



City of Morgan Hill **DRAFT** Issues and Questions for High Speed Rail (HSR) Project Scoping Letter

Safety

- The Architectural Review Handbook, Downtown Specific Plan, and Police Department require lighting for new development, trails, and parks for safety reasons. Will the HSR project have lighting for safety?
- The Building Department and the Zoning Ordinance requires mechanical equipment and/or maintenance areas to be secured from the public and screened from public right of ways. In addition, the type of screening is subject to the Architectural Review Handbook. How would maintenance areas be secured for safety purposes and will it meet the Architectural Review Handbook and Zoning Ordinance Standards?
- What is the safety mechanism if the train is derailed for both the elevated structure and at grade on a berm options?
- Is HSR required to reduce speeds through the dense, populated, and urban areas through Morgan Hill?

Noise

- The General Plan identifies maximum noise levels within the different land use areas in our City. There are two types of alignments proposed for Morgan Hill; an elevated structure option, and an at grade on a berm option. What is the noise impact for an elevated structure versus a structure on a berm, and will the different options meet the General Plan maximum noise levels allowed in each land use area?
- If noise mitigations are proposed to meet the General Plan maximum noise levels allowed, what are the noise mitigation options for the project? Will there be additional mitigations for the nearby residents and businesses?
- How does noise change at different speeds?

- Our Zoning Ordinance and Architectural Review Handbook articulate aesthetically pleasing requirements for structures, accessory structures visible from the public right of ways, walls, fencing, etc. Are there noise mitigations that are visually attractive that will meet the requirements in our Handbook?

Construction

- How long will construction last?
- Will the Morgan Hill segment begin construction independent of progress in San Jose or Gilroy?
- The Building department prefers a master plan be submitted for new development within Morgan Hill to help understand the different phasing of a project and plan for potential construction impacts. Would HSR submit some type of master plan to our City and how would HSR mitigate construction impacts?
- The General Plan identifies roadway improvements and connections to provide better circulation throughout our City. While the project is under construction, it may temporarily close off existing street connections and impact circulation. Will additional north-south corridors be completed through Morgan Hill (such as the Santa Teresa/Hale Avenue extension) to mitigate traffic impacts?
- What other roadway improvements or street connections may be needed to mitigate construction impacts?
- Will grade separations be completed prior to HSR project-related work?
- With larger projects, the Building, Fire, and Police Departments encourage a Traffic Handling Plan be reviewed prior to any road closures. Will HSR prepare a Traffic Handling Plan and have our City review it prior to road closures?
- Highway 101 and Monterey Road are major access routes to travel in and out of Morgan Hill. Will Monterey Road or all Highway 101 interchanges remain open and available during HSR project construction?

Aesthetics

- Our Zoning Ordinance and Architectural Review Handbook discusses Scale and Massing of structures. Describe the size of the possible structures, the height, the width, and the roadway alterations needed, such as berms for the at-grade alternative.
- Is there flexibility in the height of the aerial structure?
- Our Planning Division studies the visual impacts of new construction. Can HSR design a taller or shorter aerial structure if requested by the community?
- The Downtown Specific Plan and the Architectural Review Handbook strive to create esthetically pleasing and compatible development within our community. Are there gateway design and art opportunities in the structure to help incorporate the structure into our City?
- If an alignment is chosen where new underpasses are required, is there an opportunity to create artistic lighting?
- Our Municipal Code requires new development to install or undertake adjacent public improvements including the placing of existing overhead utilities underground. Will the HSR project undertake any adjacent public improvements and underground overhead utilities near the chosen alignment?
- The Planning and Community Services Departments require landscaping plans for new parks, trails, and development within the City. Will HSR work with the City and provide a landscaping plan for the project and nearby areas and maintenance corridors?

Local Economics

- The Economic Development Department emphasizes keeping our business in Morgan Hill and helping them meet their needs within Morgan Hill as they grow. Will all impacted businesses be relocated within the City?
- The Economic Department encourages development within Morgan Hill to support Morgan Hill by using local construction teams and shopping local for materials when feasible. Would HSR hire local construction and development teams for the project?
- Will HSR shop local for project materials?
- One of the City's goals is to enhance the wireless services. Will the HSR project include conduits for wireless communication facilities?

- Will the HSR project provide WiFi through the project? How far would the WiFi reach?
- Will HSR compensate residents and businesses for loss of any property or property value?
- Will HSR reimburse the City and other tax entities for revenue loss of property tax, sales tax, and business to business tax?
- Will residents and businesses displaced by the HSR project have relief on increased property taxes?

Traffic and Circulation

- Will HSR mitigate traffic impacts and ensure traffic circulation throughout South County?
- To be consistent with our General Plan Transportation Chapter in providing efficient circulation throughout Morgan Hill, can HSR complete roadway improvements such as under-crossings or completion of roadway systems or realignments of streets before project construction begins?
- Our General Plan identifies locations for the construction of new roadways and segments that will fill in the "missing links" and improve circulation throughout the city. Will HSR improve the following roads (if necessary) to maintain traffic circulation through Morgan Hill and can these roadway improvements be completed prior to HSR project work in South County?
 - a) Completion of Santa Teresa/Hale Avenue
 - b) Underpass for Tilton connection across Monterey Road
 - c) Reconstruction of Butterfield overpass
 - d) Depression of McLaughlin Ave. and Depot
 - e) Cul-de-sac of Mc Laughlin Ave. and Depot
 - f) Completion of Murphy Ave.
 - g) Completion of Tilton to Burnett connection

Open Space and Agricultural Land

- The City of Morgan Hill has identified a need to preserve agricultural land and has created an Agricultural Mitigation section within the Municipal Code. How will the alignments mitigate the loss of any agricultural land?
- How would the project impact or protect wildlife?
- Can the project be designed to allow for permeability for transit, pedestrians, cyclists, and wildlife?
- Will HSR create usable open space, trails, and park space underneath or adjacent to the structure to avoid vacant, unmaintained lands?

General

- What criteria will the Authority use to make a final decision on which alignment will be chosen in Morgan Hill?
- Could decisions on station location in Gilroy have an impact on the alignment through Morgan Hill?
- Will the State of California guarantee funding for the operations and maintenance of the HSR project before construction begins?
- What is the forecast of passenger usage, revenue, and maintenance cost to operate over the next 20 years?
- How would HSR protect/preserve cultural resources?
- Are there marketing and promotion opportunities within the system (at stations or in trains) to promote Morgan Hill as a tourism destination?
- The Public Works department reviews new projects to meet the standards within the current code, and opportunities to achieve goals within the General Plan. One of the goals is to bring reclaimed water to Morgan Hill. Depending on the chosen alignment and elevated or at grade on berm option, will the HSR project bring reclaimed water (purple pipe) from Gilroy to Morgan Hill?