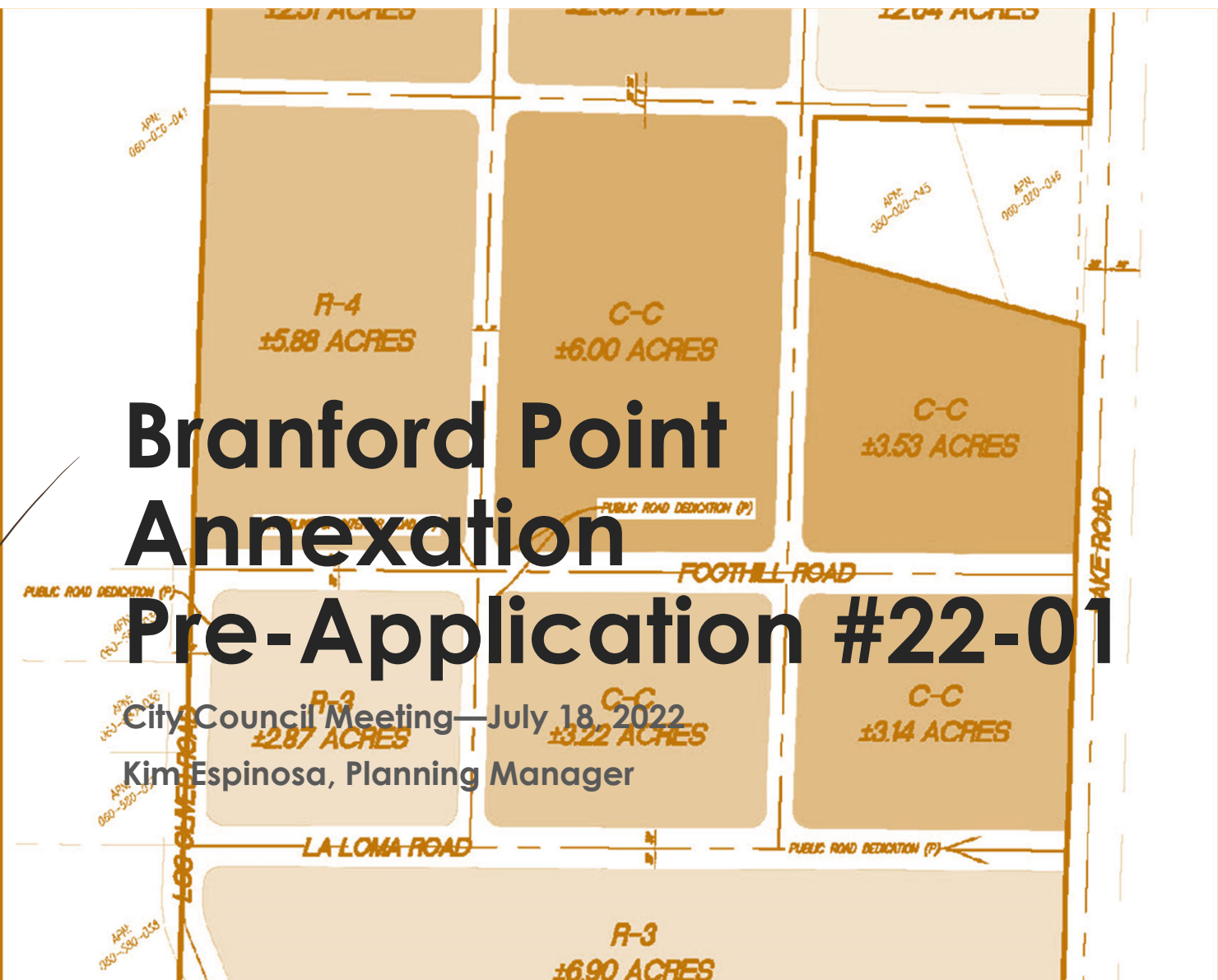




Branford Point Annexation Pre-Application #22-01

City Council Meeting—July 18, 2022

Kim Espinosa, Planning Manager

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.

