

# Are we going to let this forever change the fabric of our city?



Developer Trammell Crow purchased land at the gateway of Morgan Hill to build a massive 1.1 million SF distribution center off Cochrane Rd, next to homes, DePaul Health Center, Westmont Senior Living Community and steps away from Live Oak High School. Filed with the city as **Morgan Hill Technology Park**, this project appeared deceptive at the onset given design characteristics: up to 55-ft high single-story buildings with very few windows, 192 loading docks (revised to 124) and minimal car parking. In the world of logistics, these attributes are common for distribution centers, not what you'd expect for a tech campus here in the valley.

## Help us keep Morgan Hill safe for our families and our future!

MHRGC has dedicated countless hours to this proposal, and other similar city projects, on behalf of our Morgan Hill community. Important details you should know:

**Detrimental community impact:** Distribution centers do generate some tax revenue along with \$12-\$17/hr warehouse jobs, but at what cost? Traffic congestion, unhealthy diesel emissions, and noise pollution from trucks, forklifts, and robots operating around the clock. And with automation increasing, even those new jobs are at risk.

**City planning gone awry:** Likely knowing little about the logistics industry, our city advertised for distribution/warehouse to help sell the old "tree farm" site. The land is not zoned for this. Trammell Crow requested amendments to the MH General Plan and Zoning Code. We hope city council does not approve these changes. We are still waiting for release of the draft Environmental Impact Report. Given what we know about the Shoe Palace Expansion, however, we don't have much faith the EIR will address our legitimate concerns. Recently, we also learned that city planners are seeking approval to designate a majority of our commercial and industrial land as a Priority Production Area (PPA), which could easily pave the way to even MORE distribution centers.

**Developer pulling out all the stops:** Trammell Crow is aiming for maximum return on their investment. Site designs on record with the city clearly represent a distribution center. Trammell Crow representatives talk about advanced manufacturing but they offer no new plans to validate these claims. Instead, they hired a PR firm to meet with Morgan Hill "influencers" to sway public opinion on their project. We believe Morgan Hill residents can make up their own minds.

We must use our collective voices NOW to ensure these projects do not move forward!

**MHRGC is working with legal counsel to implement a careful plan of action.**

Read more about these destructive projects and our action plan on [www.mh-rgc.org](http://www.mh-rgc.org).



**Morgan Hill Responsible Growth Coalition** is a grass roots team of volunteers who believe that commercial/industrial development should bring quality jobs, support existing businesses, protect the environment, and preserve our quality of life here.

