



VIRGINIA SMITH
TRUST

Applicant:
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Presentation

- Site Context
- Development Timeline
- Background
- Land Use Map
- Specific Plan/Development Agreement
- Upcoming Applications

City-Scale Context





Development Timeline

- VST Established **(1975)**
- Land Donation to attract UCM **(around 1980's)**
- UC Regents select Merced at University site**(1995)**
- Community Plan Approved **(2004)** but site still in County
- Wetland Permits with UCM approved **(2008)**
- AB 3312 – Allows Shoestring Annexation of UCM and surrounding properties **(2020)**
- VST Annexation of VST Specific Plan + Development Agreement **(2024)**
- Large Lot Map **(2026)**
- Small Lot Maps **(2026)**
- CFD **(TBD)**
- Final Map **(TBD)**
- Building Permits **(TBD)**
- Supplemental Review for Specific Uses Commercial Uses **(TBD)**

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Detailed Background

VST Mission

- Virginia “Gingy” Smith Endowment
- The “Property” Gift in 1975. Originally planned to expire in 2005, and limited to Merced graduates.
- The “Promise” to the Community and UC. A UC Community and Scholarships for Local Graduates in perpetuity.
- UC Merced Attraction: 1995
- Developing the property expands VST Mission.
- Current scholarship program limited to high schools in Merced, for college juniors and beyond, and to about \$175,000 per year.
- Entitling and selling the property expands the scholarships to County-wide, to \$5,000,000-\$8,000,000 per year, and for freshmen and beyond.



Community Plan

- City, County and community collaborated to plan a “University Community” to support the staff and students.
- UC, University Community and VST planned as an integrated unit.
- Current project completes the entitlements that started in 2000 and that were approved in 2004.



Sustainability

- Housing choices all demographics including facility staff, grad students and to faculty.
- Be unique from the Castle Business Park, Downtown Merced, City industrial park, regional retail, and rural residential areas.
 - Housing, shopping, parks geared toward UC needs.
 - Transition to larger lots west of Lake Road.
 - Develop and implement feasible plan for Campus Parkway.
- A Sustainable development.
 - 30% less water use than average Merced household.
 - Net reduction in onsite groundwater use.
 - A walkable and bike-oriented community
 - 25% reduction in Vehicle Miles Traveled and reduction in Green House Gas Emission compared to baseline development
 - City, County and community collaboration.
- Providing essential public facilities: elementary school, police station, fire station, parks and trails.
- Water and sewer by City of Merced through annexation