Branford Point Overview

5th Annexation Pre-Application Submitted Using New Process

47.7 Acres on West Side of Lake Rd, South of Bellevue Rd (Branford Point) + 2 Added Parcels (2.3 Acres) = 50 Acres Total Annexation

650 Total Dwelling Units Proposed

92 Affordable

233 Town Homes

325 Apartments

Mixed Use TBD

758,597 Square Feet of Commercial/Industrial

196,000 R&D

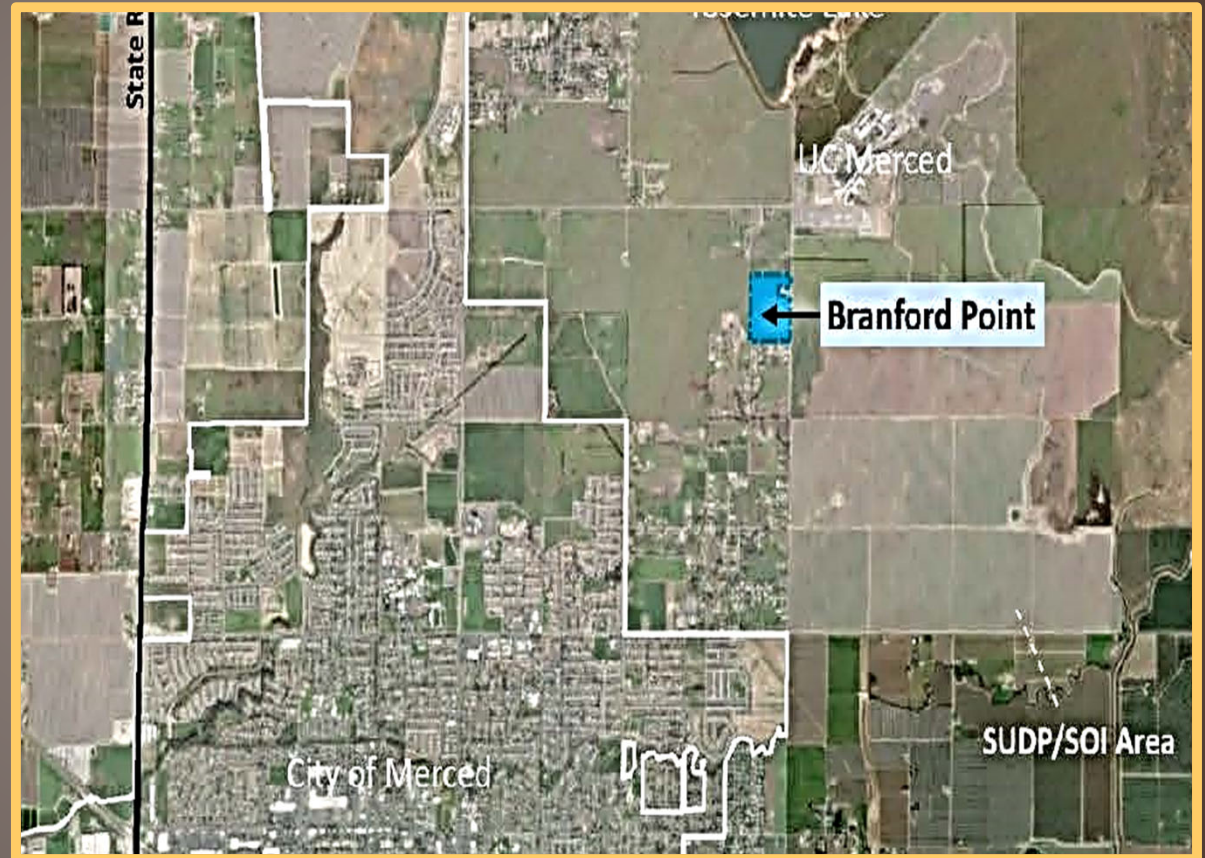
280,000 Hospitality

205,000 Mixed Use

76,883 Retail

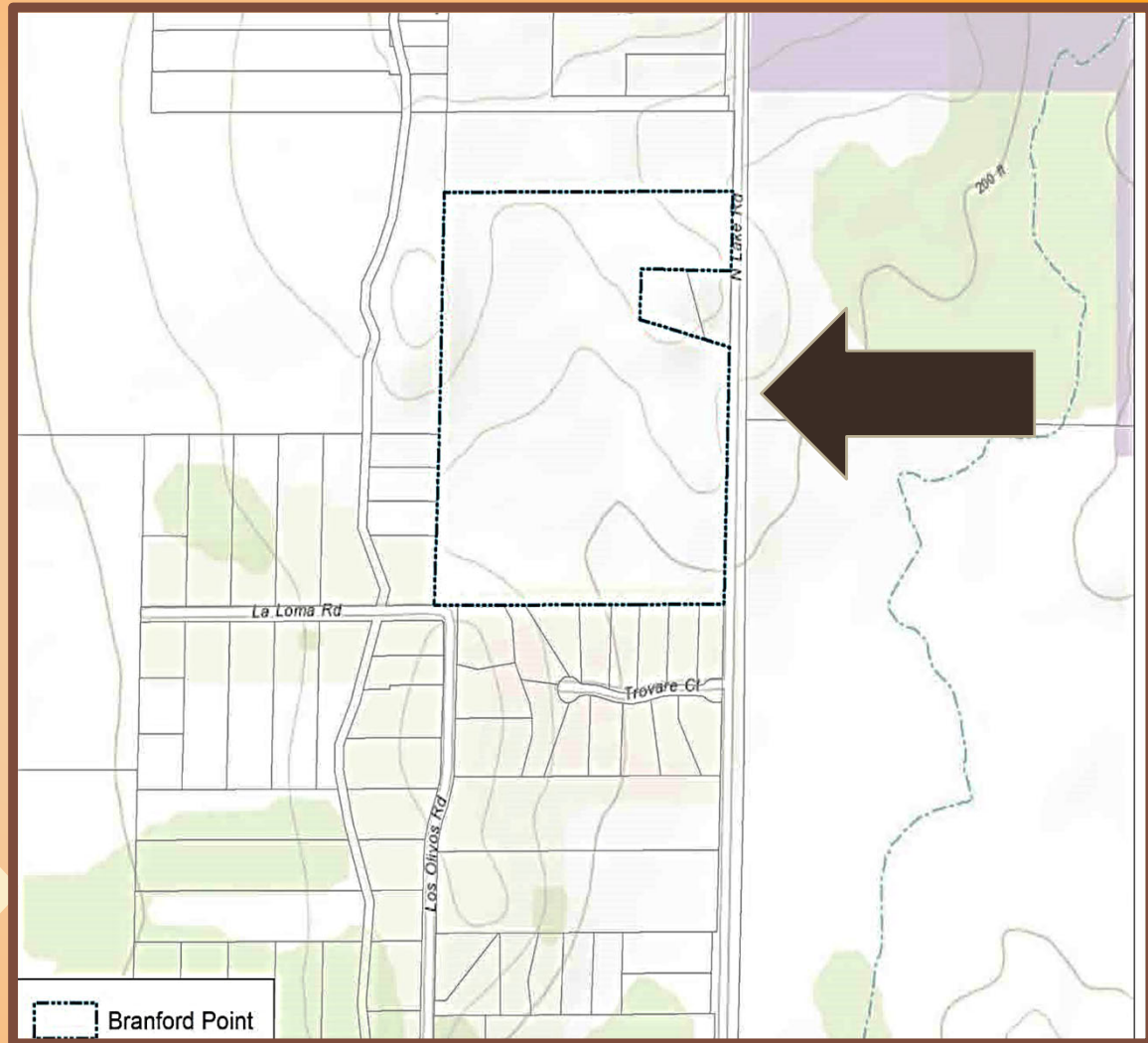
LOCATION

- 47.7 Acres
- Located West of Lake Road, South of Bellevue
- Within the City's Sphere of Influence & Bellevue Community Plan
- Per AB3312, UC Merced would need to be Annexed First

