



The background features a detailed map of the Virginia Smith Trust (VST) area. The map shows a grid of streets including Meyers Gate Road, University Avenue, Golden Bobcat Ave, Webster Street, Abbey Road, and Virginia Smith Parkway. A legend in the top right corner identifies various land use categories: R-4, Parks, Open Space, Commercial/Office, Water, and Schools. A scale bar in the bottom right corner indicates a scale of 1"=500'. A blue arrow graphic points from the left edge of the slide towards the title text.

Virginia Smith Trust (VST) Annexation Pre-Application #21-04

City Council Meeting—November 15, 2021
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.

Virginia Smith Trust Overview

2nd Annexation Pre-Application Submitted Using New Process

654 Acres South of UC Merced and East of Lake Road

3,857 Total Dwelling Units Proposed

108 Mixed Use

894 Student Housing

1,578 Apartments - Townhomes

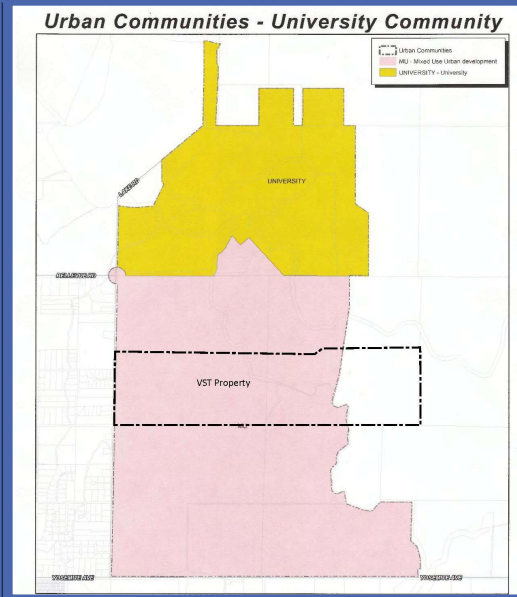
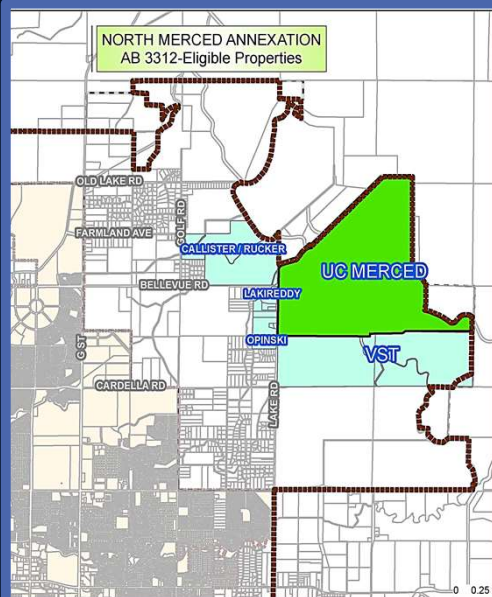
1,277 Single-Family

862,000 Square Feet of Retail/Office/Hospitality Proposed














LOCATION

- ▶ Within City Sphere of Influence
- ▶ Located Adjacent to UC Merced Campus so Eligible for Annexation after UC Merced Campus is Annexed per AB 3312



Land Use Plan

	R-1 Low (12,500 SF)
	R-1 Low Medium (7,000 SF)
	R-1 Medium (5,000 SF)
	R-2 (Cluster)
	R-3
	R-4
	Parks
	Open Space
	Commercial/Office
	Water
	Schools



	Total
R-1 Single Family	1,826
R-4 Student	975
R-3/R-4 Market	1,017
Town Center Mixed Use-Residential	108
Subtotal	3,925
Retail Mixed	307,500
Neighborhood/Community Retail	279,500
Hotel/Office	275,000
Subtotal	862,000