Affordable Housing

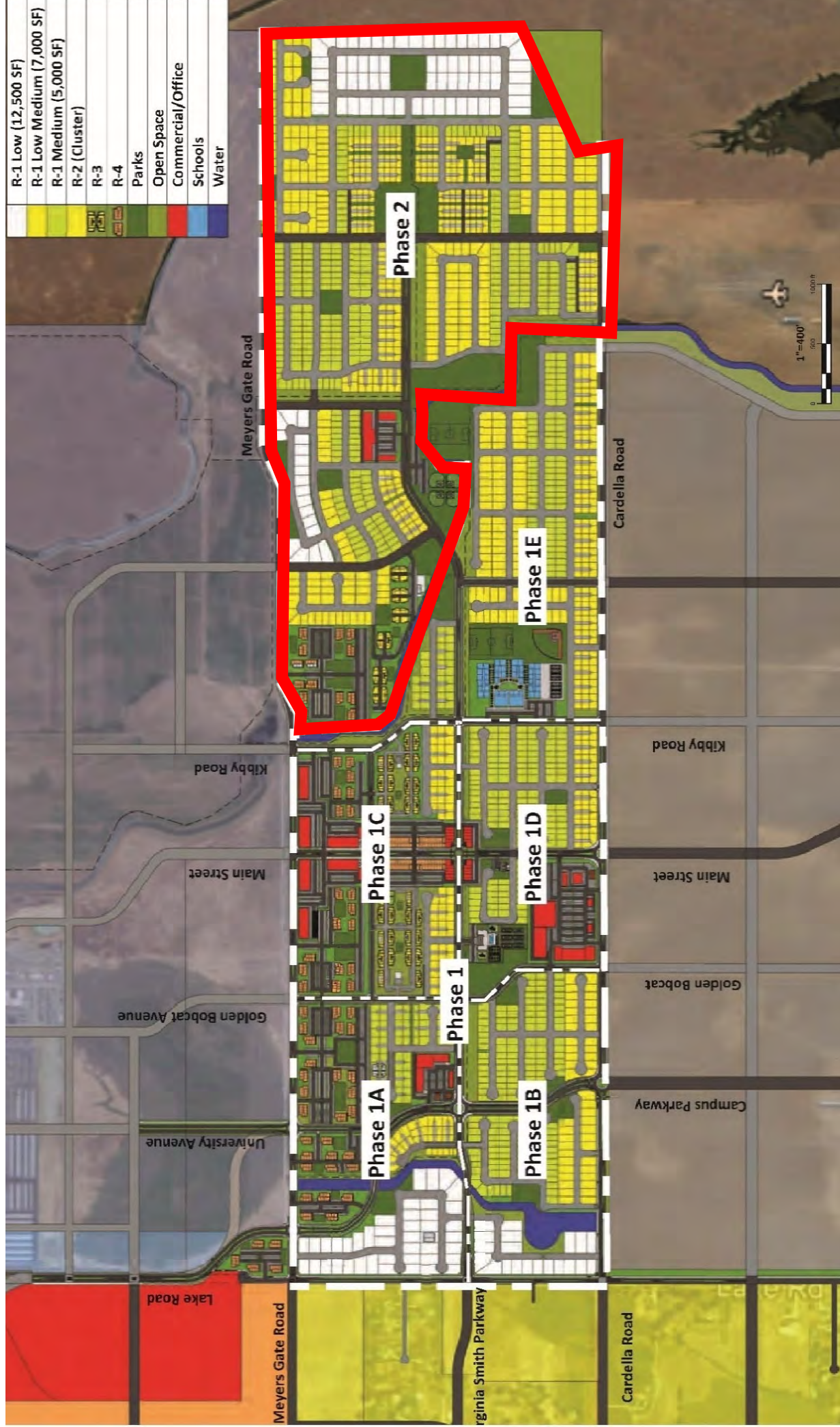
- A “Community Benefits” Plan.
 - Development includes affordable housing.
 - UC Workers First
 - Owner-occupant restrictions for single family neighborhoods.
 - Workforce housing incentives.
 - Down payment assistance.
 - Sites for self-help housing.
 - Community Education Fund; \$300,000-\$500,000/Year for youth education and enrichment programs.

In-Lieu Option

- Development Agreement includes an option with an in-lieu fee. This option would generate between \$6.5-\$8 million in fees to produce approximately 150 affordable units.



Phasing Plan



4,400 Dwelling Units

862,000 Retail/Office

Estimated 15-Year Buildout



Remainder not included with Developer Agreement – as they would like that re-assessed after development of Phase 1