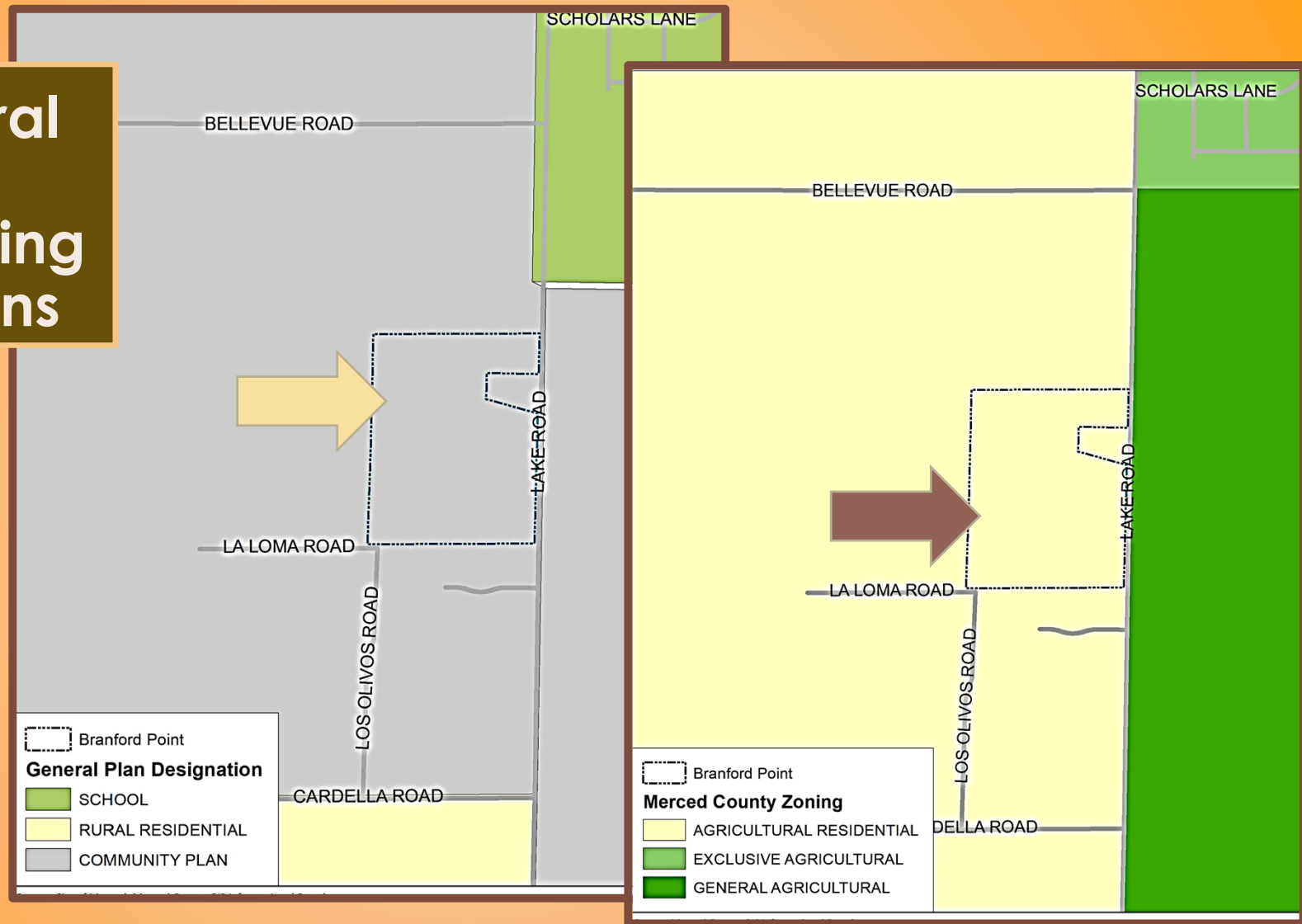


Proposed Annexation Area

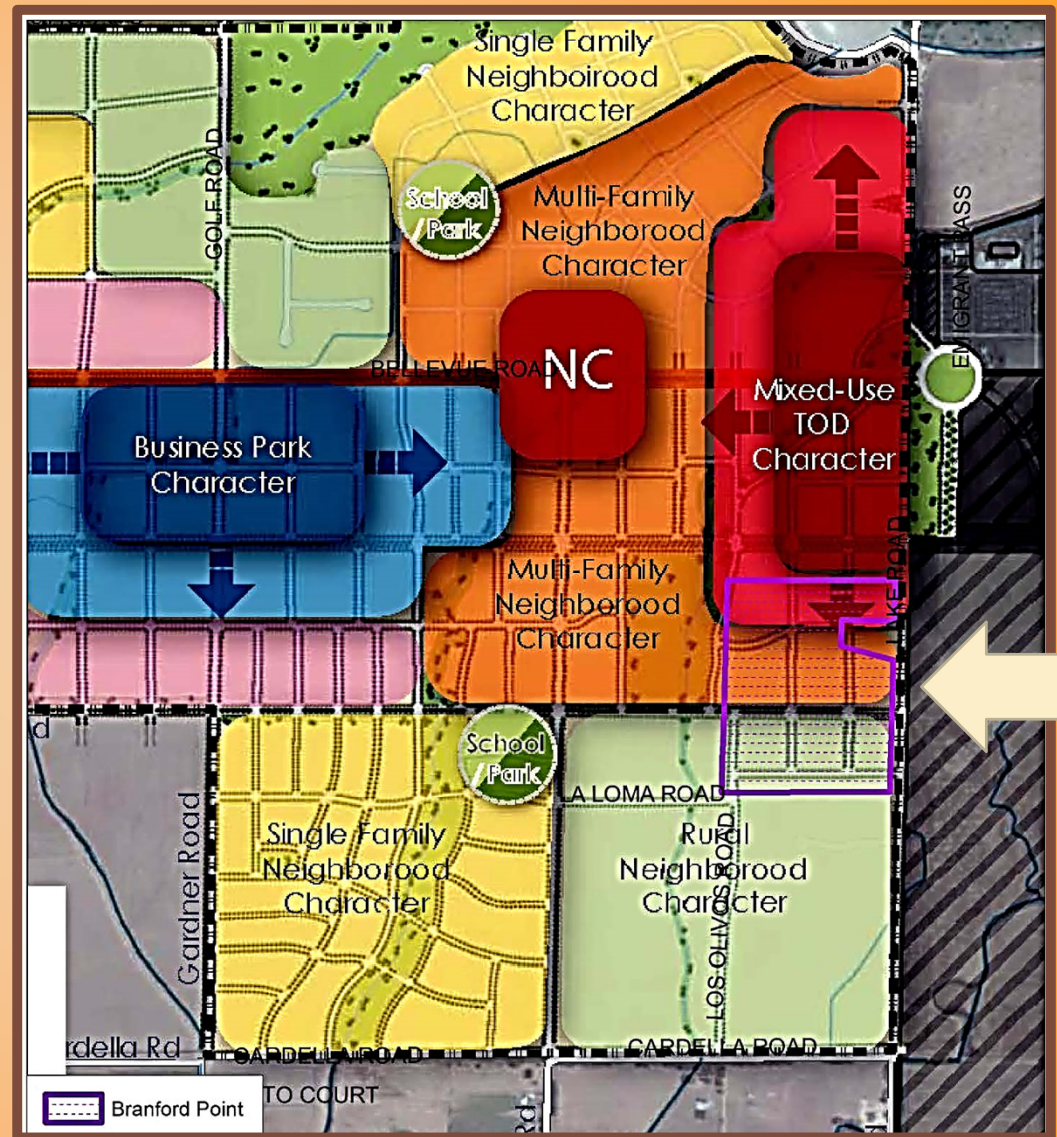
[47.7 Acres—Branford
Point +
2.3 Acres — Added
Parcels (Owned by
Others)
= 50 Acres Total]



