

III. COMPETITION CRITERIA, STANDARDS, AND POINTS

1. SCHOOLS

Intent: Support safe and convenient access to schools and promote high quality schools in Morgan Hill.

Points Available: See Table 3.

TABLE 3: SCHOOL POINTS AVAILABLE

Criteria	Points Available	
1-A: School Funds Contribution	54	
1-B: Proximity to Schools	55 or 10	
1-C: Proximity to Schools with Capacity	42	
1-D: Student Transportation Improvements	104	
Total	22	17-12 Maximum

Criteria 1-A: School Fund Contribution

Standard: The project contributes funds to the Morgan Hill Unified School District (MHUSD) greater than the minimum development fees required by the MHUSD.

Points: 1 point for every \$1,000 contributed per unit.

Maximum Available Points: ~~54~~

Criteria 1-B: Proximity to Schools

Standard: The project is within walking distance of one or more Morgan Hill Unified School District (MHUSD) schools.

Points: See Table 4.

TABLE 4: POINTS FOR PROXIMITY TO SCHOOL

Project Location	Points
Walking distance from one school (elementary, middle, or high school)	452
Walking distance from two schools, each serving different grade levels (elementary, middle, or high school)	105

Maximum Available Points: ~~105~~

Scoring Instructions: A project is within walking distance of a school if it is ~~10.75~~ miles or less from an elementary school and ~~31.5~~ miles or less from a middle or high school.

To be eligible for points, students must be able to walk along a safe route from the project to the school as determined by the MHUSD. A safe route means a continuous sidewalk, pedestrian path, or trail with street crossings, intersection controls, and other physical improvements that reduce potential conflicts between pedestrians, bicyclists, and vehicles. A safe route must be in place at time of application submittal or established by the applicant within the first year of project construction.

The distance to a school is measured as the lineal distance a student would walk, from the project point of entrance nearest to the school ~~average center point of housing in a project~~ to the nearest entrance point of the ~~nearest~~ school grounds.

Schools eligible for points include any MHUSD school or charter school included on the MHUSD official list of existing and planned schools. MHUSD schools and programs which serve all students in the district and don't have specific boundaries (e.g., Community Adult School, Continuation High School) are not eligible for points.

Scoring Example: A project located within walking distance of an elementary school would receive two points. If the project is within walking distance of both an elementary and a middle school, the project would receive five points.

Criteria 1-C: Proximity to Schools with Capacity

Standard: The project is located within walking distance of one or more Morgan Hill Unified School District (MHUSD) schools with capacity to serve new students.

Maximum Available Points: ~~42~~ points

Scoring Instructions: To be eligible for points, the project must be located within walking distance of an elementary, middle, or high school that has capacity to house the number of students that the development would yield as determined by the MHUSD in writing prior to the RDCS competition application deadline.

For multi-year projects, the project shall retain the points received during the first phase.

The requirements for walking distance, safe routes to schools, rules of measurement, and eligible schools for Criteria 1-B above also apply to Criteria 1-C.

Criteria 1-D: Student Transportation Improvements

Standard: The project contributes funds or constructs off-site pedestrian, bicycle and/or vehicle access improvements for Morgan Hill Unified School District (MHUSD) schools within the Morgan Hill Sphere of Influence.

Points: 1 point for every \$1,000 of improvement value per unit; and/or 1 point for every \$1,000 in funds contributed per unit.

Maximum Available Points: ~~54~~~~10~~ points

Scoring Instructions: A project may receive points if it constructs sidewalks, pedestrian paths, trails with street crossings, intersection controls, vehicle access enhancements, and other physical

improvements that reduce potential conflicts between pedestrians, bicyclists, and vehicles. Improvements must facilitate a safe route to school for pedestrians and bicyclists from the project to a MHUSD school. A project may also receive points for contributing funds to the City's Safe Access to Schools Fund to be used by the City to construct physical improvements to enhance safe student access to MHUSD schools.

2. LOCATION

Intent: Encourage infill projects adjacent to existing development and close to existing community services and facilities.

Points Available: See Table 5.

TABLE 5: LOCATION POINTS AVAILABLE

Criteria	Points Available	
2-A: Central Core	12 0	
2-B: Infill Corridors	10 5	
2-C: Adjacent to Development	5 3	
2-D: Proximity to Daily Needs	5 3	
2-E: Proximity to Police and Fire Service	5 63	
2-F: Areas with Public Utility Capacity	6 3	
Total	43 427	2228 Maximum

Criteria 2-A: Central Core

Standard: The project is in or near Morgan Hill's central core.

Points: See Table 6.

TABLE 6: POINTS FOR CENTRAL CORE

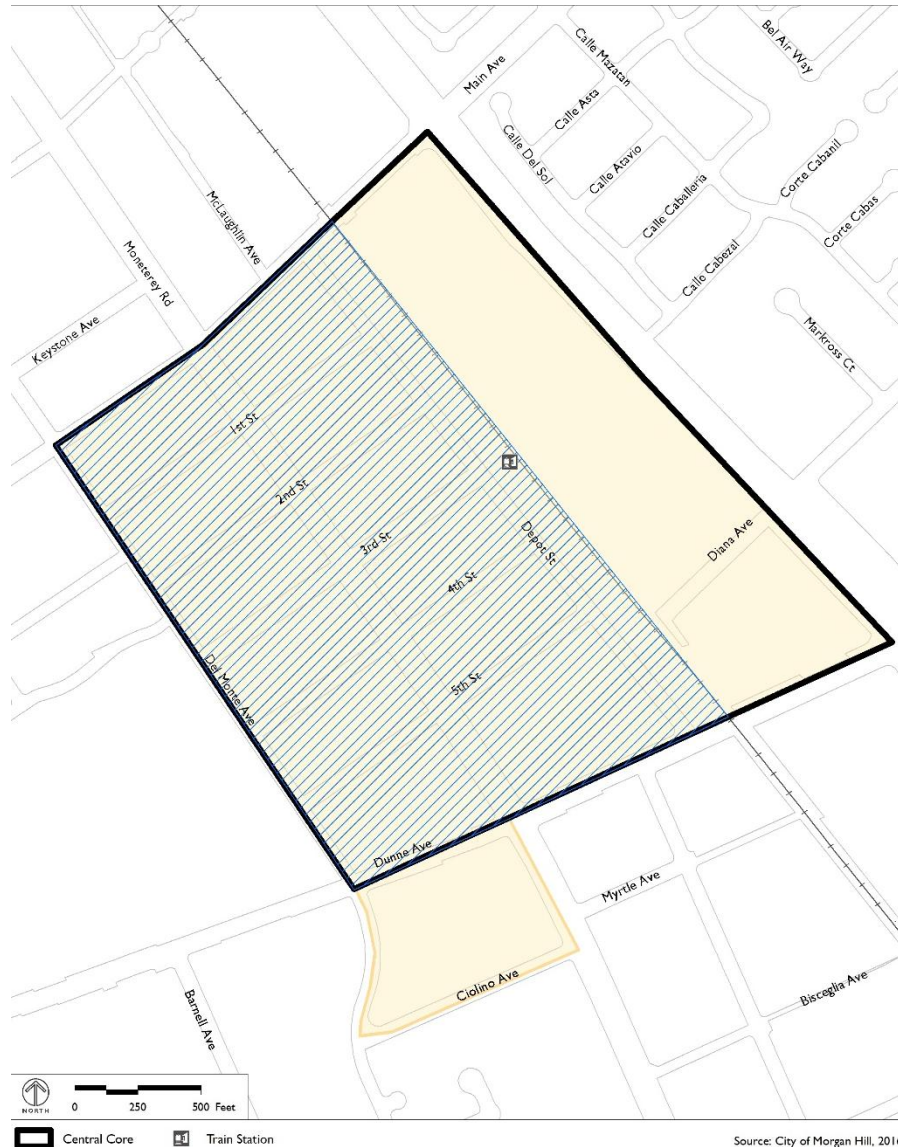
Project Distance from Central Core	Points
Within two miles	1
Within one mile	3 2
Within three-quarters mile	6 3
Within one-half mile	8 4
Within one-quarter mile	10 5
Within the Central Core	12 0

Maximum Available Points: ~~12~~0

Scoring Instructions: Central core boundaries are shown in Figure 1. The distance from the central core is measured using the minimum distance between any portion of a parcel and the central core boundary measured in a straight line.

