



Sunsweet Project

Agenda Item 12
ZA 16-08 & DA 16-09: Depot-Sunsweet
City Council 02/01/17

Overview of Downtown Specific Plan (DSP)



Vision Statement

"Strengthening Downtown as the gathering place, a connecting force, the social and activity heart of Morgan Hill, is the overriding aspiration of this Plan – a place where residents from all segments of the community can live, work, meet, shop, dine and participate in public celebrations, and share in the richness of Morgan Hill's community life. It will be a place like nowhere else – a place with its own scale, character and uses."

DSP Urban Design Goals

- Creating an active Downtown village through **intensifying residential, retail, restaurant, and entertainment uses**, within an urban setting improved with unified landscaping and streetscape improvements.
- Making **Monterey Road and Third Street** more **pedestrian and retail friendly**, and improve other roads with better street lighting and streetscape improvements;
- Strengthening Downtown's identity and scale with new design related to a **traditional character**, and
- Creating **visual and physical linkages** to Downtown with landscaping; and with **linking downtown commercial uses to common parking areas** available to the general public



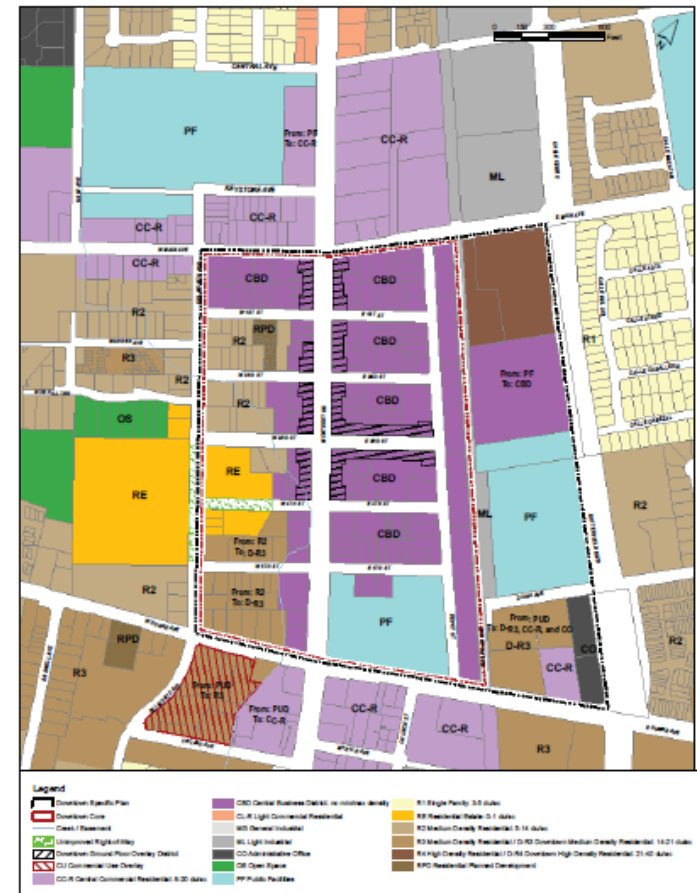
DSP Land Use Goals and Objectives

- **Provide a wide diversity of community services uses:**
 - restaurant
 - entertainment
 - specialty retail
 - food stores (i.e. bakeries, wine shops, take home gourmet delis)
 - residential and commuter-serving uses
- **Lodging**
- **Monterey Rd. and Third St. as main commercial spines**
- **Transit-oriented residential uses**
- **Rehabilitate existing residential and intensify redevelopment sites**



DSP Land Use Goals and Objectives

- **Densities ranging from 18 -40+ dwellings per acre**
- **New & existing homes and apartments (live work, apartments, condos, townhomes)**
- **Infill development along Monterey Rd. and Third St.**
- **Strengthen Downtown's identity and scale with:**
 - new design
 - paths and entry features
 - pedestrian features
 - common parking
 - bike paths, and
 - park or play spaces



Proposed Zoning Designations
Figure 5

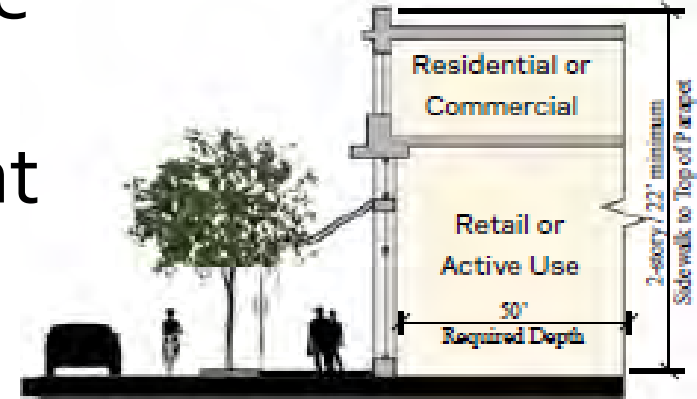
Ground Floor Overlay (GFO)

- Requires ground-floor retail uses along portions of Monterey Road and Third Street
 - retail
 - restaurant
 - entertainment
- Guidelines for retail building depths.



