

**From:** [Kerry Williams](#)  
**To:** [Gina Paolini](#); [Karen Nelson](#); [Planning Commission](#)  
**Cc:** ["Froman, Chad"](#); ["Ross Doyle"](#)  
**Subject:** FOR TONIGHT'S PC MTG: COMMENT LETTER FROM DivcoWest SVI re RDCS Excellence Points  
**Date:** Tuesday, November 08, 2016 1:32:15 PM  
**Attachments:** [DivcoWest SVI Letter to Planning Commission 11.8.16 \(Final\).pdf](#)

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Hi Gina and Karen –

Please find the attached comment letter from MWest PropCo XXIII LLC for tonight's Planning Commission hearing on the RDCS.

Thank you for your consideration!

Kerry

**Kerry M. Williams, Project Director**  
**MWest PropCo XXIII LLC**  
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November 8, 2016

Chair Wayne Tanda and the  
Morgan Hill Planning Commission  
City of Morgan Hill  
17575 Peak Avenue  
Morgan Hill, CA 95037

Re: 2016 Residential Development Control System Competition

Dear Chair Tanda and Members of the Planning Commission:

On behalf of MWest PropCo XXIII LLC, we are writing to provide justification for the award of “Excellence Points” under Livable Communities in the 2016 RDCS competition.

Following the 2015 RDCS competition, we made significant design changes and added an array of community features in response to feedback from City Staff and the Planning Commission. We spent a day with Staff touring multi-family rental projects in the South Bay to look at architecture, articulation, streetscapes, parks and other design elements. We also held a community meeting with Jarvis area residents. Our primary goal is to create an attractive and high quality live/work/play community that provides needed rental housing in the city and helps Morgan Hill attract and retain businesses. These design changes are highlighted below:

1. Added articulation and variation to our buildings, including enhanced materials and details to strengthen the architectural character.
2. Replaced the 3-story walk-up buildings along Jarvis with a 2/3 story townhome design that mirrors existing homes in Madrone Plaza to ensure an appropriate transition.
3. At Staff’s request, we created a Main Street-style through connection between Jarvis and the Sutter Extension to enhance connectivity and walkability.
4. Added 4-sided architecture and tile roofs to garage buildings.
5. Internalized all garages and parking areas so they are not visible from the public ROW.
  - *We understand that Staff and the Planning Commission have concerns about how these parking areas will look and feel for project residents. We agree, and though we have added planting zones and larger tree canopies to the parking areas to soften them, we will make appropriate design adjustments during the entitlement phase.*
6. Created an 80 feet-wide landscaped paseo (“the Sutter Greenway”) with a 7 feet wide walking path connecting Jarvis to the proposed 3.5-acre Central Park. Added publicly accessible but privately maintained amenities along the entire length of the Greenway, with outdoor seating, bbq/picnic areas, fitness station, tree groves, bocce court and play berm.
  - *This multi-use area is intended to serve as both a transition between the plan’s residential and industrial uses as well as an amenity to be enjoyed by future businesses and their employees, residents, and Jarvis area neighbors.*
7. Designed the Recreation/Leasing Center to serve as an architecturally distinctive focal point of the community as residents and visitors enter along Main Street. The cluster of buildings is centrally located and accessible to all community residents, and situated to take advantage of striking views of El Toro in the distance and of the natural open space in the City-owned detention area.
8. The project added other private amenities (e.g.; pocket parks, tot lot, picnic areas, bbq area, fire pit, etc.) distributed throughout the community and connected by walkways. A network of public walking paths runs along the full perimeter of the project connecting Monterey Road, Jarvis Drive, Butterfield Road, the Sutter Greenway and Central Park.

We believe that the features and elements listed above will create a signature project of superior quality and design that merits consideration for Project Excellence points.

Thank you in advance for your consideration.

Very Truly Yours,

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

Chad Froman, Director  
DivcoWest SVI

*Kerry M. Williams*

Kerry M. Williams,  
Project Director

Cc: Gina Paolini, Senior Planner