If any portion of a project is within a distance from the central core shown in Table 6, the project may receive the total number of points corresponding to that distance. For example, if any portion of the project area is within a half mile of the central core, the project may receive 4 points.

FIGURE 1: CENTRAL CORE BOUNDARIES



Criteria 2-B: Infill Corridors

Standard: The project is located in an infill corridor as shown in Figure 2.

Points: 5 points for projects located in the Monterey Road infill corridor.

Maximum Available Points: 105

FIGURE 2: INFILL CORRIDORS



Source: City of Morgan Hill, 2017; Placeworks; 2017.

Criteria 2-C: Adjacent to Development

Standard: The project is adjacent to land that is developed, utilized to its ultimate potential, or that requires no further discretionary approvals for development.

Points: See Table 7.

TABLE 7: POINTS FOR ADJACENT TO DEVELOPMENT

Percent of Project Boundary Adjacent to Existing Development	Points
25% to <u>less than</u> 50%	1
50% to less than 75%	<u>32</u>
75% to 100%	<u>53</u>

Maximum Available Points: 53

Scoring Instructions: A project boundary is adjacent to existing development if the project boundary abuts the property line of the adjacent development or is across a street from the existing development. Existing development means the following:

- Property in Morgan Hill's city limits with at least 95 percent of its contiguous land area developed or utilized to its ultimate potential use according to the General Plan or applicable zoning.
- Land in unincorporated Santa Clara County owned or under control (i.e., permanent easement) of a public agency that is developed or utilized to its ultimate potential use according to the County's General Plan or applicable zoning.
- Undeveloped property which by September 15th of the competition year has received final map approval, tentative map and development agreement approval for projects with previously completed phase(s), or for which building permits have been issued.

Criteria 2-D: Proximity to Daily Needs

Standard: The project is within walking distance of non-residential land uses that meet residents' daily needs.

Points: See Table 8.

TABLE 8: POINTS AVAILABLE FOR PROXIMITY TO DAILY NEEDS

Project Distance from Two or More Different Land Use Categories	Points
Within three-quarters mile	1
Within one-half mile	<u>32</u>
Within one-quarter mile	<u>53</u>

Maximum Available Points: 53

Scoring Instructions: Land use categories are as follows:

1. Community-serving retail, such as a supermarket, pharmacy, or convenience store.
2. Restaurants and cafes.
3. Personal services, such as bank, salons, and medical offices.
4. Public and quasi-public uses such as places of worship; community centers; and parks, trails and recreational facilities.
5. An existing or planned bus or rail transit stop or station.

A single establishment may not be counted in two categories (e.g., retail establishment may be counted only once even if it also contains a café). Establishments in a mixed-use building may each count if they are distinctly operated enterprises with separate exterior entrances. No more than two of the minimum number of land use categories can be situated in a single building or under a common roof.

The distance to a land use category is measured as the lineal distance a pedestrian would walk, from the average center point of housing in a project to the nearest entrance point of the land use category.

Criteria 2-E: Proximity to Police and Fire Service

Standard: The project is located within the established response time of one or more fire stations.

Points: See Table 9.

TABLE 9: POINTS AVAILABLE FOR PROXIMITY TO FIRE STATIONS

Standard	Points
The project is located within the established response time of the police station	21 point
The project is located within the established response time standard of one fire station	21 point
The project is located within the established response time standard of two or more fire stations	42 points

Maximum Available Points: ~~63~~

Scoring Instructions: Determinations of whether a project is located within an established response time and eligible for points under this criteria shall be made by the Community Development Director in consultations with the City of Morgan Hill Police and Fire Departments.

Three fire stations serve Morgan Hill: the El Toro Fire Station (18300 Old Monterey Road) the Dunne Hill Fire Station, (2100 E. Dunne Avenue), and the CAL FIRE station (15670 Monterey Street). The Fire Department's current response time is eight minutes.

The Morgan Hill Police Department headquarters is located at 16200 Vineyard Boulevard. The Police Department's aims to respond to Priority One calls within 5 minutes and Priority Two calls within 8 minutes.

Criteria 2-F: Areas with Public Utility Capacity

Standard: The project is located in areas with sufficient public utility capacity to serve the project.

Points: See Table 10.

TABLE 10: POINTS FOR PROXIMITY TO MUNICIPAL SERVICES AND FACILITIES

Standard	Points
Local water distribution lines are of sufficient size to serve the proposed project. The project does not require replacing existing local water distribution lines with larger diameter pipes. New water mains to serve the site do not need to be installed.	<u>2</u> point
The existing wastewater collection system is sufficient to serve the proposed project. The project does not require extending or replacing existing sewer pipes or lift stations outside of the project site.	<u>2</u> point
Existing off-site storm drainage facilities are sufficient to serve the project.	<u>2</u> point

Maximum Available Points: 6

3. AFFORDABLE HOUSING

Intent: Increase the supply of affordable housing in Morgan Hill.

Points Available: See Table 11.

TABLE 11: AFFORDABLE HOUSING POINTS AVAILABLE

Criteria	Points Available	
3-A: Affordable Housing Fund Contribution	2 <u>42</u>	
3-B: Development of Affordable Units	2 <u>43</u>	
Total	24 <u>32</u>	24<u>32</u> Maximum

Minimum Score: 18

Criteria 3-A: Affordable Housing Fund Contribution

Standard: The project makes a voluntary contribution to the City's affordable housing fund.

Points: See Table 12.

TABLE 12: POINTS FOR CONTRIBUTION TO AFFORDABLE HOUSING FUND

Contribution to Affordable Housing Fund	Points
10% of baseline contribution	2
20% of baseline contribution	<u>42</u>
30% of baseline contribution	<u>64</u>
40% of baseline contribution	<u>86</u>
50% of baseline contribution	<u>108</u>
60% of baseline contribution	<u>1210</u>
70% of baseline contribution	<u>1412</u>
860% of baseline contribution	121614
90% of baseline contribution80%	118166
Baseline contribution	182018
1120% of baseline contribution	202220
1240% of baseline contribution	<u>2422</u>

Maximum Available Points: ~~24~~22

Scoring Instructions: The baseline contribution to the City’s affordable housing fund is set by the City Council and may change from year to year. In 2016, the City Council set the baseline contribution at \$12.92 per square foot of livable space of the entire project. A project receiving points for contributing to the City’s affordable housing fund may also receive points for incorporating BMR units within the projects from Criteria 3-B provided the total number of combined points awarded from both Criteria 3-A and 3-B does not exceed 24.

Project Scoring Example: A proposed project contains 56 units, each with 2,000 square feet of floor area, with 112,000 square feet total within the project. The baseline contribution would be \$1,447,000 (112,000 x \$12.92) or \$25,840 per unit. If the project contributes the baseline amount of \$1,447,000 , the project would receive 182 points. If the project contributes ~~twice the~~ 120 percent baseline contribution (\$~~12,736,968~~,000), the project would receive 224 points.

Criteria 3-B: Development of Affordable Units

Standard: The project incorporates below market rate (BMR) units within the project.

Points: See Tables 13, 14, 15, and 16.

