

Technical Appendix L, “University Community Plan Town Center”

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L.1 Executive Summary

The paper describes the planned use and function of the Town Center planned to be sited immediately south of UC Merced in the University Community Plan (UCP). Identification of this center will be used to differentiate it from any center that is proposed adjacent to western boundary of UC Merced in the Bellevue Community Plan.

The Town Center is described in these three planning documents:

- 2009 UCM LRDP
- 2004 University Community Plan
- 2008 EIR/EIS for UCM Phase 2020 and the University Community

While the size and location of the Town Center varies between the 2004 and 2008 planning documents, its function and purpose is has not. Section L.5.1 includes a list of key description statements taken from the documents assessed in this report.

A composite description is provided in Section L.5.2, combining the statements from the various planning documents, and highlighting the essential descriptors of the Town Center.

Unique traits of the Town Center are described in Section L.5.3, along with suggested consideration of compatible (not-competitive) uses in the Bellevue Community Plan.

L.2 Merced County University Community Plan (2004), Findings

L.2.1 Visioning

Per visioning statement of the Merced County UCP, “the fundamental organizing principle of the University Community is the establishment of a high density mixed-use Town Center abutted by and integrated with a number of distinct Residential Villages.¹⁻¹⁹ The concentration and intermixing of uses within the Town Center will promote pedestrian and transit use and establish it as the heart of the community. 1-19 Libraries, performing arts venues, art galleries, and other cultural facilities are located are planned to be located in the Town Center.”¹⁻¹³

“The Town Center Specific Plan shall be prepared in consultation with UC Merced to ensure the UCP’s objectives for the interface and sharing of uses and continuity of streets, sidewalks/pedestrian paths, bikeways, infrastructure, open space amenities, and other elements are achieved.”¹⁻¹⁵⁶

L.2.2 UCP Goals, Objectives, and Policies

Key goal, objective and policy statements are listed from the UCP:

LU 3.2 Policy

“.....A business center shall be developed adjacent and relate to the Town Center and UC Merced campus.....”¹⁻²²

LU 3.4 Policy

“Locate the highest development densities within and adjacent to the Town Center and primary transit corridors and stations to support community activity and transit use. Encourage the development of housing that is suitable and affordable for UC Merced students, faculty, and staff in proximity and adjacent to the Town Center.”¹⁻²⁵

LU 4.4 Policy

“...The development allocations among the Town Center and each Residential Village shown in **Table 2** (see NOTE below) may vary to reflect the number of Villages to be developed or otherwise transferred among the five sub-areas provided that the cumulative amount of development in the Community is not exceeded, nor reduced to a

level that jeopardizes the ability to fund Community infrastructure, public services, and environmental mitigation.....” 1-27

NOTE: The data from **Table 2** (below), referenced in the paragraph above, is also presented in column 2 titled “2004 UCP” of this Technical Memorandum (section L.5.4).

TABLE 2 LAND USE CAPACITY						
Land Use	Town Center	Residential Village 1	Residential Village 2	Residential Village 3	Residential Village 4	Total
Residential						
Single Family						
Acres	0	170	238	296	264	968
Units	0	1,225	1,714	2,134	1,895	6,968
Multi Family						
Acres	27	18	44	48	27	164
Units	648	430	1,050	1,146	648	3,922
Mixed Use						
Total Acres	20	0	0	0	0	20
Retail (sq. ft.)	305,000	0	0	0	0	305,000
Office (sq. ft.)	130,680	0	0	0	0	130,680
Housing Units	726	0	0	0	0	726
Retail						
Acres	5	3	2	12	3	25
Square Feet	61,000	50,000	50,000	200,000	50,000	411,000
Office						
Acres	16	2	2	7	2	29
Square Feet	593,320	20,000	20,000	120,000	20,000	776,320
Research & Development						
Acres	22	0	0	0	0	22
Square Feet	400,000	0	0	0	0	400,000
Schools						
Acres	0	10	20	50	30	110
Square Feet	0	1 (K-5)	2 (K-5)	1 (High) 1 (K-5)	1 (6-8) 1 (K-5)	7
Parks & Open Space						
Acres	0	66	42	74	74	256
Total Development						
Acres	90	269	348	487	400	1,594
Streets						
Acres	30	91	118	164	136	539
Total						
Acres	120	360	466	651	536	2,133
<p>Note:The land use capacities may be transferred among planning subareas or otherwise varied to account for the number of Villages to be developed provided that the cumulative amount of residential, mixed use, retail, office, research and development uses within the University Community is not exceeded or reduced to impair financing of infrastructure, public services, and environmental litigation, and provided that such changes are consistent with other design and development policies contained in this Plan</p>						

