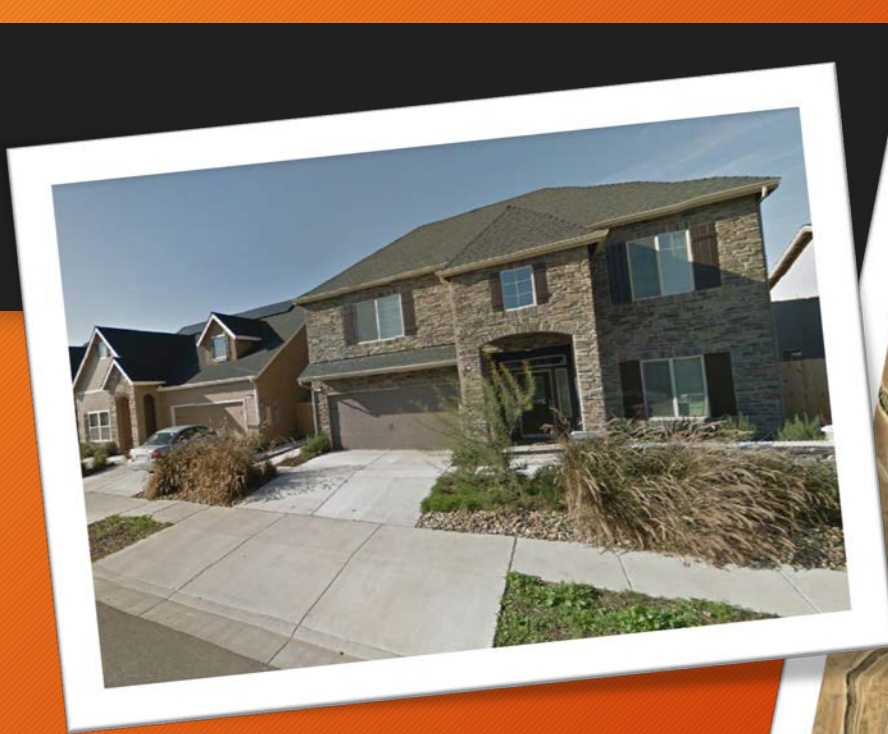


Bellevue Ranch Overview

PROJECT ENTITLEMENT APPROVED MODIFICATIONS
PROPOSED MASTER DEVELOPMENT MODIFICATIONS



Bellevue Ranch - Days of Old...



Bellevue Ranch
Today

MASTER DEVELOPMENT PLAN

- ADOPTED BY CITY COUNCIL MAY 15, 1995
- INCLUDES 7 SECTIONS
 1. INTRODUCTION
 2. LAND USE
 3. CIRCULATION
 4. PARKS/OPEN SPACE AND RECREATION
 5. PUBLIC FACILITIES, SERVICES, & INFRASTRUCTURE
 6. PHASING, INFRASTRUCTURE SEQUENCING, FACILITIES BENEFITS AND FINANCING MECHANISMS
 7. CONSISTENCY ANALYSIS

MASTER DEVELOPMENT PLAN

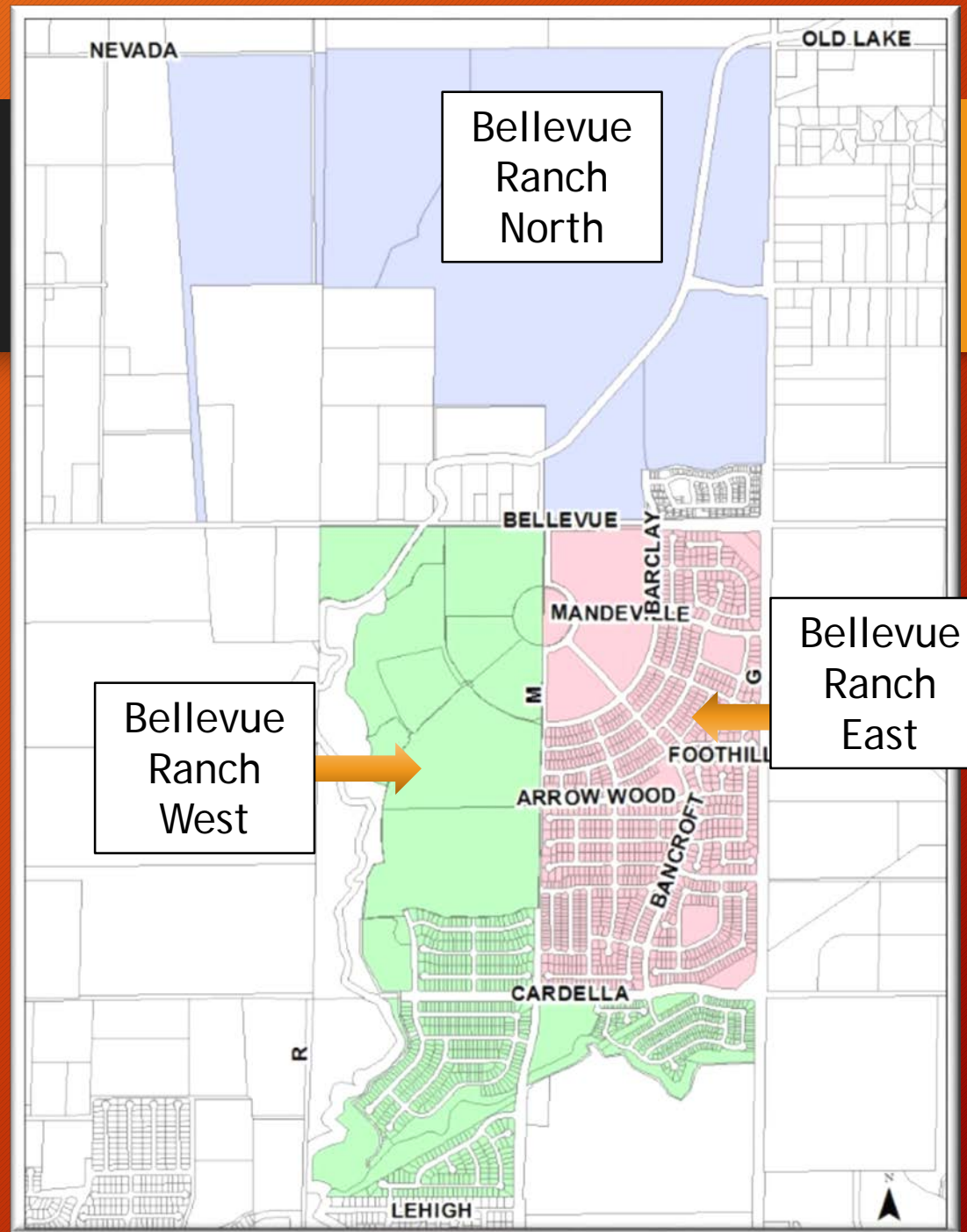
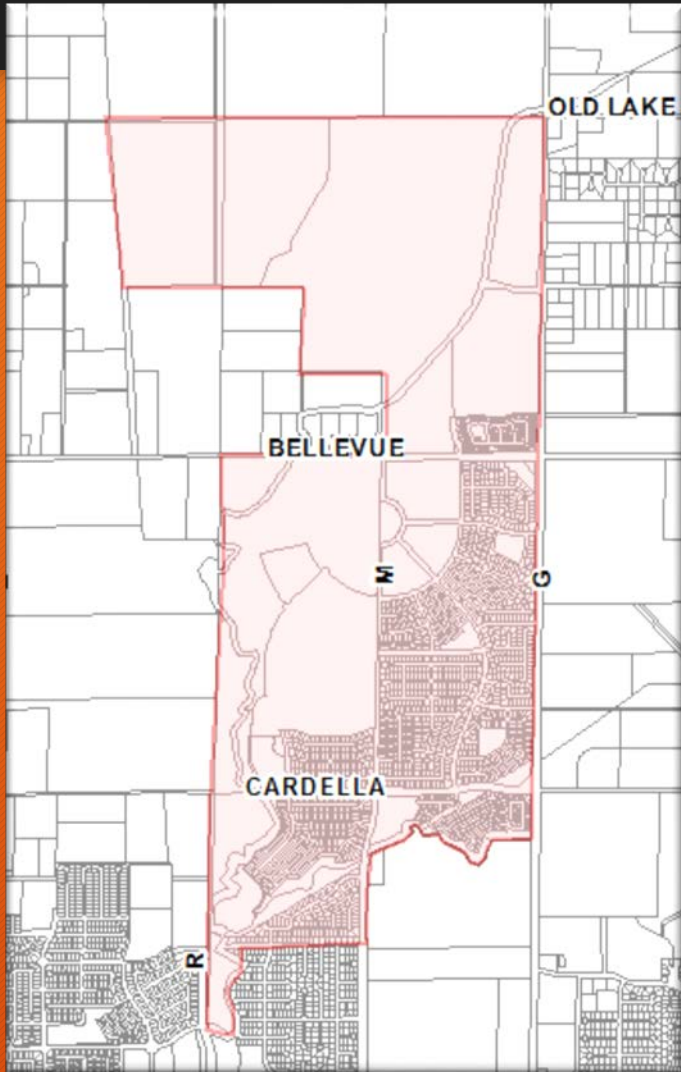
APPENDICES

- A. DEVELOPMENT PLAN EXHIBIT
- B. TRAFFIC IMPACTS SUMMARY AND MITIGATED INTERSECTION VOLUMES
- C. CATEGORY 3 FEE STUDY
- D. CONDITIONS OF APPROVAL
- E. PROJECT GUIDING PRINCIPALS
- F. PROJECT EIR MITIGATION MEASURES
- G. PROJECT DEVELOPMENT AGREEMENT
- H. LIST OF RESOURCE DOCUMENTS AND TECHNICAL STUDIES

DEVELOPMENT AGREEMENT

- ADOPTED BY CITY COUNCIL MAY 15, 1995
- 40-YEAR TERM
- DEVELOPMENT AGREEMENT TERMINATED FOR VILLAGES 1, 2, 3, 4, AND 5 - ORD. #2331 (May 4, 2009)
- TERM REDUCED TO 25 YEARS FOR PORTIONS OF BELLEVUE RANCH WEST
- CURRENT DEVELOPER WILL BE SUBMITTING A REQUEST TO CHANGE THE AGREEMENT BACK TO THE ORIGINAL 40 YEAR TERM.