TABLE 13: POINTS FOR DEVELOPMENT OF AFFORDABLE UNITS, MARKET RATE FOR-SALE PROJECTS

Percent of Total Project Units			Points
70% AMI	80% AMI	90% - 120% AMI (see scoring instructions)	
-	4%	4%	820
4%	-	4%	186 <u>24</u>
-	6%	2%	2028
8%	-	-	2432

TABLE 14: POINTS FOR DEVELOPMENT OF AFFORDABLE UNITS, AFFORDABLE FOR-SALE PROJECTS

Percent of Total Project Units					Points
70% AMI	80% AMI	90% AMI	100% AMI	120% AMI	
-	-	20%	40%	40%	820
		20%	50%	30%	186 <u>24</u>
	10%	10%	40%	40%	2028
20%	30%	30%	20%	-	2432

TABLE 15: POINTS FOR DEVELOPMENT OF AFFORDABLE RENTAL UNITS, MARKET RATE PROJECTS

Percent of Total Project Units			Points
30% AMI	50% AMI	80% AMI	
-	-	8%	820

-	4%	4%	18624
-	6%	2%	2028
4%	4%	-	2432

TABLE 16: POINTS FOR DEVELOPMENT OF AFFORDABLE UNITS, AFFORDABLE RENTAL PROJECTS

Percent of Total Project Units			Points
30% AMI	50% AMI	80% AMI	
-	30%	70%	820
5%	35%	60%	18624
10%	40%	50%	2028
10%	50%	40%	2432

Maximum Available Points: ~~2432~~

Scoring Instructions: Points shall be awarded and monitored consistent with the City of Morgan Hill's Below Market Rate Housing Program policies and procedures. When a calculation produces a fraction of a unit less than one-half, the applicant shall pay the corresponding fraction of the standard housing fee. A fraction of one-half or greater requires one additional BMR unit. A project receiving points for incorporating BMR units within the project may also receive points for contributing to the City's affordable housing fund from Criteria 3-A provided the total number of combined points awarded from both Criteria 3-A and 3-B does not exceed 24.

Affordability levels to receive points for units affordable at the "90% to 120% AMI" level in a market rate for sale project (Table 13) depend on the unit type, as follows:

- Multi-Family (Condominiums): 90% AMI
- Attached Single-Family: 100% AMI
- Small Detached Single-Family (up to 2,000 square feet): 110% AMI
- Large Detached Single-Family (up to 2,000 square feet): 120% AMI

For market rate for-sale projects (Table 13) to be eligible for points, BMR units must comply with the following requirements:

- BMR units must be distributed throughout project and integrated with the market rate units rather than separated from the market rate units and/or concentrated together within one location within the project.
- The floor area of each BMR unit must be at least 75 percent of average floor area of the market rate units. **<Consider, as an alternative, a table based on either bedroom count or square footage>**
- Housing type (e.g., detached single-family home, rowhouse) for the BMR units must be proportionate to the market rate housing type within the project. For example, if the majority of

market units in a project are detached single-family homes, the BMR units must also be detached-single family homes. Duets are allowed in single-family detached neighborhoods where allowed by the Zoning Code (e.g., R-1 7,000 and R-1 9,000) and may be the BMR unit(s).

4. HOUSING DIVERSITY

Intent: Encourage a diverse housing stock in Morgan Hill.

Points Available: See Table 17.

TABLE 17: HOUSING DIVERSITY POINTS AVAILABLE

Criteria	Points Available	
4-A: Accessory Dwelling Units	4	
4-B: Diversity of Housing Types	<u>126</u>	
4-C: Variation in Housing Size	<u>126</u>	
4-D: Small Units	<u>126</u>	
<u>4-E: Housing Stock Diversity</u>	<u>12</u>	
<u>4-F: Single-Story Homes</u>	<u>4</u>	
Total	<u>5622</u>	22 Maximum

Criteria 4-A: Accessory Dwelling Units

Standard: The project incorporates accessory dwelling units on lots with detached single-family homes.

Points: See Table 18.

TABLE 18: POINTS FOR ACCESSORY DWELLING UNITS

Percentage of <u>Detached Single-Family</u> Lots with Accessory Dwelling Units	Points
10 to 20 percent	2 points
20 to 30 percent	3 points
More than 30 percent	4 points

Maximum Available Points: 4

Scoring Instructions: Accessory dwelling units are secondary dwelling units located on a lot occupied by a detached single-family dwelling. Accessory dwelling units must be a permanent structure and include provisions for living, sleeping, eating, cooking, and sanitation and have a private entry accessed from the exterior of the building. Accessory dwelling units may be either detached from or attached to the primary dwelling on the lot. To be eligible for points, accessory dwelling units must comply with development standards for new secondary units in Chapter 18.55 (Secondary Dwelling Units) in the Zoning Code.

Scoring Example: A project contains 10 single-family detached homes and 10 single-family attached (townhome) units. Two of the detached single-family homes feature an accessory dwelling unit on the

same lot. The project would receive 3 points as twenty percent of the detached single-family lots contain accessory dwelling units.

Criteria 4-B: Diversity of Housing Types

Standard: The project ~~includes~~ contains ~~aa~~ diversity of housing types.

Points: See Table 19.

TABLE 19: POINTS AVAILABLE FOR DIVERSITY OF HOUSING TYPES

Number of Different Housing Types in the Project	Points
2	63 point
3	126 points

Maximum Available Points: ~~126~~

Scoring Instructions: To be eligible for points, a housing type must constitute at least ~~105~~ percent of total number of units in the project. Different housing types are defined as follows:

1. **Multiple-Story Detached Single-Family Home.** A residential structure on its own lot designed for occupancy by one household with two or more stories of living space.
2. **Single-Story Detached Single-Family Home.** A residential structure on its own lot designed for occupancy by one household with one story of living space.
3. **Accessory Dwelling Unit.** A secondary dwelling unit located on the same lot as a detached single-family home.
4. **Single-Family Attached.** Single-family homes attached to one or more other single-family homes in a linear arrangement, either as multiple townhome units per parcel or one townhome unit per parcel.
5. **Courtyard Housing.** Detached single-family homes with entrances oriented toward a shared common area.
6. **Custom Lots.** Lots left undeveloped for future development by the lot buyer.
7. **Duplex or Duet.** A building that contains two dwelling units, each with its own entrance.
8. **Triplex or Quadplex.** A single residential structure that contains three or four dwelling units, with each unit having its own entrance.
9. **Multi-Family.** A Structure that contains three or more dwelling units that share one or more common entries.
10. **Vertical Mixed Use.** A building with commercial uses on the grounds floor and three or more multi-family or condominium units on the upper floors.

Scoring Examples: A 100-unit project with ~~9085~~ detached single-family homes and ~~105~~ townhome units would receive ~~three-six~~ points as both the detached single-family homes and townhome units constitute ~~105~~ percent or more of the total project units. A 100-unit project with 50 detached single-family homes,

25 duplex units, 25 townhome units, and 25 single-story detached single-family homes would receive ~~six~~ 12 points as the three housing types each constitute ~~10~~5 percent or more of the total project units.

Criteria 4-C: Variation in Housing Size

Standard: The project includes a diversity of housing sizes.

Points: See Table 20.

TABLE 20: POINTS AVAILABLE FOR DIVERSITY OF HOUSING SIZE

Number of Different Housing Size Categories in the Project	Points
2	42 point
3	84 points
4	126 points

Maximum Available Points: ~~612~~

Scoring Instructions: Diversity of housing types is calculated by determining the percent of units that are in two or more housing size categories. Housing size categories for multi-family projects is based on the number of bedrooms. For all other housing types housing size categories are based on square footage of the unit. To be eligible for points, the number of units in a housing size category must constitute at least ~~15-10~~ percent of total number of units in the project.

Housing size categories for multi-family housing types are as follows:

1. Studio apartment
2. One-bedroom
3. Two-bedroom
4. Three-bedroom
5. Four-bedroom or more

For all other housing types (single-family detached, duplex, etc.) and for projects with both multi-family units and other housing types, a project shall be considered to have two or more different size categories only if there is a minimum ~~35~~ 50-percent variation between the smallest and largest floor plan the project. In such a case, every floor plan that varies in size from another floor plan by 200 square feet or more shall be considered a different housing size category.

Scoring Example: A proposed project contains ten detached single family homes with two different floor plans. The smaller floor plan is 2,000 square feet and the larger floor plan is 3,000 square feet. The project would receive two points because there is 50 percent variation in size between the smallest and largest floor plans and more than 200 feet in variation between the two floor plans.

Criteria 4-D: Small Units

Standard: The project includes detached single family homes with less than 1,700 square feet in livable building area (excluding garage) small dwelling units.

Points: See Table 21.

