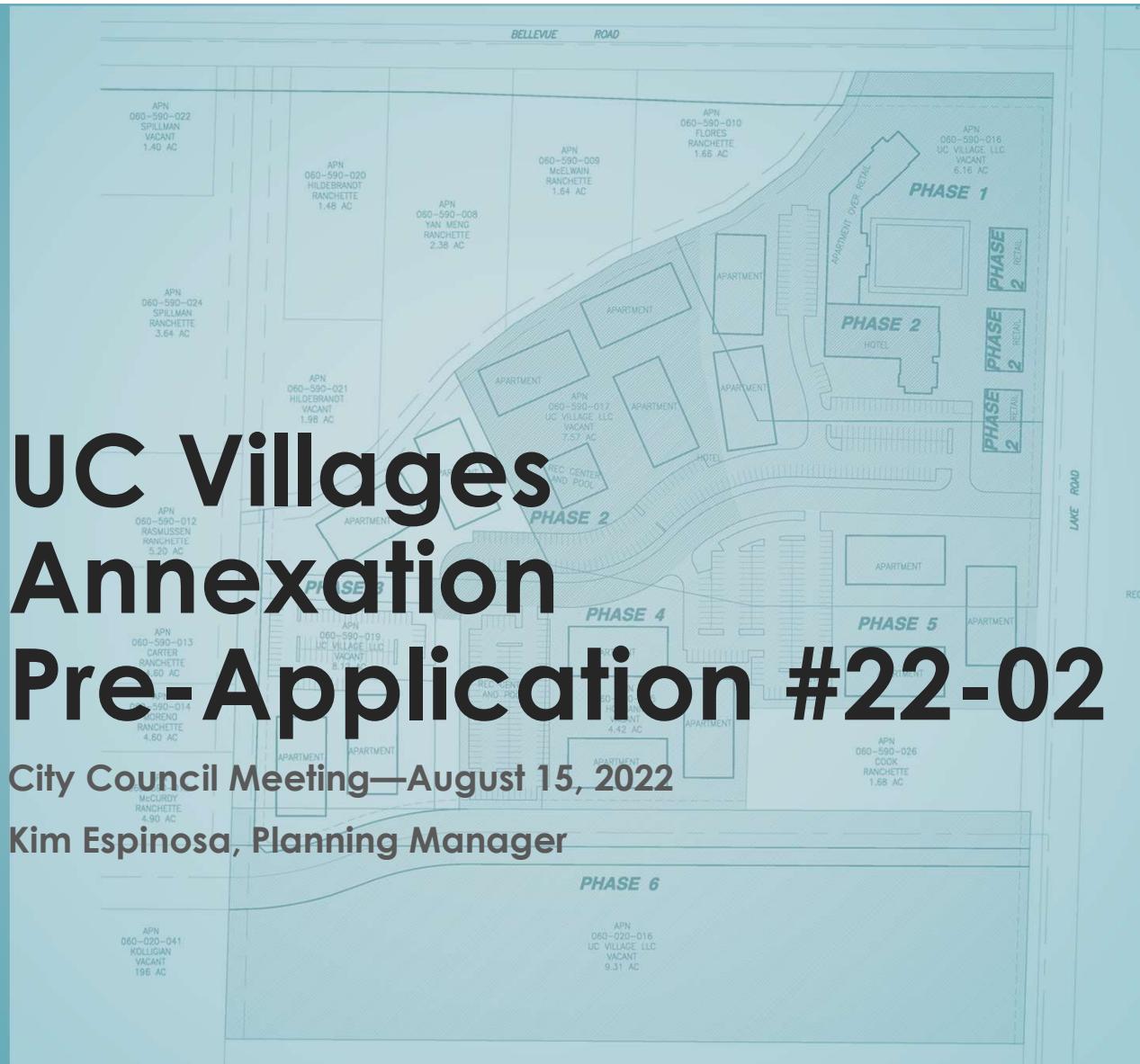




UC Villages Annexation Pre-Application #22-02

City Council Meeting—August 15, 2022

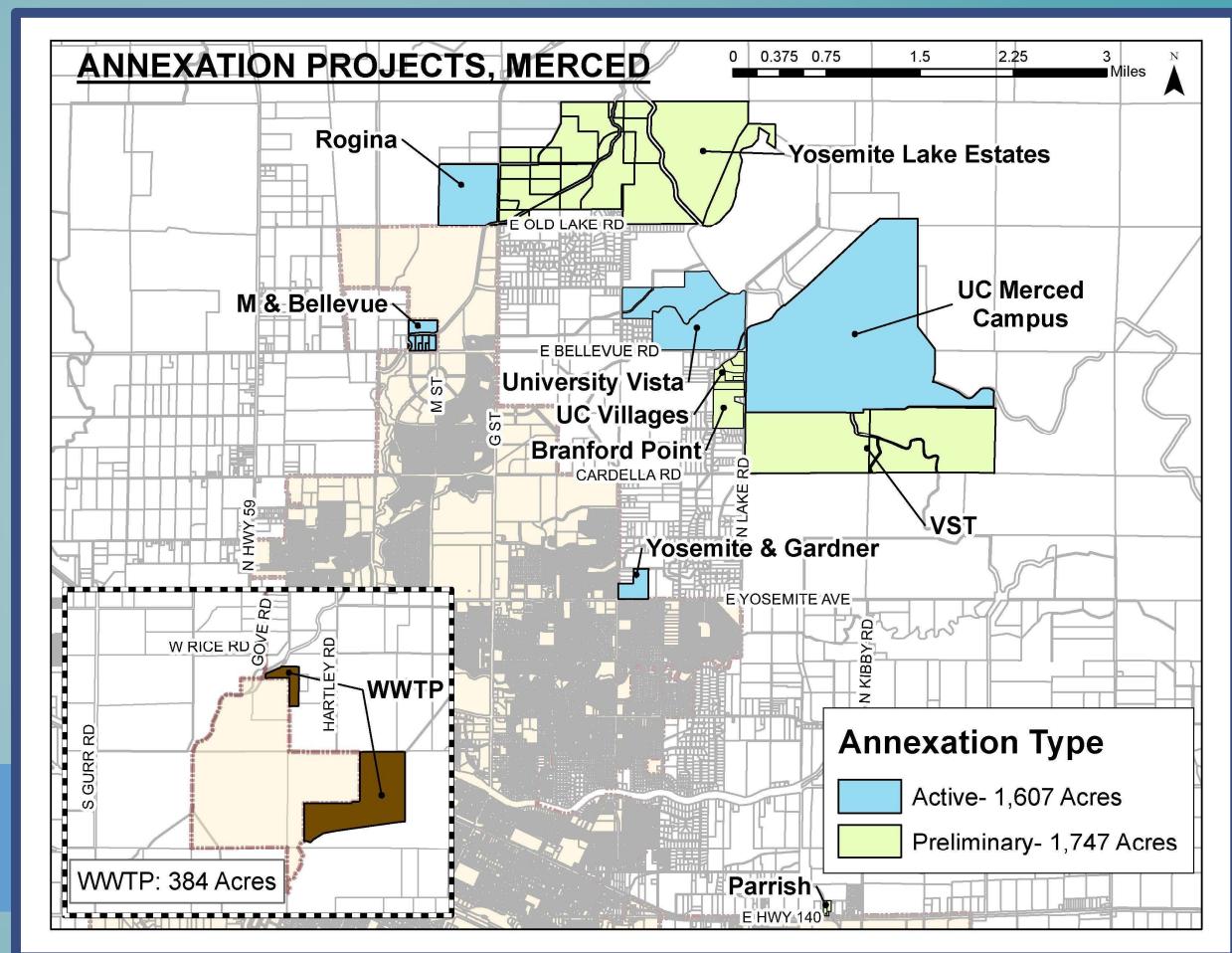
Kim Espinosa, Planning Manager



New Pre-Application Process (Adopted July 2021)

- 1. Applicant submits an “Annexation Pre-application.”**
- 2. Meeting(s) with City staff & LAFCO staff.**
- 3. Schedule for regularly scheduled City Council meeting.**
- 4. Prepare report for City Council with analysis of “merit criteria” & the project’s infrastructure needs.**
- 5. The City Council will indicate general support or non-support for application moving forward.**
- 6. Applicant Decides Whether or Not to Proceed.**

