

January 29<sup>th</sup>, 2019

MEMORANDUM

Re: **Morgan Hill Technology Center**

**Statement of Project Justification**

To Whom It May Concern,

Trammell Crow Company is pleased to present the following summary for our proposed development project on the +/- 60-acre property bound by Cochrane Road on the North, DePaul Drive on the East, Half Road on the South, and US Highway 101 to the West.

Based on our conversations with the City of Morgan Hill spanning the past year, we believe there is strong alignment between this project and the General Plan Goals, Policies, and Economic Blueprint of the City. Our team has experience delivering world class projects and new industry to Bay Area communities. We understand what it takes to design for and attract key tenants. Our recent track record totals nine buildings with current occupancies / ownerships which include top information technology, green automotive and energy generation, and other companies. It is our goal to deliver attractive and flexible buildings to meet modern user requirements and scale, acknowledging the broadening of the advanced manufacturing industrial market to a wide spectrum of industries.

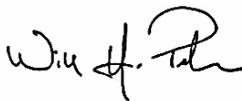
The property is currently configured in five parcels, with Commercial and Commercial/Industrial General Plan designations, and under 3 zoning districts: PUD Commercial (CH), Administrative Office (CO), and PUD Industrial (IL). We propose to reconfigure the property into 4 legal lots, reduce the Commercial General Plan designation area, increase the Commercial/Industrial General Plan designation area, and update zoning within a Planned Development Combining District.

One legal lot will be configured for uses consistent with the traditional Highway Commercial designation, with a range of retail, administrative, professional services and functions supporting freeway access at major intersections. The maximum FAR is 0.6.

The three remaining legal lots are intended for flexible industrial and commercial uses, including advanced manufacturing, warehouse distribution, supporting office, and similar industrial and commercial uses. Our proposed project includes up to 1.2 million square feet with a maximum FAR of 0.6.

It is our intent to construct the project in a single phase and to start construction immediately upon receipt of necessary approvals. We believe market demand is substantial for this product and this location and we will secure interest from local, regional, and international companies. Further, a complete buildout of the project approach signals to companies that this project is real, a key milestone for employers. We are very thankful for the support and enthusiasm to date. We look forward to a successful project that meets the needs and visions of the City.

Please feel free to call with any questions,



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