TABLE 21: POINTS AVAILABLE FOR SMALL UNITS

Percent of Detached Single-Family Homes in Project Less than 2,200 Sq. Ft. Small Units	Points
20-35	2 point
35-50	4 points
<u>10</u>	<u>4 points</u>
<u>20</u>	<u>6 points</u>
<u>30</u>	<u>8 points</u>
<u>40</u>	<u>10 points</u>
50 or more	<u>126</u> points

Maximum Available Points: 126

Scoring Instructions: Small units are defined as follows:

- Detached Single-Family Home: Less than 1,700 square feet
- Single-Family Attached: Less than 1,500 square feet
- Duplex or Duet: Less than 1,500 square feet
- Triplex or Quadplex: Less than 1,500 square feet
- Multi-Family: Less than 1,250 square feet

Unit square footage means total livable building area excluding garages. Unit type definitions are the same as in Criteria 4-B.

Scoring Example: A 100-unit project with 10 detached single-family homes less than 1,700 square feet would receive 4 points. A 100-unit project with 10 detached single-family homes less than 1,700 square feet and 10 duplex units less than 1,250 square feet would receive 6 points.

Criteria 4-E: Housing Stock Diversity

Standard: The project adds housing types that are underrepresented in Morgan Hill's citywide housing stock.

Points: See Table 21.

TABLE 21: POINTS AVAILABLE FOR HOUSING STOCK DIVERSITY

<u>Housing Type</u>	<u>Points</u>
<u>Townhomes</u>	<u>4 points</u>
<u>Duplex and Triplex</u>	<u>4 points</u>
<u>Courtyard Housing</u>	<u>8 points</u>
<u>Multi-Family Owner Occupied</u>	<u>10 points</u>
<u>Multi-Family Rental</u>	<u>12 points</u>
<u>Vertical Mixed Use (owner-occupied or rental)</u>	<u>12 points</u>

Maximum Available Points: 12

Scoring Instructions: Unit type definitions are the same as in Criteria 4-B. To be eligible for points, the housing type must constitute 75 percent or more of the total project housing units.

Scoring Example: A 100-unit project with 25 detached single-family homes and 75 townhomes would receive 4 points. A 100-unit project with 40 detached single-family homes and 60 townhomes would not receive any points under this criteria, but may be eligible for points under Criteria 4-B.

Criteria 4-F: Single-Story Homes

Standard: The project includes single-story detached single-family homes.

Points: See Table 22.

TABLE 22: POINTS FOR SINGLE-STORY DETACHED SINGLE-FAMILY HOMES

<u>Percentage of Single-Story Detached Single-Family Homes</u>	<u>Points</u>
<u>50 percent</u>	<u>2 points</u>
<u>75 percent</u>	<u>3 points</u>
<u>100 percent</u>	<u>4 points</u>

Maximum Available Points: 4

Scoring Instructions: Percentage is calculated by dividing the number of single-story detached single-family homes in the project by the total number of units (regardless of type) within the project. A story is defined in accordance with Zoning Code Section 18.04.415 (Story).

Scoring Example: A 100-unit project that includes 50 single-story detached single-family homes would receive 2 points. If all units within the project are single-story detached single-family homes, the project would receive 4 points.

5. PARKS AND OPEN SPACE

Intent: Provide high quality parks and recreational facilities, encourage publicly accessible outdoor amenities, and preserve open space and agricultural land.

Points Available: See Table 22.

TABLE 22: PARKS AND OPEN SPACE POINTS AVAILABLE

Criteria	Points Available	
5-A: Park Fund Contribution	36	
5-B: Excess Park Land	5	
5-C: Agriculture Conservation, Open Space, or Agriculture Buffer Easement	18 or 9 or 4	
5-D: Agriculture Preservation or OS Fund Contribution	9 or 18	
5-E: On-Site Recreational Amenities	48	
5-F: Amenities for All Age groups	2	
5-G: Public Gathering Places	3	
5-H: Proximity to Public Park	3	
5-G: Open Space Design (formerly 9-C)	10	
Total	64	30-28 Maximum

Criteria 5-A: Park Fund Contribution

Standard: The project contributes to the City's park fund beyond the minimum requirement.

Points: 1 points for every \$1,000 contributed per unit.

Maximum Available Points: ~~36~~

Scoring Instructions: To be eligible for points, the project must contribute funds in addition to the minimum required park impact fee and fees in lieu of park land dedication. Contributed funds may be used by the City to fund acquisition and maintenance of parks.

The required park impact fee is identified in the current City of Morgan Hill Fee Schedule as adopted by the City Council. Minimum requirements for payment of fees in lieu of park land dedication are established in Chapter 17.28 (Land Dedications and Reservations) in Title 17 (Subdivisions) of the Morgan Hill Municipal Code. The Community Development Director shall estimate the minimum park land dedication in-lieu fee for competing projects using the standards and formula in Chapter 17.28 (Land Dedications and Reservations). Minimum in-lieu fee estimates are prepared only for the purpose

of awarding points for the RDCS competition. Actual in-lieu fee requirements will be determined at the time of subdivision approval and may be different from these estimates.

Criteria 5-B: Excess Park Land

Standard: The project provides land for parks beyond the minimum City park land requirement.

Points: See Table 23.

TABLE 23: POINTS FOR EXCESS PARK LAND

Park Land Provided in Excess of Minimum City Requirement	Points
10%	1
20%	2
30%	3
40%	4
50%	5

Maximum Available Points: 5

Scoring Instructions: Minimum park land dedication and private park requirements are in Chapter 17.28 (Land Dedications and Reservations) in Title 17 (Subdivisions) of the Morgan Hill Municipal Code. The Community Development Director shall estimate the minimum required park land for competing projects using the standards and formula in Section 17.28.060 (Acreage Required – Formula).

Minimum park land estimates are prepared only for the purpose of awarding points for the RDCS competition. Actual dedication requirements will be determined at the time of subdivision approval and may be different from these estimates.

To be eligible for points under this criteria, projects must comply with the following requirements:

- Park land must be either a) within the project boundaries; or a) adjacent to the project boundaries and owned or controlled by the project applicant.
- Land for parks shall be consistent with the City of Morgan Hill Parks, Facilities & Recreation Program Master Plan, the General Plan, and any other adopted City policy or ordinance concerning park and recreational facilities.
- Dedicated park land shall be deeded to the City for public park purposes.
- Private park land for use by residents shall be maintained by the home owners association or other similar maintenance entity.
- The calculation of park land may not include yards, court areas, setbacks and other open areas required by the Zoning Code, Building Code, or other City ordinances. Points may not be awarded to passive open space or landscape buffer areas deeded to a homeowners' association.

Project Scoring Example: Section 17.28.060 (Acreage Required – Formula) of the Subdivision Ordinance states that .01 acres of land per dwelling unit shall be provided as a park in a single-family subdivision. Assuming a 100-unit single-family subdivision, the minimum required dedication of park land would be 1.0 acres. Providing 1.5 acres of park land would exceed the minimum requirement by 50 percent and would receive 5 points.

Criteria 5-C: Agriculture Conservation, ~~or~~ Open Space, or Agriculture Buffer Easement

Standard: The project establishes an agriculture conservation easement consistent with the City's agriculture conservation easement policy, ~~or~~ an open space easement, or an agriculture buffer easement.

Points: ~~18~~ 9 points

TABLE 23: POINTS FOR EASEMENTS

Type of Easement	Points
Agriculture Conservation	<u>9</u>
Open Space	<u>9</u>
Agriculture Buffer	<u>4</u>

Maximum Available Points: 189

Scoring Instructions: Points may be awarded for projects that establish one of the following: an agriculture conservation easement, an open space easement, or an agriculture buffer easement. Points are awarded only for one type of easement. A project may not receive points for establishing a second or third type of easement on the property.

Agriculture Easement

Establishment of an agriculture conservation easement shall occur in a manner consistent with Municipal Code Chapter 18.85 (Agricultural Lands Preservation Program). If a project is required to establish an agriculture conservation easement to mitigate the loss of agricultural land pursuant to Chapter 18.85, points may be awarded only for establishing an agriculture conservation easement beyond the minimum 1:1 mitigation ratio required by Chapter 18.85.

