

Attachment C



**VIRGINIA SMITH
TRUST LAND
DEVELOPMENT**

Keeping the Promise

***A Trust to Support
Scholarships for All***

***The Promise
The Property
The Project***

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Stephen J. Peck, AICP, Project Planner and Manager

The “Merced Promise”

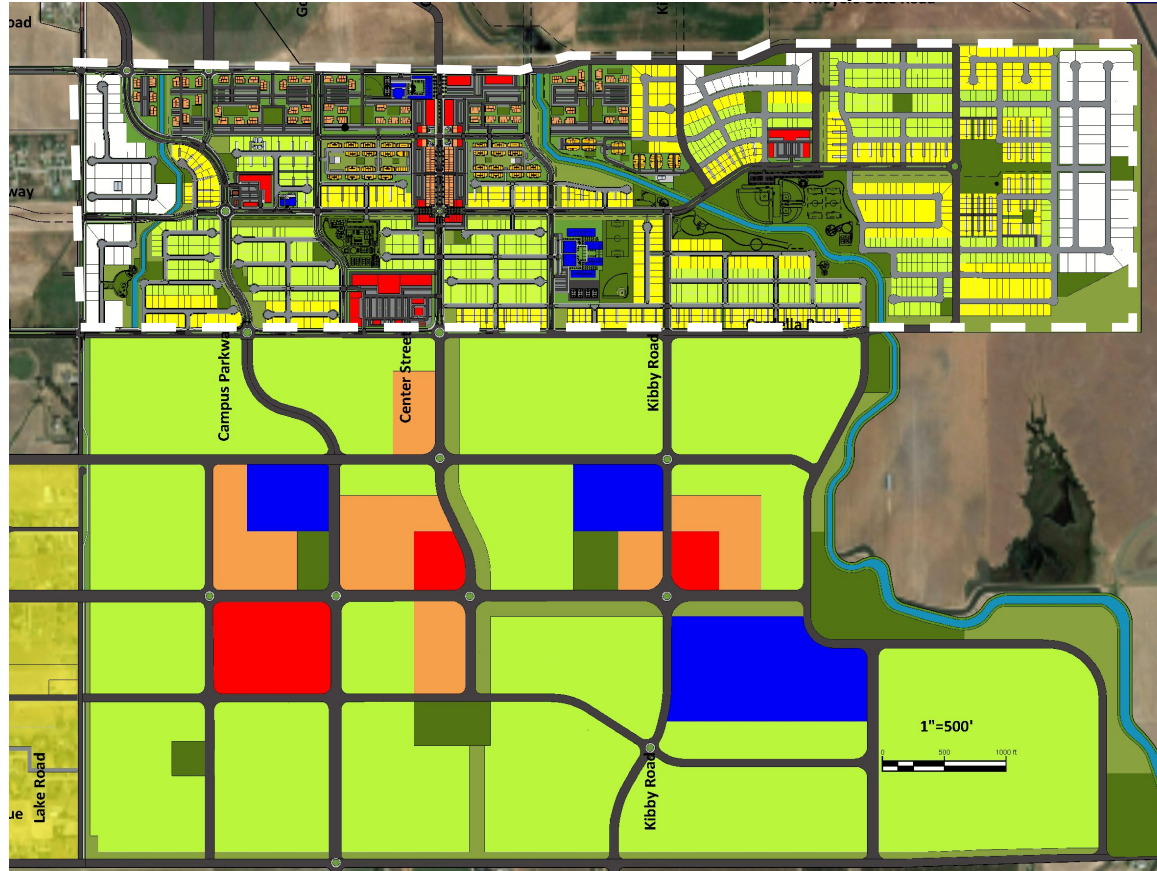
- Expand Virginia Smith’s goal to provide scholarships to those worthy and in need, and who exhibit community involvement and citizenship.
- Contribute land to UC Merced.
- Develop a plan for a University Community.
- Entitle and/or develop the remaining VST property to expand the total amount and reach of the Virginia Smith Trust.
 - Expand endowment from \$1.5 million to \$125 million
 - Expand scholarships from \$250,000 per year to \$8 million per year
 - Expand countywide, not just to Merced City high schools; from 300 students to 1,500 students per year.
- Community Foundation; \$300,000-\$500,000/Year.



Developing the Property to Fulfill the “Merced Promise”



- 1999 and 2005 to plan a true University Community” to support the staff and students.
- UC, University Community and VST properties to be planned as an integrated unit.
 - Original plan approved in 2005, with EIR.
 - City 2030 General Plan recognizes the UCP as the development plan for the area.
 - UCP area added to City SOI/SUDP
 - UCP Amendment concurrent with VST Specific Plan.



Developing the Property to Fulfill the “Merced Promise”

The Project’s Principles



- An inclusive community to serve the needs of the community and university; housing choices for all economic levels at UC.
- Limiting the negative effects on other neighborhoods and commercial districts, including downtown.
- Fulfilling the University Community vision for an environmentally responsible project.
- City, County and community collaboration. City fully involved in UCP, Specific Plan and EIR.
- A walkable and bike-oriented community; reducing and limiting the effects on City and County streets.
- A balanced community with students, families and UC staff.
- UC and neighboring properties planned as an integrated unit.
- Complete key portions of Campus Parkway.
- Essential public facilities: charter “scholars academy, K-8 elementary/middle school, police station, fire station.
- Although a County area, to be developed to City Standards or above, anticipating annexation.