**Please consider a donation to help in this effort!**



**Learn more and sign up for email updates at [www.mh-rgc.org](http://www.mh-rgc.org)**

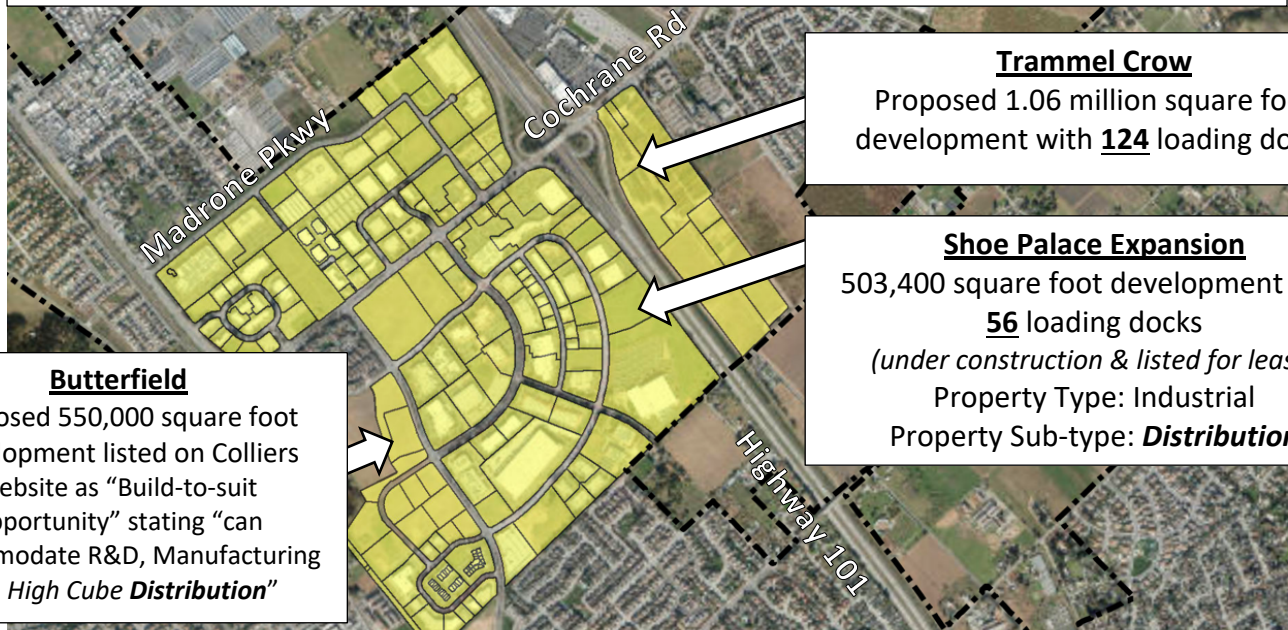


## **“Last mile manufacturing and distribution” envisioned as key industries for Morgan Hill’s future!!!**

A Priority Production Area (PPA) application was submitted to the Bay Area Metro (dated August 27, 2019 and signed by City’s Development Service Director). The application stated “Describe key industries envisioned for expansion in the PPA”. The Development Department’s response:

“The existing buildings and infrastructure support a range of light industrial uses. Manufacturing, particularly last mile production and distribution are well suited opportunities for Morgan Hill.”

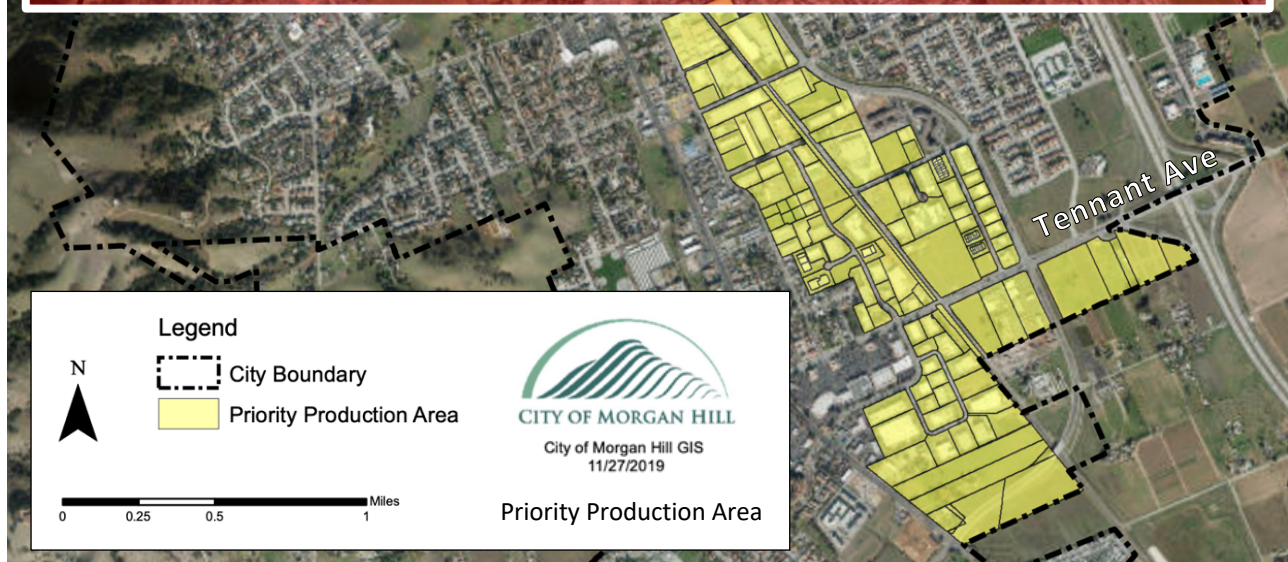
**The land identified for the Priority Production Area is highlighted in yellow in the map below.**



## **Is Your Neighborhood Next?**

**Together we can Prevent Morgan Hill from becoming the Distribution Center hub for Silicon Valley**

**[www.mh-rgc.org](http://www.mh-rgc.org)**



The PPA Application and map are posted on the City’s website (“Approve Application to Bay Area Metro for a new Priority Production Area and a modified Priority Development Area” right after agenda item #17) [http://morganhillca.igm2.com/Citizens/Detail\\_Meeting.aspx?ID=1826](http://morganhillca.igm2.com/Citizens/Detail_Meeting.aspx?ID=1826)