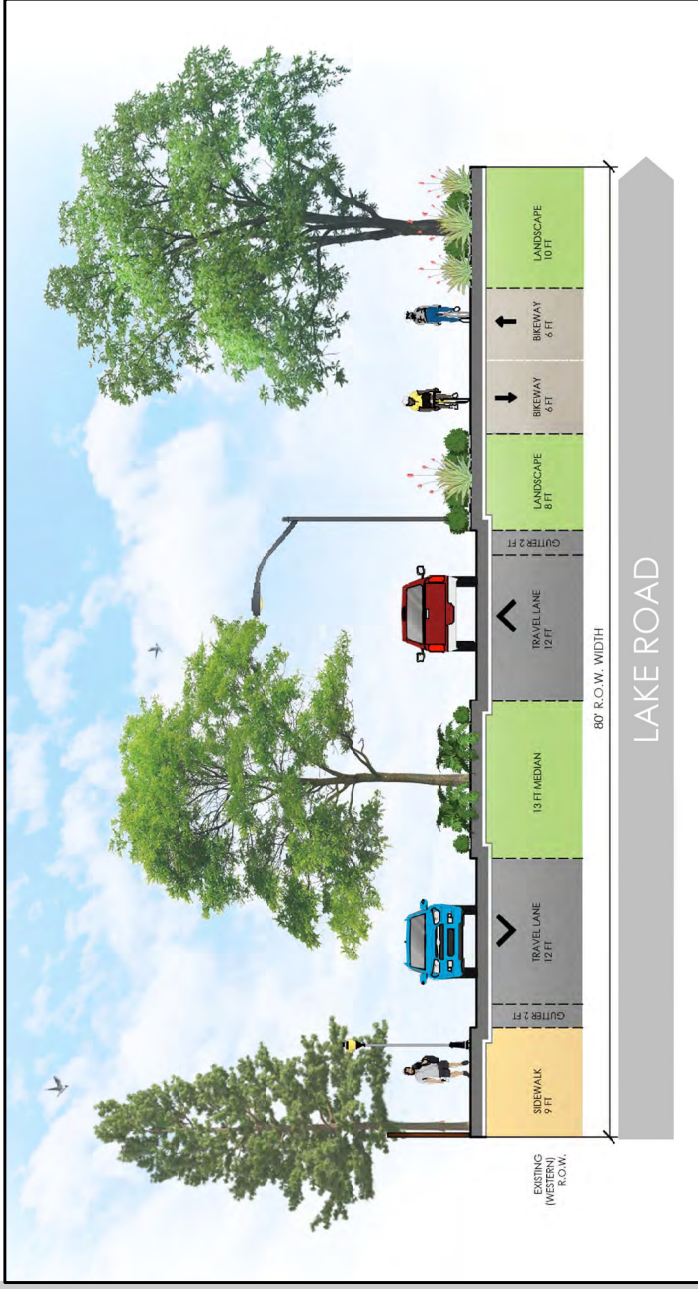
Phase 1 – Approx. 2,500 residential units and 800,000 s.f. of commercial space

Land Use for Entire VST Plan

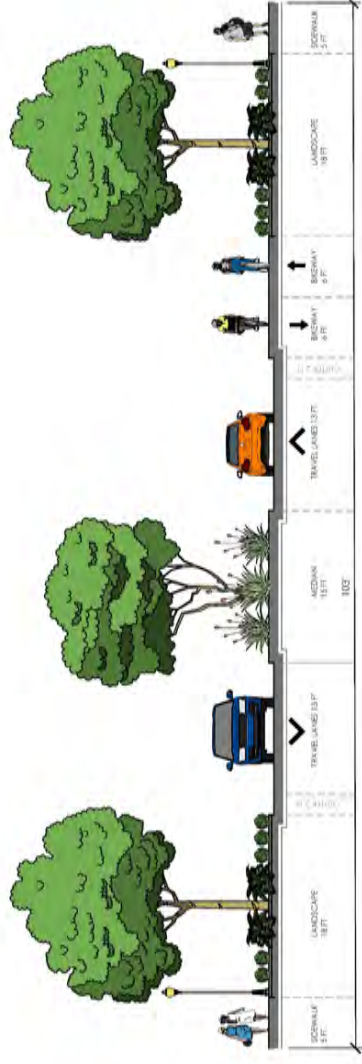
- **Residential Uses** - 410 acres (approximately 3,560 residential units not including density bonus units)
- **Commercial Uses** - 44 acres (approximately 856,200 square feet of retail/office space)
- **Open Space and Parks** - 113 acres for open space and parks, 78 acres specifically for parks
- **K-8 Elementary School** - 19 acres
- **Roads and other Infrastructure** - 79 acres

Circulation Improvements:

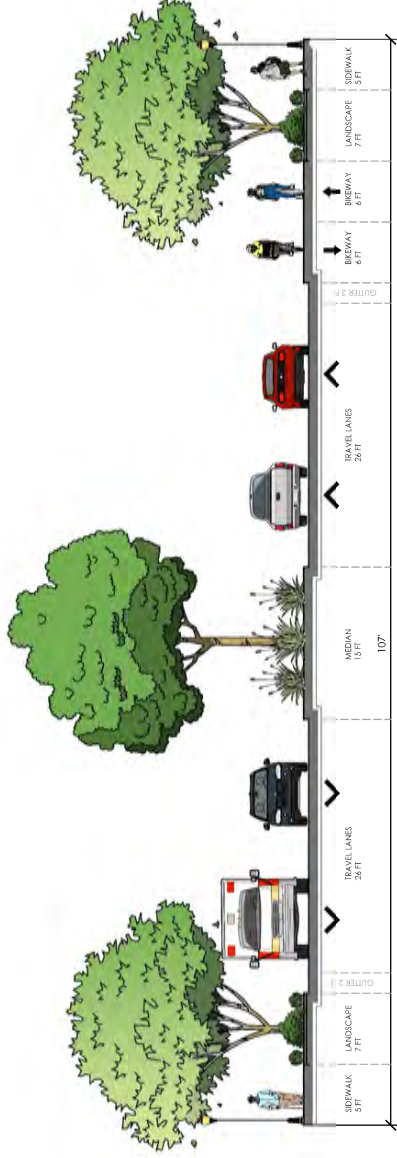
Lake Road



Circulation Improvements: Campus Parkway



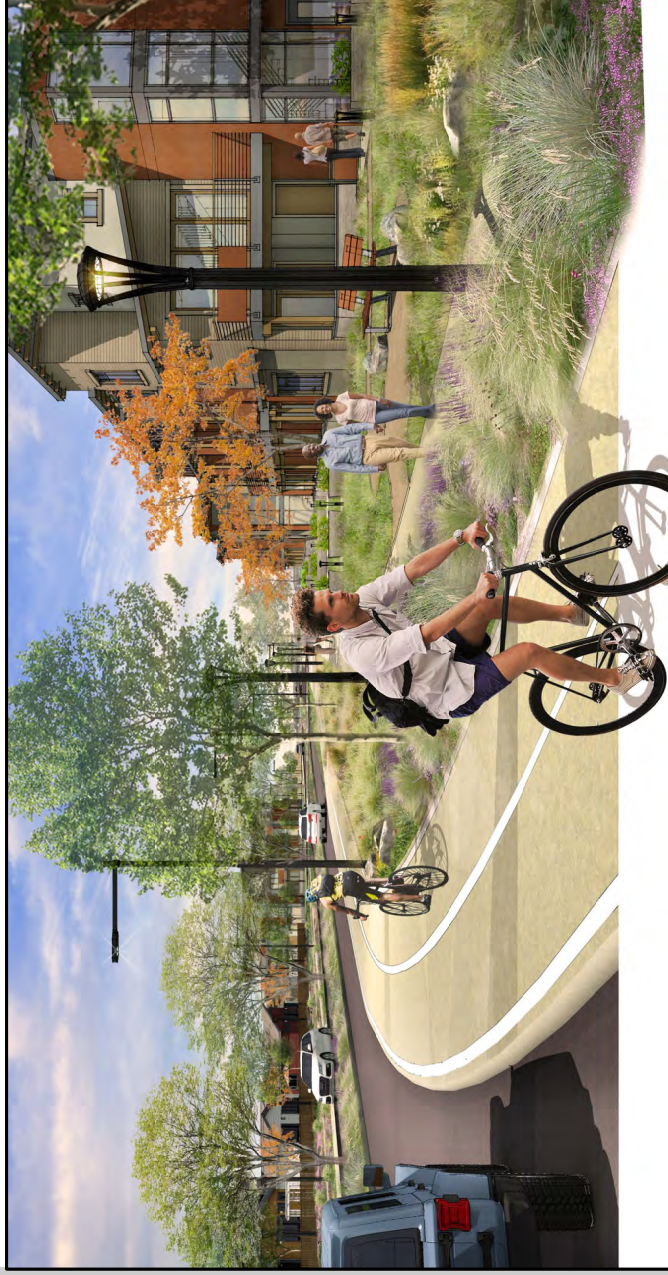
CAMPUS PARKWAY - NORTH OF UNIVERSITY

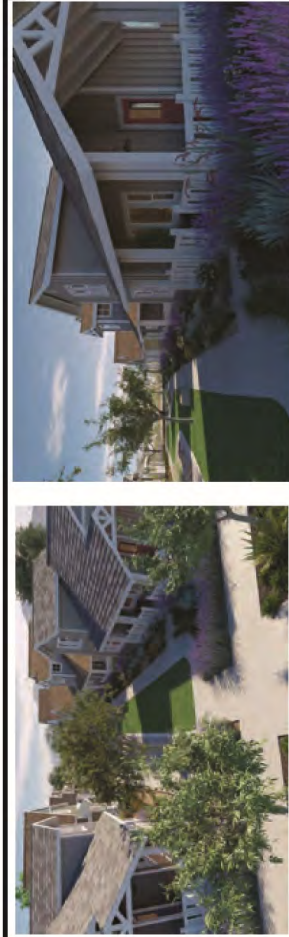


CAMPUS PARKWAY - SOUTH OF UNIVERSITY

Circulation Improvements:

Visual





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



R-3 with Common Area



R-4 Apartments



Jogging Trails



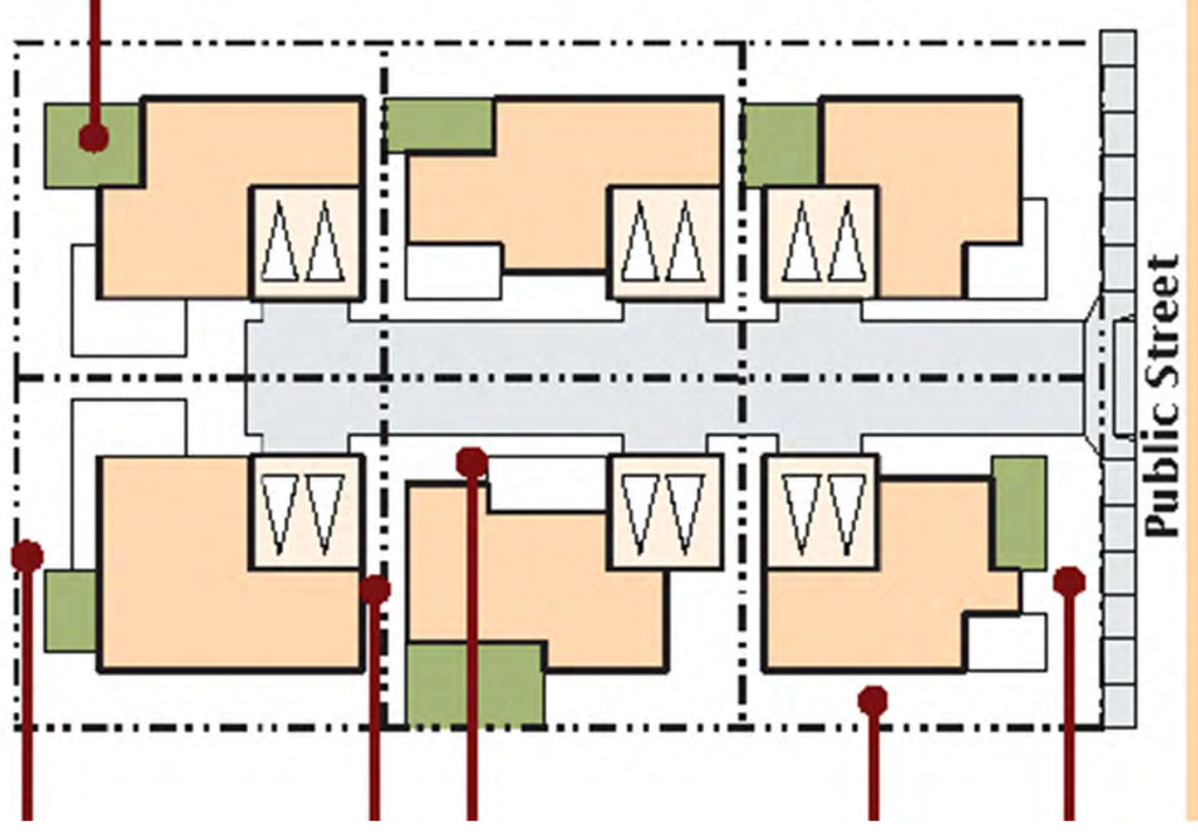
Town Center

...The Project: Housing and Commercial Areas

“Cluster” Units

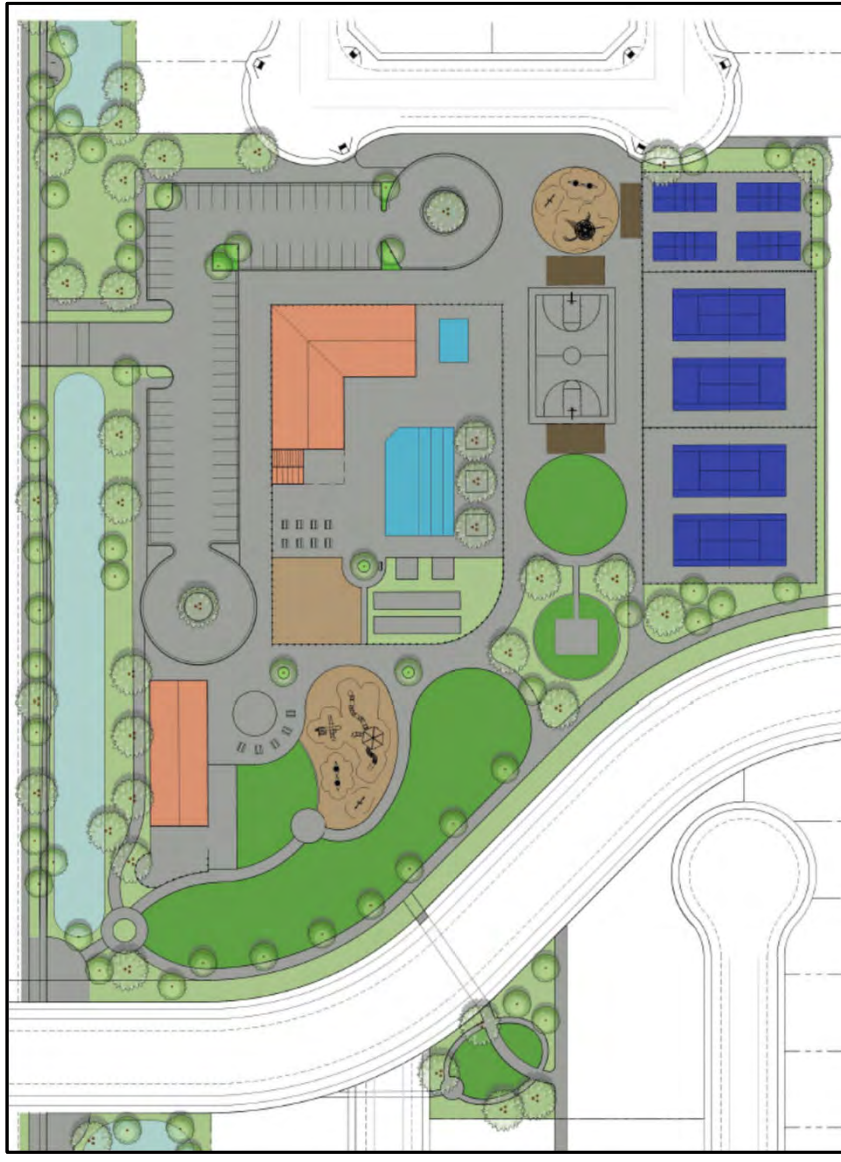


Cluster Units - Site Plan



Community
Recreation Center

Community Pool
Court Games
Farmers Market
Clubhouse



Sports Complex

Baseball/Softball Fields

Soccer Fields

Playground



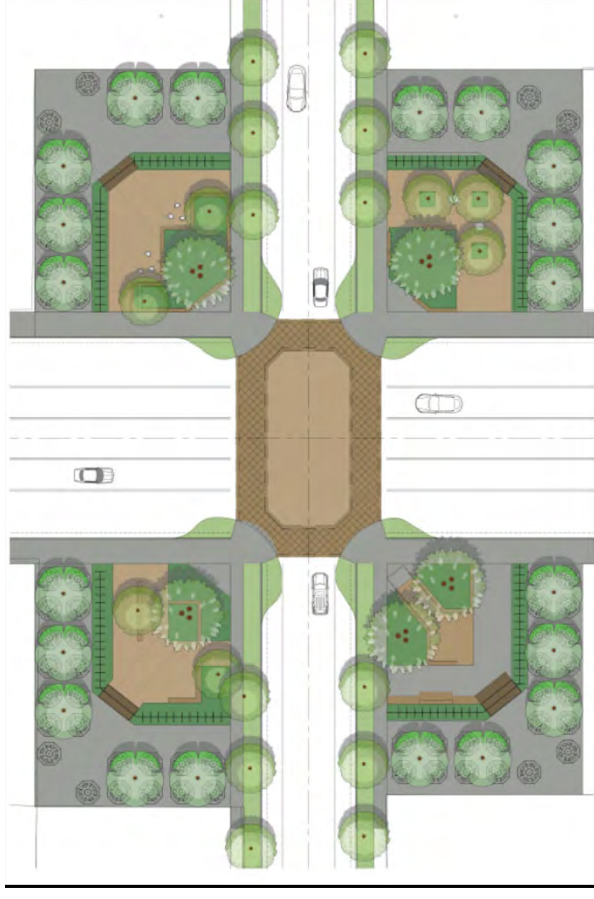
Community Recreation Center

Community Pool
Court Games
Farmers Market
Clubhouse



Town Square

- Community Meeting Space
- Outdoor Activity
- Outdoor Dining
- Town Center Housing
- Rooftop Gardens and Patios



Architectural Styles

- **Northern Portion of VST**– Adjacent to UC Merced, would have a modern architectural language that is compatible/consistent with UCM.
- **Eastern Portion of VST** – Towards Sierra Nevada and agricultural land would have a more rural architectural design.
- **Other Portions of VST** – Would incorporate architectural styles already part of Merced (including parts of Downtown) such as Craftsman and Spanish Mission architecture.