Elements of the Project

UCP Update

VST Specific Plan EIR

Development Agreement General Plan Amendments Draft Tentative Map Annexation



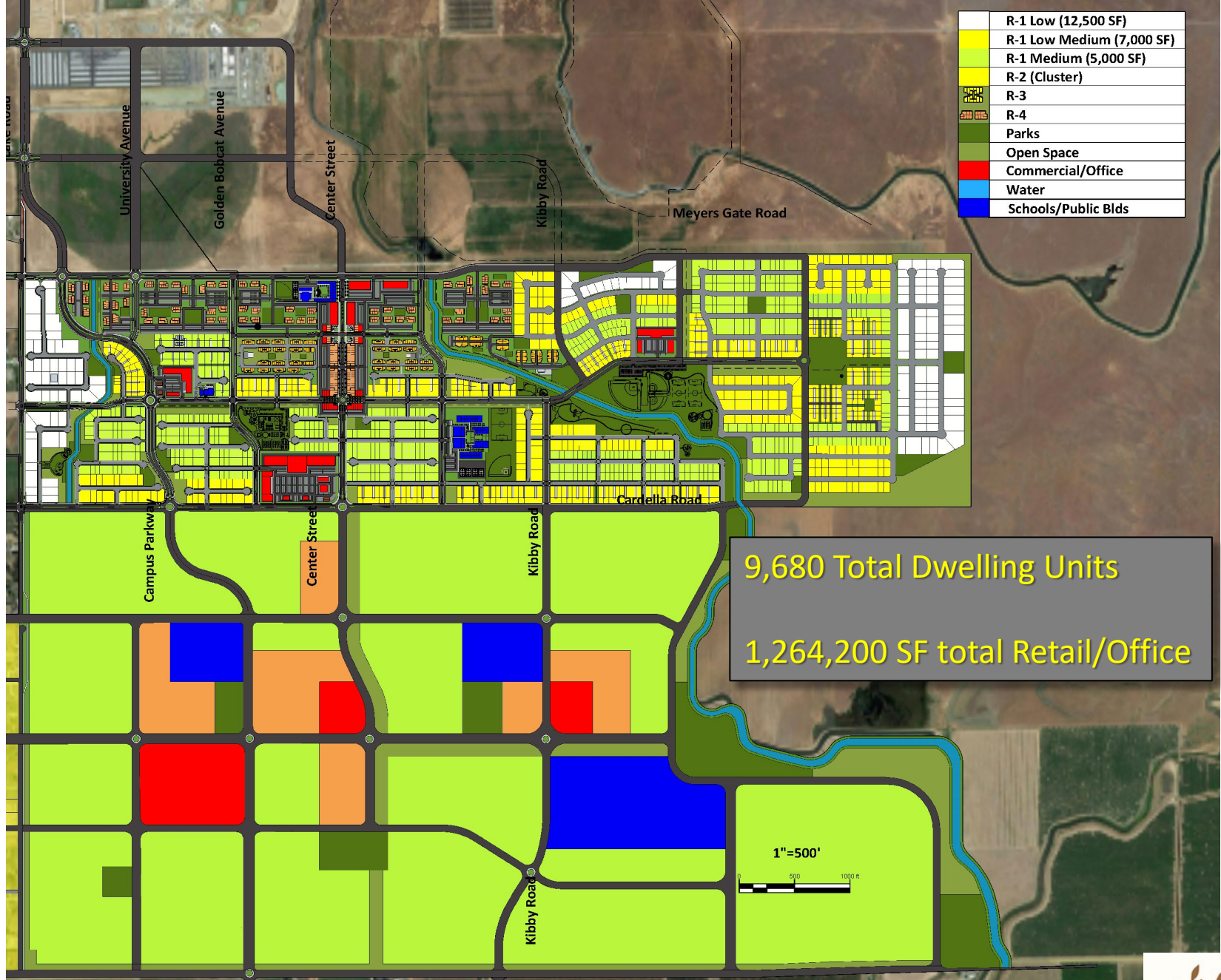
UCP Update

- Comprehensive re-write and update of policies, mostly to reflect new City and State regs, and to reflect that annexation is the preferred method of development.
- Reduction in size and development in UCP North.