Current City Annexations & Preliminary Annexations



UC Villages Overview

6th Annexation Pre-Application Submitted Using New Process

**35.6 Acres at the Southwest Corner of Bellevue & Lake Roads
to be Developed with 37.2 Acres to be Annexed**

922 Total Dwelling Units Proposed

832 5-Story Apartments

51 2-Story Apartments

49 4-Story Apartments

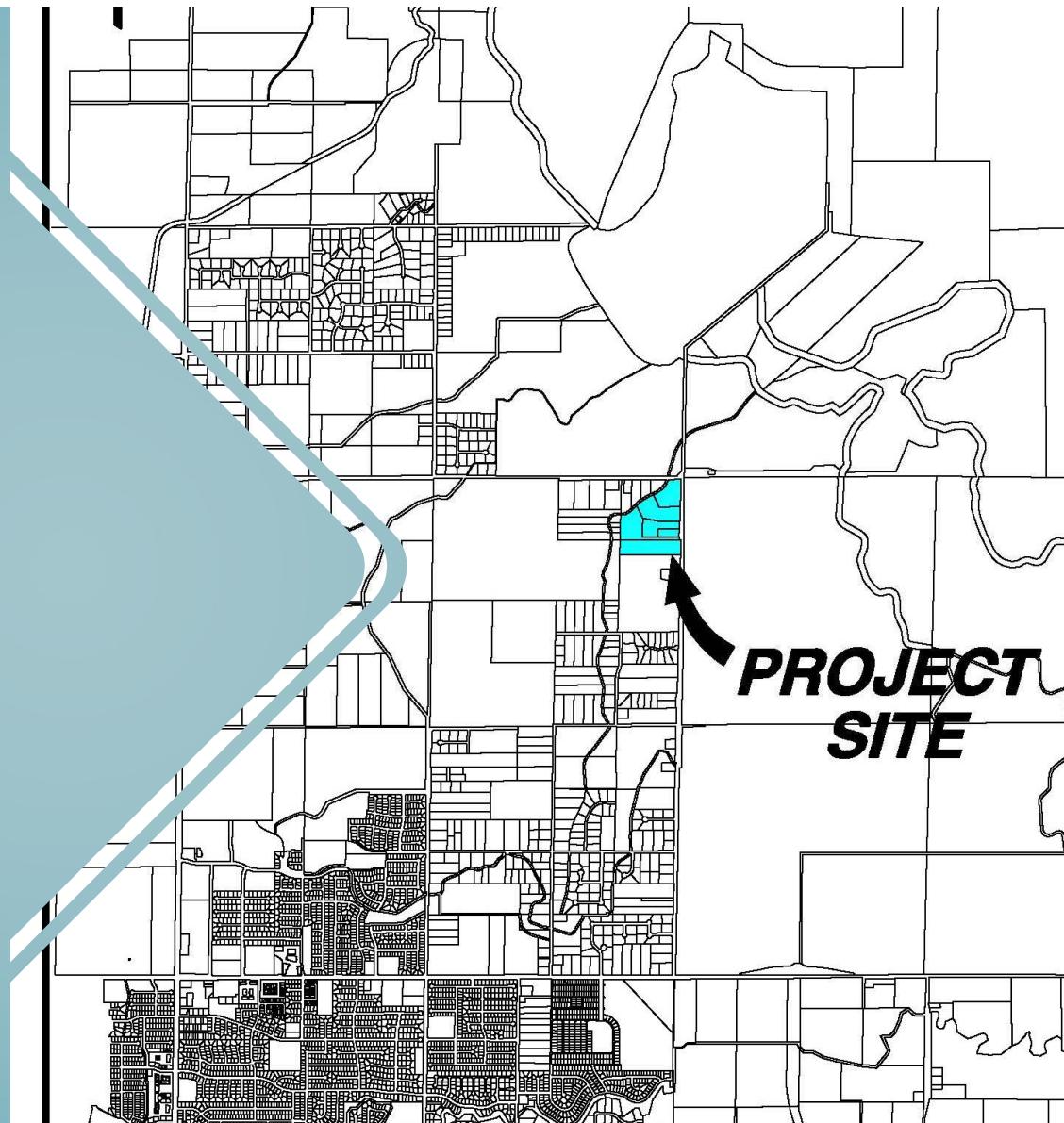
1,050,818 Square Feet of Retail & Hospitality

35,355 SF Retail

161-Room Hotel (5-Story/96,675 SF)

