

Reconsideration of Branford Point Annexation Pre-Application #22-01

City Council Meeting—September 19, 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.

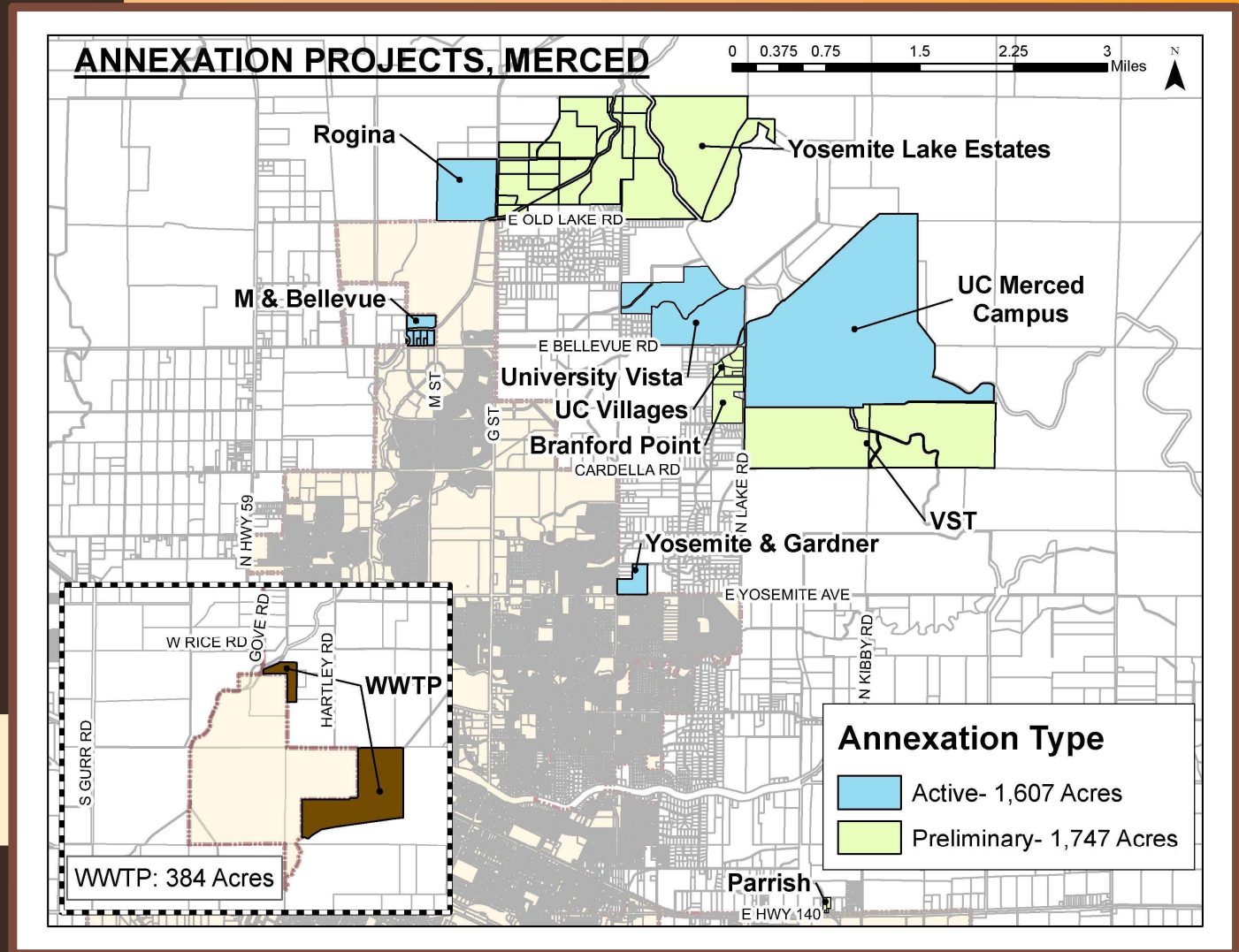
3. Schedule for regularly scheduled City Council meeting.

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.