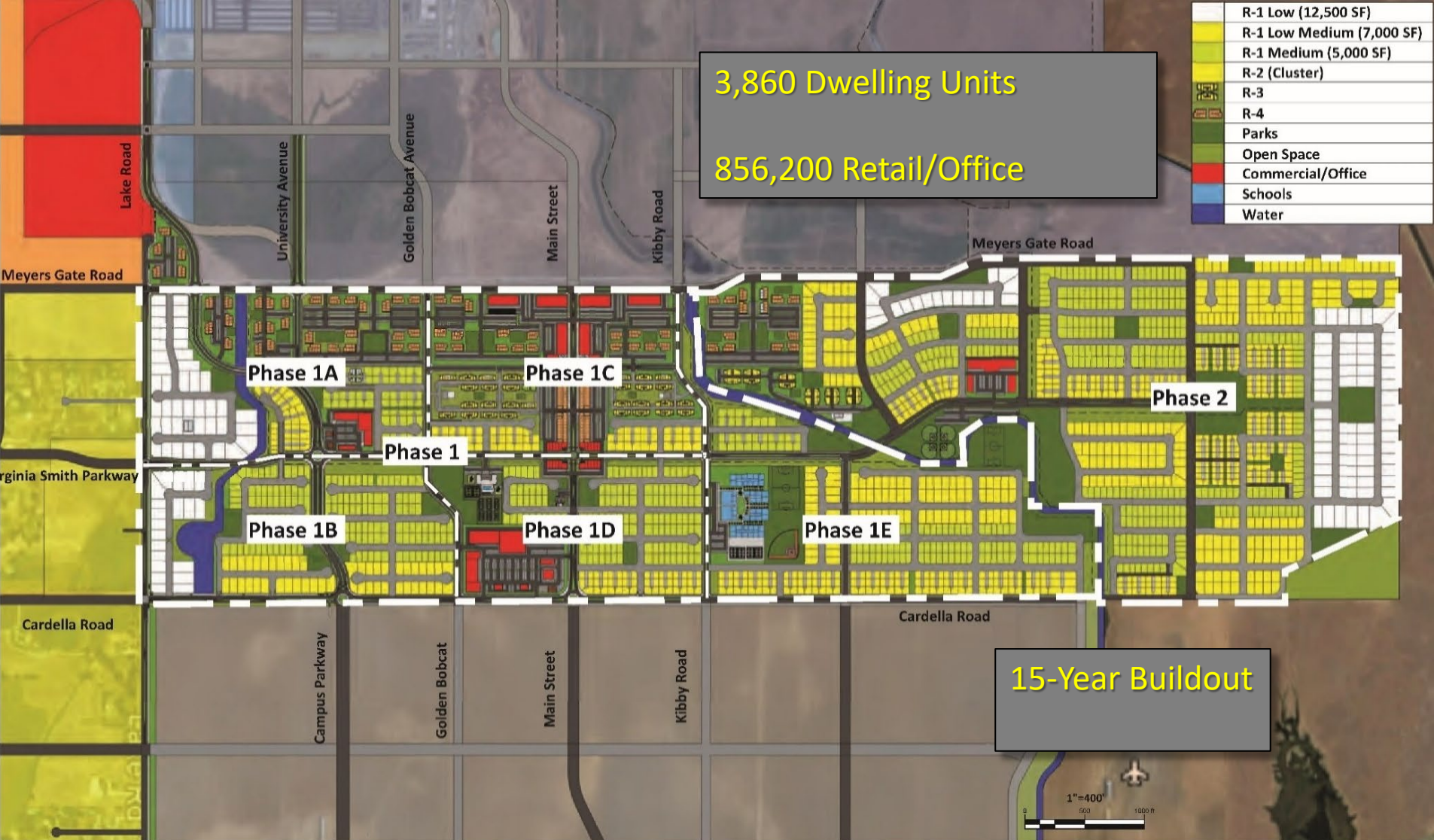
Land Use	UCP North			UCP South			Total		
	Net Acres	Commercial (SF)	Housing Units	Net Acres	Commercial (SF)	Housing Units	Net Acres	Commercial (SF)	Housing Units
Local Commercial	19.1	273,650		15.0	250,000		34.1	523,650	
Office/Hotel	10.6	275,000		9.0	140,000		19.6	415,000	-
Mixed Use Commercial	15.3	307,500	108	-		-	15.3	307,500	108
Business Park	-		-	-		-	-		-
Parks/Open Space/Canal	99.7		-	148.0		-	247.7		-
School	14.5		-	80.0		-	94.5		-
MF Residential	72.3		1,992	75.0		1,794	147.3		3,786
SF Residential	263.6		1,757	560.0		4,029	823.6		5,786
Major Roads	69.8			131.3			201.1		-
Minor Roads	89.2			168.8			257.9		-
Total Proposed	654.0	856,150	3,857	1,187.0	390,000	5,823	1,841.0	1,246,150	9,680
Total Existing Approved	946.0	1,632,900	5,793	1,187.0	390,000	5,823	2,133.0	2,022,900	11,616

- Mapping Changes
 - Revised circulation diagram.
 - Reduction of size of UCP; delete State/LRDP areas.
 - UCP South/Hunt properties the same; changes may be considered when their Specific Plan is considered.
 - 800,000 SF less commercial; 2,000 fewer housing units.





...The UCP Project: An Overview



...The VST Project: Phasing and Buildout.

Elements of the Project

UCP Update
VST Specific Plan
EIR

Development Agreement
General Plan Amendments
Draft Tentative Map
Annexation



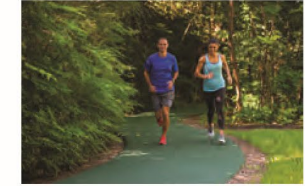
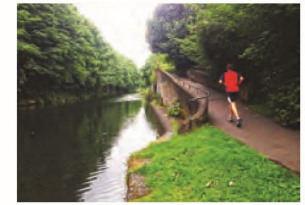
VST Specific Plan

- **Land Use Plan and Framework**
 - Land Uses
 - Affordable Housing (above City requirements)
 - Project Phasing
- **Regulatory and Design Framework**
 - Building setbacks, massing and architecture
 - Public art and signage
 - Drainage
 - Energy and water conservation
- **Circulation Framework**
 - Special street sections; city standards
 - Active transportation; bike paths and ped paths
 - Campus Parkway; location and width
- **Infrastructure**
 - Water, sewer and drainage master plans
 - Park facilities above City standards
- **Financing, Services and Governance**
 - Public services
 - Special park and traffic fees
 - City fees for all other facilities
 - Community Facilities District
- **Plan Administration**