To be eligible for points, an agriculture conservation easement must be established within the Morgan Hill Sphere of Influence (SOI). The property subject to the easement must be of adequate size, configuration, and location to be viable for continued agricultural use and must meet the criteria for “eligible mitigation lands” as established in Municipal Code Section 18.85.090 (Eligible Mitigation Lands).

Open Space Easement

To be eligible for points, an open space easement must be established within the Morgan Hill Sphere of Influence (SOI). The property subject to the easement must be of adequate size, configuration, and location to protect and/or preserve open space and natural resources as identified in the General Plan. Natural resources include but are not limited to agricultural lands, undeveloped open space, scenic hillsides, habitat for sensitive species, and riparian areas and aquatic habitat as defined in the General Plan Natural Resources and Environment Element. There is no minimum size for the easement provided the City determines the easement to be of adequate size, configuration, and location to preserve open space or protect natural resources.

Project Scoring Example: A proposed project that converts five acres of agriculture land to non-agricultural use proposes the establishment of a five-acre agricultural conservation easement on adjacent agricultural land to satisfy the agricultural mitigation requirement in Municipal Code Chapter 18.85. If the project establishes an additional agricultural conservation easement on a property separate from the easement used for mitigation, the project would receive five points. There is no minimum size for the additional easement eligible for points provided the property subject to the easement meets the criteria for “eligible mitigation lands” as established in Municipal Code Section 18.85.090 (Eligible Mitigation Lands).

Agriculture Buffer Easement

To be eligible for points, Aa proposed project shall includes the establishment of an open space easement to establish-provide a buffer between active agricultural operations and new development. The City determines the size and configuration of the buffer is adequate to minimize future conflicts between the new residential use and the existing agricultural operation. The project would receive four points for this open space easement.

Criteria 5-D: Agriculture Preservation or Open Space Fund Contribution

Standard: The project contributes to the City's agriculture preservation or open space fund beyond the minimum requirement.

Points: See Table 23.

TABLE 23: POINTS FOR AGRICULTURE PRESERVATION OR OPEN SPACE FUND CONTRIBUTION

Contribution Amount	Points
\$433 per unit Single: \$3,899.09 per unit	<u>9</u>
\$866 per unit Double: \$7,798.19 per unit	<u>18</u>

Maximum Available Points: 18

Scoring Instructions: Contribution to the City's agriculture preservation fund shall occur in a manner consistent with Municipal Code Chapter 18.85 (Agricultural Lands Preservation Program). If a project is required to pay an agricultural preservation in-lieu fee to mitigate the loss of agricultural land pursuant to Chapter 18.85, points may be awarded only for the amount of the contribution to the City's agriculture preservation fund in that exceeds the required in-lieu fee.

Criteria 5-E: On-Site Recreational Amenities

Standard: The project provides on-site recreational amenities to serve residents.

Points: See Table 24. Points identified in Table 24 are for each individual amenity included in the project.

Total points. Total points awarded to a project under this criteria will be the sum of points for each individual amenity up to a maximum of ~~four~~eight points.

TABLE 24: POINTS FOR ON-SITE RECREATIONAL AMENITIES

Project Size	Points for Each Amenity Provided			
	Tier 1	Tier 2	Tier 3	Tier 4
50 units or less	<u>2</u> 1	<u>3</u> 3	<u>3</u> 4	-
51-100 units	<u>1</u> 0	<u>2</u> 1	<u>1.5</u> 3	<u>4</u> 4
101-150 units	0	<u>0.66</u> 1	<u>2</u> 1	<u>3</u> 2
151 to 200 units	0	0	<u>0.75</u> 1	<u>2.1</u> 33

Recreational amenities eligible for points are divided into the four tiers as follows:

Tier 1 amenities:

- Shuffleboard
- Horseshoes
- Bowling green w/artificial turf
- Passive recreation area and/or gardens
- Passive water feature (e.g., fountain)
- Picnic/barbeque area

Tier 2 amenities:

- Cabana or shade trellis area
- Two picnic/barbeque areas
- Clubhouse kitchen/dining area
- Volleyball court and/or Bocce ball court
- Outdoor racquetball/handball tilt-up wall
- Dog Park (add one point more with dog wash station)
- Sauna and/or Jacuzzi
- Tree grove as approved by the community development director or designated staff.
- Community garden plots (minimum one forty-eight-square-foot plot per each ten dwelling units) with water service
- ½ court basketball (one hoop)
- Bridle paths
- Bocce ball
- Artificial turf putting green

Tier 3 amenities:

- Softball field
- Sports court and/or basketball court (two hoops)
- Restroom area
- ½ scale soccer field
- Tot lots (age appropriate play equipment/minimum three activities; can be integrated in structure)
- Jacuzzi and separate child wading pool (for projects between twenty and fifty units zoned R-2, R-3 or higher density development)
- Tennis court
- Recreation hall

- Exercise room

Tier 4 amenities:

- Swimming pool (for projects of fifty-one or more units zoned R-2, R-3 or higher density development)

Scoring Instructions: Points awarded are based on the number and type of recreational amenities for different project sizes as shown in Table 24. Projects with 50 or fewer units may receive points for a maximum of one Tier 1 amenity. Projects with 50 to 150 units may receive points only for Tier 2, 3 and 4 amenities. To be eligible for points, projects with more than 150 units must provide at least two Tier 3 or Tier 4 amenities.

The number of points awarded to projects greater than 200 units shall be calculated by continuing the pattern in Table 24. For projects 201-250 units, divide points awarded for projects 50 units or less by 5. For projects 251-300 units, divide points awarded for projects 50 units or less by 6. Continue this pattern for projects greater than 300 units. Projects greater than 200 units may receive points only for providing Tier 3 and Tier 4 amenities.

The Planning Commission may award points for unlisted amenities that provide recreational amenities to a level similar to those described above.

Maximum Available Points: 48

Project Scoring Example: A 25-unit project includes common open space with shuffleboard court, horseshoe area, and a volleyball court. The project would receive a total of four points with one point awarded for the shuffleboard court, one point for the horseshoe area, and two points for the volleyball court.

Criteria 5-F: Amenities for All Age Groups

Standard: The project provides on-site social and recreational amenities for all age groups.

Points: 2

Maximum Available Points: 2

Scoring Instructions: To be eligible for points, a project must provide on-site social and recreational amenities specifically designed to meet the unique needs of all age groups, including children, teens, adults, and seniors. Examples of amenities appropriate for different age groups include the following:

- **Children:** tot lots, children's wading pool
- **Teens:** Outdoor spaces for socializing, recreational equipment that provides physical challenge (e.g., skate park), indoor recreational amenities (pool tables, table tennis)
- **Adults:** Indoor gym, outdoor picnic/barbecue area

- **Seniors:** Walking paths, low-impact outdoor exercise equipment designed for seniors (“senior playgrounds”)

Criteria 5-GF: Public Gathering Places

Standard: The project provides publicly accessible gathering places and open space in higher density and more urban settings.

Points: 1 point per \$1,000 value of amenity per unit.

Maximum Available Points: 3

Scoring Instructions: To be eligible for points, a project must provide one or more public gathering places such as plazas, courtyards, and parks that exceed minimum City requirements. Points awarded for the criteria are intended for projects located Downtown and in other higher intensity areas with pedestrian activity. To receive points, the public gathering place must comply with the following standards:

- **Location:** The public gathering places space must be located close to pedestrian activity, along streets, or where pathways intersect. Open spaces must support an integrated pedestrian network by providing on-site and off-site connections to the open space.
- **Activity:** Active ground-floor uses must be located along the edge of a courtyards and plazas.
- **Visibility and Access:** Plazas, courtyards, and other similar spaces must open to public sidewalks and building entrances to provide visibility and access opportunities along project frontages.
- **Seating:** Usable open spaces must include well-designed seating, such as seat walls, free-standing elements, fixed and moveable seating, and other seating options.
- **Year-Round Use:** Open space must be usable year-round with features such as awnings, wind breaks, and sun shades that provide shelter from the elements.

