

## Monterey & Third Development

### Project Description

Monterey & Third Associates, LLC. is proposing to construct a vibrant new development at the corner of Monterey and Third Street, a site of 18,400 SF in the heart of Morgan Hill's downtown core. The proposed project consists of two buildings, each with its own exterior patio and interior mezzanine space. A central pedestrian walkway between the two buildings not only entices Morgan Hill's residents to visit and enter the project, but creates a point of connection between Monterey Road and the newly constructed parking garage behind the site. The project aims to energize and revitalize the corner of Monterey and Third, while significantly increasing the overall economic viability of Morgan Hill's downtown.

Both buildings will be occupied by two restaurant tenants each, which will serve food and beverages inside as well as to the customers seated on the patios outside. While the exterior patio areas are both open and visible to the public, a low 18-inch tall stone wall separates the patio space from the sidewalk. Additional moveable tables, chairs, and umbrellas will be placed in front of building 1's patio along the public sidewalk on Monterey, to match the outdoor dining condition in neighboring restaurants along the street. A low wrought-iron fence will be employed to separate the customers from pedestrian traffic while still allowing for visibility into the dining area. An in-ground park-strip planter along the base of the 18" wall softens the wall and adds colorful, flowering plants to the site which was previously devoid of vegetation. Many additional planters are added around the project, which will add color and vitality to the project. The outdoor patio adjacent to building 1 has a wooden trellis overhead, which provides shade and allows the opportunity for flowering vines to grow above the patio area. The second dining patio for building 2 has string lights hung overhead to create a warmly lit, inviting atmosphere while customers dine in the evening.

The architecture of both buildings speaks directly to the vernacular of downtown Morgan Hill. The height and scale of each building mirrors those of its neighboring buildings. A stepped roof on building 2 is purposely implemented so that its height does not overshadow the one-story building adjacent to it. Materials such as plaster and stone are used, which are specifically requested in the Morgan Hill downtown design guideline handbook. The handbook also asks to include "parapets with projecting decorative cornices." Both buildings have intricate cornices that enhance and add visual interest to their elevations. The floorplans of both buildings employ a rhythmic pattern of deep-set storefront windows, which add additional variation and shading to the facades.

Development and construction will occur entirely in one phase. As mentioned earlier, both buildings are divided and leased to four (4) individual restaurants. In addition to serving food, alcoholic beverages will also be served on-site. Hours of operation for one of the tenants will be 7:00 AM to 12:00 AM. The other 3 tenant's hours of operation will be 11:00 AM to 12:00 AM. The assortment of restaurants and variety of seating options within the project will provide a new and unique dining experience for the residents and visitors of Morgan Hill. As a whole, this project exhibits innovative and thoughtful design intent while still respecting the Morgan Hill design guidelines. The result is an attractive redevelopment which animates and reinvigorates the city's downtown core.