Goals, Objectives, and Policies

LU Objective 6.0

“To establish a business center that provides opportunities to attract and incubate new businesses that benefit from the presence of the intellectual capital and research of UC Merced, is integrated with the Community Town Center and Campus Core, and provides job opportunities for local residents.”¹⁻³⁷

Economic Development Objective 2.0

“Community identity will be established through creation of a town center within the University Community that physically links the Campus to the Community. Creating a vibrant town center requires that it be active and lively into the evening hours. Cafes, bookstores, and restaurants with extended hours can be attracted to the town center to draw students and professionals alike and offer a welcome setting for studying and socializing if retail, service, and entertainment businesses are concentrated in one village center near the edge of the campus in the early phases of development. High density residential can also contribute to the success of the town center, providing customers within walking distance.”¹⁻⁵⁹

Cultural Facilities & Public Use Policies

PLC 5.5

“Promote the development of cultural facilities in the Town Center, as the first priority locations, with possible facilities in the Residential Village Centers.”¹⁻¹¹²

PS 1.2

“Identify sites for police facility location(s) in subsequent Specific Plans for development in the University Community, based on need, phasing, and timing. The Town Center would be a priority candidate site.”¹⁻¹¹³

PHS 1.2

“Locate any health care facilities that are developed in the Community in the Town Center and, secondarily, in the Residential Village Centers to maximize access by local residents and interface with other public uses.”¹⁻¹¹⁴

PHS 2.2

“Locate social provider facilities in the Town Center and, secondarily, in the Residential Village Centers to maximize access by local residents and interface with other public facilities.”¹⁻¹¹⁴

Land Use Objective 5.0

“To develop the University Community Town Center as the symbolic and functional center of the University Community that is directly linked and shares uses with the University campus core and linked to surrounding Residential Villages.”¹⁻²⁹ NOTE: Land Use Policies LU 5.1 to LU 22 are provided in their entirety on the following four pages.

Note: LU 5.11: “Allow three development typologies in the Town Center: (a) mixed use structures that integrate housing with ground level retail, office, cultural, or other use; (b) independent commercial, office, and other non-residential use; and (c) independent housing. Each development type shall be integrated into a cohesive urban pattern, in accordance with other policies in this section. To the extent practical, these development typologies shall be grouped, emphasizing the concentration of mixed structures along primary pedestrian streets as depicted by the Illustrative Town Center Diagram (**Figure 7, 8, 9, 10 and 11**). Their precise location shall be established by a Specific Plan to be adopted by the County.”¹⁻³¹

LU 4.8

Extend infrastructure and related services and utilities to urbanizing areas within the University Community only following the adoption of an Infrastructure Master Plan and pursuant to its specification for such infrastructure and services. Such services and improvements shall be limited to the planned development area except where they are necessary to independently or jointly serve the University Community and UC Merced. *(Imp 2.4, 3.3, 4.13)*

LU 4.9

Establish an Urban Limit Line contiguous with the Community Plan boundary. This Urban Limit Line is intended to delineate the maximum extension of urban development and urban services. The Urban Limit Line may be modified by the Board of Supervisors through a revision of the UCP and subject to all applicable goals, objectives, and policies of the County General Plan. *(Imp 2.1)*

A COMMUNITY OF VITAL AND LIVABLE PLACES

THE TOWN CENTER IS THE HEART OF THE COMMUNITY

Objective

LU 5.0

To develop the University Community Town Center as the symbolic and functional center of the University Community that is directly linked and shares uses with the University campus core and linked to surrounding Residential Villages.