Criteria 5-H: Proximity to Public Parks

Standard: The project is within walking distance of a public park or recreational facility.

Points: See Table 8.

TABLE 8: POINTS AVAILABLE FOR PROXIMITY TO PUBLIC PARKS

Project Distance from Public Park	Points
Within three-quarters mile	1
Within one-half mile	2
Within one-quarter mile	3

Maximum Available Points: 3

Scoring Instructions: To be eligible for points, the project must be located within walking distance of a City of Morgan Hill park with recreational amenities available for public use without charge. The distance to the park is measured as the lineal distance a pedestrian would walk, from the average center point of housing in a project to the nearest entrance point of the park.

Criteria 5-I9-C: Open Space Design

Standard: The project provides common open space and outdoor amenities that enhance project residents' quality of life and the overall project design quality.

Points: See Table 39.

TABLE 39: POINTS FOR OPEN SPACE

Open Space	Points
a. The project designs open spaces to function as “outdoor rooms” for common use of project residents. As outdoor rooms, open spaces feature amenities such as seating areas, shade structures and play equipment to create inviting places that encourage resident activity and interaction.	12
b. The project provides common open space areas of sufficient size for the use and enjoyment of residents. The project does not fulfill its minimum common open space requirement primarily through small patches of unconnected open space areas which individually are of insufficient size to serve as a useful recreational amenity for residents.	1
c. The project uses buildings, fences, walls, and landscaping to define the edges of common open space.	12
d. The project locates open space area so that they can be viewed from individual units, preferably from the kitchen, living room, or dining room.	12
e. The project maximizes the number of units that are immediately adjacent to common open space. Units not immediately adjacent to common open space can access open space areas through pedestrian connections separate from drive aisles and vehicle parking lots.	12
f. The project incorporates exceptional landscape design in common open space areas to create a unique and welcoming environment for residents.	12
g. The project retains existing native trees on the property which, if removed, would require a tree removal permit in accordance with Municipal Code Chapter 12.32	1

(Restrictions on Removal of Significant Trees).	
<u>h. Private Open Space</u>	<u>2</u>

Maximum Available Points: ~~6~~10

6. ENVIRONMENTAL PROTECTION

Intent: Encourage protection of natural resource and promote the City’s environmental sustainability goals.

Points Available: See Table 25.

TABLE 25: ENVIRONMENTAL PROTECTION POINTS AVAILABLE

Criteria	Points Available	
6-A: Energy Efficiency	46	
6-B: On-Site Solar Energy Generation	410	
6-C: Indoor Water Use	42	
6-D: Outdoor Water Use	126	
6-E: Sustainable Site and Building Design	228	
Total	54	22 Maximum

Criteria 6-A: Energy Efficiency

Standard: The project exceeds the minimum building energy efficiency required by the California Energy Code.

Points: See Table 26.

TABLE 26: POINTS FOR ENERGY EFFICIENCY

Energy Efficiency Beyond Minimum Requirement	Points
a. 5%	2
b. 10%	3-4
c. 15%	46

Maximum Available Points: ~~46~~

Scoring Instructions: Energy use and efficiency is calculated as the aggregate of all buildings within a project. To receive points, a project must show a reduction in its energy budget compared to the standard design building, as calculated by Title 24, Part 6 Compliance Software certified by the California Energy Commission.

Criteria 6-B: On-Site Solar Energy Generation

Standard: The project incorporates on-site solar energy generation systems to provide energy for on-site use.

Points: See Table 27.

TABLE 27: POINTS FOR ON-SITE SOLAR ENERGY GENERATION

Project's annual electrical energy cost provided from an on-site solar energy generation system	Points
a. 60%	1 <u>4</u>
b. 70%	2 <u>6</u>
c. 80%	3 <u>8</u>
d. 90%	4 <u>10</u>

Maximum Available Points: ~~4~~10

Scoring Instructions: Percentage of energy generated from on-site renewable sources must be demonstrated using a building energy performance simulation tool consistent with industry standards.

Criteria 6-C: Indoor Water Use

Standard: The project exceeds the minimum indoor water efficiency and conservation requirements of the California Green Building Standards Code (CalGreen).

Points: See Table 28.

TABLE 28: POINTS FOR INDOOR WATER EFFICIENCY AND CONSERVATION

Water Efficiency Beyond Minimum Requirement	Points
a. 5%	1 <u>2</u>
b. 10%	2 <u>4</u>

Maximum Available Points: ~~2~~4

Scoring Instructions: Applicants shall demonstrate attainment of water efficiency standards utilizing methods consistent with CalGreen and industry standards.

Criteria 6-D: Outdoor Water Use

Standard: The project reduces outdoor water use through water efficiency landscaping and irrigation.

Points: See Table 29.

TABLE 29: POINTS FOR OUTDOOR WATER USE

Standard	Points
a. Less than 50% of landscaped area contains natural turf	1 <u>2</u>
b. The project contains no natural turf outside of common areas used for active play	2 <u>4</u>

c. The project exceeds outdoor water efficiency standards by 10 percent	12
d. The project exceeds outdoor water efficiency standards by 20 percent	24
e. The project exceeds outdoor water efficiency standards by 30 percent	36
f. The project installs subsurface irrigation for all natural turf areas	12

Maximum Available Points: ~~612~~

Scoring Instructions: The project's outdoor water efficiency shall be calculated in accordance with Morgan Hill Municipal Code Chapter 18.73 (Water Conservation in Landscaping). Standards (a) and (b) and standards (c) and (d) are mutually exclusive; points for all other standards may be combined.

Criteria 6-E: Sustainable Site and Building Design

Standard: The project incorporates sustainable building site design features beyond the minimum requirements of the California Green Building Standards Code (CalGreen).

Points: ~~See Table 30-1 point for every Build It Green Point (BIG) over 70.~~

~~TABLE 30: POINTS FOR SUSTAINABLE LANDSCAPE AND SITE DESIGN~~

Sustainable Landscape and Site Design Feature	Points
a. The project obtains 80-109 Build It Green Points	46
b. The project obtains 110-139 Build It Green Points	612
c. The project obtains 140 or more Build It Green Points	818

Maximum Available Points: ~~2218~~

Scoring Instructions: Applicants shall use the current Build It Green Checklist maintained by the City of Morgan Hill. A project may receive Build It Green Points only for measures beyond the minimum requirements of the California Green Building Standards Code adopted by the City of Morgan Hill. ~~A project may not receive Build It Green Points for energy efficiency, solar energy generation, and water efficiency measures used to receive points under Criteria 6-A, 6-B, 6-C, and 6-D.~~

7. TRANSPORTATION

Intent: Support a balanced and efficient transportation system for pedestrians, cyclists, public transit, and automobiles that maintains quality of life in residential neighborhoods.

Points Available: See Table 31.

TABLE 31: TRANSPORTATION POINTS AVAILABLE

Criteria	Points Available	
7-A: Bicycle and Pedestrian Improvements	6	
7-B: Transit Improvements	23	
7-C: Off-Site Roadway Improvements or Fund Contribution	48	
7-D: Transportation Demand Management	52	
<u>7-E: Connections to Adjacent Property</u>	<u>3</u>	
<u>7-F: Internal Connections</u>	<u>4</u>	
Total	<u>24</u>	15 Maximum

Criteria 7-A: Bicycle and Pedestrian Improvements

Standard: The project constructs pedestrian and bicyclist improvements beyond the minimum requirement.

Points: 1 point for every \$1,000 in improvements constructed per unit.

Maximum Available Points: 6

Scoring Instructions: Improvements may be on-site or off-site consistent with the City's Bikeways Master Plan. Points may be awarded only for the construction of improvements that exceed improvements normally required as a condition of approval for a subdivision map or other project permit. For example, the City would not typically award points for the installation of a bikeway along the property frontage identified as a future bikeway in the City's Bikeways Master Plan as the installation of this bikeway would be a typical condition for the approval of a proposed subdivision.