MASTER DEVELOPMENT PLAN AREA



Section 1 - Introduction

Purpose of Bellevue Ranch Master Development Plan

- Outline the envisioned development and implementation of the 1,365-acre mixed used project.
- Coordinates the mix of land uses, provides for adequate circulation and identifies the required infrastructure and public facilities.

SECTION 2 LAND USE PLAN

Single-
Family

Multi-
Family

Schools

Parks

Commercial

Fire
Stations

Proposed Land Use Summary

LAND USE	GROSS ACRES	D.U. RANGE	DWELLING UNITS
Single Family Detached Standard Homes	561.7	4.0-5.0 du/ac	2,247-2,808
Single Family Detached Patio Homes	334.0	5.5-6.5 du/ac	1,837-2,171
Multi-Family	75.9	10.0-22.0 du/ac	759-1,669
Commercial	91.8		
Office	23.1		
Elementary Schools	20.8		
Park and Transit Station	14.7		
Park	78.2		
Open Space/ Creeks/Easements/Corridors	119.9		
High School	43.0		
Fire Stations	2.5		

Total Single-Family Homes - 4,084 to 4,979

Land Use Changes

GPA #04-01

Changed Villages
2 & 3 from *Low
Density (LD)* to *Low-
Medium Density
(LMD) Residential*



Did not include the parcel at the southeast corner of Cardella Road & M Street.

Land Use Changes

GPA #04-09

Lot Q

Change from *High School*

to

*Low Density &
Low Medium
Density
Residential*



Proposed
3.69-acre
Park

Land Use Changes

- SUP Rev #4 to P-D #42
 - Lot Q - Removed Park Site



Removed Park Site
to Allow
Construction of 82
Single-Family
Dwellings.

Land Use Changes

Site Plan Review #252

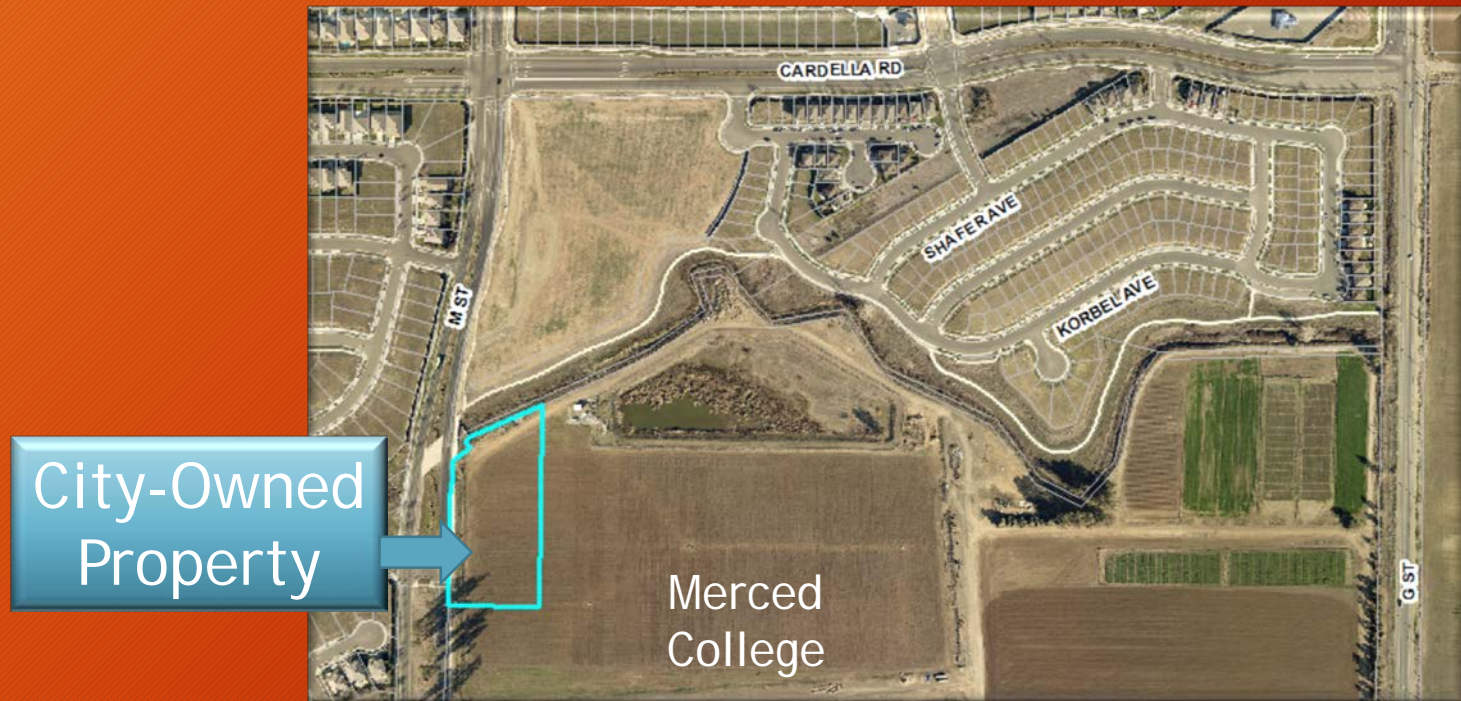
Removed Fire Station Designation

Relinquished Fire Station Site for 9 Additional Single-Family Dwellings.



Land Use Changes

City Currently Owns Property on M Street for a Future Fire Station.