**R-2 and R-1-5
Pocket Cluster**



Jogging Trails



R-3 with Common Area

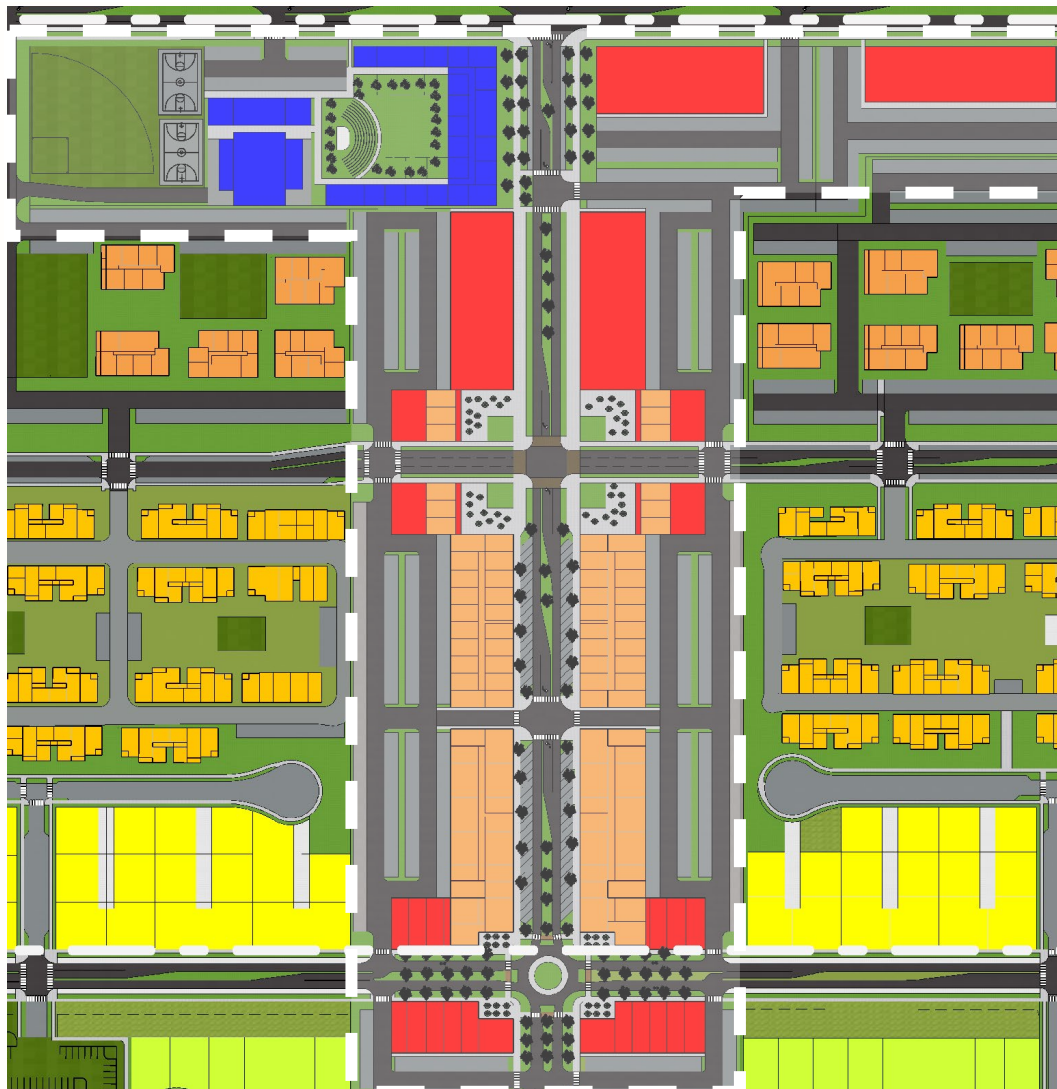


R-4 Apartments

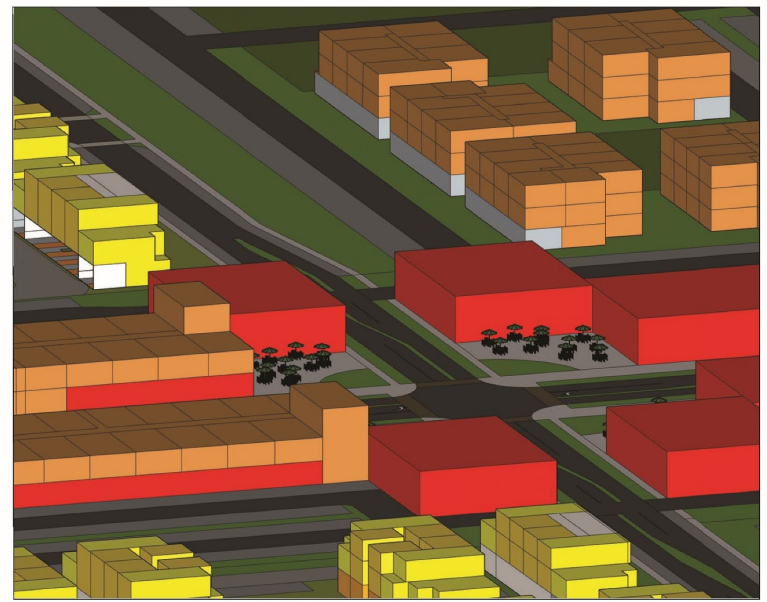


Town Center

...The Project: Housing and Commercial Areas.



Town Center



...The Project: Town Center. A Place for Commerce, Housing and a Gathering Place for Neighbors. Mixed use housing.



Community Recreation Center with Clubhouse



Recreation Center Deck

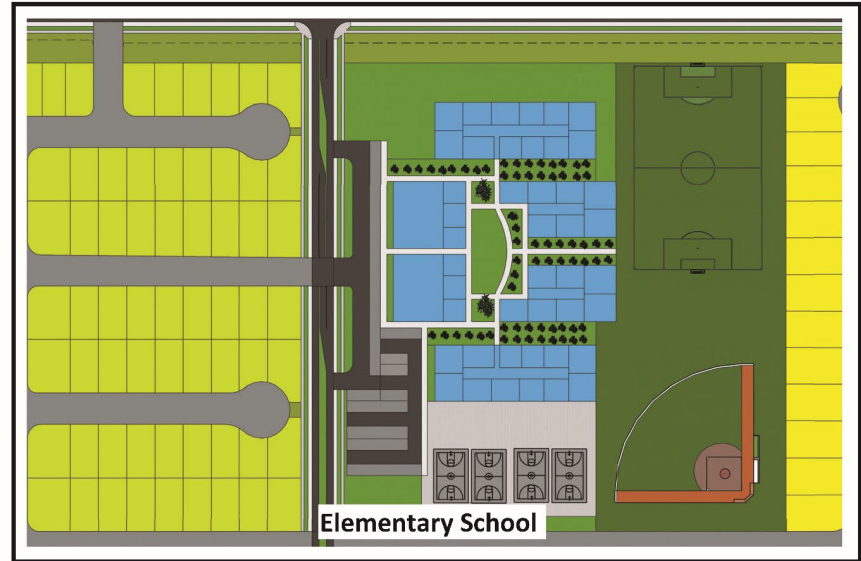


Recreation Center Patio Dining

Parks

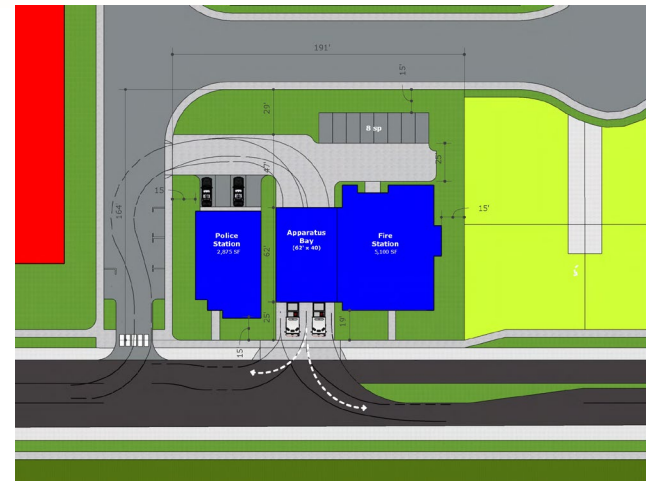


Community Sports Park



Elementary School

Public Facilities



Police and Fire Station

...The Project: Parks, Schools, Police and Fire. Sports park. Community recreation Center.