City General Plan & County Zoning Designations



Bellevue Community Plan Land Use Designations



Bellevue Community Plan Circulation System

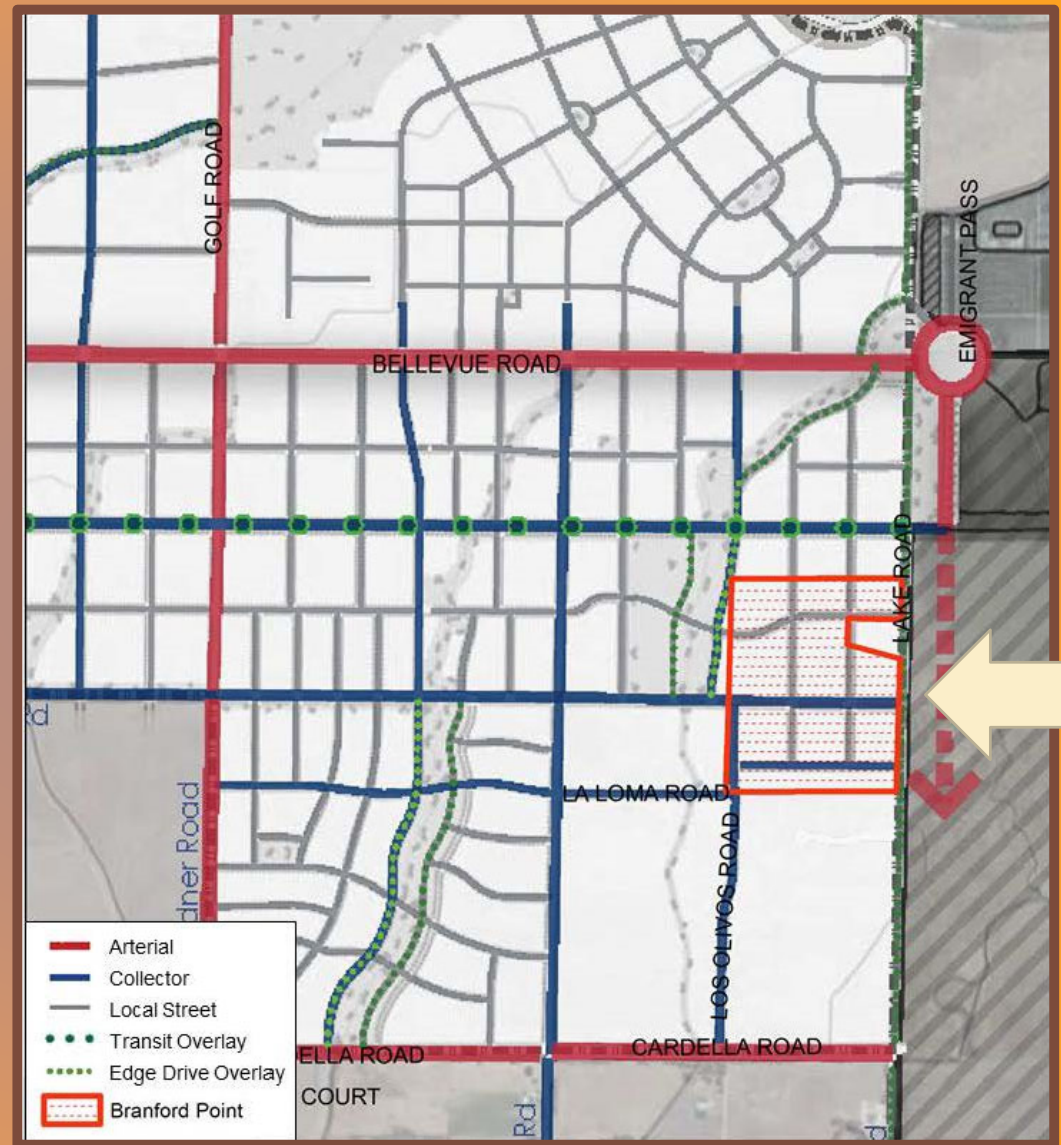


Table 2. Proposed Land Use Statistics

Proposed Land Use	Acres	Total Units	Total Building Area
Affordable Housing	2.64	92	
Apartments	11.04	325	
Townhomes	9.77	233	
Research and Development/ Office/ Commercial	6.00		196,020
Hospitality	3.22		280,526
Mixed Use	3.14	*TBD	*205,168
Commercial	3.53		76,883
TOTAL	39.34	650	758,597