Land Use Changes

GPA #07-02

Changed Village 20
from Low Density
Residential to a
School Site

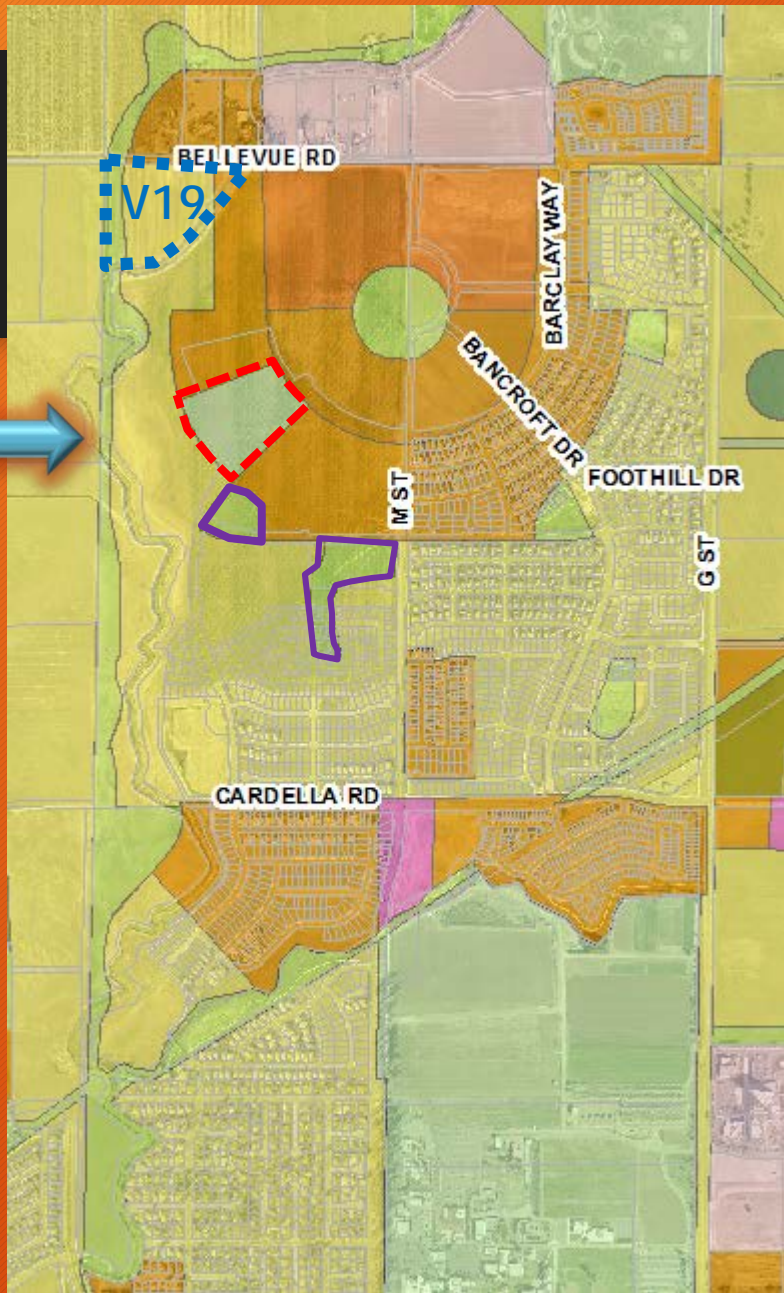


Land Use Changes

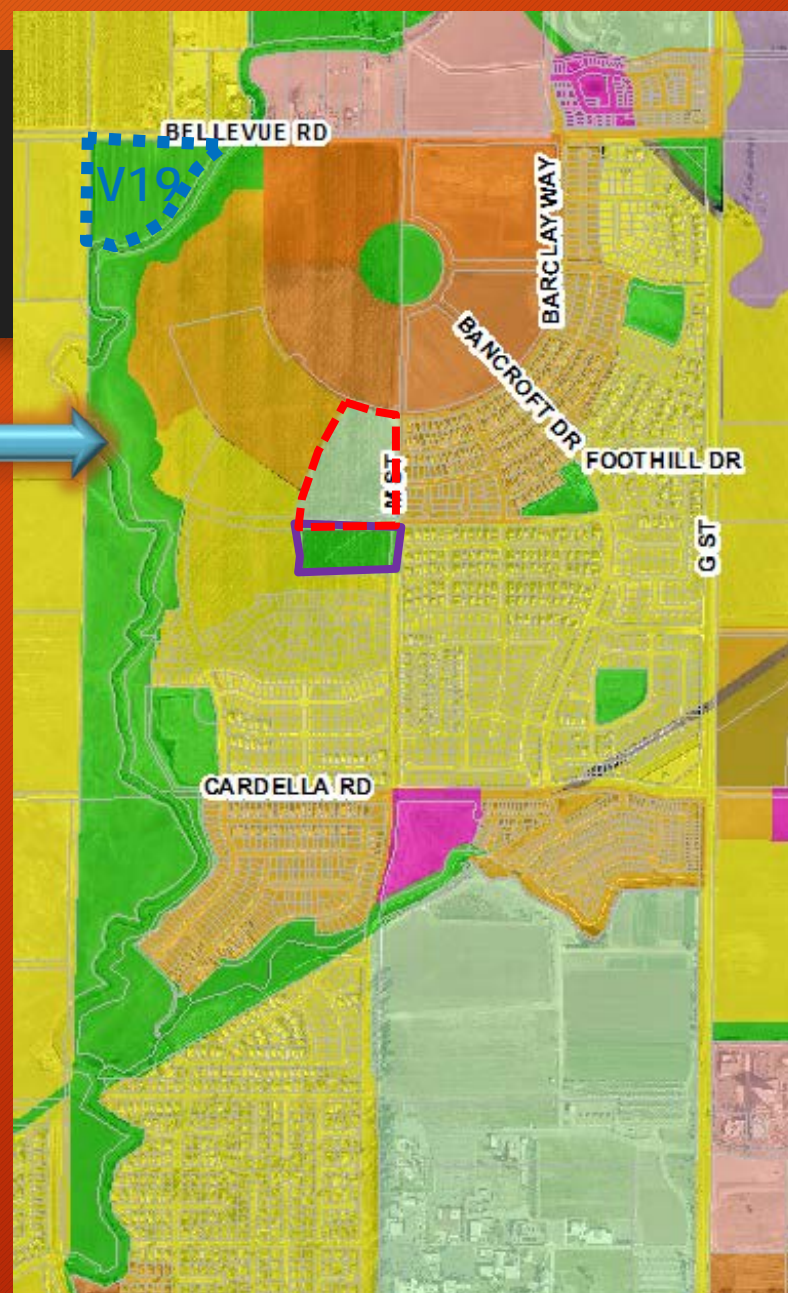
Changes made with General Plan Update

- Moved School Site from Village 18 to Village 17.
- Moved Park location in Village 17 (and reduced park size).
- Reduced Park Size in Village 12.
- Changed Village 19 from Single-Family to Open Space