Elements of the Project

UCP Update VST Specific Plan EIR

Development Agreement General Plan Amendments Draft Tentative Map Annexation



Environmental Impact Report

- CEQA Complete. City acting as “Responsible Agency”, but was more like a co-Lead Agency.
- “Subsequent EIR” to 2004/2006 UCP EIR
 - Compares impacts from 2004/2006 project that were originally disclosed in 2004/2006 to those from the proposed UCP Amendment and VST Specific Plan
- Findings
 - No new significant impacts
 - Many impacts much less intensive, or now less than significant
 - Vehicle Miles Travelled (VMT) below OPR thresholds
 - Significant Greenhouse Gas emissions impacts for UCP; less than significant for VST with VST’s energy features
 - Bio impacts already mitigated
 - Net groundwater use below Groundwater Sustainability Plan (GSP) thresholds; adequate City water supply
 - Adequate City wastewater collection and treatment capacity; no new projects needed support project
 - Air quality impacts substantially less



Elements of the Project

UCP Update
VST Specific Plan
EIR

Development Agreement
General Plan Amendments
Draft Tentative Map
Annexation



- **Development Agreement**
 - Locks in entitlements and performance standards
 - Specifies financial obligations of City and VST
 - Creates authority and obligation for special impact fees and development requirements (Campus Parkway)
- **City General Plan Amendments**
 - Minor only. General Plan recognizes UCP as the development guide for the area.
 - Urban Expansion policies consider UCP site as a priority area for annexation and development
- **Draft Tentative Map**
 - For project-level information
 - To be finalized and recorded after annexation
- **Annexation**
 - AB 3312 permits annexation once UC Merced is annexed
 - Expected in 1st quarter of 2024, following UC Merced annexation



Thank You

Questions?