** Housing units to be decided, building area includes housing*

Table 3. Proposed General Plan and Zoning Designations

Proposed Land Use	Acres	Planned Land Use	Zoning
Affordable Housing	2.64	HD – High Density Residential	R-4 – High Density Residential
Apartments	5.88	HD – High Density Residential	R-4 – High Density Residential
	5.16	HMD – High Medium Density Residential	R-3 – Medium Density Residential
Townhomes	9.77	HMD – High Medium Density Residential	R-3 – Medium Density Residential
Research and Development/ Office/ Commercial	6.00	RC – Regional Community Commercial	C-C – Regional/Central Commercial
Hospitality	3.22	RC – Regional Community Commercial	C-C – Regional/Central Commercial
Mixed Use	3.14	RC – Regional Community Commercial	C-C – Regional/Central Commercial
Commercial	3.53	RC – Regional Community Commercial	C-C – Regional/Central Commercial

Table 4. Proposed Density

Proposed Land Use	Acres	DU/AC	Floor Area Ratio (FAR)
Affordable Housing	2.64	34.85	-
Apartments	11.04	29.44	-
Townhomes	9.77	23.85	-
Research and Development/ Office/Commercial	6.00		0.8
Hospitality	3.22		2.0
Mixed Use	3.14	*TBD	*1.5
Commercial	3.53		0.5

** Housing units to be decided, FAR includes housing*

Conceptual Land Use Plan Tables

Conceptual Phasing Plan

Table 5. Project Phasing

Proposed Land Use	Acres	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
Infrastructure	-	9.77				
Townhomes	6.90					
Mixed Use	5.79		3.14			
Commercial	3.53			6.75		
Hospitality	3.22					
Apartments	11.26				13.68	
Affordable Housing	2.64					
Research and Development/ Office/ Commercial	6.00					6.00

Table 7. Estimated Wastewater and Water Demands

Proposed Land Use	Total Units	EDUs	Wastewater Generation (GPD)*	Water Demand (GPD) **
Residential (Dwelling Units)				
Affordable Housing	92 DU	74	14,720	22,080
Apartments	325 DU	260	52,000	78,000
Townhomes	233 DU	186	37,280	55,920
Commercial (Building Square Feet)				
Research and Development/ Office/ Commercial	196,020 SF	138	27,543	41,314
Hospitality	280,526 SF	197	39,374	59,061
Mixed Use	205,168 SF	144	28,823	43,235
Commercial	76,883 SF	54	10,864	16,296
TOTAL		979	195,884	293,825

**Estimated
Wastewater
& Water
Demand**

Table 8. Estimated Demands for Developments per Phase

Phase	Total EDUs	Wastewater Generation (GPD)	Water Demand (GPD)
Phase 1	186	37,280	55,920
Phase 2	144	28,823	43,235
Phase 3	251	50,237	75,356
Phase 4	334	66,720	100,080
Phase 5	138	27,543	41,314
Total	1,053	210,604	315,905

Design Features



Figure 8. Collector Street through a Typical Multi-Family Character Area



Figure 9. Collector Street through a Typical Mixed-Use Character Area



Figure 10. Lake Road – Edge Drive with Mixed-Use Character Area



Jobs

Table 9. Estimated Number of Workers for Commercial Development

Proposed Land Use	Building SF	Business Type	SF per Worker	Total Workers
Research and Development/ Office/ Commercial	196,020	**Research and Development Center	**406	483
Hospitality	280,526	Hotels	***2,500	112
Mixed Use*	205,168	**Neighborhood Retail	**588	349
Commercial	76,883	**Community Retail	**383	201
TOTAL	-	-	-	1,145

* Assuming a five-story structure, with the first level as commercial use. Only the first level is included in the Building SF for calculation.

** This is assumed based on the "Building Area per Employee by Business Type" table from the city of Davis (<https://www.cityofdavis.org/home/showpublisheddocument?id=4579> accessed on 12/1/2021).

