

PLANNING COMMISSION

March 9, 2016

Update and Design Workshop

MACE RANCH INNOVATION

CENTER PROJECT

MEETING OUTLINE

- Introduction by Mike Webb (5 mins)
- Staff report/powerpoint by Heidi Tschudin (5 mins)
- Applicant introduction by Dan Ramos (5 mins)
- Project overview by applicant team (30 minutes)
- Questions/clarifications from Commissioners
- Comments from public
- Input from each Commissioner individually
- Input from Commission as a whole (at the pleasure of the Commission – not required)

PURPOSE OF MEETING

- Opportunity for applicant to present evolution of project design
- Receive public comment on design
- Receive Planning Commission feedback on design

PROJECT SUMMARY

- **Mace Ranch Innovation Center (MRIC)**
 - 2,654,000 square feet of innovation center uses
 - 1,510,000 square feet for research/office/R&D uses
 - 884,000 square feet for manufacturing and research uses
 - 260,000 square feet (10 percent) for supportive commercial uses
 - 160,000-square feet and 150 rooms
 - 100,000 square feet of supportive retail
 - 64.6 acres of green space (including parks and open space)
 - 212 ac site
- **Mace Triangle**
 - 71,056 square feet of general commercial uses
 - 45,900 of research, office, and R&D
 - 25,155 square feet of retail
 - 16.6 ac site

FEIR OVERVIEW

- Released January 14, 2016
- Responds to 47 comment letters
- Provides 8 master responses
- Includes Draft EIR errata and clarifications
- Includes revised Impact/mitigation summary table

FEIR MASTER COMMENTS

- 1) Union Pacific Railroad and CR 32A Closure
- 2) Bicycle Connection along CR 32A
- 3) Mixed-Use Alternative
- 4) Guarantees of Developer Performance
- 5) Project Phasing
- 6) Project Ownership
- 7) Western Burrowing Owl
- 8) Swainson's Hawk

MRIC TIMELINE

- Sept 25, 2014 Application filed
- August 13, 2015 Draft EIR released
- January 14, 2016 Final EIR released
- January thru March Review by commissions; staff review
- Feb 23 City Council considers applicant request to weigh in early on Mixed Use Alternative
- March 9 Planning Commission Design Workshop
- March 28 Natural Resources Commission (continued item)
- April 11 Finance and Budget Commission (continued item)
- April 13 Planning Commission Hearing #1 (overview of project; public comment)
- April 27 Planning Commission Hearing #2 (make Tier 1 recommendation to Council)
- May 17 City Council Hearing #1 (overview of project; public comment)
- May 24 City Council Hearing #2 (take Tier 1 action on project)
- June thru October Work on Tier 2 project details
- July 5 City deadline to place item on ballot
- July 26 County deadline to place item on ballot
- November 8 Measure R target date
- Post- November Work on Tier 3 project details

PROJECT DECISIONS

- Tier 1 Decisions

Items to be considered by Council in May (project approval; baseline project features)

- Tier 2 Decisions

Items to be considered between May and November (post-approval, pre-vote)

- Tier 3 Decisions

Items to be considered after November (post-vote)

TIER ONE DECISIONS

Items to be considered by Council in May
(project approval; baseline project features)

- Simplified site plan
- Basic land uses (general plan designations)
- Maximum project square footage
- Basic project design features
- Density/intensity
- Project phasing
- Major infrastructure components
- Major sustainability framework and commitments
- Basic structure and tenets for Master Owner Association (MOA)
- Fundamental development agreement items (beyond nexus-based conditions and mitigations)
- Basic features of the Mace Triangle component

TIER TWO DECISIONS

Items to be considered between May and November
(post-approval, pre-vote)

- Project Design Guidelines
- Project Sustainability Implementation Plan
- Framework for tax sharing agreement
- Framework for use of City property
- Mitigation land location (for loss of habitat and of agriculture)
- Choice of traffic mitigation option
- Development agreement

TIER THREE DECISIONS

Items to be considered after November
(post-vote)

- Tax sharing agreement
- Tentative map
- Final Planned Development
- Annexation

OTHER ADVISORY COMMISSIONS

- Bicycling, Transportation and Street Safety Commission (BTSS) (2/11/16)
- Recreation and Parks Commission (RPC) (2/18/16)
- Open Space and Habitat Commission (OSHC) (3/7/16)
- Natural Resources Commission (NRC) (3/28/16)
- Finance and Budget Commission (FBC) (4/11/16)

PROJECT DESIGN FEATURES

- Site plan
- Land uses and development regulations (PPD)
- Density/intensity
- Green space
- Infrastructure (water, sewer, drainage)
- Access
- Circulation and connectivity (car; ped; bike; bus)
- Utilities
- Vehicle parking
- Phasing
- Sustainability
- Design and Landscaping Guidelines

PRESENTATION BY APPLICANT TEAM