Extra Slides



Parks and Recreation

Parks and Features

Community Recreation Center

Pocket Parks in Each
Neighborhood

Features and Programming

Bike and Jogging Paths

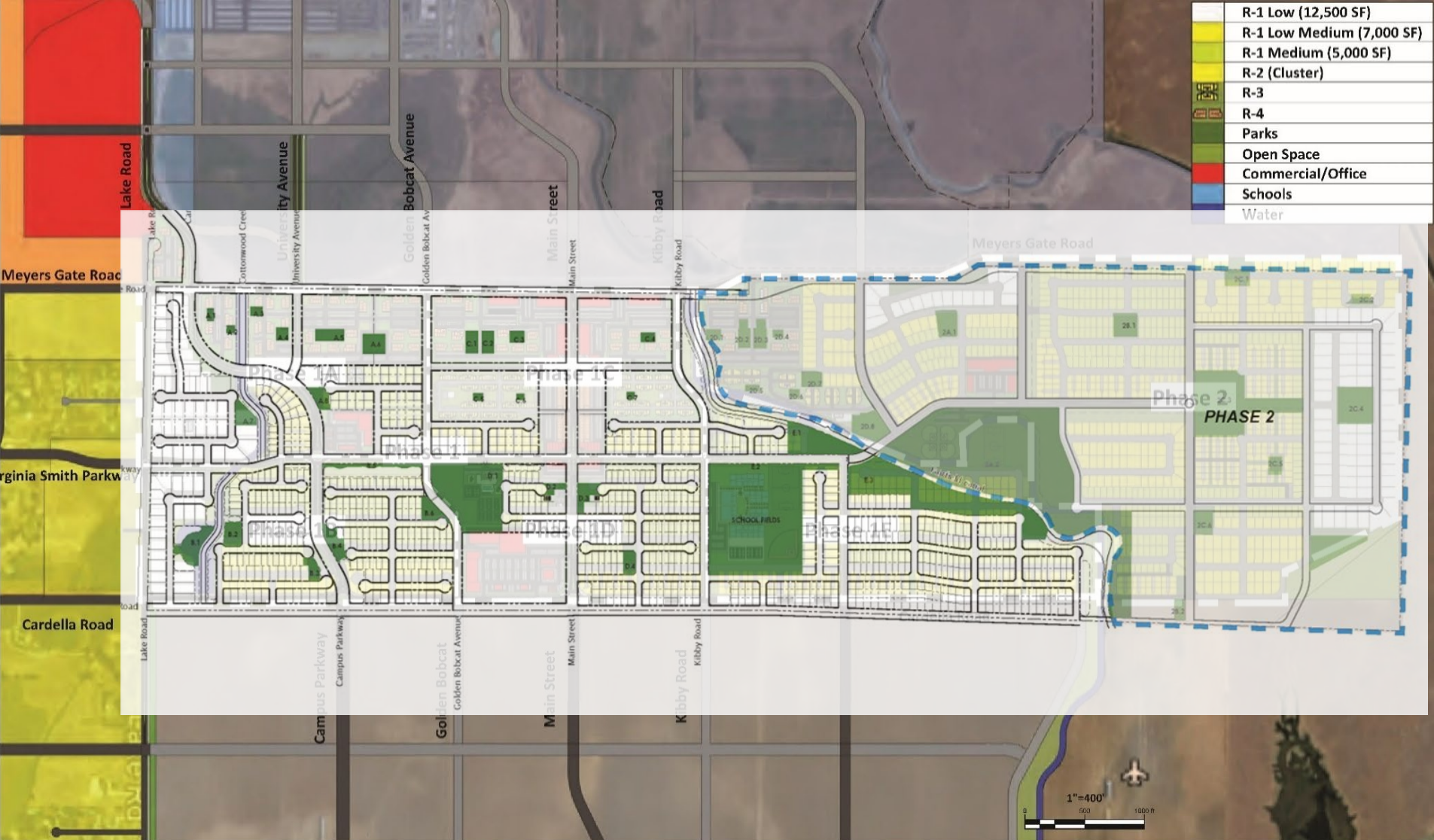
Facilities

Parks Phasing and Standards



- Plan developed with City staff
- Standards codified in Specific Plan and University Community Plan.
- City has adopted UCP to guide the development of the area.
- Parks planning reflects planned student and family populations.
- Facilities exceed city standards; confirmed by review by staff.





...The VST Project: Phasing and Buildout. 8.5 acres/1,000 population.



DESIGN KEY

- 1 Community clubhouse
- 2 Community barn structure
- 3 Play area
- 4 Splashpad
- 5 Firepit with seating
- 6 Restroom & showers
- 7 Parking
- 8 Outdoor game area
- 9 Swimming pool
- 10 Tables and umbrellas
- 11 Basketball courts
- 12 Tennis courts
- 13 Pickleball courts
- 14 Wading pool
- 15 Fitness lawn
- 16 Regenerative fitness deck
- 17 D.G. courtyard / Barn event overflow
- 18 Tree seat wall
- 19 Pool cabanas
- 20 Barn entry / Event overflow

Size: 6.13 Acres
 Parking: 103 (5 ADA)
 Lawn: 32,092 sq. ft.
 Building: 12,023sq. ft.



PRELIMINARY PARK CONCEPTS - Community Club Park (Phase 1)
 Virginia Smith Trust Land Plan and Vesting Tentative Map



SCALE 1" = 60'
 DECEMBER 2020

...Community Recreation Center.





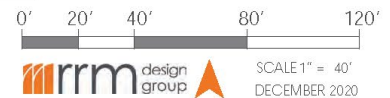
DESIGN KEY

- 1 Shade structure
- 2 Specimen tree and seat wall
- 3 D.G. pathway
- 4 Zipline
- 5 Picnic area
- 6 Climbing rock
- 7 Split rail fence
- 8 Pavers
- 9 Bioretention
- 10 Lawn
- 11 Play structure (5-12 y.o.)
- 12 Cottonwood creek

Size: 2.24 Acres
Lawn: 14,623 sq.ft.



PRELIMINARY PARK CONCEPTS - Channel Park (Phase 1)
Virginia Smith Trust Land Plan and Vesting Tentative Map



...Pocket Parks with a purpose. No more than 500 feet from any front door.



DESIGN KEY

- | | |
|---------------------|---------------------------|
| 1 Lawn | 9 Basketball Court |
| 2 Fruit Tree Bosque | 10 Picnic Tables |
| 3 Shade structure | 11 BBQ, Wall, and Counter |
| 4 Swings | 12 Bag Toss |
| 5 Shade trees | 13 Bocce Ball Court |
| 6 Basketball Court | 14 Community Garden Beds |
| 7 Picnic Tables | |
| 8 Shade trees | |

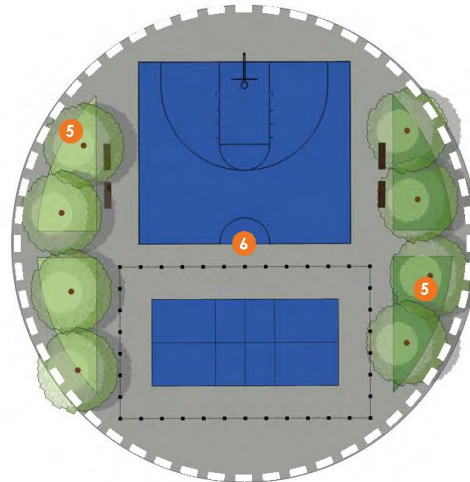
MINI PARK, TYPICAL



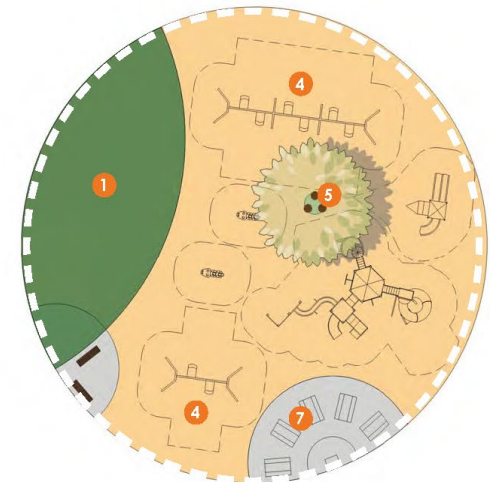
ACTIVITY AREA NARRATIVE

The activities programmed for the different mini parks will respond to their neighborhood and something about the matrix. There are four activity types