DSP Realities

- DSP adopted eight years ago
- Vertical mixed use is foundational to the DSP vision, yet difficult to achieve
- Assumes RDA as a significant implementation tool
- Design guidelines difficult for projects in the flood plain



Recent Decisions

- Allowed for 2 stories in height *retail only*
- Provided flexibility on retail
- Parking Surplus Waiver/Parking Garage



Downtown Placemaking

Make Downtown the most.....

walkable,
bike-friendly,
urban,
family-oriented, and
transit oriented

Neighborhood in Morgan Hill

December 16, 2015 CC Workshop

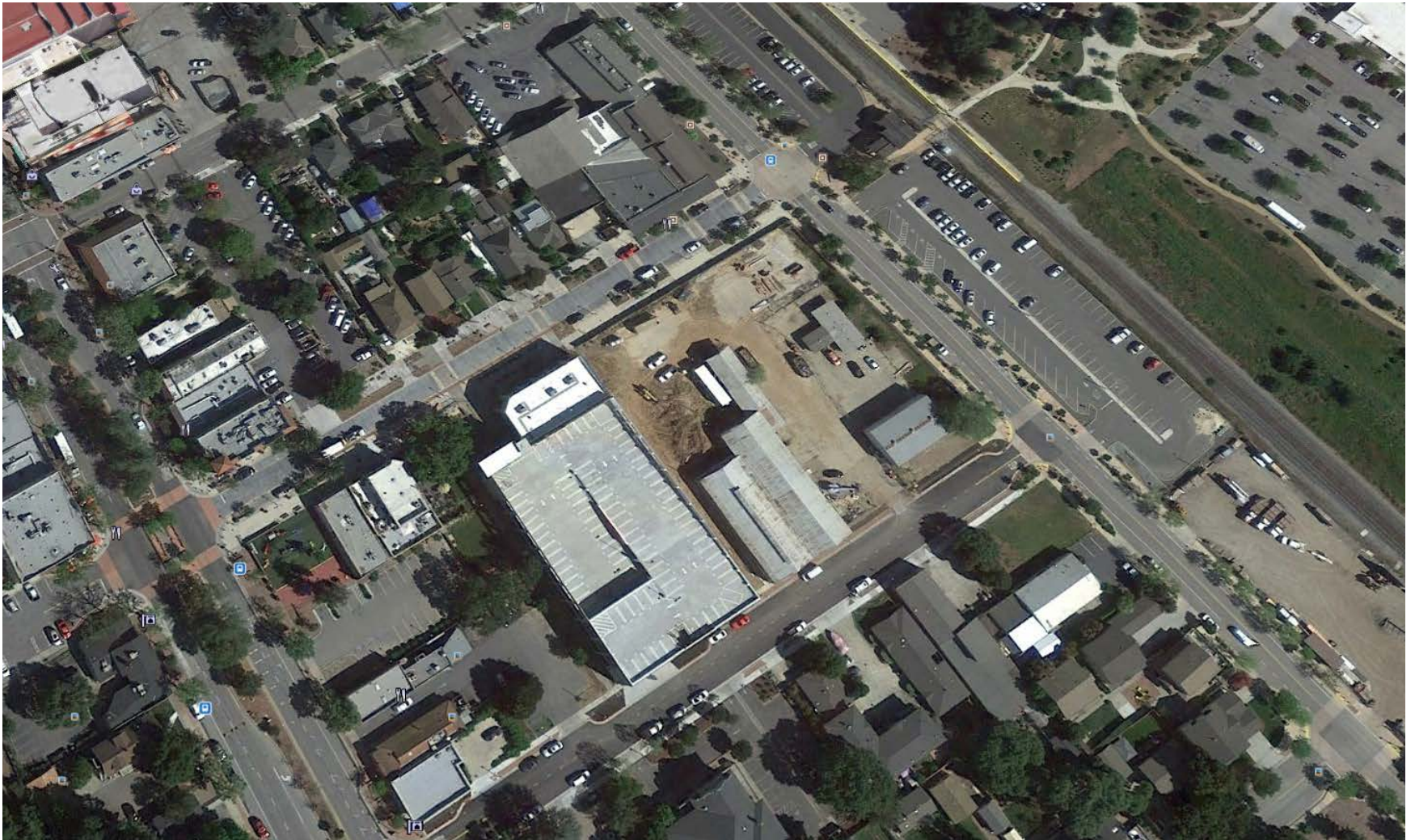
- Does the Council agree with the overall vision?
- Are the retail expectations reasonable?
- Are the housing density expectations reasonable?
- If the vision is right but difficult to achieve today, what steps, if any, should be taken?
- Will the DSP remain relevant as our market evolves?