Current City Annexations & Preliminary Annexations



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

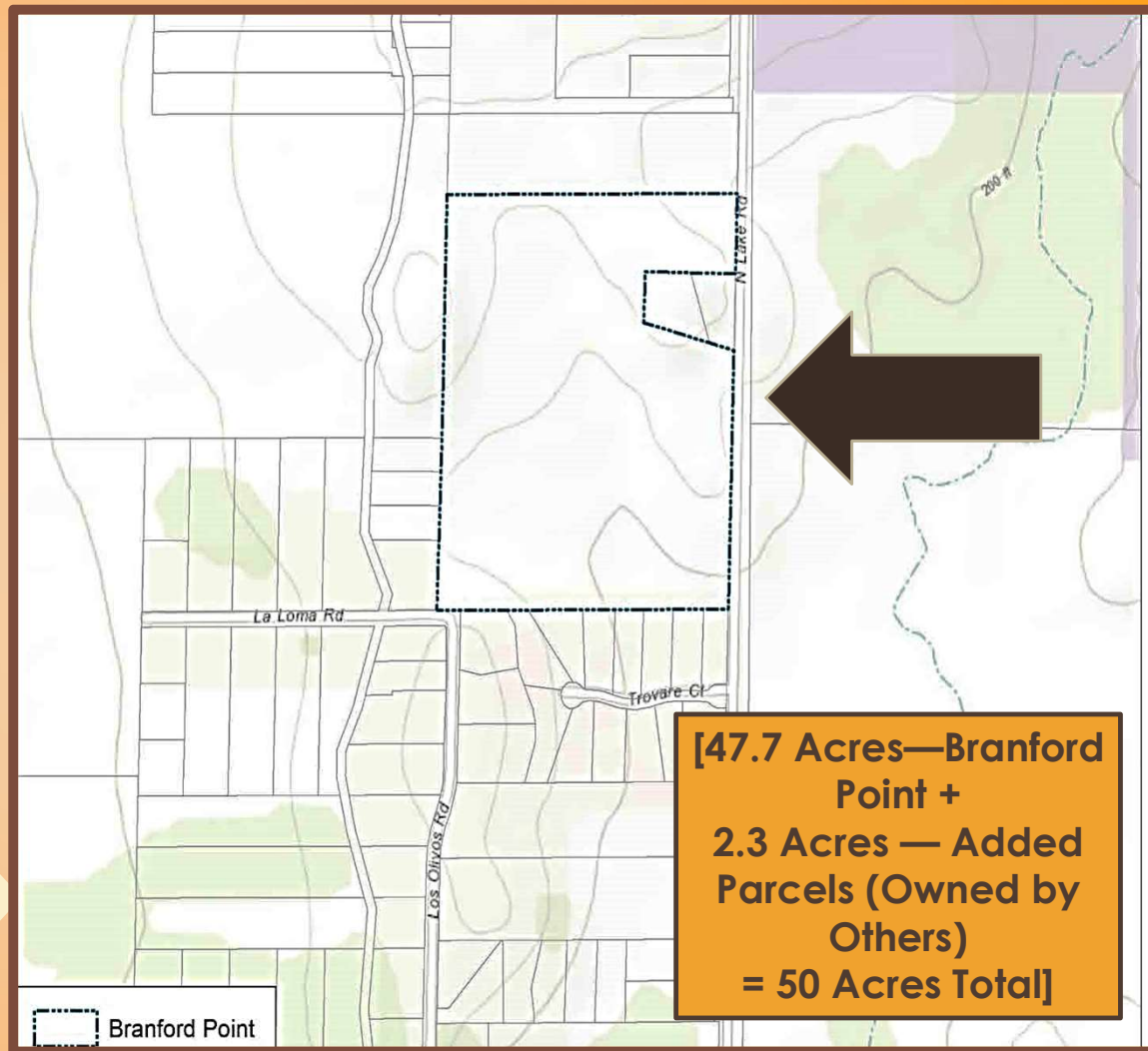
205,000 Mixed Use

76,883 Retail

Proposed Annexation Area

*Within Sphere of Influence
& Bellevue Community Plan

* Per AB3312, UC Merced
would need to be Annexed
First



Conceptual Land Use Plan



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

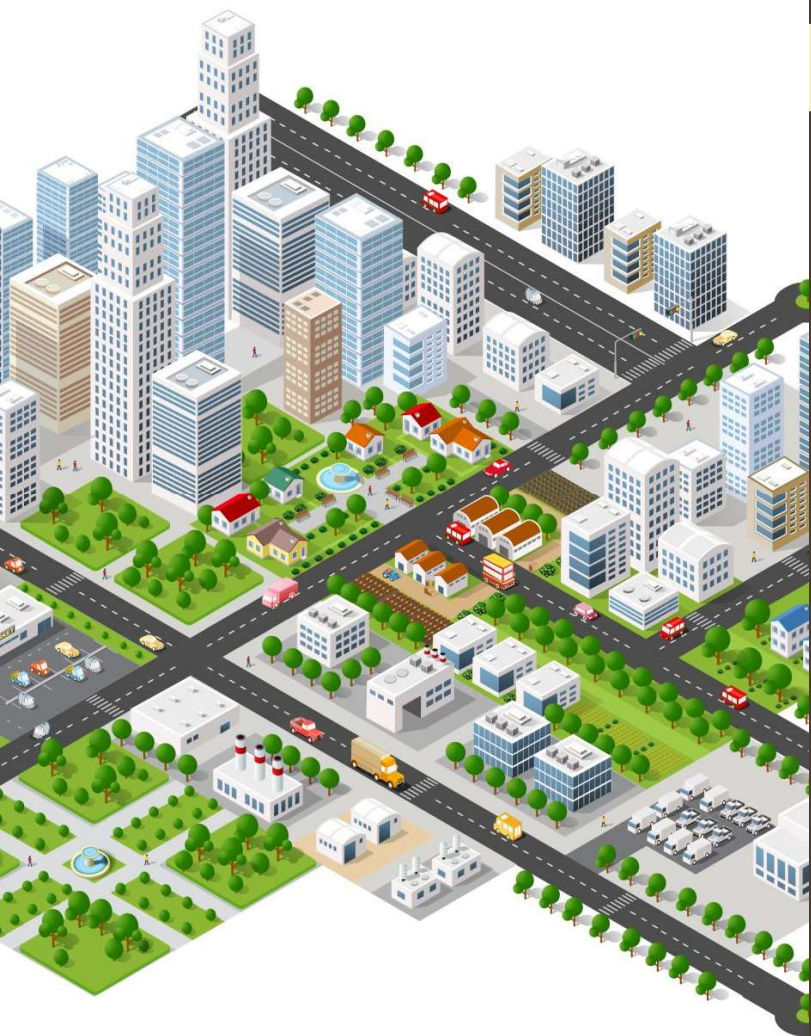
Proposed Land Use	Acres	Planned Land Use	Zoning
Affordable Housing	2.64	HD – High Density Residential	R-4 – High Density Residential
Apartments	5.88	HD – High Density Residential	R-4 – High Density Residential
	5.16	HMD – High Medium Density Residential	R-3 – Medium Density Residential
Townhomes	9.77	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



Phasing Plan

- ▶ The Project will NOT be Phased
- ▶ Most Development will Happen with First Phase, including
 - ▶ Backbone Infrastructure
 - ▶ **Affordable Housing (92 Units)**
 - ▶ 7-Acre Townhome Project
 - ▶ Multiple 2-Story Townhouse/Condos
 - ▶ Mixed Use Commercial Retail Centers
 - ▶ 10-Acre Apartment Complex
- ▶ Hotel, Research & Development, & Offices Would be Developed According to Current Economic Conditions

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
(1st Phase)**

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

Local Hiring

**Expansion of
Public
Infrastructure**

**Diverse
Housing
Types**

**Tax
Generation**

**Hotel
(UC Visitors)**



Community Benefits



Affordable Housing & Local Hiring



Since the July 18, 2022, City Council Meeting, Mr. Opinski has outlined His Commitments to:

► **Affordable Housing:**

- Constructing Most of the Project All in One Phase, including the Affordable Housing Units in the First Phase.
- Meeting the Affordable Housing Requirements (and Income Levels) in the City's Regional Housing Needs Allocation Unit Production Plan, adopted in April 2022.

► **Local Hiring:**

- Lifelong Merced County Resident
- From 2009-2011, Over 70% Local Participation in his Projects
- Meetings with Local Building Trade Reps

City Council Action: General Support or Non-Support for Branford Point Annexation Moving Forward?