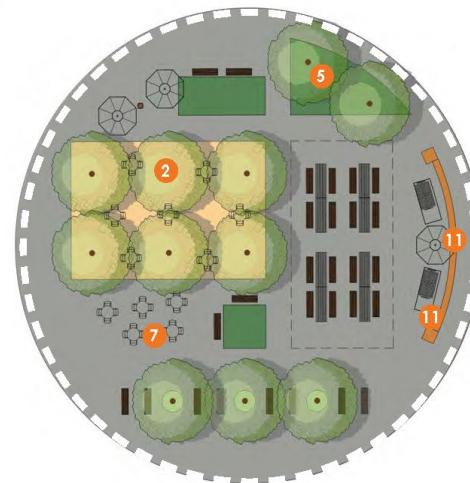
ALT. A - ACTIVE RECREATION



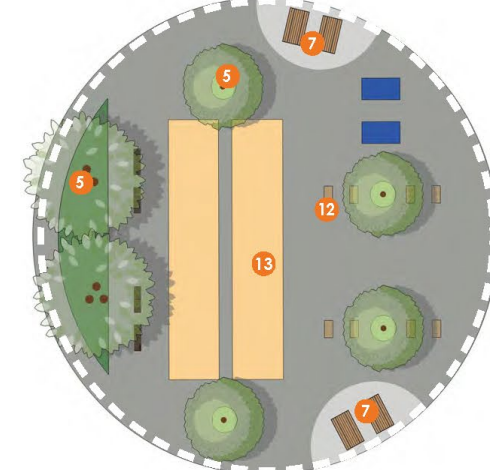
ALT. C - FAMILY PLAY AREA



ALT. B - COMMUNITY GATHERING



ALT. D - ADULT PLAY AREA



- Lounge Seating
- Basketball
- Bike Trail
- Bocce
- Climbing Wall
- Dog Park
- Fitness/ Parcourse
- Frisbee Golf
- Playground K-5
- Playground 5-12
- Tennis
- Soccer
- Ping Pong
- Pickleball
- Skate Park
- Splash Pad
- Picnic Tables
- Covered Dining
- Outdoor Kitchen\BBQ
- Water Feature
- Hydration Station
- Community Garden
- Off Street Parking
- Restroom
- Open Grass Area
- Baseball

...Features for every need and taste.



PARK DESCRIPTION AND USERS					REQUIRED FEATURES AND ACTIVITIES																																
DEVELOPMENT PHASE	HAZIS	AGEB*	PARKTYPE**	NEIGHBORHOOD USES	MAIN FEATURES	LOUNGE/SEATING	POWERS/ DRINKS	BEQU/DOGS/FETCH	POG & CLIPHOUSE	HYDRATION/STATION	COMMUNITY GARDENS	PAVING LOT	RESTROOMS	GAZES (with dog house...)	YOGA / FLEX/STRETCH/ FITNESS PAD	CONNECTIVITY TO BICYCLIST WITHIN	FITNESS OR NACQUAS (HI)	FITNESS PAD (P-1)	FITNESS STATION	DOG PARK	MULTI-USE JAMIN	NATURAL DAY	PAVED/ROAD (P-1 & P-2)	UNIQUE PLAY	SHADE/SHAD	BASEBALL	BASKETBALL	VOLLEYBALL	TEEN	SOCCER	POCKETBALL	URBAN/POCKETAGE	ART/PAINTS	PUBLICART	OUTDOOR CLASSROOM	GARDEN/ SPECIALTY PLANTING	NATURAL LANDSCAPE
PHASE 1																																					
1 A	A.1	0.13	Mini Park	Multi-Unit/ Students	Visible Fencing -Master w/ fence																																
	A.2	0.10	Mini Park	Multi-Unit/ Students	Fitness -Outdoor lounge																																
	A.3	0.17	Mini Park	Multi-Unit/ Students	Community Gathering -Shared area																																
	A.4	0.24	Mini Park	Multi-Unit/ Students	Fitness/Recreation -Outdoor lounge																																
	A.5	0.52	Mini Park	Single-Detached/ Families & Students	Fitness -2-pgns																																
	A.6	0.70	Mini Park	Single-Detached/ Families & Students	Community gathering -Area																																
	A.7	0.81	Mini Park	Single-Detached/ Families & Students	Active -2-pgns -Play																																
	A.8	0.81	Mini Park	Single-Detached/ Families & Students	Visible Fencing -dog Park -Play																																
1 B	B.1	0.83	Mini Park	Single-Detached/ All Users	Children's View -Community gathering -Play																																
	B.2	0.63	Mini Park	Single-Detached/ All Users	Children's View -Active -2-pgns																																
	B.3	0.80	Mini Park	Single-Detached/ All Users	Visible Fencing -Community gathering -Shade																																
	B.4	0.69	Mini Park	Single-Detached/ All Users	Visible Fencing -Play -2-pgns																																
	B.5	0.80	Linear Park	Single-Detached/ All Users	Visible Fencing -Observation -Multi-generation Fitness Circle																																
	B.6	0.57	Mini Park	Single-Detached/ All Users	Visible Fencing -Community gathering -Shade																																
1 C	C.1	0.66	Mini Park	Multi-Unit/ Students	Active -2-pgns -Play																																
	C.2	0.42	Mini Park	Multi-Unit/ Students	Community gathering -Pet waste station -Outdoor lounge/ area																																
	C.3	0.27	Mini Park	Multi-Unit/ Students	Community gathering -Shared area																																
	C.4	0.21	Mini Park	Single-Detached/ Families & Students	Active -2-pgns -Play																																
	C.5	0.12	Mini Park	Single-Detached/ All Users	Community gathering -Play																																
	C.6	0.08	Mini Park	Single-Detached/ All Users	Lounge -Play -Shared area																																
	C.7	0.09	Mini Park	Single-Detached/ All Users	Community gathering -Play -Community gathering																																
1 D	D.1	6.17	Community Park	Single-Detached/ All Users	Children's & Pool -2-pgns -Play -Fitness																																
	D.2	0.26	Mini Park	Single-Detached/ All Users	Lounge -Shared area -2-pgns -Play -Recreation																																
	D.3	0.61	Mini Park	Single-Detached/ All Users	Visible Fencing -Community gathering -Play																																
	D.4	0.43	Mini Park	Single-Detached/ All Users	Active -2-pgns -Play																																
1 E	E.1	1.61	Neighborhood Park	Single-Detached/ Families	dog Park -Outdoor Classroom -Play																																
	E.2	1.25	Linear Park	Single-Detached/ Families	Visible Fencing -Public Art																																
	E.3	7.72	Community Park	Single-Detached/ Families	Community gathering -Fitness -Community gathering																																

*Usable Park Space

**Park Types:

Mini Parks (2,500 SF to 1.5 acre)