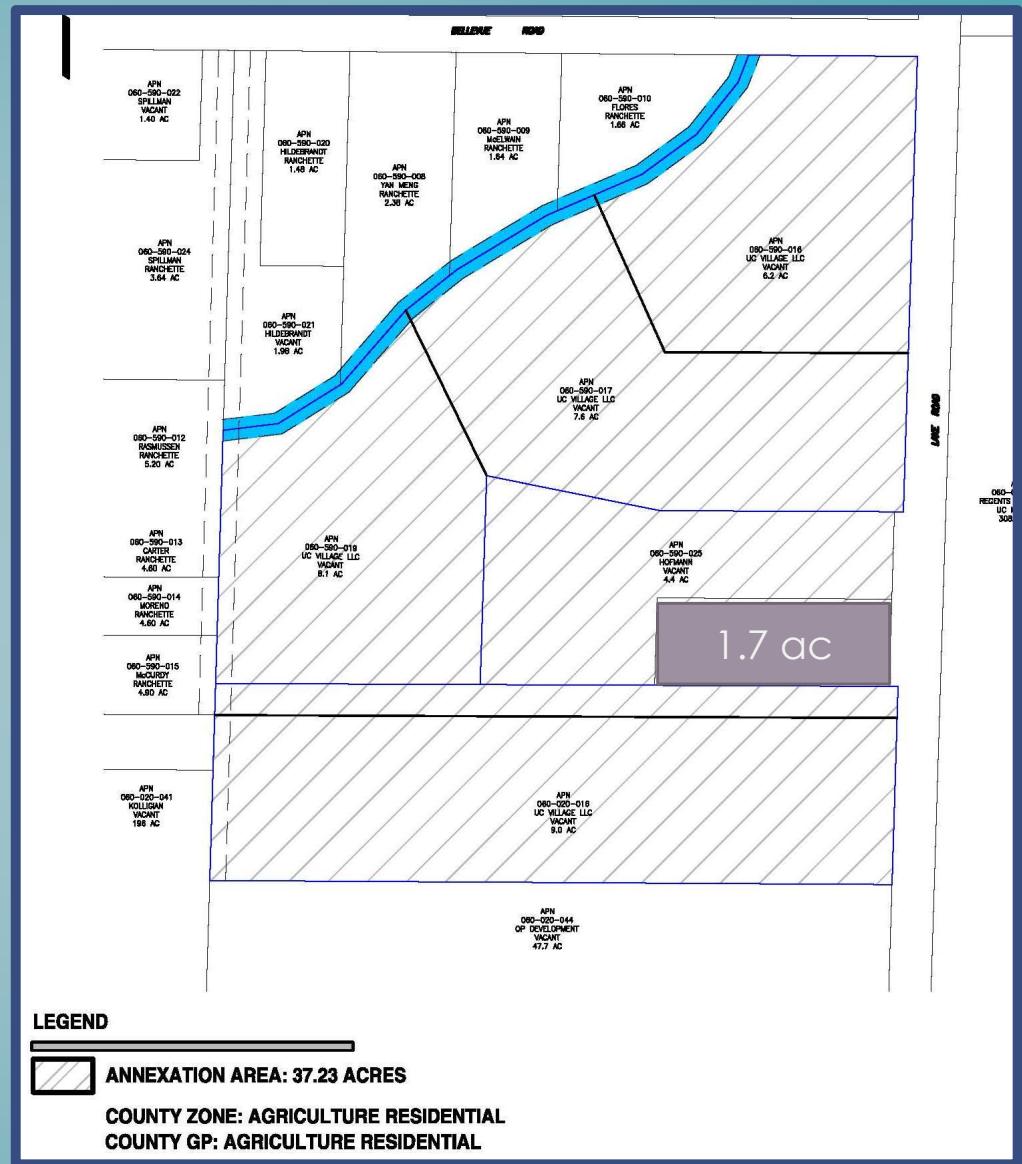
LOCATION

- ▶ 35.6 Acres (UC Villages)
- ▶ 37.2 Acres (Annexation Area)
- ▶ Located at the Southwest Corner of Bellevue & Lake Roads