Policies

USES

LU 5.1

Require that a mix of uses be developed in the University Community Town Center that reinforce its role as the primary business and shared activity center for the community and campus. Representative uses may include community and campus-serving retail commercial, personal services, financial institutions, offices, entertainment, hotels/motels, civic, cultural (library, museum, etc.), food service/grocery stores, housing, and similar uses that are supportable in the marketplace. *(Imp 2.5)*

LU 5.2

Encourage the development of buildings and sites that contain a mix of uses, including the vertical integration of housing with retail, office, civic, or other uses. *(Imp 2.5)*



LU 5.3

Integrate public uses (e.g., day and senior care facilities, community meeting rooms, recreation facilities, libraries, police and fire facilities, health facilities, and so on) with other uses in the Town Center. *(Imp 2.5, 4.4-4.6, 4.8)*



LU 5.4

Collaborate with UC Merced to identify and promote the development of uses in or immediately adjacent to the Town Center that support and can be jointly used by the campus and community (e.g., conference facility, performance arts center, sports stadium, and recreation fields). *(Imp 2.5, 3.3)*

LU 5.5

Promote the development of housing units for UC Merced students, faculty, and staff in the Town Center to facilitate access between the campus and community. *(Imp 1.4, 2.5, 3.3)*

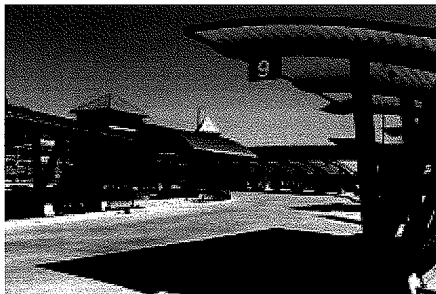


LU 5.6

Encourage the development of senior housing within the Town Center. *(Imp 1.4, 2.5)*

LU 5.7

Develop a multi-modal transportation center that serves both the community and the campus at the earliest feasible date to lessen automobile dependence. Work with the UC in the siting and design of this facility to ensure its compatibility with adjoining uses and the transportation network and facilities. *(Imp 2.5, 4.1, 6.1-6.4)*



DENSITY/INTENSITY

LU 5.8

Develop the Town Center with the highest densities in the University Community to reinforce its role as the "heart" of the community and foster pedestrian and transit use, according to the following standards:

- Retail and office uses (free-standing) Minimum floor area ratio (FAR) of 0.4 and maximum of 3.0 (one to six stories)
- Mixed use (housing/retail or office) Minimum FAR of 1.5 and maximum 3.0, with a minimum FAR of 0.35 and maximum of 1.0 for retail or office components (three to six stories)
- Residential An average range of 8 to 32 units per net acre (minimum height of two stories). Individual sites may be developed at lesser densities provided that the average density for the Town Center planning area is achieved.

LU 5.9

Increased densities and building heights may be permitted to reflect uses of special merit that further functional, economic, and design objectives for the Town Center, provided that they complement and are consistent with adjoining uses and the UC Merced campus. In no case shall densities below the defined minimums be permitted. *(Imp 2.5, 2.9)*

DESIGN AND DEVELOPMENT

LU 5.10

Integrate the Town Center's land uses into a cohesive urban pattern that provides the sense of a complete and identifiable place. Establish an urban form that ties together individual parcels and uses into a cohesive whole, addressing the location and massing of buildings, architecture, landscape, connective pedestrian paths and walkways, streets and transit, use of key landmarks, and similar elements. *(Imp 2.5, 2.9)*