Neighborhood Park (1.6 - 5 acres)

Community Park (over 5 acres)

Linear Park (no standard size)

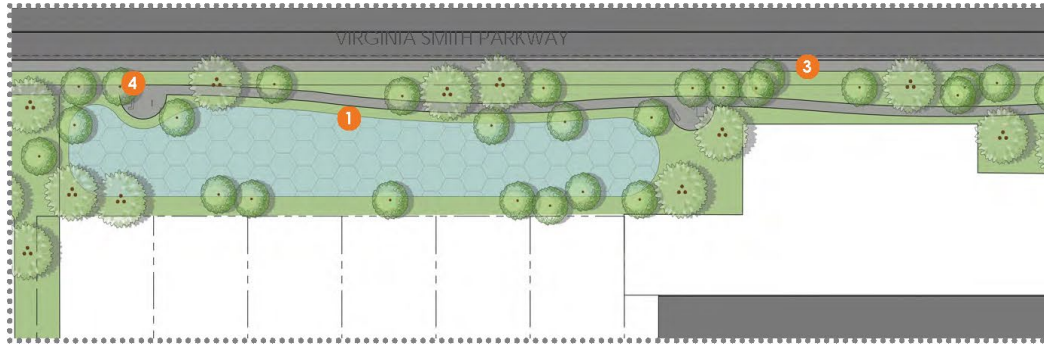
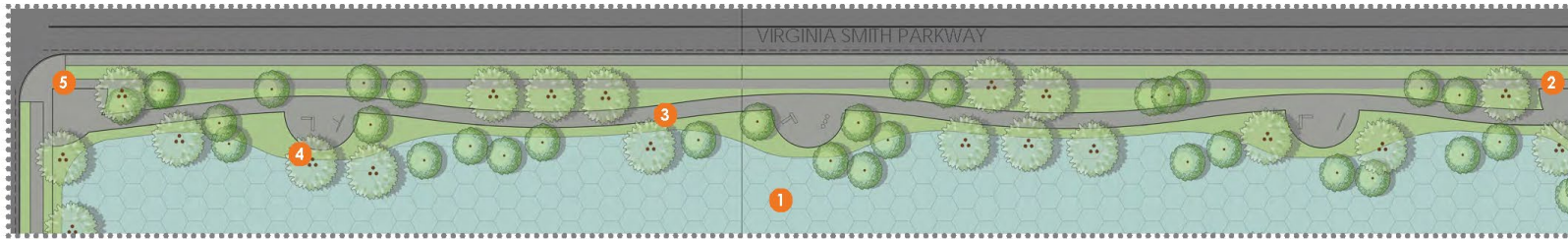
December 2020

...Parks programming to ensure adequate facilities and services.



DESIGN KEY

- 1 Naturalized bioretention channel
- 2 Pedestrian connection to community clubhouse
- 3 Accessible walkway
- 4 Fitness & play nodes
- 5 Dog waste stations



Size: 2.22 Acres
Fitness Stations: 10



PRELIMINARY PARK CONCEPTS - Linear Park (Phase 1)
Virginia Smith Trust Land Plan and Vesting Tentative Map

0' 30' 60' 120' 180'
SCALE 1" = 60'
DECEMBER 2020



...Five miles of bike and walking trails.

Facility	Units	City Standard/1,000 per Master Plan Table 5.4	Indicated Need per Master Plan			Specific Plan Provided
Adult Softball Fields	Fields	0.088496		0.90		1
Youth Baseball Fields	Fields	0.344828		3.50		4
Soccer Fields	Fields	0.285714		2.90		3
Indoor Gym	Courts	0.074074		0.75		1
Pool Space	Square Feet	151.0		1,533.65		3750
Pathways and Trails	Miles	0.200000		2.03		5
Tennis Courts	Courts	-		-		6
Basketball	Courts	-		-		8
Community Gardens	Acres	-		-		2.5
Pickleball	Courts	-		-		4

...Facilities that exceed adopted City standards. Sports and recreation facilities per 1,000.



	Phase 1						Phase 2					Total
Residential (Units)	1A	1B	1C	1D	1E	Total	2A	2B	2C	2D	Total	
R-1 Low (12,500)	44	21				65	21		70		91	156
R-1 Low-Medium (7000)		49			85	134	54	56	114		224	358
R-1 Medium (5000)		161		145	101	407	58	174	64		296	703
R-1 Medium (5000, Cluster/Alley)	68					68			13		13	81
R-2 (Cluster)	36		66	24	135	261	30	97	103		230	491
R-3 For Sale			160			160	84				84	244
R-3 For Rent			204			204	84				84	288
R-4 Student (60%)	439		288			727				212.1	212.1	939
R-4 Market (40%)	292		191			483				140.7	140.7	624
Town Center Mixed Use			162			162						162
Subtotal-Residential Units	879	231	1,071	169	321	2,671	331	327	364	353	1,375	4,045
Population	1,935	739	2,140	541	1,027	6,382	858	1,046	1,165	706	3,774	10,157
Population-Cumulative	1,935	2,674	4,814	5,355	6,382		7,240	8,286	9,451	10,157		
Parks						-						-
Linear Park	2.10	3.66		1.25	5.25	12.26	2.21	5.25			7.46	19.72
Private Park	1.60		1.90			3.50	0.50			1.56	2.06	5.56
Public Park	1.75	3.87	7.55		8.15	21.32	23.00	4.68	6.45		34.13	55.45
Schools			2.60		2.24	4.84					-	4.84
Subtotal-Parks	5.45	7.53	12.05	1.25	15.64	41.92	25.71	9.93	6.45	1.56	43.65	85.56
Parks-Cumulative	5.45	12.98	25.03	26.28	41.92		67.62	77.55	84.00	85.56	85.56	
Park Area/1,000	2.82	4.85	5.20	4.91	6.57	6.57	9.34	9.36	8.89	8.42	11.56	8.42

...Facilities that exceed adopted City standards. Park area per 1,000.