*** This is assumed based on "Local Planning Handbook Fact Sheet – Measuring Employment" (<https://metro council.org/Handbook/Files/Resources/Fact-Sheet/ECONOMIC-COMPETITIVENESS/How-to-Measure-Employment-Intensity-and-Capacity.aspx> accessed on 12/1/2021)

**Public Spaces
& Walkable
Neighborhood**

**92 Affordable
Housing Units**

**Job
Generation
(1,400+ Jobs)**

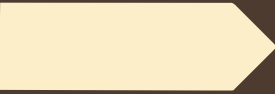
**Research &
Development
(6 acres)**

**Expansion of
Public
Infrastructure**

**Diverse
Housing
Types**

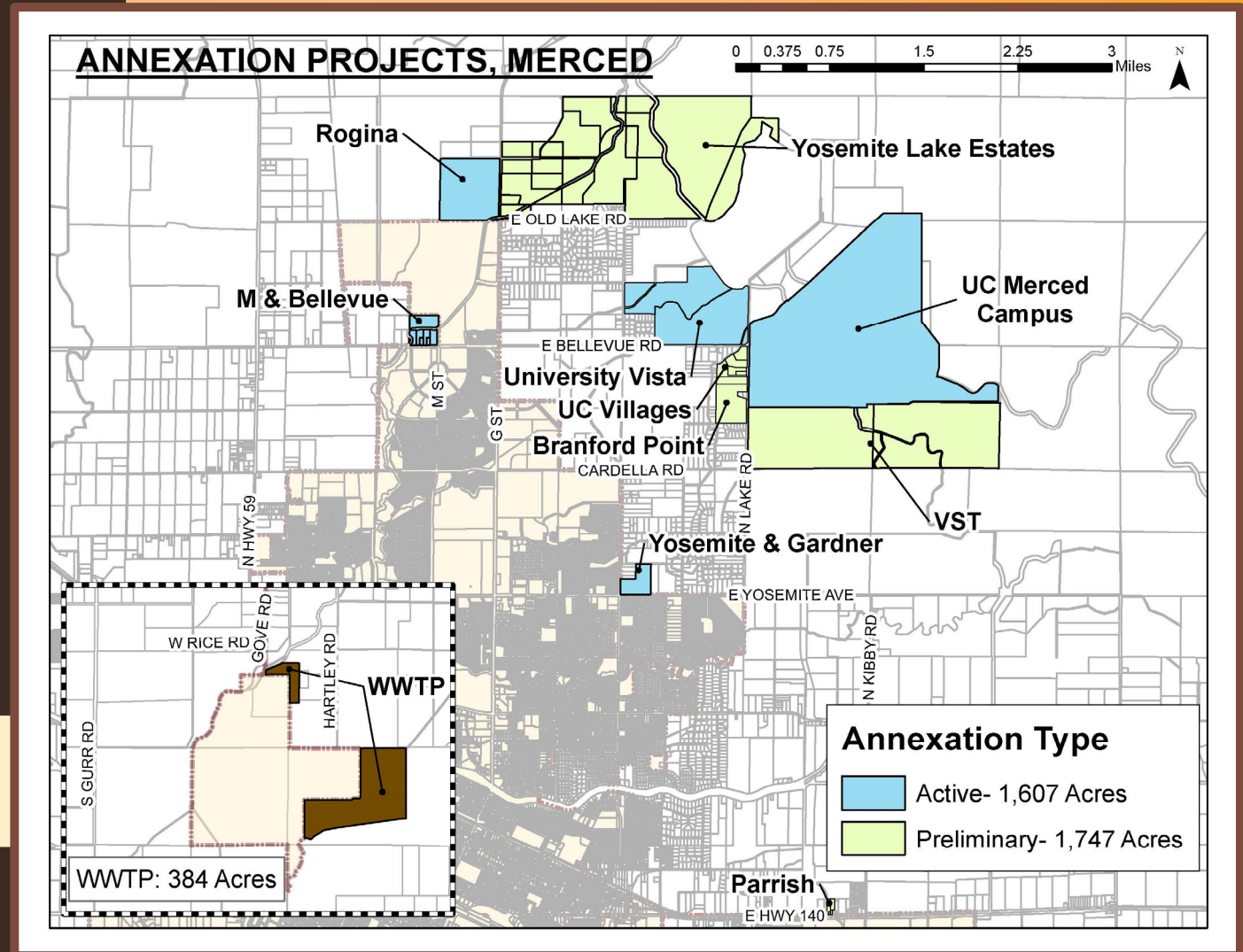
**Tax
Generation**

**Hotel
(UC Visitors)**



Community Benefits

Current City Annexations & Preliminary Annexations



General Support or Non-Support for Branford Point Annexation Moving Forward?