Mixed-Use Center—Grocery store, housing above ground floor commercial. Narrow street and wide sidewalks

LU 5.11

Allow three development typologies in the Town Center: (a) mixed use structures that integrate housing with ground level retail, office, cultural, or other use; (b) independent commercial, office, and other non-residential use; and (c) independent housing. Each development type shall be integrated into a cohesive urban pattern, in accordance with other policies in this section. To the extent practical, these development typologies shall be grouped, emphasizing the concentration of mixed structures along primary pedestrian streets as depicted by the Illustrative Town Center Diagram (Figure 7, 8, 9, 10 and 11). Their precise location shall be established by a Specific Plan to be adopted by the County. (Imp 2.5, 2.9)

LU 5.12

Work with UC Merced during the preparation of the Town Center Specific Plan to ensure the blending and continuity of uses, the street grid, and open spaces along the Town Center and campus core boundary. (Imp 2.4, 2.5, 3.3)

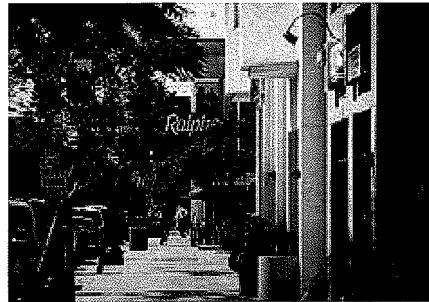
LU 5.13

Design sites and buildings that are constructed in the early phases of the Town Center's development to facilitate intensification and/or adaptive re-use to achieve the intended long-term scale and intensity of building and activity. For example, parking lots may be developed as interim uses that may be replaced by higher density buildings coupled with the development of shared use parking structures. (Imp 2.5, 2.6)

LU 5.14

Require that buildings be located to front onto public sidewalks and plazas forming a semi-continuous "building wall" (with parking located to the rear or in structures with ground level retail uses), that the ground floor of

buildings be restricted to uses that have a high level of customer activity, and that buildings be designed to open onto the sidewalk/plaza and provoke visual interest (e.g., visual transparency, façade modulation/fenestration, etc.). (Imp 2.5, 2.9)



Building "wall" along sidewalk, transparent facades, pedestrian-oriented signage, streetscape amenities

LU 5.15

Incorporate a major public plaza/town square to serve as the centerpiece of community activity that shall be designed to accommodate events, celebrations, outdoor performances, community meetings, and similar functions. (Imp 2.5, 2.7, 2.9)



LU 5.16

Develop and design public streetscapes to enhance pedestrian activity including the integration of landscape, street furniture, signage, lighting, public art, distinctive paving materials, and other amenities. Local and/or campus artists should be involved in the design of streetscapes, in lieu of the exclusive use of traditional "catalogue" elements, to impart a distinctive character and enhance ownership by the community. (Imp 2.5, 2.9, 3.5)



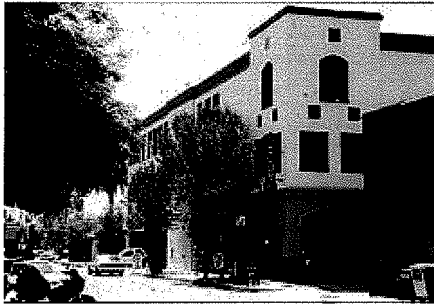
Indoor/outdoor uses, streetscape amenities, wide sidewalks, narrow streets

LU 5.17

Accommodate plazas, small parks, and open spaces that provide viewshed opportunities of the campus and landmark buildings from the Town Center. (Imp 2.5, 2.9)

LU 5.18

Develop shared parking facilities in lieu of separate parking for each site/use in the Town Center, including possible parking facilities to serve both community and campus uses. (Imp 1.5, 4.1)