- ▶ Within the City's Sphere of Influence & Bellevue Community Plan
- ▶ Per AB3312, UC Merced would need to be Annexed First

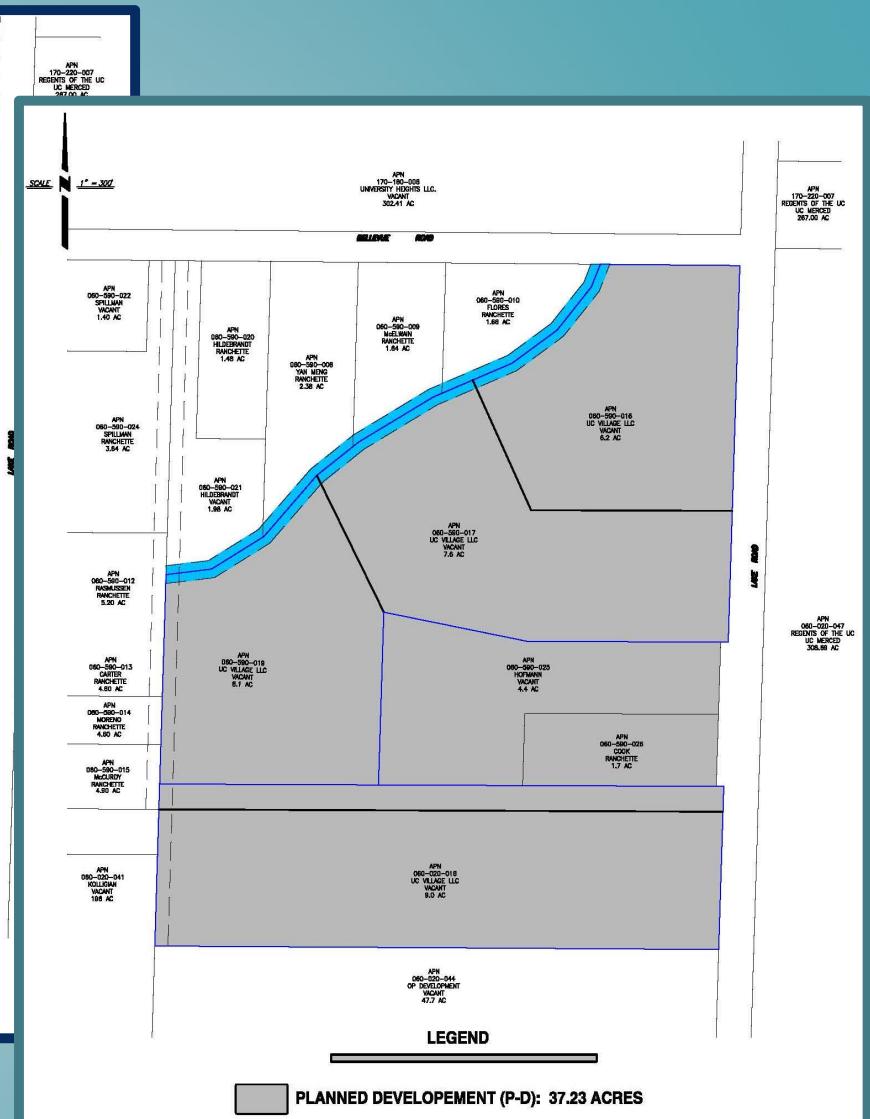
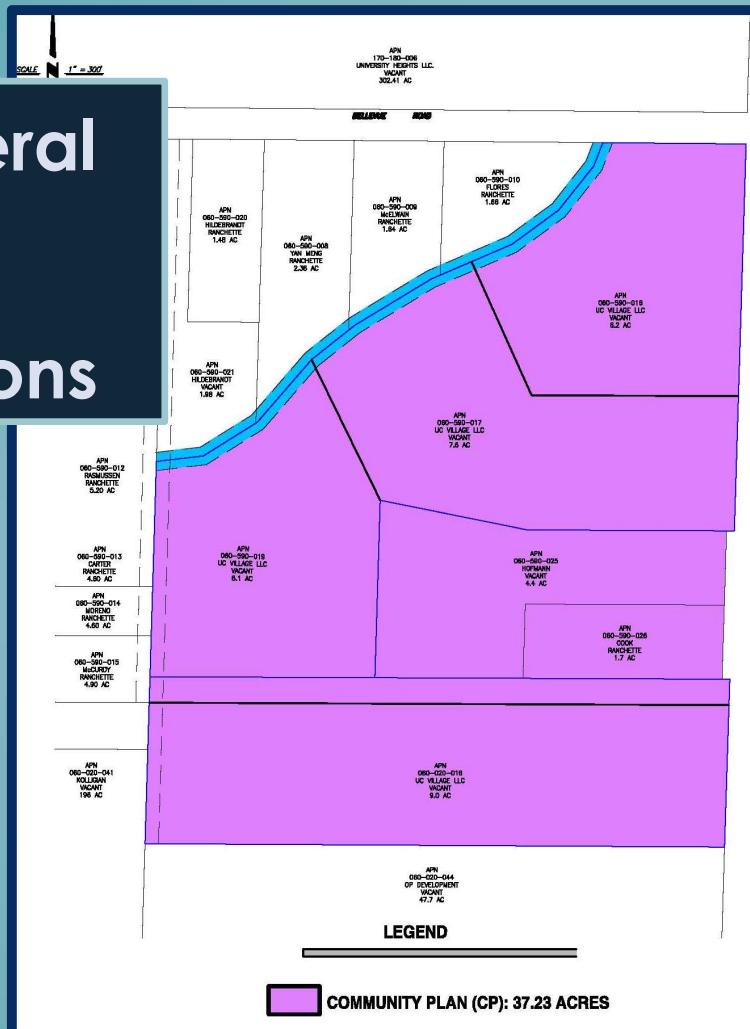