To be eligible for points, bicycle improvements must be consistent with the City of Morgan Hill Bikeways Master Plan. Types of bicycle improvements may include construction of bicycle paths, lanes, and routes; repair of existing facilities, installation of bicycle racks and lockers, and installation of way-finding signs. Types of pedestrian improvements may include installation of new sidewalks, enhanced street crossings, ADA-compliant curb ramps, mid-block crossings, traffic calming measures, and curb extensions.

Points may be awarded for creative or innovative amenities that support bicycling and walking, including but not limited to secure indoor bicycle storage for each unit, shared bicycle repair facilities, and car sharing facilities.

Criteria 7-B: Transit Improvements

Standard: The project constructs bus stop or other bus transit improvements beyond the minimum requirement

Points: 1 point for every \$1,000 in value of improvement per unit.

Maximum Available Points: ~~32~~

Scoring Instructions: Points may be awarded only for the construction of improvements that exceed improvements normally required as a condition of approval for a subdivision map or other project permit. For example, the City would not typically award points for the installation of a bus turnout along the property frontage if the City's General Plan or other policy documents identify the location as requiring the turnout. The requirement to install the turnout or other similar improvement would be a typical condition for the approval of a proposed subdivision to comply with and achieve consistency with the General Plan.

Types of improvements eligible for points include bus shelters, benches, reinforced street sections or bus pullout areas, information signs and displays, enhanced pedestrian access, security enhancements, and landscaping. These improvements must be located on an approved or planned Valley Transportation Agency (VTA) transit route and accepted by the VTA for maintenance. A letter from the VTA must be submitted confirming VTA's acceptance and maintenance of the proposed bus stop. For planned bus routes, the VTA letter shall provide confirmation of the future bus route extension. This standard may apply to a bus stop constructed in the initial or previous phase that would serve subsequent phases of the same development.

There is no geographic requirement for improvements - points may be awarded for improvements located outside of the project boundary or away from the immediate vicinity of the project.

Criteria 7-C: Off-Site Street and Parking Improvements or Fund Contribution

Standard: The project constructs and/or funds off-site street roadway improvements.

Points: 1 point for every \$1,000 in value of improvement per unit.

Maximum Available Points: ~~84~~

Scoring Instructions: To be eligible for points, a project must provide for the dedication and/or improvement of extensions to existing streets and shared parking lots outside of the project boundaries. Projects which offer to complete adjacent or nearby off-site street or parking improvements which were committed to be installed by another project under a previously approved application will not receive

points for the same commitment. To be eligible for points improvements must be voluntary and not otherwise required by the City or any other public agency.

After a project receives entitlements and before the completion of construction, the City may allow the applicant to contribute in-lieu funds equal to the value of the improvements for which points were awarded. The City may allow the contribution of in-lieu funds only if the Public Works Director determines that the in-lieu funds will allow for street and parking improvements with a greater community benefits than could be provided by the construction of improvements by the project developer.

Criteria 7-D: Transportation Demand Management

Standard: The project incorporates transportation demand management (TDM) measures

Points: See Table 32.

TABLE 32: POINTS FOR TRANSPORTATION DEMAND MANAGEMENT MEASURES

Building Design Feature and Construction Method	Points
The project contributes to the City's transportation fund to be used to provide city-wide TDM programs	1 per \$1,000 contributed per unit, <u>up to 2</u>
For rental projects, the project establishes a TDM program that incorporates three or more TDM measures	1 <u>to 3</u>

Maximum Available Points: ~~25~~

Scoring Instructions: To be eligible for points, TDM measure must be in excess of those required as environmental mitigation and may not be used to receive point under other competition criteria. Rental projects may receive one point for committing to maintain a TDM program for the life of the project that incorporates three or more of the following TDM measures:

- Free transit passes for residents.
- Free car share membership for residents.
- On-site cargo bicycle available for residents' use.
- Operation of a dedicated shuttle service during the peak period to a rail station.
- Operation of a commute assistance center, offering on site, one stop shopping for transit and commute alternatives information.
- Installation of shared office facilities for the use of residents to facilitate telecommuting and home-based employment. high bandwidth connections in employees' homes to the Internet to facilitate home telecommuting.
- Other similar measures as approved by the Planning Commission.

Criteria 79-EA: Connections to Adjacent Property

Standard: The project maximizes connections to adjacent property for vehicles, bicyclists, and pedestrians.

Points: See Table 37.

TABLE 37: POINTS FOR CONNECTIONS TO ADJACENT PROPERTY

Connection to Adjacent Property	Points
a. For projects abutting developed land, the project aligns and connects streets intersecting the project boundary with all adjoining streets.	1
b. For projects abutting undeveloped land, the project extends streets to the adjoining undeveloped land to provide access to undeveloped land in the event of its future development.	1
c. The project provides off-street bicycle and pedestrian connections to adjacent destinations, including parks, open space, transit facilities, and commercial areas.	1

Maximum Available Points: 34

Criteria 79-FB: Internal Connections

Standard: The project maximizes internal connections within the project for vehicles, bicyclists, and pedestrians.

Points: See Table 38.

TABLE 38: POINTS FOR INTERNAL CONNECTIONS

Internal Connection	Points
a. The project incorporates “complete streets” that meet the needs of multiple users, including motorists, bicyclists, pedestrians, transit users, and persons of different physical capabilities.	1
b. The project incorporates enhanced bicycle and pedestrian improvements such as bicycle storage facilities, traffic calming measures, intersection crossings, and wayfinding signage.	1
c. The project provides direct pedestrian connections from units to common open space, recreational facilities, and other project amenities.	1
d. The project incorporates neighborhood traffic management techniques, such as traffic circles, narrow lanes, and bulbouts, to control vehicle speeds and increase the safety of bicycle and pedestrian travel.	1

Maximum Available Points: 4

8. MUNICIPAL INFRASTRUCTURE

Intent: Encourage the efficient use of public infrastructure and services.

Points Available: See Table 33.

TABLE 33: MUNICIPAL INFRASTRUCTURE POINTS AVAILABLE

Criteria	Points Available	
8-A: Water Infrastructure	42	
8-B: Wastewater Infrastructure	42	
8-C: Storm Water Infrastructure	42	
8-D: Infrastructure and Services Fund Contribution	42	
<u>8-E: Communication Technology</u>	<u>8</u>	
Total	16	15-10 Maximum

Criteria 8-A: Water Infrastructure

Standard: The project constructs off-site water infrastructure improvements beyond minimum requirements.

Points: 1 point for every \$1,000 in improvements constructed per unit

MAXIMUM AVAILABLE POINTS: ~~42~~

Scoring Instructions: Off-site water infrastructure improvements must be consistent with the City's Infrastructure Master Plan, approved by the Public Works Director, and constructed consistent with the City's standard specification for water infrastructure improvements. After a project receives entitlements and before the completion of construction, the City may allow the applicant to contribute in-lieu funds equal to the value of the improvements for which points were awarded. The City may allow the contribution of in-lieu funds only if the Public Works Director determines that the in-lieu funds will allow for water infrastructure improvements with a greater community benefits than could be provided by the construction of improvements by the project developer.

Criteria 8-B: Waste Water Infrastructure

Standard: The project constructs off-site wastewater infrastructure improvements beyond minimum requirements.

Points: See Table 34.

TABLE 34: POINTS AVAILABLE FOR WASTEWATER INFRASTRUCTURE

Standard	Points
The project provides off-site extensions or replacement of wastewater collection pipes and lift stations beyond minimum requirements.	1 point for every \$1,000 in improvements constructed per unit

Maximum Available Points: ~~42~~

Scoring Instructions: Off-site waste water infrastructure improvements must be consistent with the City's Infrastructure Master Plan, approved by the Public Works Director, and constructed consistent with the City's standard specification for water infrastructure improvements. After a project receives entitlements and before the completion of construction, the City may allow the applicant to contribute in-lieu funds equal to the value of the improvements for which points were awarded. The City may allow the contribution of in-lieu funds only if the Public Works Director determines that the in-lieu funds will allow for waste water infrastructure improvements with a greater community benefits than could be provided by the construction of improvements by the project developer.