LU 5.19

Design internal local streets to emphasize pedestrian activity and slow traffic using such techniques as appropriate width, angled parking, traffic circles, landscaped “bulb outs,” alleys, and comparable techniques. A standard of a minimum of 15 feet shall be established as the minimum width of sidewalks, which may be modified to reflect specific planned uses and urban form within the Town Center, provided that the intention for functional pedestrian sidewalks is achieved. (Imp 2.5, 2.9)

LU 5.20

Promote the use of high quality and distinctive architecture that avoids the use of clichéd styles and idioms, is reflective of adjoining campus buildings, and considers the region’s history, landscape, and materials. (Imp 2.5, 2.9)

LU 5.21

Encourage the development of individual buildings that serve as landmarks for the Town Center that may be differentiated by their scale, architectural design, or use of special design elements. (Imp 2.5, 2.9)

LU 5.22

Design structures that integrate housing with commercial, office, and other uses to protect residents from adverse impacts of the non-residential use such as noise, odors, vibration, and lighting. Parking and access to the different uses should be separated and secured. Housing units should be designed to maximize their daylighting and air circulation. (Imp 2.5, 2.6, 2.9)



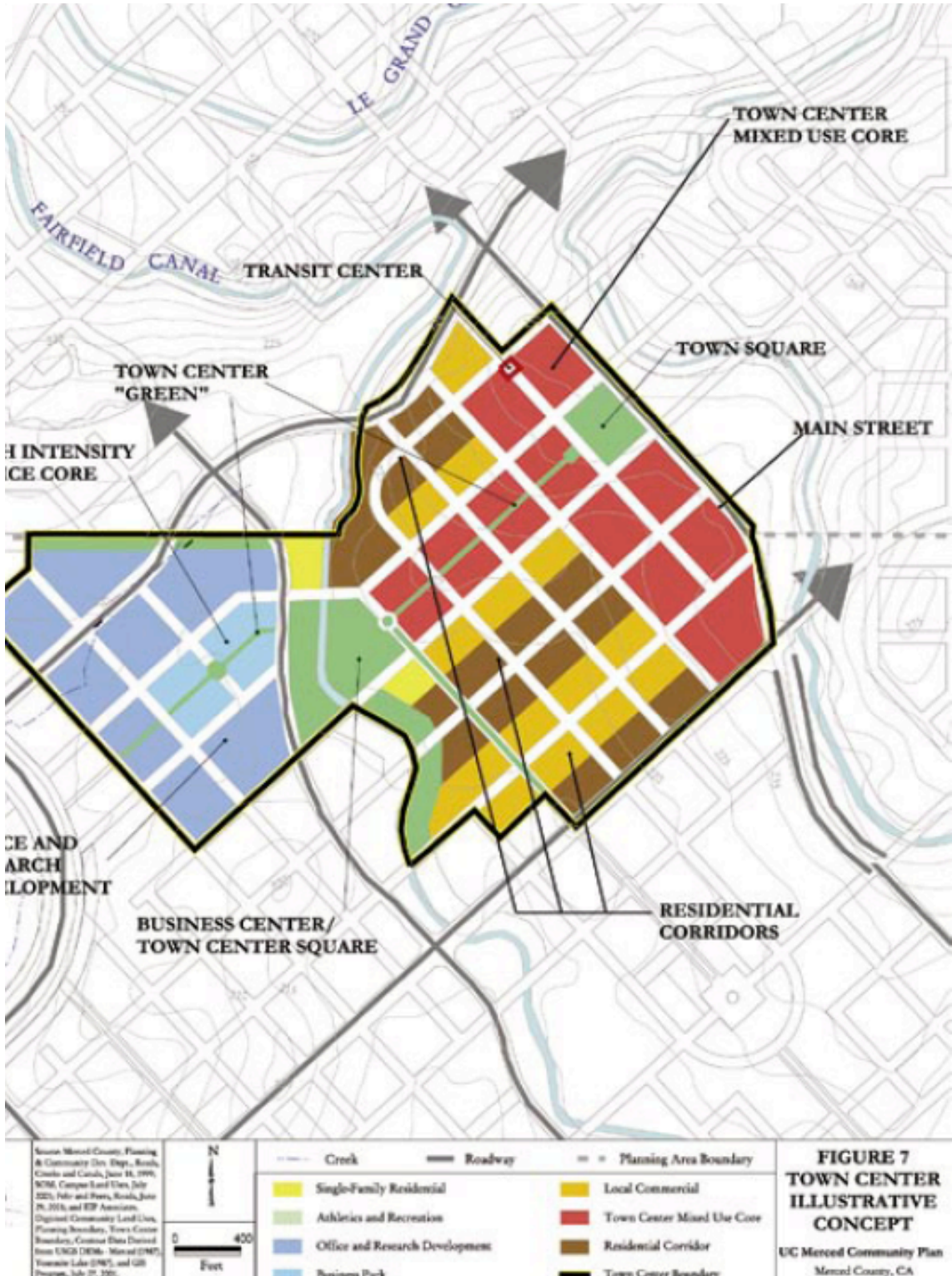
THE BUSINESS CENTER IS THE FOCAL POINT OF INNOVATION AND ECONOMIC ACTIVITY

Objective

LU 6.0

To establish a business center that provides opportunities to attract and incubate new businesses that benefit from the presence of the intellectual capital and research of UC Merced, is integrated with the Community Town Center and Campus Core, and provides job opportunities for local residents.

University Community Plan “Town Center/ Business Center”



L.3 UC Merced Tomorrow, Long Range Development Plan UC Merced (2009) Findings

L.3.1 Overview

Subsequent to the adoption of the 2004 Merced County UCP, the UC Merced Campus shifted south into lands originally planned for the UCP, and along with it, the planned location of the Town Center. As with the 2004 UCP, the Town Center is still placed immediately adjacent along the southern edge of UC Merced. The “Communities/**Land Use Policies**” **COM_3 policy is a good summary of the relationship between UC Merced and the Town Center in the UCP, and states:** “Integrate campus land use patterns, transportation and circulation systems, and open space systems with those of the adjoining community, particularly in the area of the Town Center.”²⁻⁵⁵ Three other statements in the LRDMP mention the UCP Town Center:

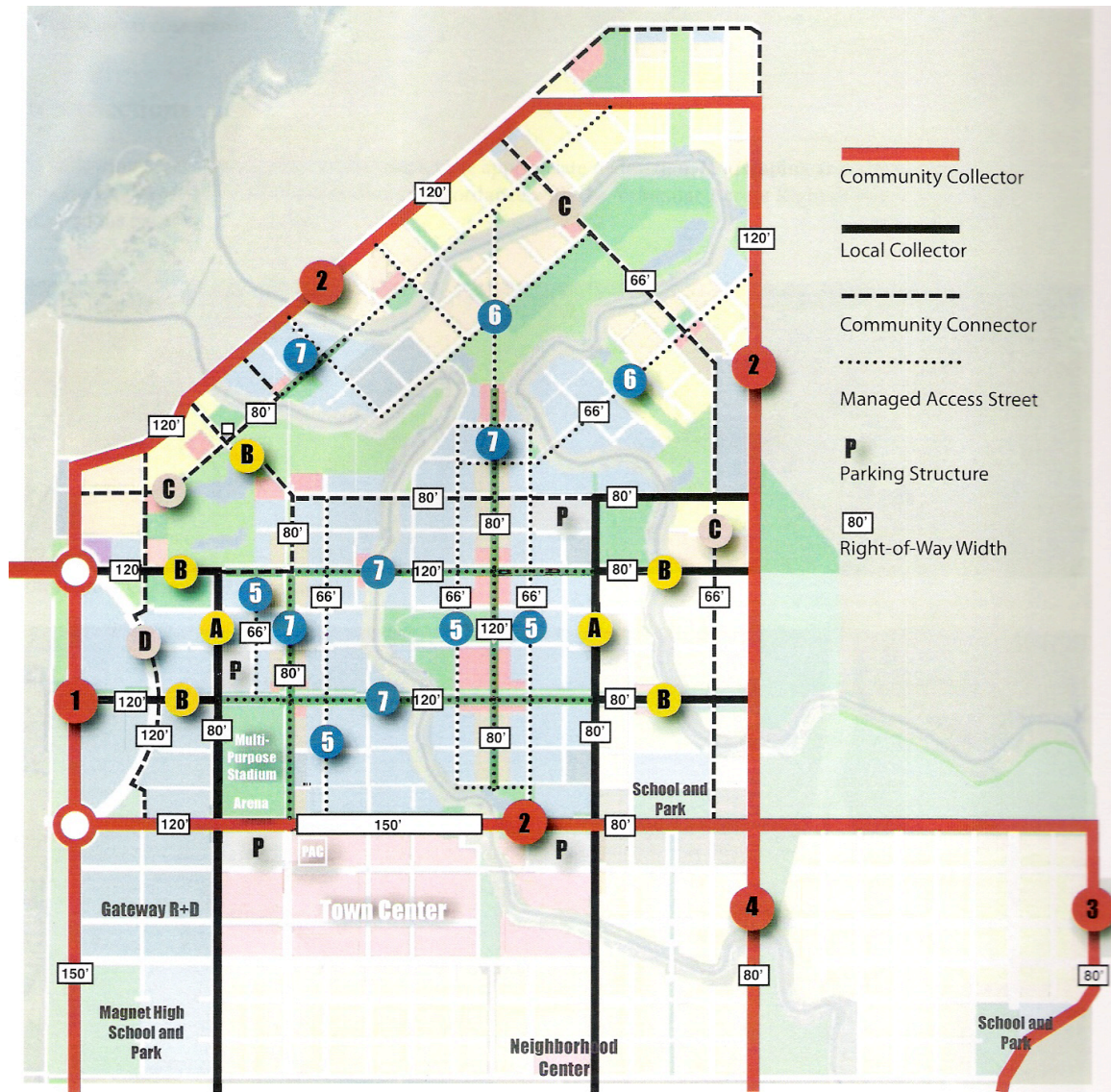
L.3.2 Key Statements

COM-9: “Locate uses that will **attract community participation**, such as performance, arts and spectator sports, near or adjacent to the Town Center to assure ease of access for the Merced community, and coordinate with the community in support of facilities that may be of joint use, such as conference centers.”²⁻⁵⁵

“**Main Street** 2.0 is a mixed-use street featuring student housing above campus functions. It links North Campus and Central Campus to the University Community’s Town Center. At the north are student union and student affairs buildings, and on the south is the sports complex, and the west end of the Town and Gown District.”²⁻⁷²

MOB-12: “Provide high-frequency, safe and convenient **transit services** that seamlessly connect major activity centers on campus and in the neighboring University Community. Primary transit destinations would include the campus core, the Town Center, the Gateway District, outlying commuter parking facilities, and key locations within on-campus and off-campus housing areas. Each building in the campus core should be within a 5 minute walk of a transit stop.”²⁻⁹⁷

L.3.3 UCM Circulation



UC Merced LRDP

Circulation: Vehicular Access Right of Ways

Community Collector

1. Parkway (Regional Facility)
2. Campus Loop Drive
2 lanes with turn lanes (black)
4 lanes with turn lanes (red)
3. Community Loop Drive
2 lanes with turn lanes
4. Community Central Drive
4 lanes with turn lanes

Local Collector

- A. Campus Core Edge Access
2 lanes with turn lanes
- B. Campus Core Access
2 lanes with turn lanes