2015 General Plan

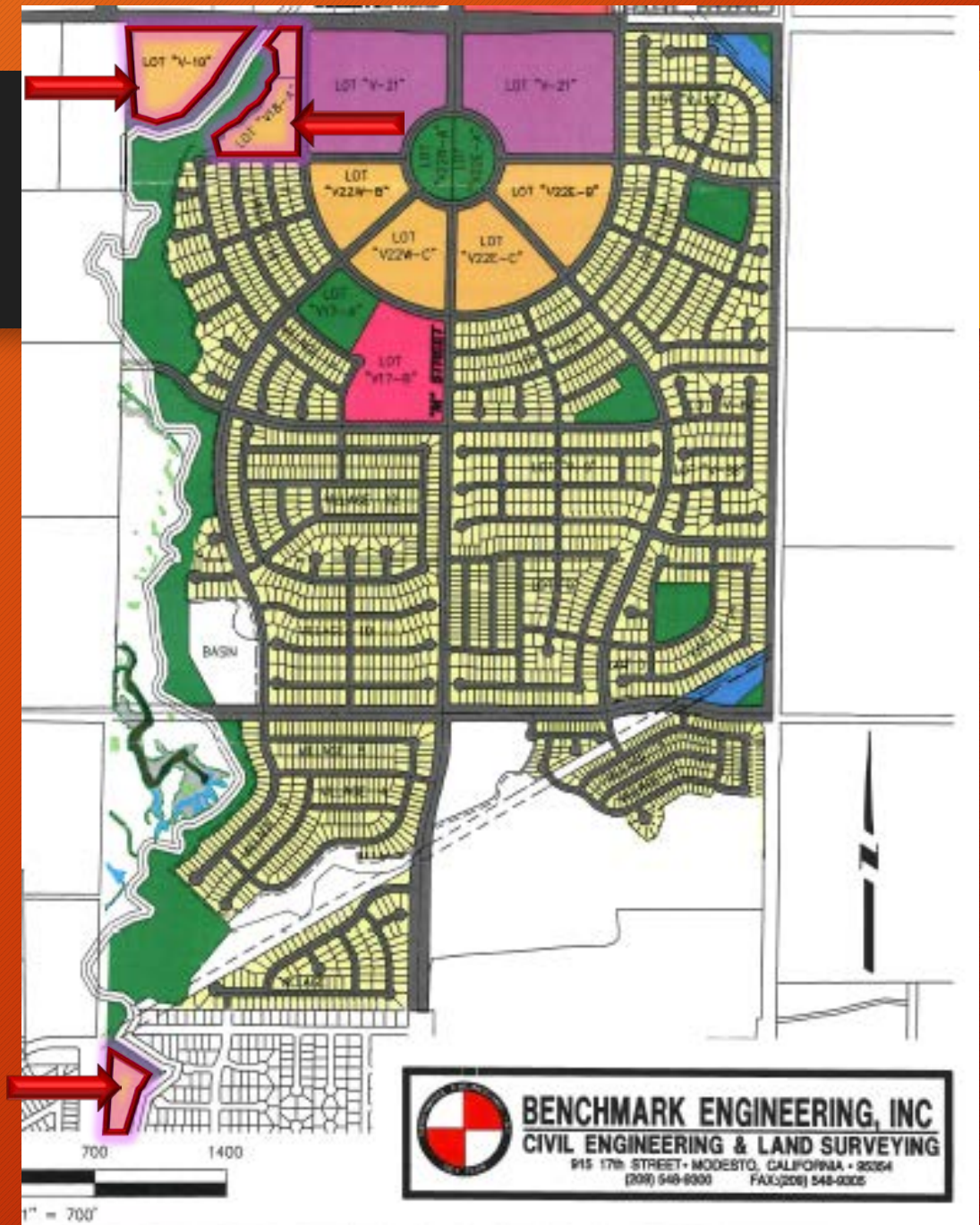


2030 General Plan

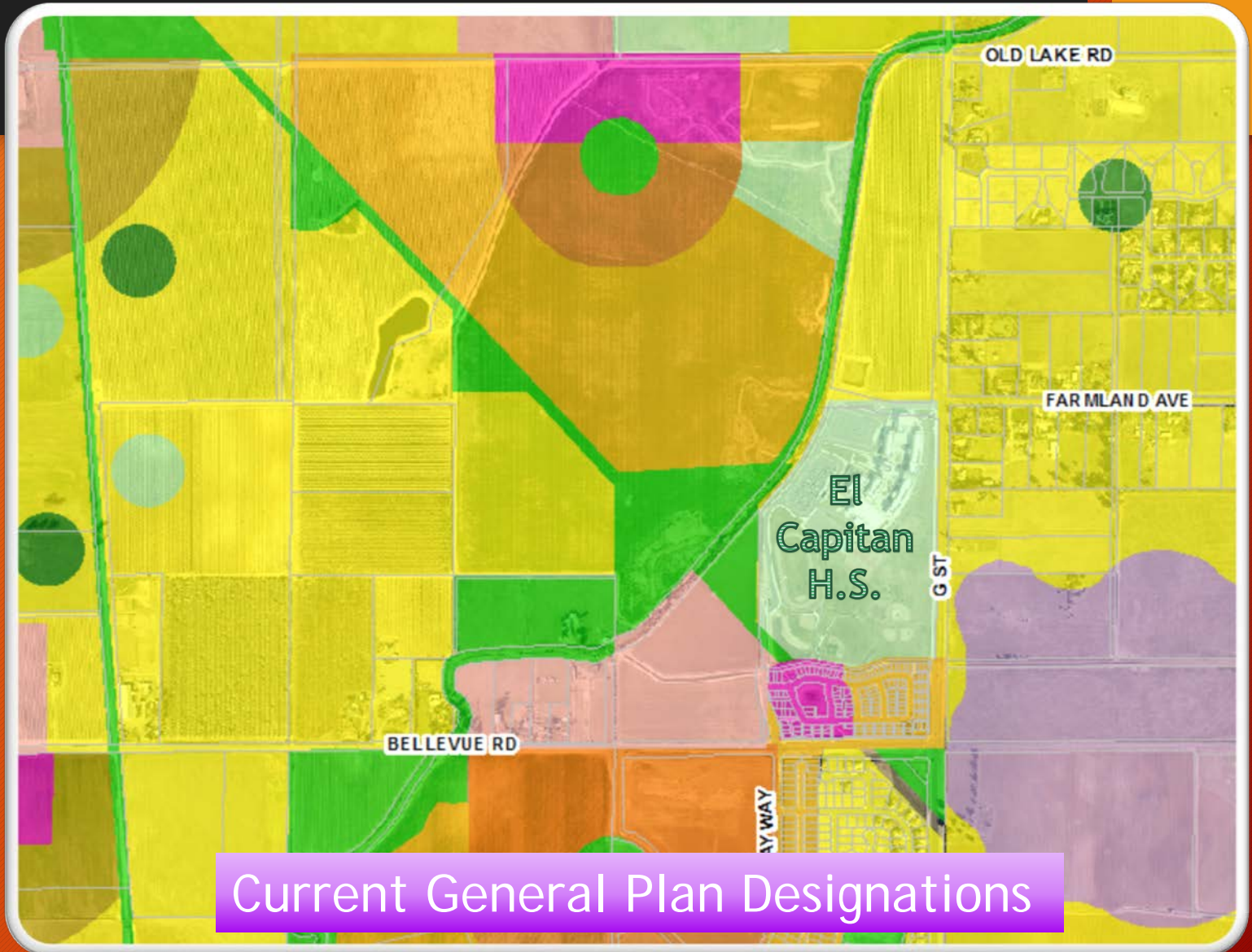


Future Land Use Changes

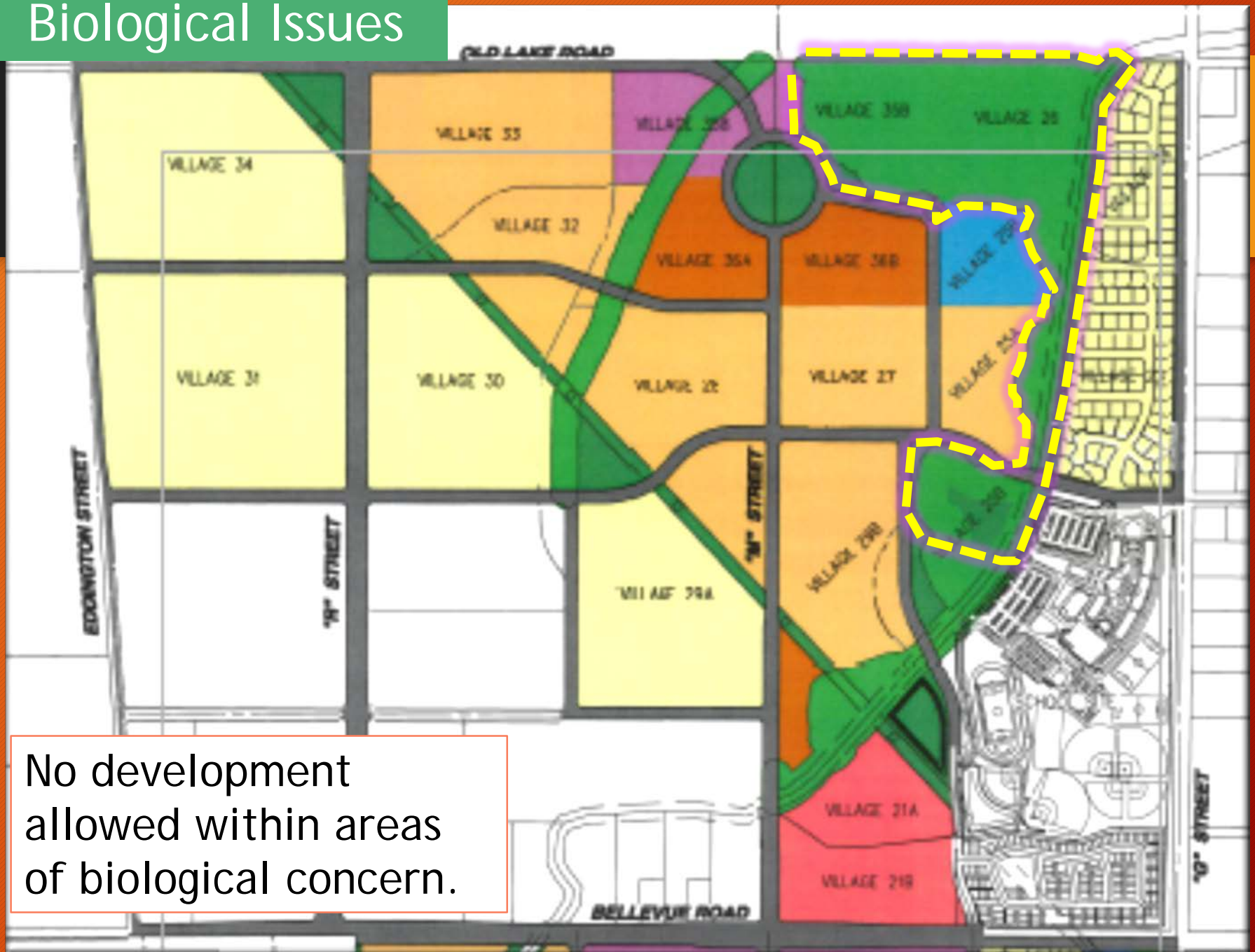
Future changes to Villages 18 & 19 and Open Space Area on R Street, South of Lehigh Dr.



Bellevue Ranch North



Biological Issues



No development allowed within areas of biological concern.

SECTION 3 CIRCULATION

A key goal of the Master Development Plan is to provide a multi-modal transit oriented circulation system which will accommodate safe and efficient movement of vehicles, pedestrians, and bicyclists within and through the Plan Area.

