

# Dorsey Marketplace

Description: 26.8 acre fully integrated, infill, mixed-use project - Includes residential, commercial, office, community uses and “Dog Park” Dorsey Marketplace is offering two alternative designs

**Alternative B...** proposes 171 apartment units and approximately 104,350 square feet of commercial, retail, services, 8,500 square feet of office space and community uses... Alternative B reduces the amount of commercial space, adds office spaces and increases the number of residential units

- The design is accessible, pedestrian friendly & people orientated w/plazas, outdoor seating areas & extensive landscaping
- It includes water features, gathering areas, tables, benches & outdoor eating & sitting areas and a Dog Park
- Includes, showcases & promotes local history & The Arts which enhance the cultural, social & economic life of the community
- Dorsey Marketplace is “Smart Growth” - The U.S. Environmental Protection Agency defines "Smart Growth" as: “Development that serves the economy, the community, and the environment. It changes the terms of the development debate away from the traditional growth/no growth question to... *how and where should new development be accommodated*”.
  - Smart Growth prioritizes infill and redevelopment that concentrates growth in walkable urban centers to avoid sprawl and the extension of new, expensive infrastructure at the edges of town
  - Smart Growth advocates transit-oriented, walkable, bicycle-friendly mixed-use development
  - Smart Growth development reduces driving to live, work and shop. It reduces urban sprawl, miles driven, improves air quality and reduces Greenhouse Gas emissions
  - Smart Growth principles are directed at developing sustainable communities that provide a greater range of transportation and housing choices, local employment, local shopping and business opportunities.
  - Smart Growth helps keep jobs, sales and property taxes local vs. sending them "down the hill"
- Solar Power and Electric Vehicle charging stations - The project includes 14 Electric Vehicle charging stations. This will be the largest EV charging facility in Grass Valley, doubling the number of existing EV charging stations in the entire City. The project is also installing infrastructure for 41 future EV charging stations, to be added as EV usage and demand increases
- Solar electric panels - installed at time of construction to supply power to the project & charging stations
- Located in Grass Valley’s designated “Core Area” for infill, priority development
- Neighbor to high density, affordable and senior housing, making it extremely walkable to a large population of the community
- “Infill” redevelopment that reduces sprawl, is centrally located, walkable and connected to public transit
- Former “Spring Hill Mine”, closed in the 1940's... for over 65 years the property has sat vacant and neglected as the City grew up around it, bypassed due to its mining legacy - The property is an identified “Brownfield” site. The proposed redevelopment includes clean-up of the legacy mining impacts and returning it to productive use. Site testing has been completed and the State clean up plan is approved.
- Site directly adjoins Highway 49 and the Dorsey Interchange.
- Impact Fees will be paid towards the cost of the Interchange, other road improvements and services.
- Provides long desired auto, pedestrian and bike connection between Dorsey Drive and Spring Hill Drive
- Includes walkways, sidewalks and access to public transit and bike lanes

## Land Use and zoning

- Current zoning designation is “Corporate Business Park”, “CBP”
- Commercial and retail uses in “CBP” are allowed as “Permitted” uses, no Conditional Use review or approval required
- The current “Permitted” uses include retail, warehouse membership retail (ie: Costco/Sam's Club), restaurant, café, coffee shop, bank, financial and medical services and a range of office and government office uses

- The project includes a request to revise the current Corporate Business Park zoning designation to Central Business District (C-2) zoning designation and to R-3 Multi-family Residential
- The requested zoning change provides a better mix of uses as desired in and supported by the Grass Valley Redevelopment Area Expansion Study and Plan, adopted Grass Valley Economic Development Strategy, Grass Valley Retail Trade Market Analysis, Grass Valley Retail Focus Group Report and the Grass Valley Housing Element

### **Site Vegetation and Biological Resources**

- The entire site was cleared and heavily impacted during the development and operation of the former Spring Hill Mine
- The site is dominated by manzanita, brush and includes an isolated group of poor quality pine trees that grew after the mine was abandoned
- The quality and health of this isolated group of pine trees is very poor and poses a significant fire and safety hazard
- An extensive, rapidly spreading bark beetle infestation has attacked and killed a large portion of the pine trees. The majority of the pine trees are dead or browning and dying
- Trees and existing vegetation must be cleared in order to access, excavate, remove and re-vegetate the mine waste and tailings material. The trees grew after the mine was closed and are intermixed within the identified mine waste and tailings
- An extensive water saving landscaping and replanting plan has been designed for the project

### **Will capture and grow needed sales and property taxes and provide new, local jobs**

- Will help plug the growing leakage of over \$200 million in local sales going “down the hill” each year
- The Glenbrook Basin & land outside City limits are subject to City/County tax sharing yet not the DMP
- The City will not be required to share the significant local sales and property taxes generated
- Grass Valley's Measure E 1% local sales tax funds park improvements, trails, sidewalks and roads. Measure E has increased the # of Police Officers & Fire Fighters, funded new fire trucks, police units & safety equip.
- Keeping sales and spending in Grass Valley increases Measure E funds for important, local public projects and services. Visitors and out of area shoppers coming to Grass Valley also support community projects under Measure E with their dollars spent while visiting
- The local commercial/retail market continues to have a very low, business constraining vacancy rate
- The demand for commercial space for new and expanding businesses is in high demand
- The lack of suitable and available commercial space results in higher lease rates and restricts existing businesses from expanding and new businesses from opening
- Have been working with popular, local businesses that are looking to expand and grow in Grass Valley
- New, local jobs will be generated at the Dorsey Marketplace as will construction jobs and opportunities for local companies to build Dorsey Marketplace

### **Demand and need for quality, rental housing is at an epidemic, crisis level**

- Quality rental housing in GV is in high demand & short supply, especially for families, seniors & profs.
- Apartments include lg. 3-bdrm units for families & single seniors looking for shared costs, co-living.
- Working with FREED to provide ADA & independent living units
- High Tech workers looking to be part of GV's growing high tech sector can't find suitable rental housing
- The lack of suitable rental housing is impacting the ability of local high-tech companies to recruit and retain skilled tech workers
- Doctors, nurses and healthcare workers are struggling to find suitable rental housing in Grass Valley
- The lack of suitable rental housing is impacting the ability of the hospital and medical service providers to recruit and retain skilled workers to Grass Valley
- The project provides live/work housing opportunities
- Includes one-bedroom, two-bedroom and three-bedroom units