Criteria 8-C: Storm Water Infrastructure

Standard: The project utilizes low impact development (LID) techniques and/or constructs storm water improvements beyond minimum requirements.

Points: See Table 35.

TABLE 35: POINTS AVAILABLE FOR STORM WATER INFRASTRUCTURE

Standard	Points
The project reduces the volume of off-site storm water flows beyond minimum requirements using low impact development (LID) techniques.	2 1 points
The project provides off-site stormwater infrastructure improvements beyond minimum requirements.	1 point for every \$1,000 in improvements constructed, <u>up to 2 points</u>

Maximum Available Points: ~~43~~

Scoring Instructions: Low-Impact Development (LID) is a stormwater management approach that manages rainfall on the site through landscape features that infiltrate, filter, store, evaporate and detain stormwater at the source. LID techniques integrate green space, native landscaping, natural hydrologic functions, and other techniques to generate less runoff from developed land. City LID requirements can be found in the City's Stormwater Management Guidance Manual for Low Impact Development and Post-Construction Requirements (2015). The applicant is required to demonstrate that the LID

techniques specifically proposed will result in water quality and flood control benefits to the project site and community.

Off-site storm water infrastructure improvements must be consistent with the City's Infrastructure Master Plan, approved by the Public Works Director, and constructed consistent with the City's standard specification for water infrastructure improvements. After a project receives entitlements and before the completion of construction, the City may allow the applicant to contribute in-lieu funds equal to the value of the improvements for which points were awarded. The City may allow the contribution of in-lieu funds only if the Public Works Director determines that the in-lieu funds will allow for storm water infrastructure improvements with a greater community benefits than could be provided by the construction of improvements by the project developer.

Criteria 8-D: Infrastructure and Services Fund Contribution

Standard: The project contributes water, sewer, storm drain funds greater than the minimum required.

Points: 1 point for every \$1,000 contributed.

Maximum Available Points: 42

Criteria 8-E: Communication Technology

Standard: The project provides advanced broadband communication facilities.

Points: See Table X.

TABLE 35: POINTS AVAILABLE FOR COMMUNICATION TECHNOLOGY

<u>Standard</u>	<u>Points</u>
<u>The project provides a lateral broadband connection to each unit</u>	<u>X</u>
<u>The project installs broadband infrastructure (conduit and fiber) in the right-of way</u>	<u>X</u>
<u>The project provides indoor wiring, connection panels and other connectivity infrastructure in each unit (each unit includes prewired data networks)</u>	<u>X</u>
<u>The project provides "smart building" features in units such as predictive climate control and health/security monitoring.</u>	<u>X</u>
<u>The project provides primary broadband service from a competitive telecommunications company (i.e., a company other than Frontier or Charter)</u>	<u>X</u>

Maximum Available Points: 8

9. PROJECT QUALITY

Intent: Encourage exceptional project design at the neighborhood, site, and building scale.

Points Available: See Table 36.

TABLE 36: PROJECT QUALITY POINTS AVAILABLE

Criteria	Points Available	
9-D: Public Realm	<u>164</u>	
9-E: Perimeter Orientation	<u>64</u>	
9-F: Neighborhood Context (Attached Products)	<u>115</u>	
9-G: Public Art	<u>23</u>	
9-H: Project Excellence	3	
Total	<u>38</u>	33 31 Maximum

Criteria 9-D: Public Realm

Standard: The design of homes fronting streets and other public places contribute to a human-scale and pedestrian-friendly environment.

Points: See Table 40.

TABLE 40: POINTS FOR PUBLIC REALM

Public Realm Features	Points
a. The project incorporates architectural elements and design details into the front facade that relate to the human scale, including prominent entries, porches, balconies, and windows.	12
b. The project provides variation and diversity in the design of homes within a subdivision. Variation may be achieved through including different housing types, sizes, heights, setbacks, and massing within a subdivision.	24
c. The project provides a landscape parkway along the street 50 percent wider than the minimum required for the street type. Street trees and pedestrian-scale lighting within or adjacent to the parkway exceed minimum requirements and help create a distinctive and memorable design environment.	12
d. The project incorporates landscaping to soften the appearance of off-street parking areas and private drive aisles in attached single family and multi-family	12

projects	
e. The project locates garages behind homes or when parking is located at the front of a home, the visual impact of parking is minimized by recessing garages, designing garage entrances to be visually subservient to other building elements, incorporating greenery within the driveway, and other methods.	24
f. The project locates parking lots serving attached residential units at the rear or side of the site to allow a majority of dwelling units to front on the street or an internal courtyard. Parking is not located between a building and any public sidewalk or street. Parking visible from a public street is screened with fences, walls, and/or landscaping to the greatest extent possible.	12

Maximum Available Points: ~~16~~

Criteria 9-E: Perimeter Orientation

Standard: The project appears connected to and engaged with its surrounding community.

Points: See Table 41.

TABLE 41: POINTS FOR PERIMETER ORIENTATION

Streetscape Design	Points
a. The fronts of homes are oriented towards the street when a property abuts an existing collector or residential street. Except in Downtown or along the Monterey Road corridor, detached single-family homes are not oriented towards an arterial street. Homes do not appear to turn their backs or sides toward the street.	2
b. The project provides a direct pathway connection from a public sidewalk to a prominent and visible ground floor entrance.	1
c. For multi-family residences, the project provides as many private, exterior ground-level entries to individual units as possible.	1
d. The project includes transition zones between private and public spaces along the street frontage through the use of landscaping, fences, trellises, walls, or a change in floor elevation.	12

Maximum Available Points: ~~46~~

Criteria 9-F: Neighborhood Context (Attached Products)

Standard: Attached single-family and multi-family projects appear to fit in with surrounding development.

Points: See Table 42.

TABLE 42: POINTS FOR NEIGHBORHOOD CONTEXT (ATTACHED PRODUCTS)

Streetscape Design	Points
a. The project minimizes building heights along the project edge and locates larger buildings towards the interior of the site.	4 2
b. The project minimizes differences in scale between new development and neighboring homes by stepping back upper stories of taller structures when adjacent to lower-density homes.	4 2
c. The project matches building types along project edge with adjacent existing homes. For example, the project locates detached single-family homes along the project perimeter when facing existing detached single-family homes.	4 2
d. Large buildings are architecturally subdivided so that they appear as individual residences or small groups of units. Buildings incorporate window bays, balconies, porches and entrance vestibules, and individual roof volumes to define individual units.	2
e. Buildings incorporate porches, projections, eaves, bay windows, and other architectural elements to provide residential scale and help to break up the building mass.	2 3

Maximum Available Points: ~~5~~11

Criteria 9-G: Public Art

Standard: The project incorporates public art to create a livable and visually stimulating environment.

Points: 1 point for every \$1,000 in artwork cost per unit.

Maximum Available Points: ~~3~~2

Scoring Instructions: Public art means privately funded, constructed, and maintained artwork located on private property, but which also provides a public benefit, or on public property pursuant to City approval,. The public art must be located in areas on the site clearly visible from the public street or sidewalk or in publicly accessible outdoor areas. Public art must be displayed in a manner that will enhance its enjoyment by the general public.

Artwork costs include all costs associated with the selection, acquisition, purchase, commissioning, design, fabrication, placement, installation, or exhibition of the public art. Public art may include sculpture, murals, photography and original works of graphic art, earthworks, fiber works, waterworks, neon, glass, mosaics, or any combination of forms of media, furnishing or fixtures permanently affixed to the building or its grounds, and may include architectural features of the building or elements of landscape design. The creator of public art shall be a practitioner in the visual arts who is not a member of the project engineering, architecture or landscape architecture firm.

Criteria 9-H: Project Excellence

Standard: The project incorporates exceptional features as determined by the Planning Commission.

Points: As determined by the Planning Commission.

Maximum Available Points: 3

Scoring Instructions: Points may be awarded to projects that demonstrate exceptional consistency with policies under Goal CNF-11 in the General Plan City and Neighborhood Form Element as determined by the Planning Commission. Majority = 1; Super-Majority = 2; Unanimous = 3. Commission will consider information provided by staff.