Proposed Annexation Area (37.23 Acres Total)

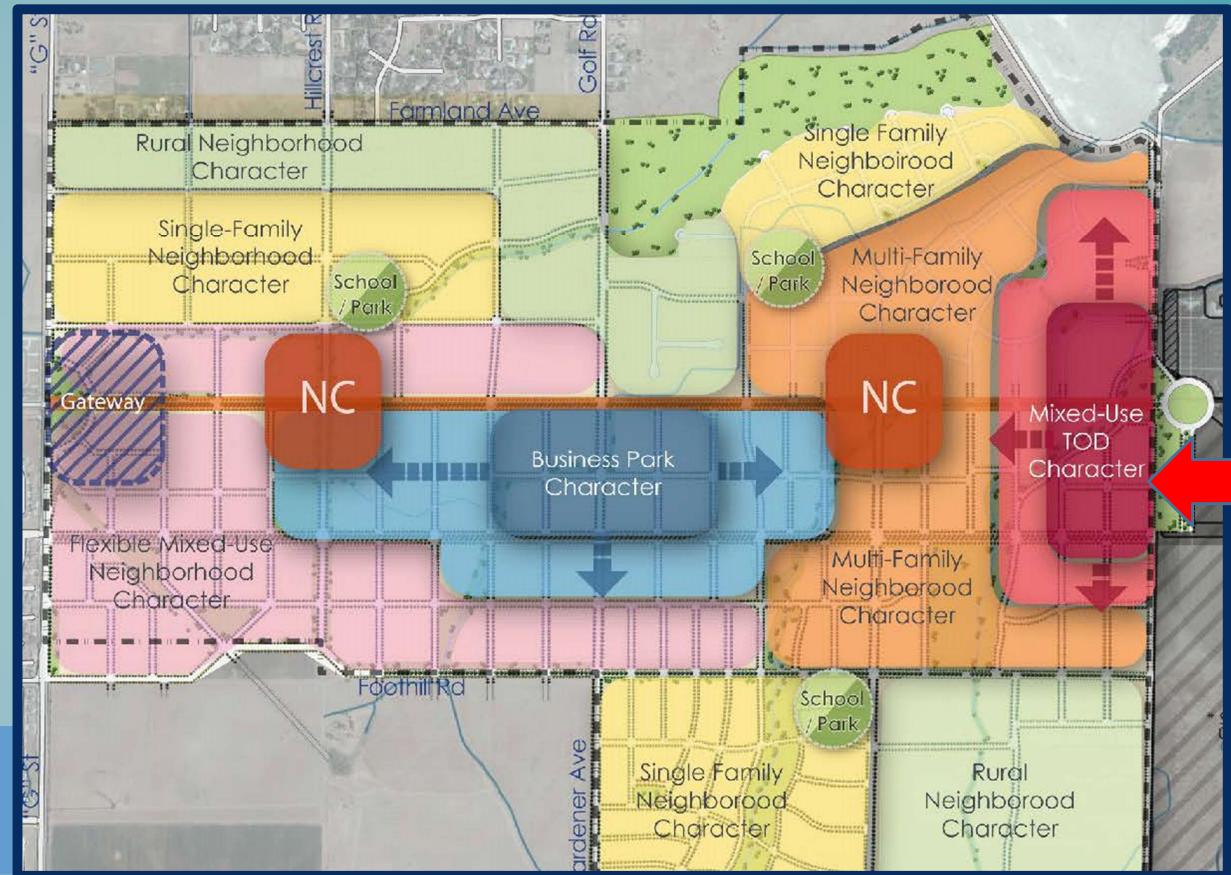
(1 Additional 1.7-Acre Parcel
included in Annexation)