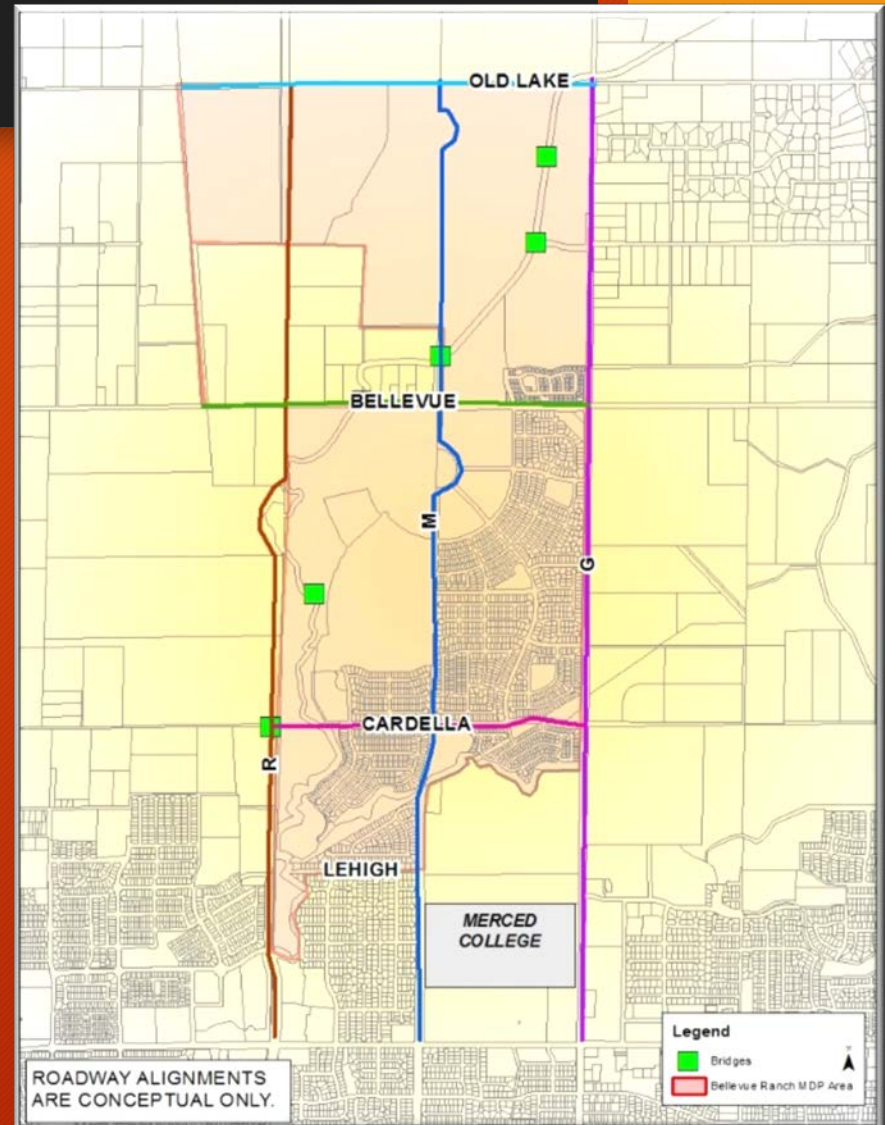


SECTION 3 CIRCULATION

MAJOR ROADS:

- ❑ G STREET
- ❑ M STREET
- ❑ R STREET
- ❑ CARDELLA ROAD
- ❑ BELLEVUE ROAD
- ❑ OLD LAKE ROAD

BRIDGES TO BE CONSTRUCTED



Major Roads/Bridges Needed

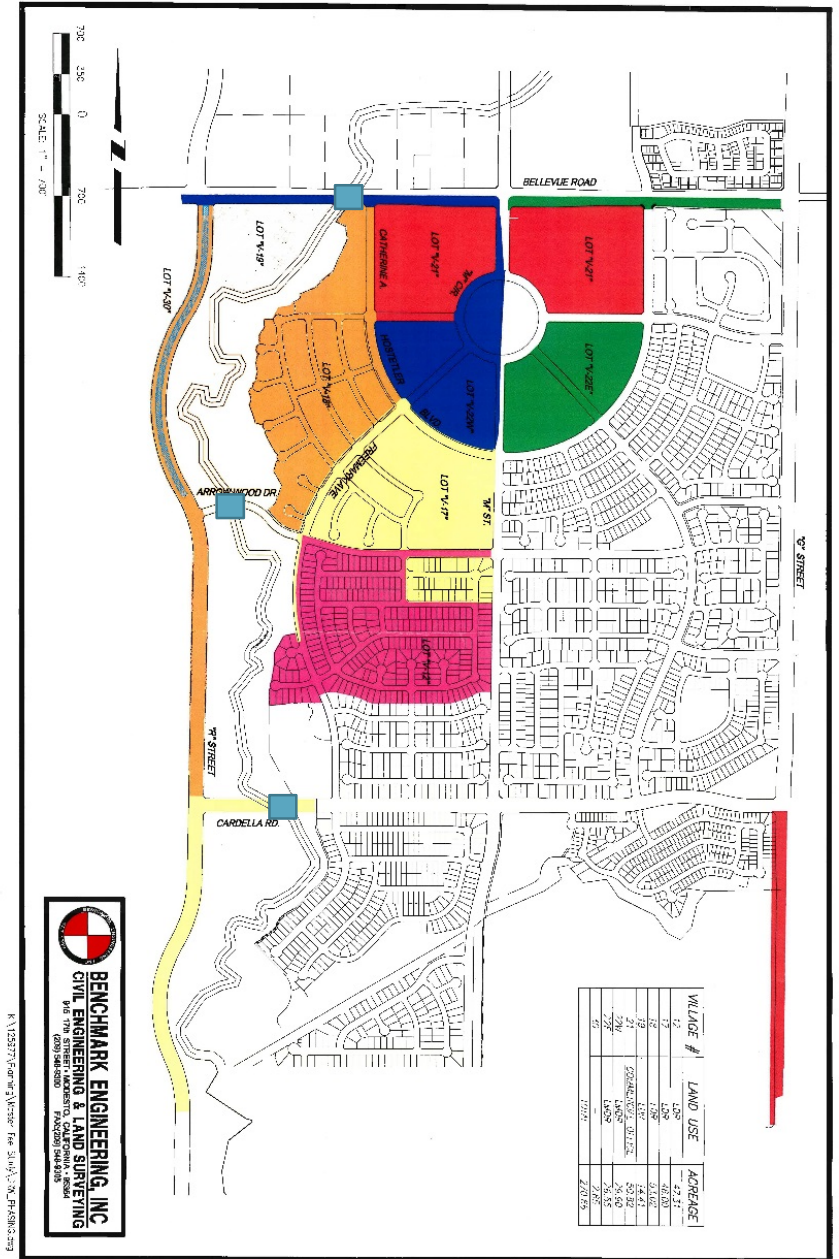
BELLEVUE RANCH WEST

- G Street at Cottonwood Creek
- R Street from current terminus to Bellevue Road
- Bellevue Road R Street to G Street
- Bridges
 - Cardella Road
 - Bellevue Road
 - Arrow Wood Drive

Roads/Bridges

BELLEVUE RANCH WEST

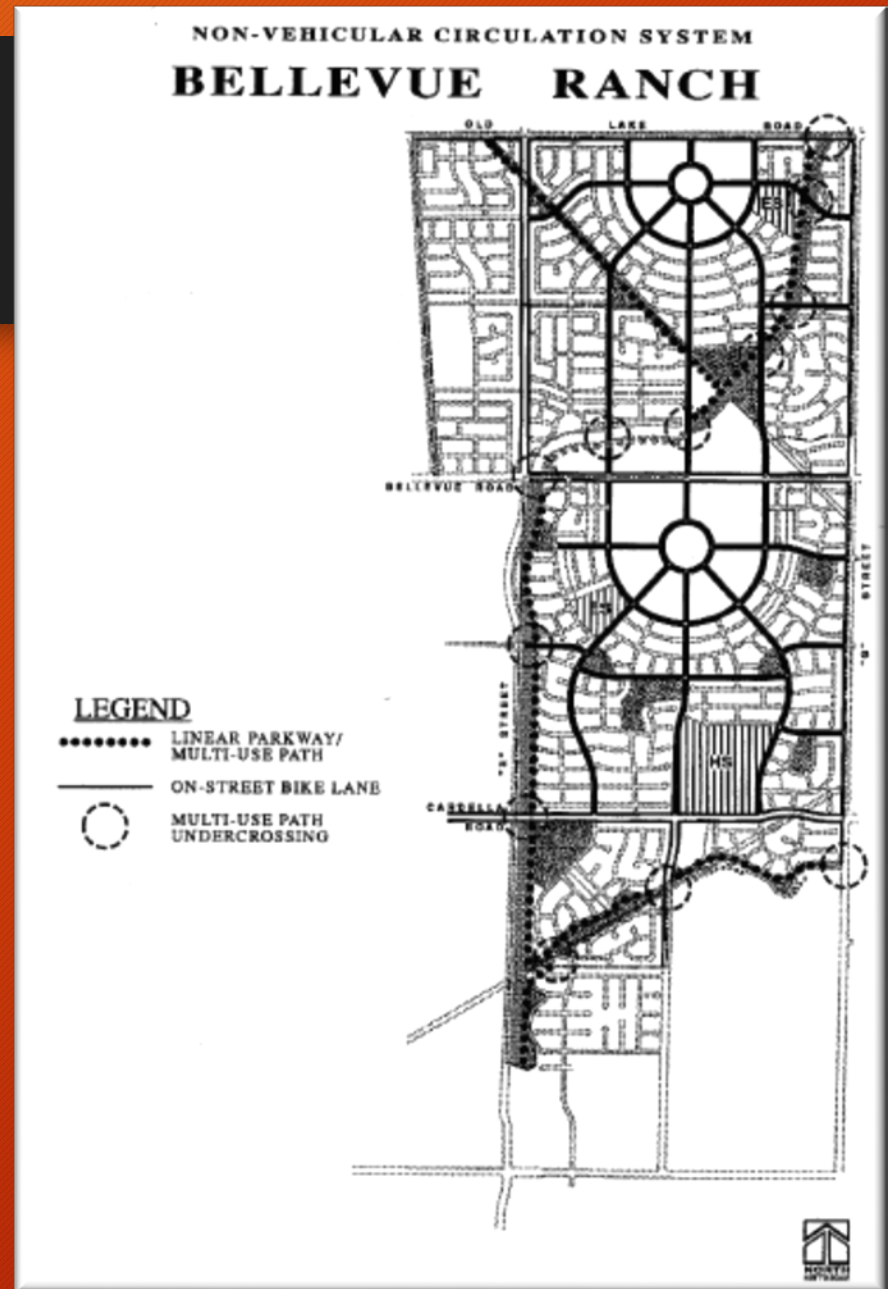
- G Street from Cardella South to Mercy Drive
- R Street from current terminus to Bellevue Road
- Bellevue Road R Street to G Street
- Complete M Circle
- Bridges
 - Cardella Road
 - Bellevue Road
 - Arrow Wood Drive



Bikeways

Class 1 Bike Lanes along arterial and collector roads.