Station Area Master Plan

-Market Study

- **Stacked flat developments will likely need to be at least 60 dwelling units per acre**
- **Ground floor retail has to be supported without additional parking**
- **Additional street work or structured parking will likely require a subsidy**
- **Parking limits the feasibility of many developments.**
 - **Most podium developments will likely need to provide no more than 1.5 spaces per unit**

Sunsweet Opportunity



The Project

- ❖ **83 Market Rate Rental Units**
- ❖ **7,546 Square Feet of Commercial Space**
- ❖ **Amenity-Rich Project**
- ❖ **Meets Residential Parking Requirement**
 - ❖ Potential payment of 3 in-lieu for office
- ❖ **Visually Interesting Design**

Third Street Elevation



ELEVATION
THIRD STREET

Depot Street Elevation



ELEVATION
DEPOT STREET

Fourth Street Elevation



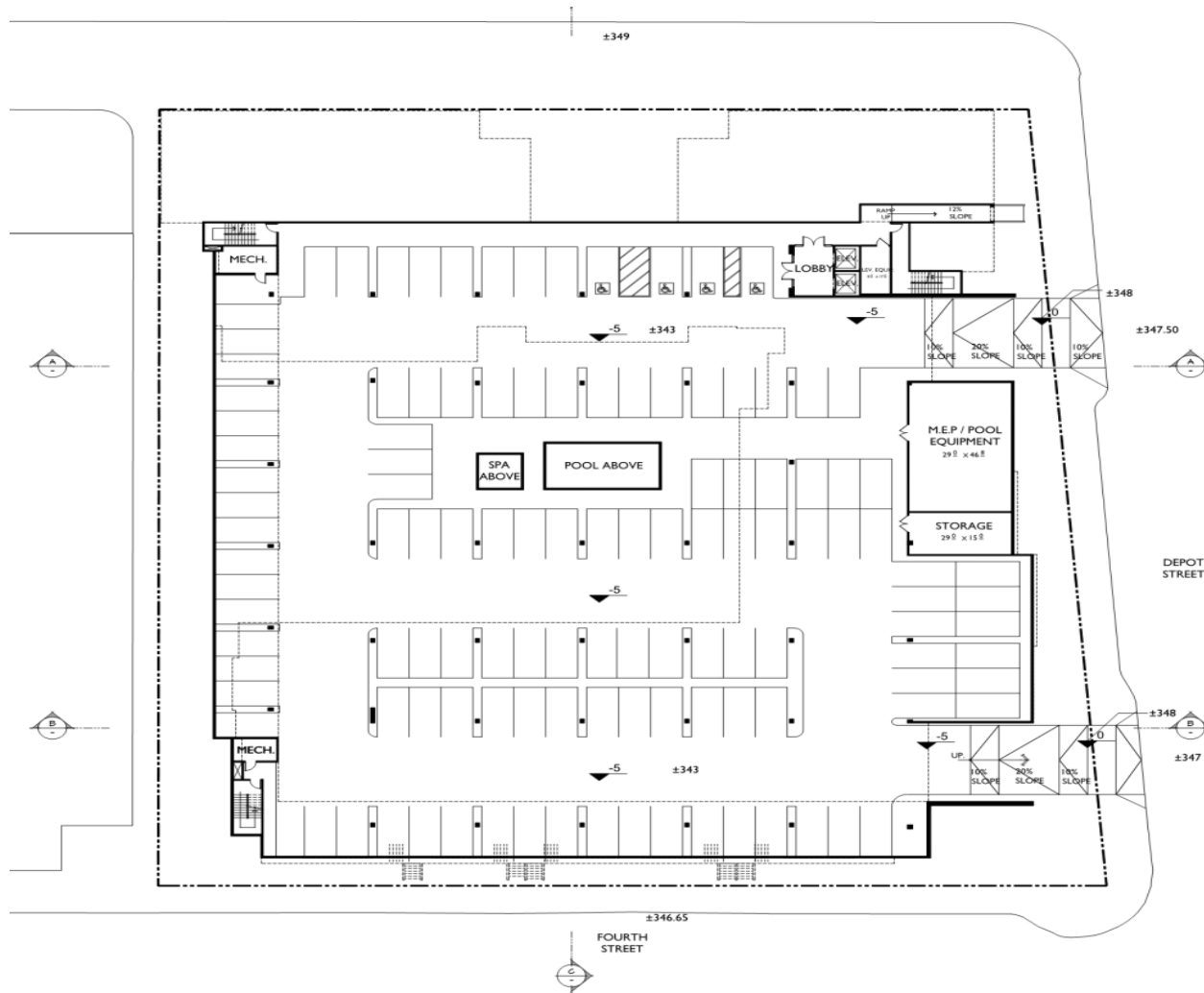
ELEVATION
FOURTH STREET

Alley Elevation

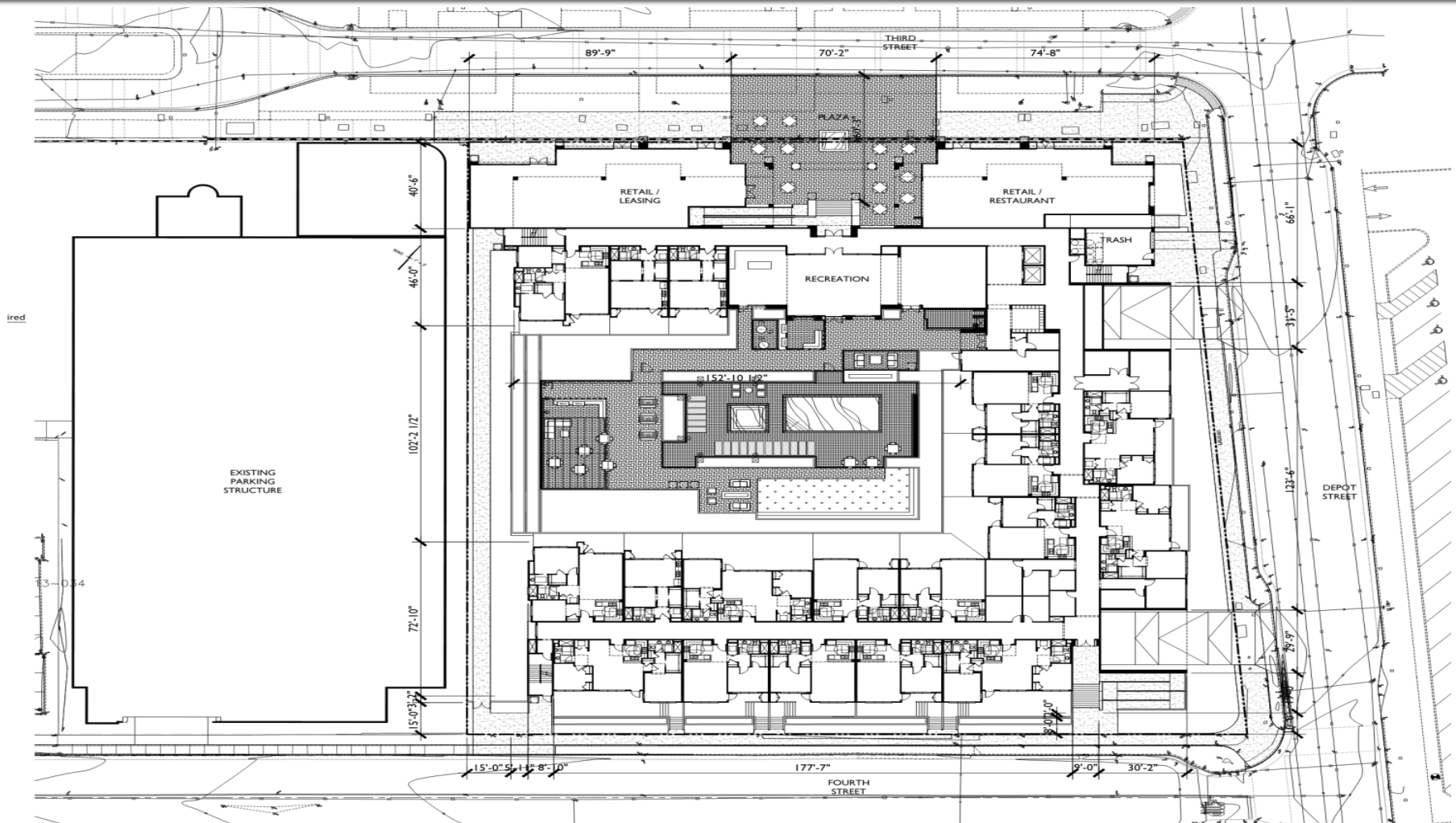


ELEVATION
ALLEY

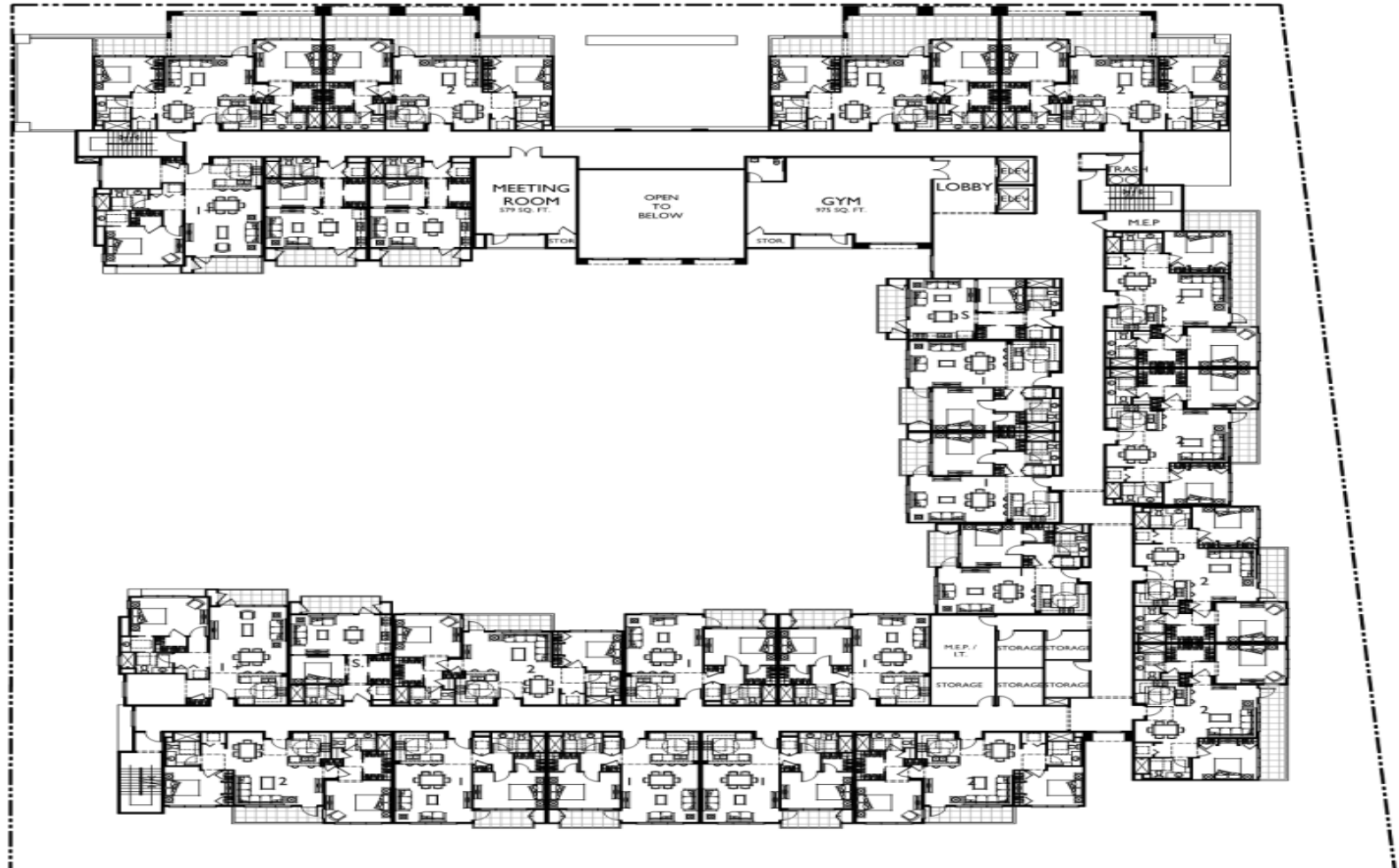
Basement/Garage



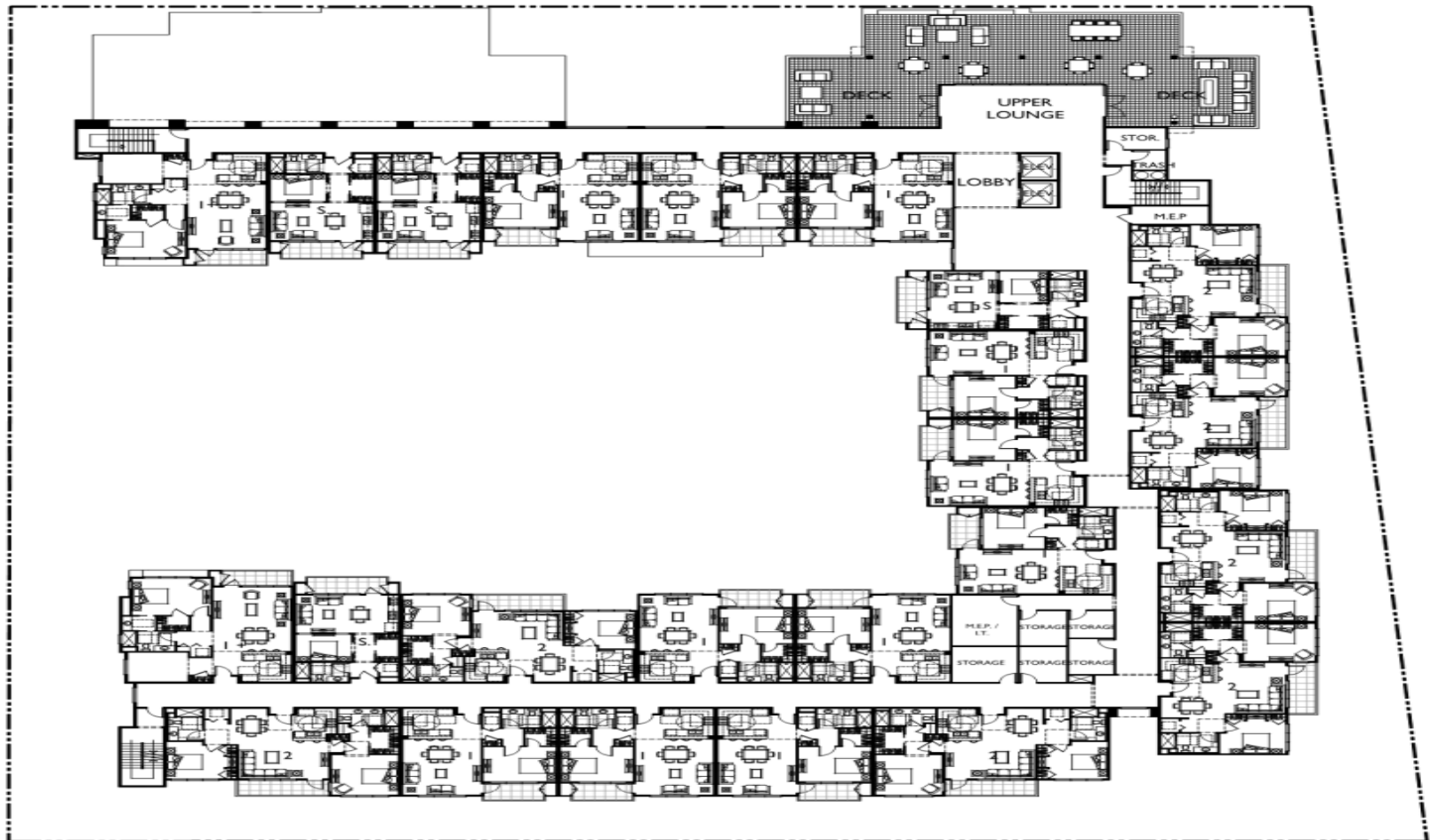
First Floor



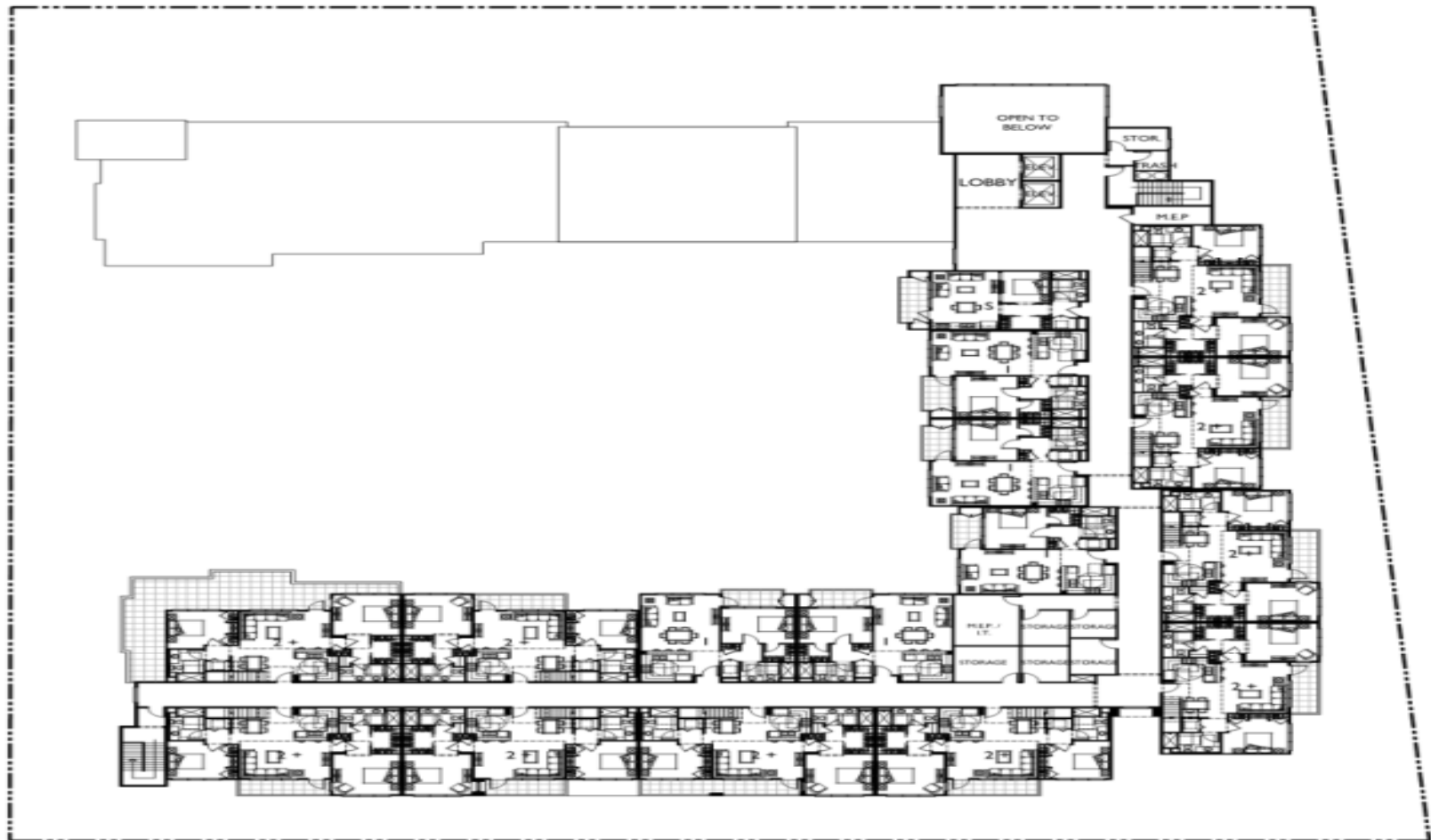
Second Floor



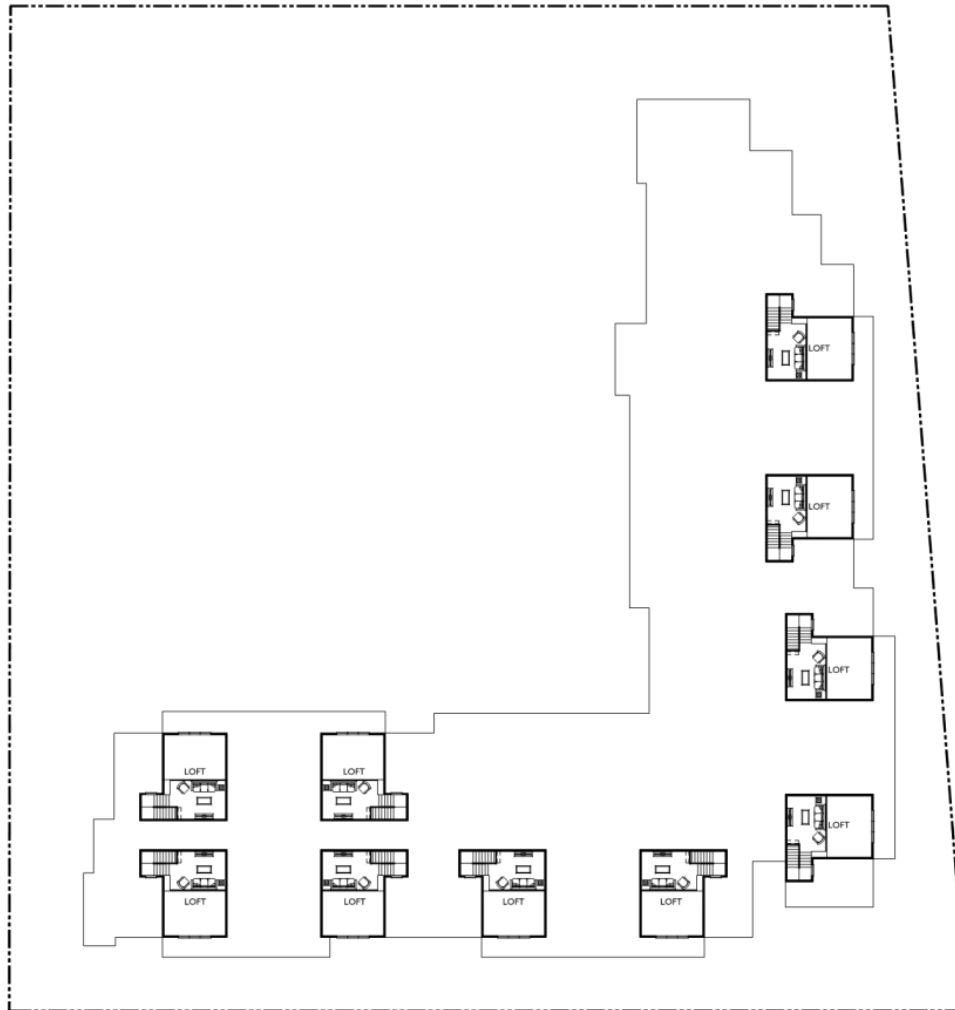
Third Floor



Fourth Floor



Loft Level



Proposed PD Project Considerations