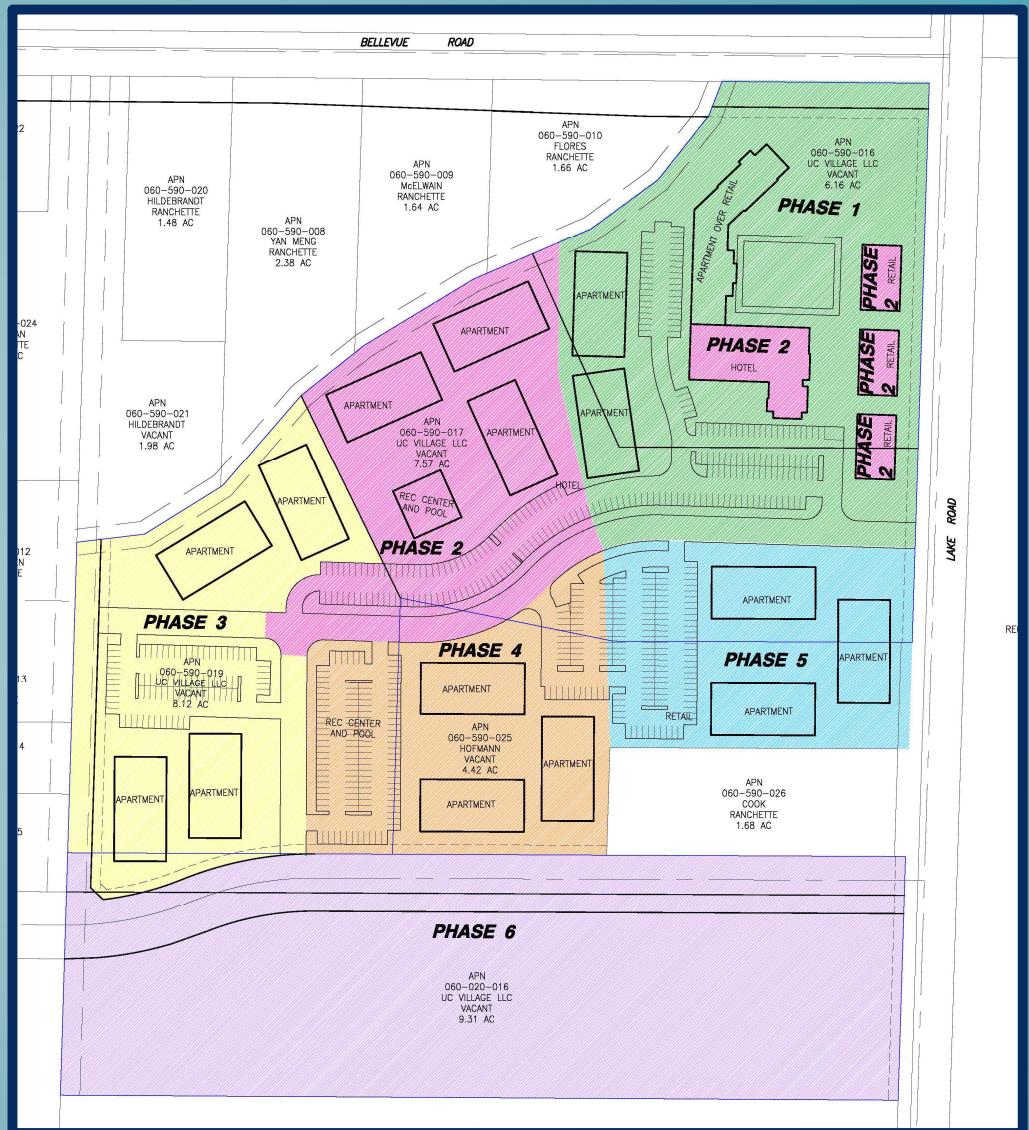
City General Plan & Zoning Designations



Bellevue Community Plan Land Use Designations



Conceptual Land Use Plan

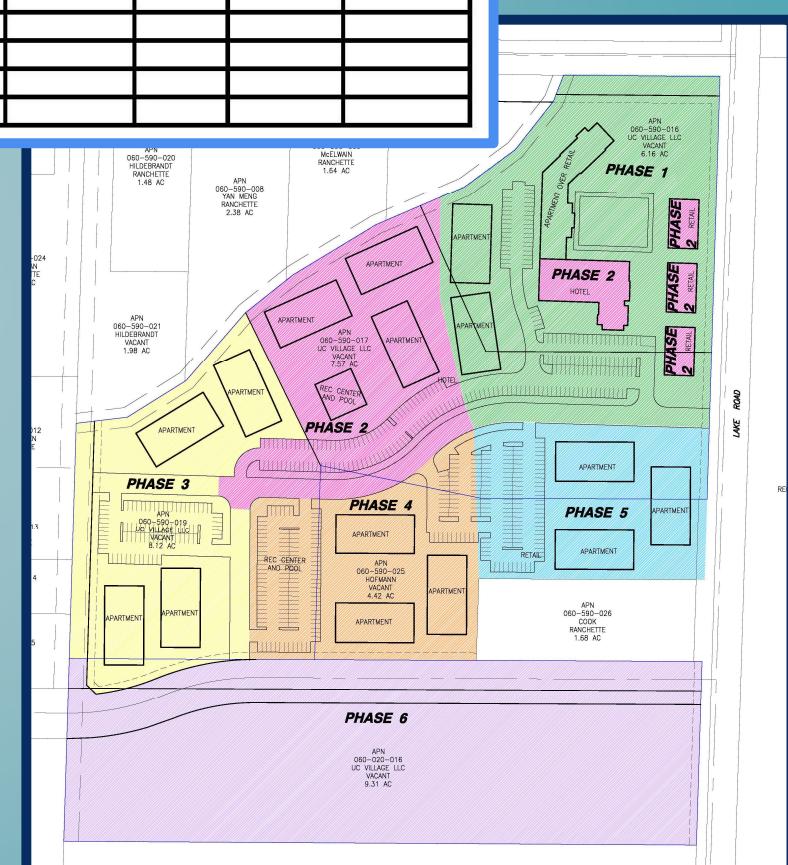
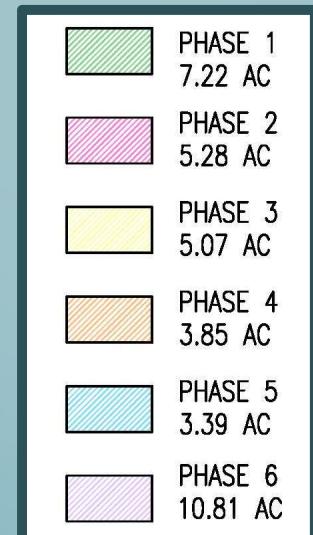


Lakireddy Merced Development									
Pre-Annexation Application									
Square Footage and Unit Calculations									
	5-Story Apartments	2-Story Apartments	4-Story Apartments	Total Apartments	Small Retail	Large Retail	Total Retail	Hotel	Total SF
Building floor plate SF	12,800	12,800	9,647	n/a	6,000	17,355	n/a	18,735	
Total # of floors per Building	5	2	4	n/a	1	1	n/a	5	
Gross SF per building	64,000	25,600	38,588		6,000	17,355		93,675	
Number of Buildings	13	2	1	16	3	1	4	1	
Total Gross Square Footage	832,000	51,200	38,588	921,788	18,000	17,355	35,355	93,675	1,050,818
Circulation Percentage	20%	20%	20%	0	0%	0%	0%	40%	
Circulation SF	166,400	10,240	7,718	184,358	0	0	0	37,470	
Total Net Rentable SF	665,600	40,960	30,870	737,430	18,000	17,355	35,355	56,205	
SF per Unit/Room	800	800	800	800	n/a	n/a	n/a	350	
Total Number of Units/Rooms	832	51	39	922	n/a	n/a	n/a	161	

Conceptual Land Use Plan Table

Lakireddy Merced Development							
Pre-Annexation Application							
Land Use	Units	Total	Phase 1		Phase 2		Phase 5
			2025 - 2027		2028 - 2030		
			922	39	128	192	2035
Apartments / Student Housing	Units	922	39	128	192	256	153
Apartments / Student Housing	SF	921,788	38,588	128,000	192,000	256,000	153,000
Hotel Room	Rooms	161			161		
Hotel	SF	93,675			93,675		
Neighborhood Retail	SF	18,000			18,000		
First Floor Retail	SF	17,355	17,355				

Phasing Plan





Illustrated Plans & Elevations



Illustrated Plans & Elevations



Jobs

Lakireddy Merced Development				
Pre-Annexation Application				
Estimated Number of Jobs				
	Units	Quantity	Units/Employee	Total Employees
Apartments / Student Housing	Units/Rooms	922	20	46
Neighborhood Retail	SF	18,000	400	45
Ground Floor Commercial				
(Neighborhood Retail)	SF	17,355	400	43
Hotel	Rooms	91	20	5
Total				139