Phasing

Phase 1									
2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
96	138	72	72	58	42	132	88	114	115
120	120	146	150	150	69	38			
120	120	146	150	150		38			
				90	18				
336	378	363	372	448	129	207	88	114	115
			61,500	61,500	61,500	61,500	61,500		
50,000						175,000			
			55,000	55,000	55,000	55,000	55,000		
50,000	-	-	116,500	116,500	116,500	291,500	116,500	-	-

Phase 2							
2035	2036	2037	2038	2039	2040	2041	2042
132	118	120	120	132	126	108	45
38	145						
38	145	111					
207	408	231	120	132	126	108	45
54,500							
54,500	-	-	-	-	-	-	-



Neighborhoods





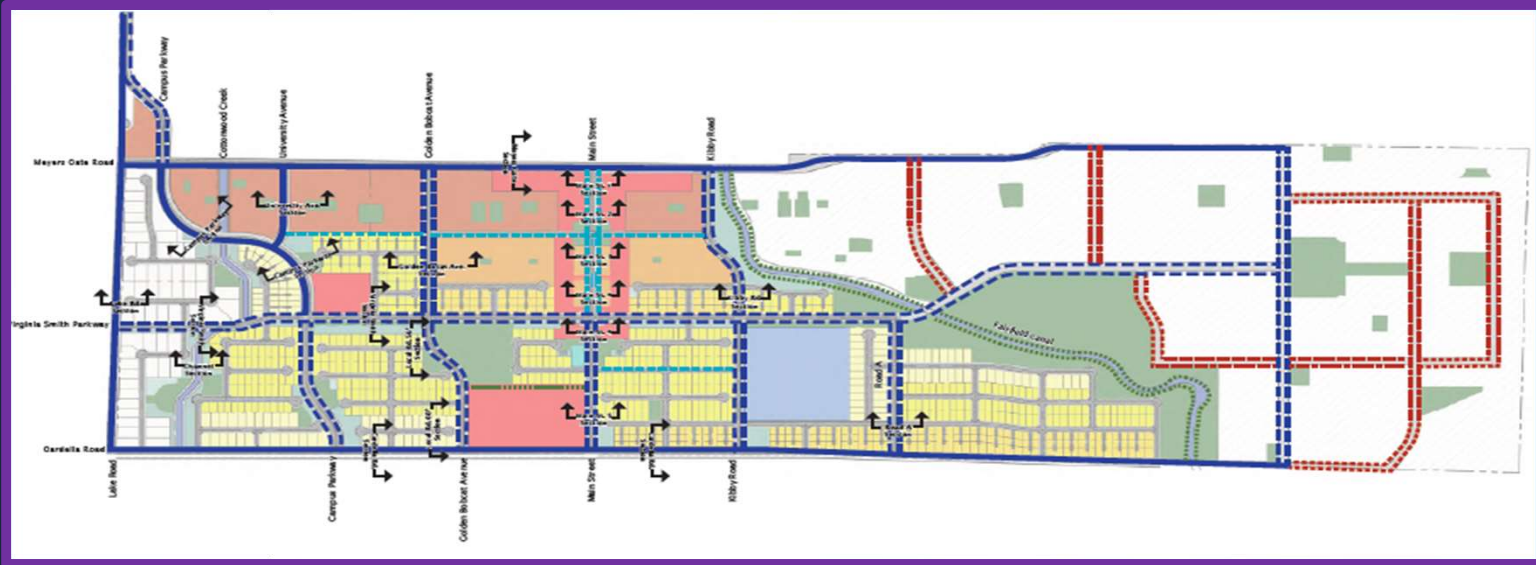
Parks & Clubhouse



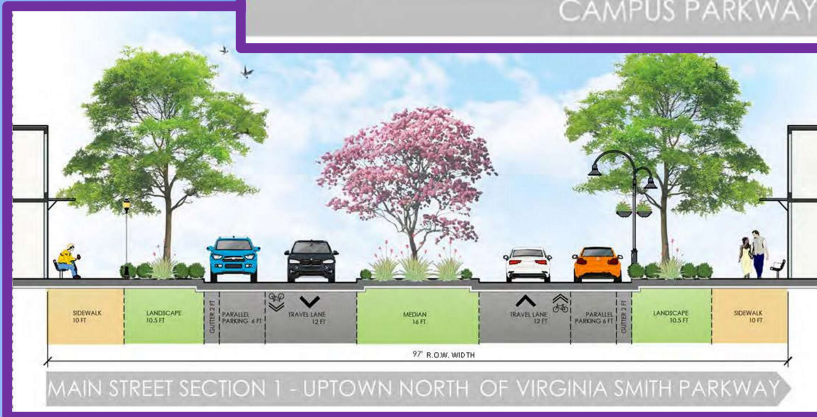
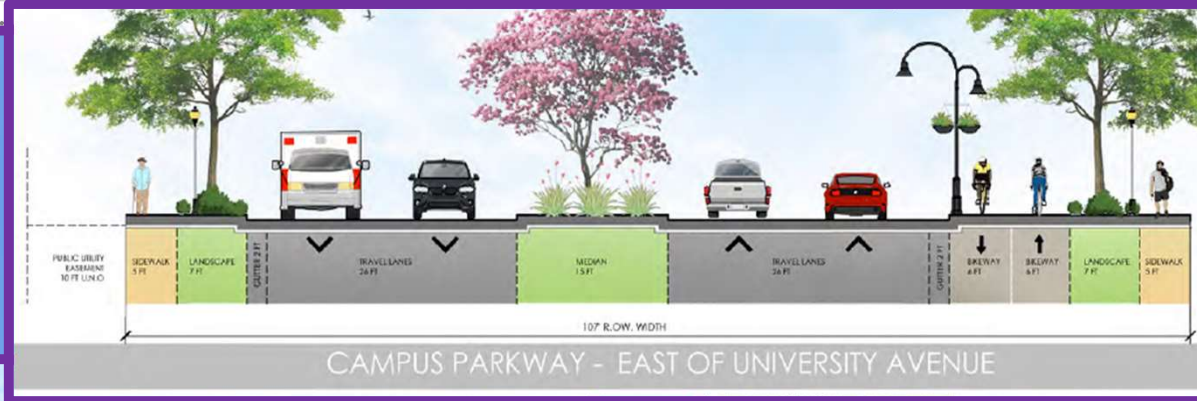