Figure 18: R-1 and R-2 Neighborhood Streetscape



Figure 19: Agrarian Architectural Style

Low Pitch Predominately
Hip Roofs e.g. 3:12

Flat Concrete Tile Roofs

Minimal Trim

Simple Columns

Non Plaster Wainscot
Accent, e.g. Brick or
Stone

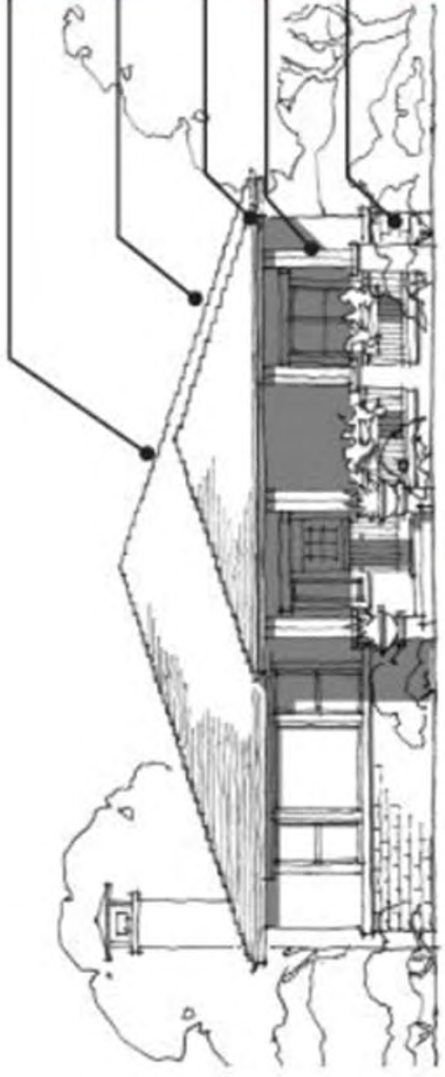


Figure 20: Bungalow Architectural Style

Concrete Flat Tile Roofs

Large Exposed Overhangs

Oversized Bracing

Predominately Gable