**Student/
Affordable
Housing**

**Walkable for
UC Students**

**Job
Generation
(139 Jobs)**

Local Hiring

**Expansion of
Public
Infrastructure**

**Recreational
Opportunities**

**Tax
Generation**

**Hotel
(UC Visitors)**

Community Benefits



**Environmental
Clearances (401
& 404 Permits)**

**Private
Financing**

**22 Years
Experience w/
Student Housing
(1,000 beds)**

**Uninhabited
Annexation (3
Registered
Voters)**

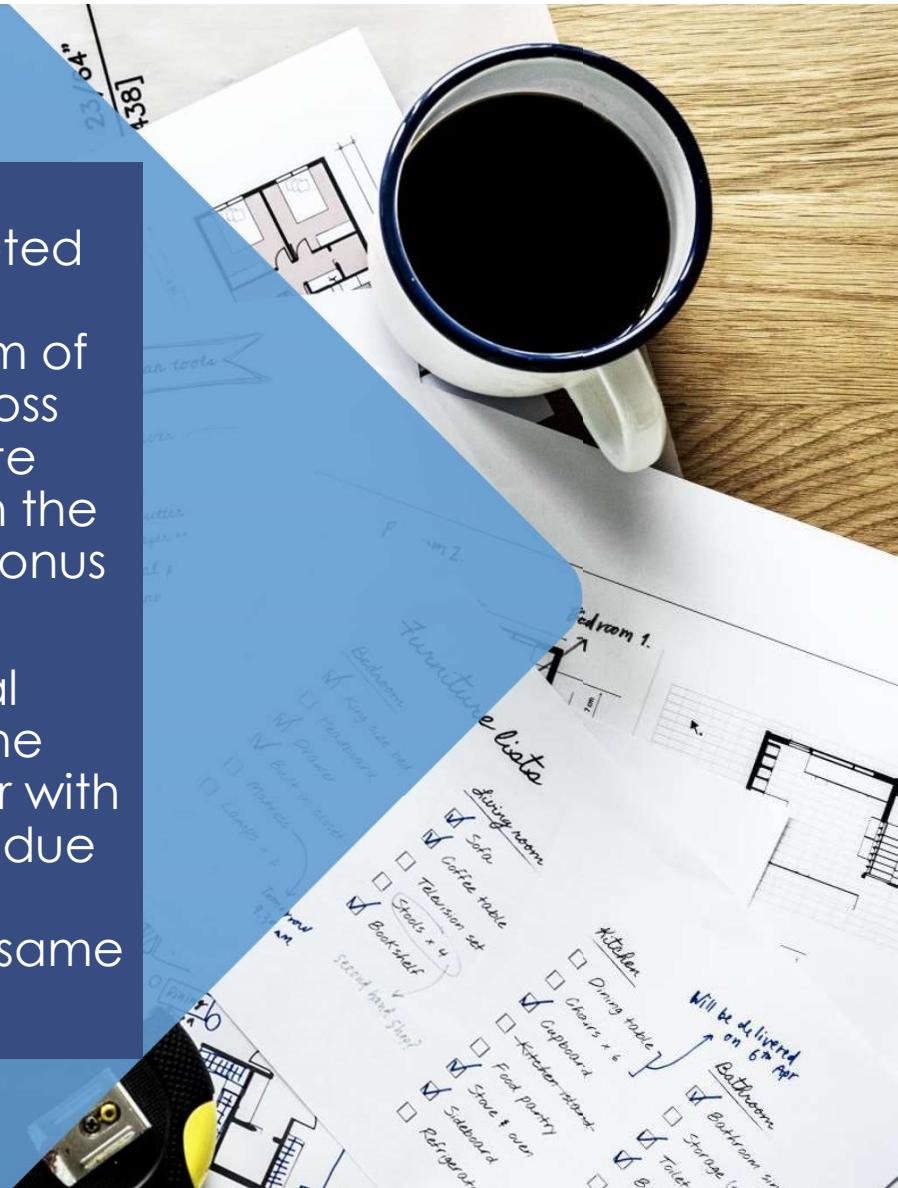
**Experience with
Building Offices
in Merced
(Northview)**

**Proximity to UC
Merced**

**Other Factors/
Project Readiness**

Affordable Housing & Local Hiring

- ▶ **Affordable Housing:** Mr. Lakireddy commits to develop his project per the City's recently adopted Regional Housing Needs Allocation (RHNA) Unit Production Plan, which would require a minimum of 12.5% of the total proposed units be spread across the Extremely Low, Very Low, Low, and Moderate Income Levels. The affordable housing will be in the first phase to take advantage of State density bonus laws.
- ▶ **Local Hiring:** Mr. Lakireddy's goal is to hire local contractors and workers to build and operate the project. This is beneficial in that they are familiar with local permitting, inspections, and are less costly due to not having to commute to the job site. Mr. Lakireddy indicates his preference for using the same local organizations in all phases of the project.



CITY COUNCIL ACTION:

**General Support
or Non-Support for
UC Villages
Annexation
Moving Forward?**