Bike Path along linear parks. Fahrens Creek (north/south) and Cottonwood Creek (east/west)

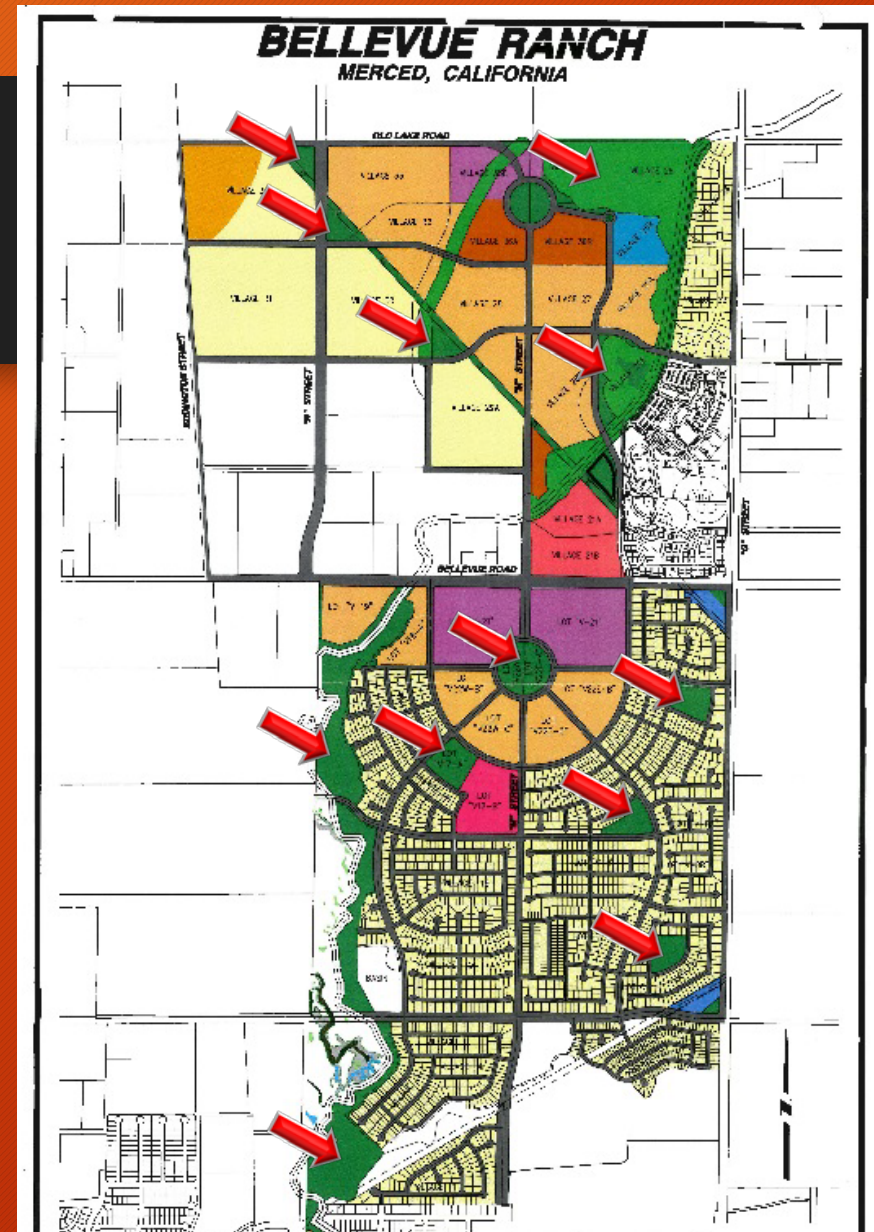


SECTION 4 OPEN SPACE/PARKS

- The Merced Parks & Open Space Plan identifies a park dedication of 5.0 acres per 1,000 population.
- The Plan calls for open space along Fahrens Creek, bicycle/pedestrian paths, natural Creekside amenities and pocket parks.
- The plan identifies a Class I bikeway along Fahrens and Cottonwood Creeks and Class II bikeways along arterial roads.

Park Sites

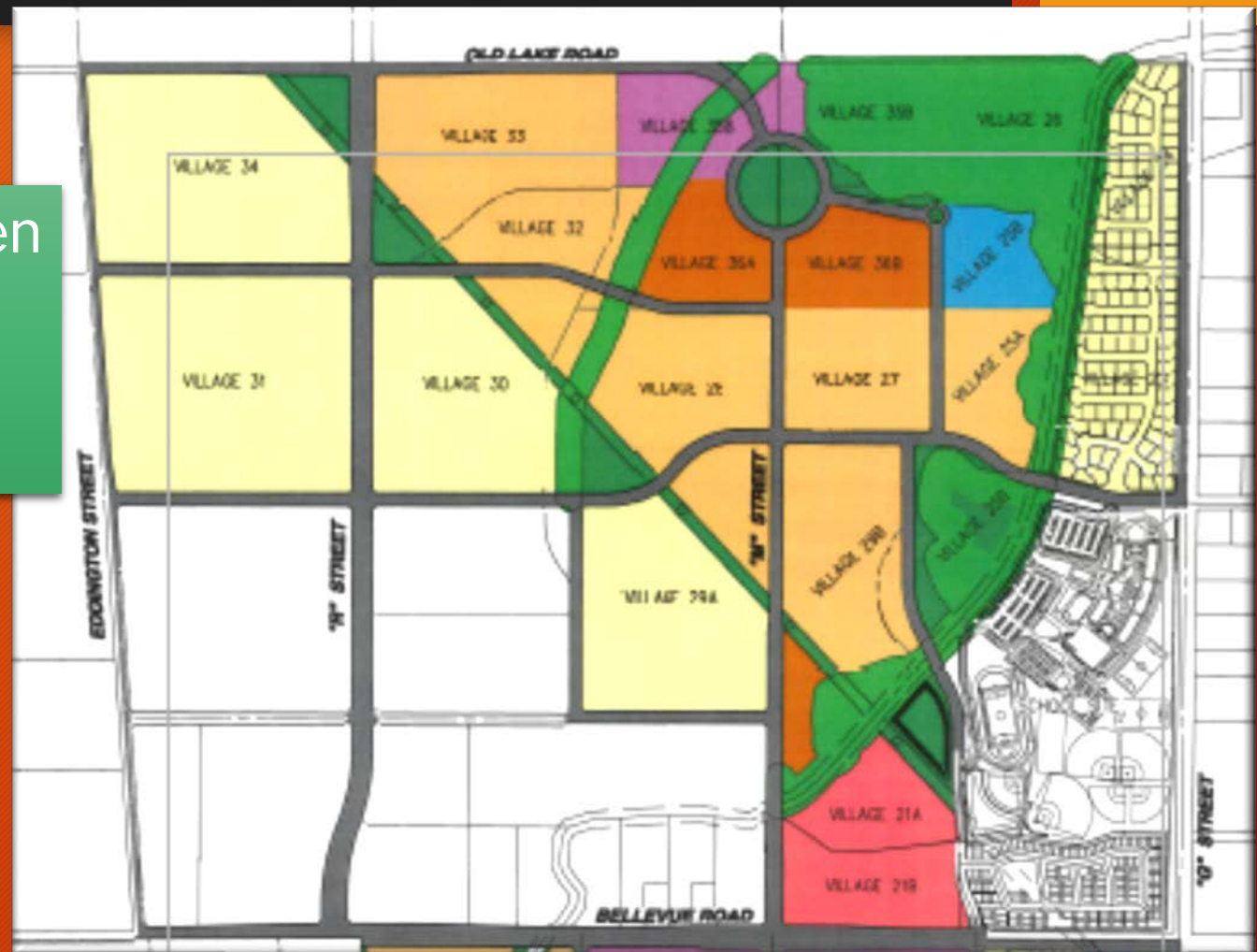
- 3 Park Sites in Bellevue Ranch East
- 1 Park Site in Bellevue Ranch West (BRW)
- Linear Park in BRW
- Park/Basin in BRW
- 4 Park Sites in Bellevue Ranch North (BRN)
- Open Space and Linear Park in BRN



Future land use changes needed for some of the open space in BRN.

