.	Unit Mix
BLDG A1							
1BR / 1 BA	A1	4	655	5	13,100		56%
1BR / 1 BA	A4	5	776	5	19,400		
1BR / 1 BA	A5	1	776	5	3,880		
2BR / 2BA	B2	4	998	5	19,960		
2BR / 2BA	B4	2	1,074	5	10,740		44%
2BR / 2BA	B4.1	2	1,086	5	10,860		
		18					
Subtotal		90			77,940	866	100%

Building A-1 (18 DU)

Unit Summary: Net Rentable

	Unit Name	No. of Units	Net S.F.	No. of Bldgs.	Total Net S.F.	Avg. S.F.	Unit Mix
BLDG A							
1BR / 1 BA	A1	4	655	4	10,480		56%
1BR / 1 BA	A4	6	776	4	18,624		
2BR / 2BA	B2	4	998	4	15,968		
2BR / 2BA	B4	2	1,074	4	8,592		44%
2BR / 2BA	B4.1	2	1,086	4	8,688		
		18					
Subtotal		72			62,352	866	100%

Building B-1 (16 DU)

Unit Summary: Net Rentable

	Unit Name	No. of Units	Net S.F.	No. of Bldgs.	Total Net S.F.	Avg. S.F.	Unit Mix
BLDG A1							
1BR / 1 BA	A1	4	655	2	5,240		63%
1BR / 1 BA	A4	5	776	2	7,760		
1BR / 1 BA	A5	1	776	2	1,552		
2BR / 2BA	B2	3	998	2	5,988		
2BR / 2BA	B4	2	1,074	2	4,296		38%
2BR / 2BA	B4.1	1	1,086	2	2,172		
		16					
Subtotal		32			27,008	844	100%

Combined Building Total

Site Summary: Net Rentable

	Unit Name	No. of Units	Net S.F.		Total Net Rentable	Avg. S.F.	Unit Mix
Site Total							
1BR / 1 BA	A1	80	655		52,400		53%
1BR / 1 BA	A4	113	776		87,688		
1BR / 1 BA	A5	7	776		5,432		
2BR / 2BA	B2	87	998		86,826		
2BR / 2BA	B4	49	1,074		52,626		47%
2BR / 2BA	B4.1	38	1,086		41,268		
Total		374			326,240	872	100%

Note: These numbers are preliminary are are subject to change upon further building refinement.

Building A

Parking Summary

Required Parking			
Unit Type	Ratio	#	Req'd
1 Bedroom (A)	1.5	90	135
2 Bedroom (B)	2	90	180
Total			315
(1 per every 3 unit)	Guest	60	
(5% Guest)	HC Stall	3	

Building B

Parking Summary

Required Parking			
Unit Type	Ratio	#	Req'd
1 Bedroom (A)	1.5	50	75
2 Bedroom (B)	2	40	80
Total			155
(1 per every 3 unit)	Guest	30	
(5% Guest)	HC Stall	2	

Building A-1

Parking Summary

Required Parking			
Unit Type	Ratio	#	Req'd
1 Bedroom (A)	1.5	40	60
2 Bedroom (B)	2	32	64
Total			124
(1 per every 3 unit)	Guest	24	
(5% Guest)	HC Stall	1	

Building B-1

Parking Summary

Required Parking			
Unit Type	Ratio	#	Req'd
1 Bedroom (A)	1.5	20	30
2 Bedroom (B)	2	12	24
Total			54
(1 per every 3 unit)	Guest	11	
(5% Guest)	HC Stall	1	

Combined Building Total

Parking Summary

Required Parking			
Unit Type	Ratio	#	Req'd
1 Bedroom (A)	1.5	200	300
2 Bedroom (B)	2.0	174	348
Guest	(1 per every 3 unit)	125	
Total			773
(5% Guest)	Ratio	2.07	
	HC Stall	6	

Site Stats

Gross Residential Lot	19.5 ac
Gross Central Park Lot	2 ac
Total Gross	21.5 ac
Net Residential Lot	19.5 ac
Net Central Park Lot	1.68 ac
Total Net	21.2 ac
Residential Density	374du ÷ 19.5ac = 19.18 du /ac

Provided Parking			
Unit Type	HC	Standard	Total
Head in surface	6	356	362
Parallel surface	0	36	36
BLDG garage	0	289	289
Detached garage	0	86	86
Total			773
	Ratio	2.07	
	HC Stall	6	