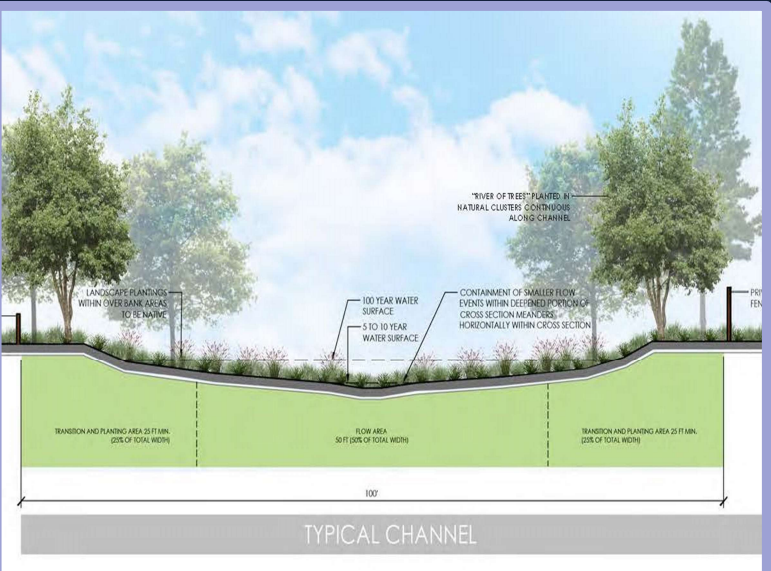
Town Center & Campus Parkway

Proposed Circulation

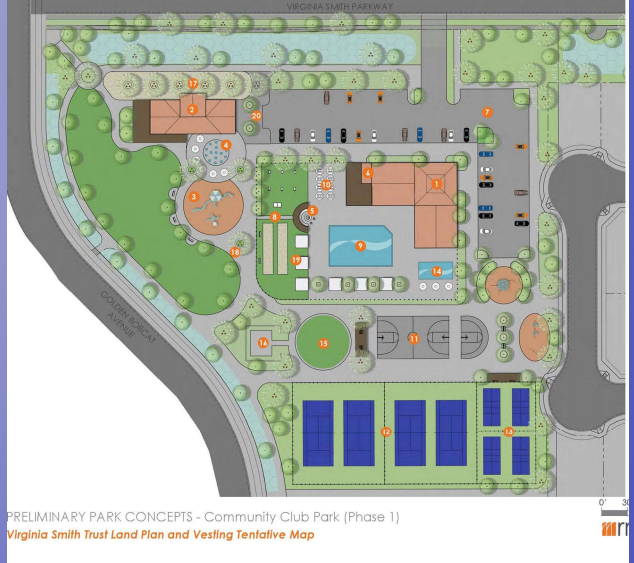


Street Sections





Park Concepts



Community Benefits

Scholarship Endowment (\$8 to \$10 million annually) to Merced Co Students for scholarships.

Over 3,850 dwelling units (over 2,100 multi-family)

Water Conservation measures to reduce water use at least **25 percent** below current City usage.

Discharge 35%-50% **Less Wastewater** than existing City.

Affordable Housing Program

A police sub-station and a fire station.

Community Foundation (MCOE) to fund early childhood development programs with a 0.25% real estate transactions tax.

Development of Portion of **Campus Parkway**

Parks and Recreation Facilities at higher rate than City Average

Over 2,400 Jobs

Over \$8.9 million in City Revenue, including **\$6.7 million in General Fund & \$2.2 million in CFD**



Jobs

Estimated Number of Jobs

Land Use	Units	Quantity	Units/Employee	Total Employees
Retail Mixed Use	SF	307,500	400	769
Office	SF	275,000	350	785
Charter School	Students	500	20	25
Public School	Students	900	20	45
Neighborhood Retail	SF	104,500	400	261
Community Commercial	SF	175,000	400	438
MF Residential	Units	2,100	20	105
Community Parks	Acres	32.9	6	5
Total				2,433



**Affordable
Housing
Proposals**

**Workforce Housing
Incentive Program**

(88 Moderate Income
Units)

Self Help Program

(24 Low Income Units)

**UC Workers
First/Incentives**

(100 Low & 500
Moderate Income
Units)

**Affordable Multi-
Family Construction**

(75 Low and 25
Moderate Income
Units)

**Owner Occupancy
Restrictions**

(1st 5 Years on R-1
Units)



Housing Program

Housing Types	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
R-1 Low (12,500)					148	148
R-1 Low Medium (7000)					357	357
R-1 Medium (5000)				693		693
R-1 Medium (5000 Cluster/Alley)				79		79
R-2 (Cluster)			24	228	228	480
R-3 (For Sale)				230		230
R-3 (For Rent)			127	147		274
R-4 Student (60%)			894			894
R-4 Market (40%)		75	272	247		594
Town Center Mixed Use			50	58		108
TOTAL		75	1,367	1,602	733	3,857
Project		1.9%	35.4%	43.6%	19.0%	100%
City RHNA Requirement	12.2%	12.2%	17.4%	15.9%	42.3%	
Percent of Total City RHNA	0%	11.1%	141%	194%	31.3%	

City Council Action:

General Support
or Non-Support for
Virginia Smith Trust
Annexation
Moving Forward?