Retail

- Provides 7,546 square feet (55 %) of the minimum required commercial space (13,720 square feet)
- Commercial depth of 45 feet
- 2,000 square feet of commercial space for leasing office

Height

- Three to five-foot increase to the maximum allowed building height

Parking

- Potential Parking In-Lieu Program for 3 office parking spaces

Purpose of the Planned Development (PD) Overlay District

- Facilitate and promote coordination of design, access, use, and other features associated with development of multiple adjacent properties or large single properties;
- Encourage flexibility of site planning when it will enhance the area in which it is proposed; and
- Allow construction and reservation of housing units for lower income or senior households.

Project Evolution

PC Reviewed Project:

- A variance of commercial space: 58 %
- A 30'-40' depth reduction of retail space depth
- Inclusion of 3,149 SF of office on Third Street
- A 12-stall reduction in the number of required parking spaces

Revised Project:

- A variance of commercial space: 45 %
- A 5'-35' depth reduction of retail space depth
- Inclusion of 2,000 SF of office use on Third Street *
- Use of Parking In Lieu Program for 3-office parking spaces

*Office space moved to the west side, providing better positioning for retail space

Project Design Benefits

- 1. **Aggregates** three separate parcels
- 2. Provides **underground parking**
- 3. Fifth-floor loft feature creates a **positive design feature**.
- 4. Provides ground floor **commercial space** with apartment units above on Third St.
- 5. 14-foot floor to **ceiling heights**
- 6. The projects **market rate rentals** are a significantly under-represented housing type in the community.

Project Design Benefits

- **7.** Numerous **amenities** and 18,600 square feet of useable **open space**
- **8.** High density project within **walking distance** to downtown shopping, restaurants, the Cal Train station and the Community and Cultural Center.
- **9.** Design separates from adjacent parking garage reducing **light and privacy** impacts, and acts as a noise barrier to the railroad
- **10.** **Vertical relief** is provided through the variation in the building setback

Recommendations

1. Open/close Public Hearing
2. Waive the First and Second Reading of Ordinance establishing a Planned Development Zoning District incorporating a Precise Development Plan
3. Introduce the Ordinance
4. Waive the First and Second Reading of Ordinance approving the Development Agreement; and
5. Introduce Ordinance