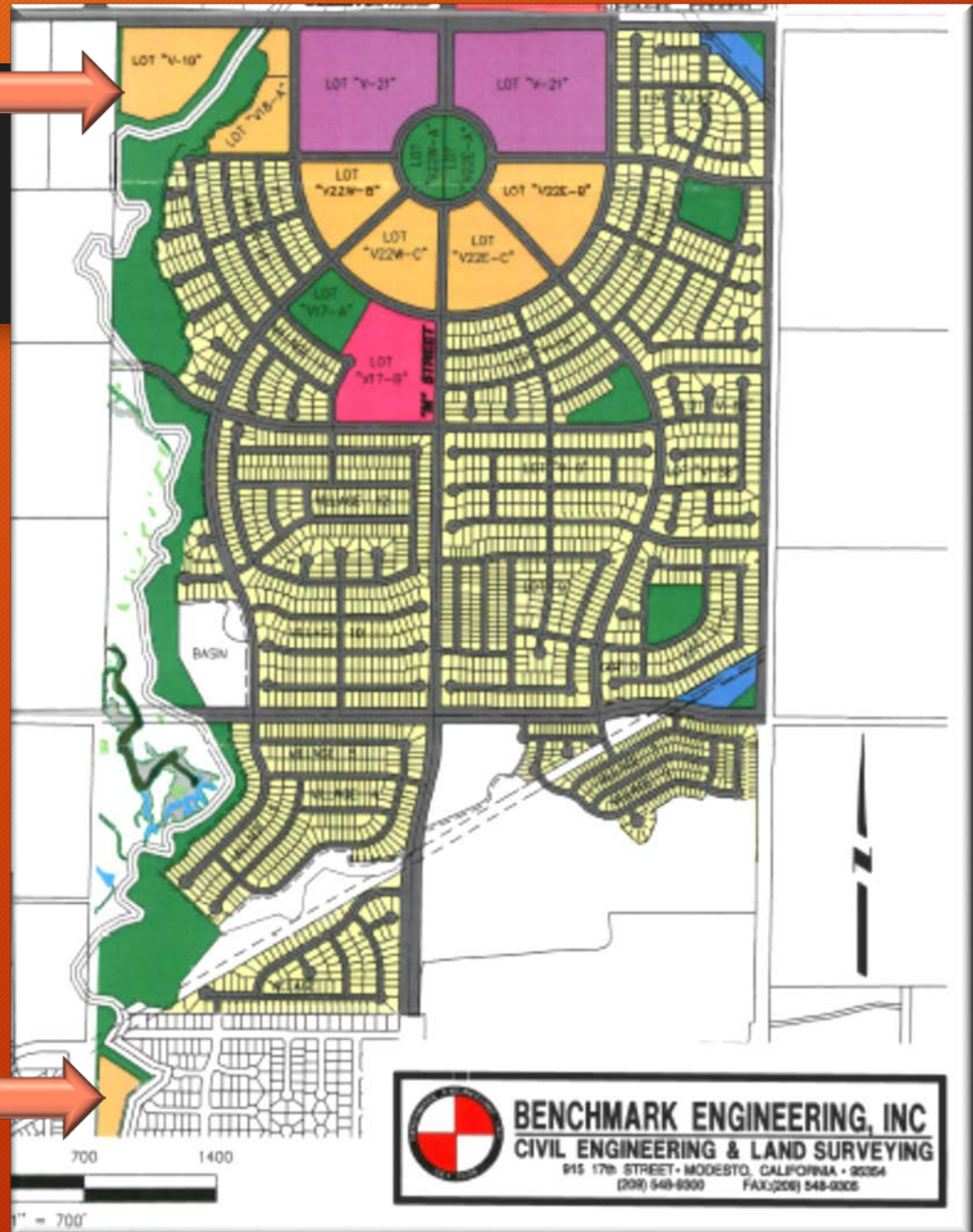
Future Changes to Open Space

Additional open space due to biological issues.



Future Changes To Open Space

Change from
Open Space
to Multi-
Family



SECTION 6 INFRASTRUCTURE SEQUENCING

**Bellevue Ranch Master Development Plan (MDP) Table 6.1
Major Infrastructure Phasing**
(Revised & Adopted by City Council on June 21, 2004)
(Revision & Adopted by Planning Staff on August 17, 2005)
(Revision & Adopted by Planning Commission on June 18, 2008)

The following table shows the same circulation and major infrastructure improvements listed in the MDP Table 6.1, adopted by the City Council May 15, 1995, in the columns for contiguous and non-contiguous improvements. Two new columns have been added to show the village interior improvements as well as concurrent construction phasing. This table indicates when certain improvements are warranted by Sub-Phase development. It does not address funding sources or the timing of available funding. In general, each Developer shall be responsible for construction of the warranted improvements, with the exception of wells, which the City will construct.

The Sub-Phases have been reorganized to show the order in which the Villages are now expected to be developed by Crosswinds and Woodside, for the area south of Bellevue Road. North of Bellevue Road the order shown in the adopted Table 6.1 shall be maintained except as noted. MDP Villages 6, 11, 13 and 19 have been excluded from this proposed sequence due to floodplain constraints.

Bellevue Ranch Master Development Plan Table 6.1—Major Infrastructure Phasing				
Sub-Phase (Village)	Contiguous Improvements	Non-Contiguous Improvements	Interior Improvements	Villages Able to Construct out of sequence with this sub-phase
BIIP 1	None	<ul style="list-style-type: none"> M St (Barclay Rd. to Lehigh)(1/2 street) M St Cottonwood Creek Bridge (1/2 Street) Well Site (G St/ Cardella Rd) 	<ul style="list-style-type: none"> BIIP 1 Collectors Sewer, Drain and Water Detention Basins DB-P, T and U Storm Drain and Sewer Pump Stations Outfalls 	<ul style="list-style-type: none"> Village 15, 16, 8A, 14 and 9
8A	None	None	<ul style="list-style-type: none"> V-8A streets and utilities 	<ul style="list-style-type: none"> Concurrent with BIIP 1
15	None	<ul style="list-style-type: none"> Fire Station Dedication 	<ul style="list-style-type: none"> Village-15 streets and utilities 	<ul style="list-style-type: none"> Concurrent with BIIP 1
1	<ul style="list-style-type: none"> M St: Lehigh to Cottonwood Ck (1/2 Street) M St: Cottonwood Bridge (1/2 street) and bike crossing 	<ul style="list-style-type: none"> M St: Cottonwood Ck to Cardella Rd intersection (1/2 street) 	<ul style="list-style-type: none"> V-1 streets and utilities 	<ul style="list-style-type: none"> None <p>Note: Sub-Phase (Village) 1 is not dependent on Sub-Phases BBIP 1, 8A, and 15.</p>
9	None	None	<ul style="list-style-type: none"> V-9 streets and utilities 	<ul style="list-style-type: none"> Concurrent with BIIP 1

TABLE 6.1

ADOPTED WITH BRMDP IN 1995
REVISED IN 2004, 2005, & 2008

Table 6.1 Explained

- Divided by Villages
- Contiguous Improvement Requirements
- Non-contiguous Improvement Requirements
- Interior Improvements Requirements
- Villages able to construct out of phase

BIIP - Backbone Infrastructure Improvement Plan

Bellevue Ranch Master Development Plan Table 6.1—Major Infrastructure Phasing				
Sub-Phase (Village)	Contiguous Improvements	Non-Contiguous Improvements	Interior Improvements	Villages Able to Construct out of sequence with this sub-phase
BIIP I	None	<ul style="list-style-type: none"> • M St (Barclay Rd. to Lehigh)(1/2 street) • M St Cottonwood Creek Bridge (1/2 Street) • Well Site (G St/ Cardella Rd) 	<ul style="list-style-type: none"> • BIIP I Collectors • Sewer, Drain and Water • Detention Basins DB-P, T and U • Storm Drain and Sewer Pump Stations Outfalls 	<ul style="list-style-type: none"> • Village 15, 16, 8A, 14 and 9

Revisions to Table 6.1

- 2004 Revision
 - Changed the order of village development in BRE and BRW
 - Removed the Fahrens Creek Bypass
 - Permitted concurrent development of BRE and BRW
 - Removed Villages 6, 11, 13, and 19, added Lot Q
 - 6th lane of Bellevue Road constructed with Phase 3 (Bellevue Ranch North)
 - Add Backbone Infrastructure Improvement Plan (BIIP) to Table 6.1

Revisions to Table 6.1

- 2005 Revision
 - Deferred construction of R Street to Villages 17 & 18.
 - This was done due to delays in obtaining federal permits for construction of R Street, adjacent to Fahrens Creek, from Lehigh Drive to Bellevue Road .



Revisions to Table 6.1

- 2008 Revision
 - Established time and responsibility for certain improvements required with Villages 21 and 22.
 - Done as part of CUP for a condominium project that was never constructed. All improvements required by Villages 21 and 22 are still needed.

Cost of Infrastructure

- The developer estimates the cost for infrastructure for Bellevue Ranch West to be approximately \$41 million dollars.
- The cost estimate for Bellevue Ranch North is approximately \$84 million dollars.
- Some costs are reimbursable from the City's Public Facilities Financing Plan (PFFP).
- Staff is working with developer on a financing plan to help with the costs of these improvements.



Loss of units due to biological constraints

- Large amount of land is now undevelopable due to biological constraints.
- This reduces the total number of lots and units able to be constructed.
- The cost of infrastructure per lot/development is higher due to the loss of this land.



Future Revisions to Table 6.1

- Shifting the responsibility for certain improvements between villages to distribute the cost more evenly.
- Possible removal of certain improvements due to environmental constraints.