Roofs With Non-Plaster
Gable End Treatments

Simple Trim

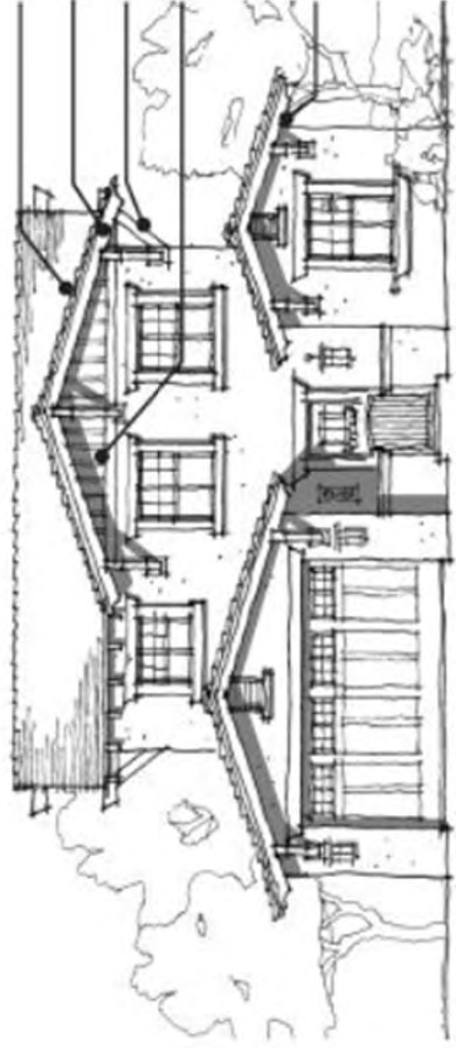


Figure 21: Craftsman Architectural Style



Figure 22: Contemporary/Mid-Century Modern Architectural Style

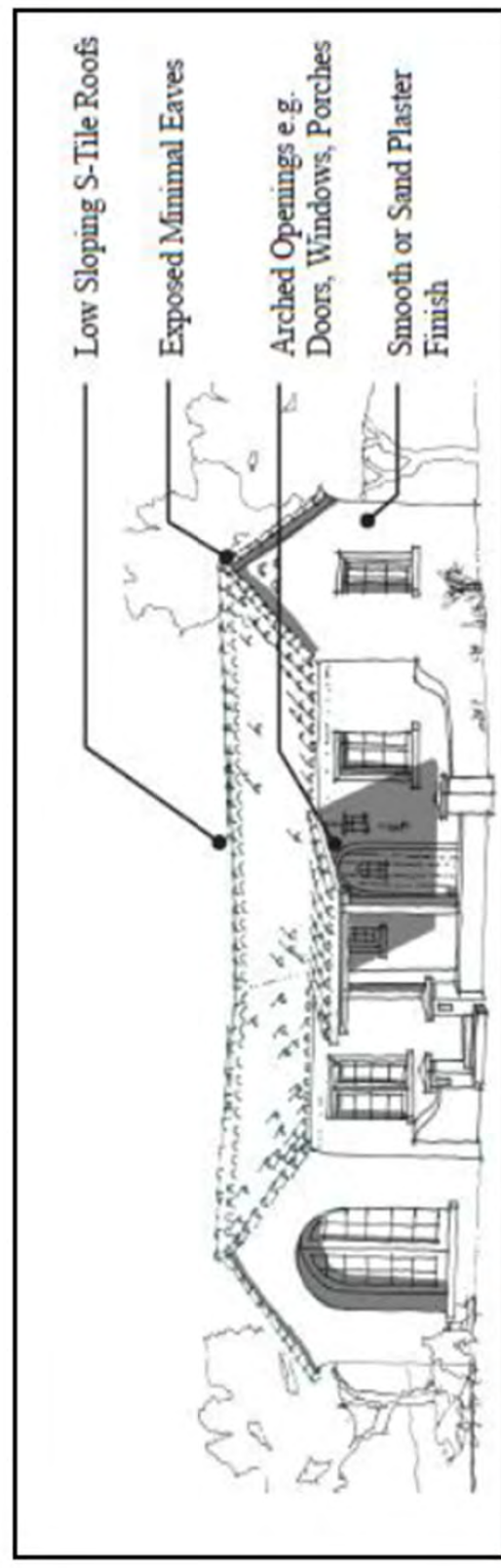


Figure 23: Spanish Mission Architectural Style

Upcoming Applications (to PC January 2026)

- Large Lot Map
- Five (5) Small Lot Maps that would cover all of Phase 1

Questions? Comments?