BELLEVUE RANCH

Upcoming Projects

- Tentative Map for Village 23 in Bellevue Ranch North.
- General Plan Amendment for Bellevue Ranch West.
- General Plan Amendment for Bellevue Ranch North.

TSM for Village 23



Gated
Community.

Between 60 and
70 lots.

General Plan Amendment

Bellevue Ranch West

- Amend the Land Use Designation for Villages 18, 19, and R Street site.
- Change to multi-family residential.



General Plan Amendment

Bellevue Ranch North

Remove ¼-mile collector bridge between Villages 23 & 24.

Change land use designations due to biological constraints.

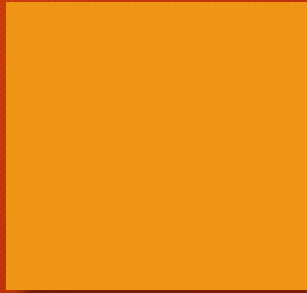
Determine alignment for Old Lake Road.

LOT AND UNIT COUNT

Phase	Single-Family Lots	Multi-Family Units
Bellevue Ranch East	1,015	415
Bellevue Ranch West	1,245	800
Bellevue Ranch North	1,365	685
TOTAL	3,625	1,900
ORIGINAL ESTIMATES FROM BRMDP		
SINGLE-FAMILY	4,084 to 4,979	
MULTI-FAMILY		759 to 1,669

QUESTIONS.....





SECTION 5 PUBLIC FACILITIES

School Site Relocated from Lot Q to Village 20.



Former School Site - Lot Q





Former Fire Station Site

SECTION 3 CIRCULATION

OPEN SPACE

- VILLAGE 19 BRW
- R ST NOW DEVELOPABLE FOR MULTI FAMILY
- BIOLOGICAL RESTRAINTS
- TEXT
- TEXT
- TEXT
- TEXT
- TEXT
- TEXT
- TEXT
- TEXT
- TEXT
- TEXT
- TEXT
- TEXT

BRIDGES

- BARCLAY BRIDGE
- TEXT
- TEXT
- TEXT
- TEXT
- TEXT
- TEXT
- TEXT
- TEXT
- TEXT
- TEXT
- TEXT
- TEXT
- TEXT
- TEXT

NEED TITLE

- OLD LAKE ROAD
- G ST & CARDELLA
- R ST
- R ST SOUTH OF CARDELLA
- R ST NORTH OF CARDELLA
- TEXT
- TEXT
- TEXT
- TEXT
- TEXT
- TEXT

SECTION 3 CIRCULATION

MAJOR ROADS

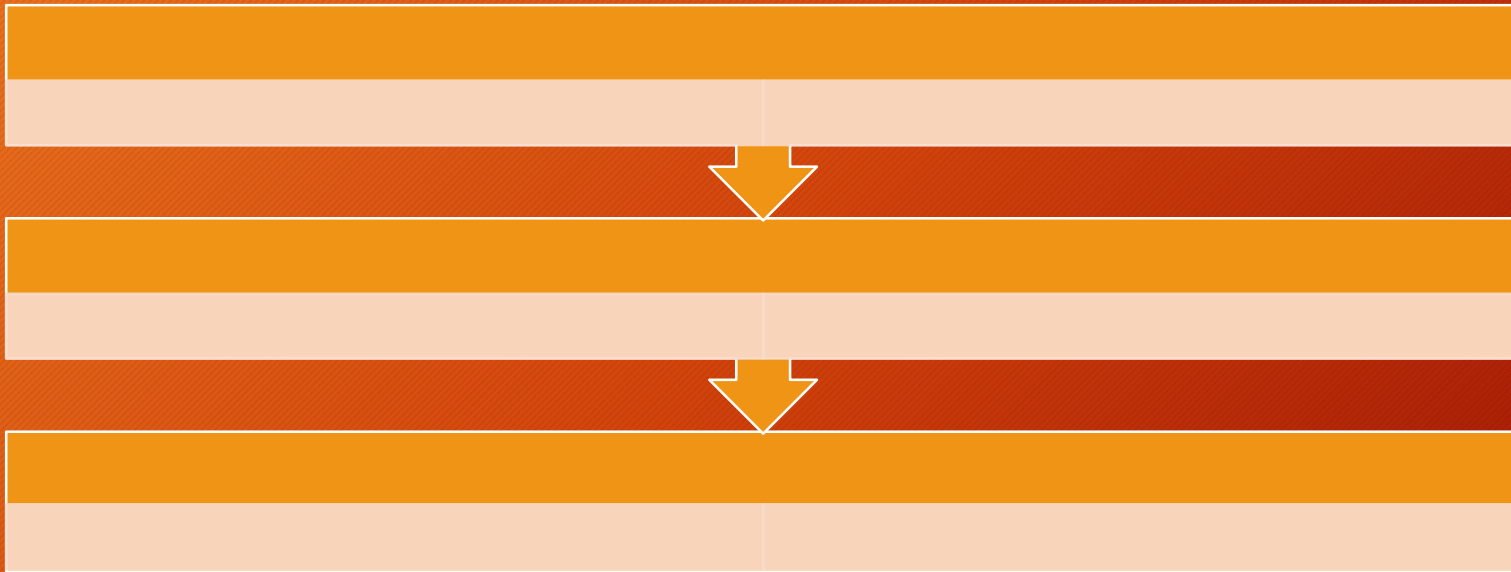
- G STREET
- M STREET
- R STREET
- CARDELLA ROAD
- BELLEVUE ROAD
- OLD LAKE ROAD

SECTION 4

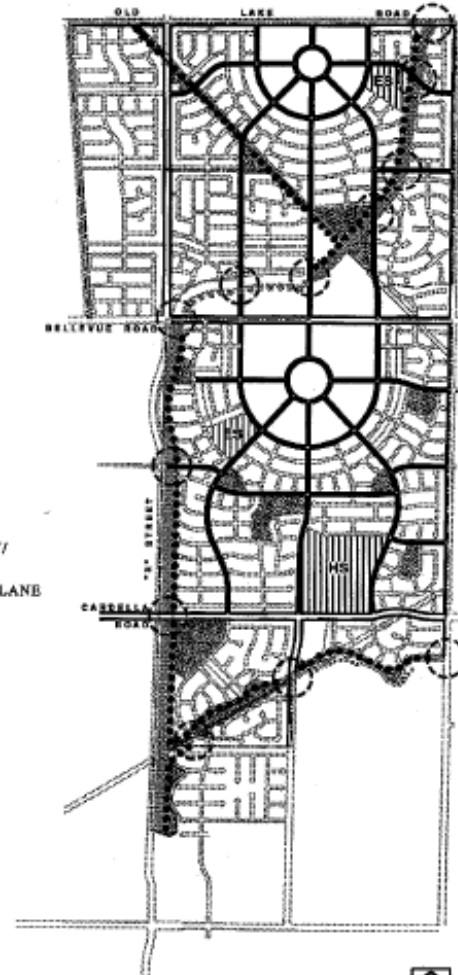
PARKS ~ OPEN SPACE ~ RECREATION



SECTION 5 PUBLIC FACILITIES ~ SERVICES ~ INFRASTRUCTURE



NON-VEHICULAR CIRCULATION SYSTEM
BELLEVUE RANCH



LEGEND

- LINEAR PARKWAY/
MULTI-USE PATH
- ON-STREET BIKE LANE
- MULTI-USE PATH
UNDERCROSSING



SECTION 3 CIRCULATION

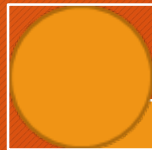
- M STREET TRANSITWAY
 - M STREET NORTH OF CARDELLA ROAD TO ARROW WOOD DRIVE.
 - M STREET NORTH OF BELLEVUE

SECTION 6 PHASING ~ INFRASTRUCTURE SEQUENCING ~ FACILITIES BENEFITS ~ FINANCING MECHANISMS



PHASING & SEQUENCE

• [TE
XT]



FACILITIES BENEFITS

- NEED REVISED FACILITIES & CERTAIN DOLLAR AMOUNT TO STAY WITHIN & BE DESIGNATED FOR THE PROJECT



FINANCING

- PFFP
- DEVELOPER RESPONSIBILITY
- CFD OPTION
- INFRASTRUCTURE
- CITY WIDE SERVICE
- EXISTING VACANT FINISHED LOTS

SECTION 7 CONSISTENCY ANALYSIS

PROJECT SPECIFICS
RELATIVE TO
ENTITLEMENT &
APPROVED PAST
MODIFICATIONS

CHANGES IN SITE OF HIGH SCHOOL
MOVING TO V20

V7 MODIFICATIONS

LOT Q WAS GPA & SUP REVISION

TABLE 6.1 REVISION

OBLIGATIONS OF PREVIOUS
VILLAGES MOVED TO
OTHER VILLAGES

OBLIGATION TO INSTALL
VS. PAYMENT

BRW DA 25 YEAR REVISION
DEVELOPER NEEDS 40 YEAR REVISION

SEWER COMMITMENT TO THE UC

BY-PASS FLOOD CHANNEL

RTIF
WHAT IS COVERED (OFFSITE)

MEASURE V

BY-PASS FLOOD CHANNEL