Community Connector

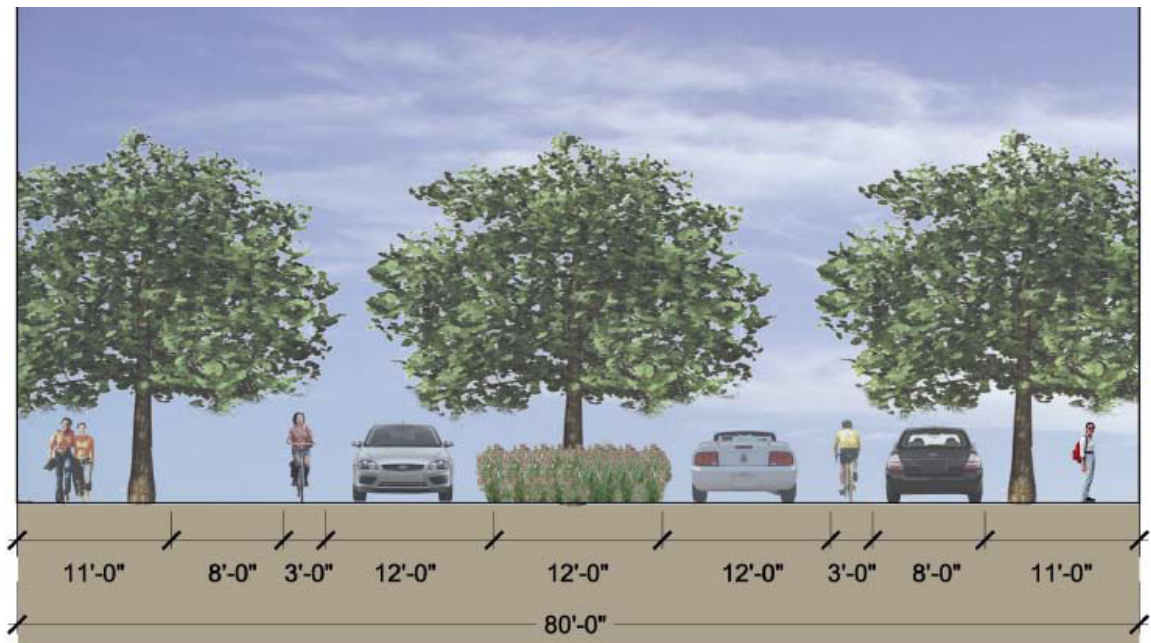
- C. Neighborhood Access
2 lanes
- D. Gateway Access,
2 lanes with turn lanes

Managed Access Street

5. Mixed-use Service Access
2 lanes
6. Neighborhood Access
2 lanes
7. Pedestrian Mall
2 lanes



Community Collector (Town and Gown District)



LOCAL COLLECTOR A+B - CAMPUS CORE EDGE ACCESS + CAMPUS CORE ACCESS

L.4 UC Merced and University Community Project Draft EIS/EIR (2008) Findings

L.4.1 Project Description

The *project description* included in the 2008 EIS/EIS for the UC Merced and University Community Project, address the “Town Center” and adjacent “Gateway District,” as follows:

Town Center

“The UCP, as previously adopted, proposed the development of a 120-acre mixed-use Town Center in the northernmost portion of the University Community area as a transition into the campus. In the view of the University, the land use plan for Community North continues and advances this concept. A Town Center would be built on about 120 acres in the north-central portion of Community North, directly adjacent to and south of the Academic Core of the campus. This Town Center would include commercial office, general commercial, mixed-use commercial, mixed-use residential, medium-density residential space, entertainment venues, parks, performing arts facilities, and parking (both distributed and structured). Approximately 862,500 square feet of commercial and office space and about 3,270 parking spaces in lots and parking structures are planned for the Town Center. The development of buildings and sites with a mix of uses, such as the vertical integration of housing with retail, office, or other uses would be encouraged. Residential development in the Town Center would consist of 1,418 units in a combination of single-family townhouse/rowhouse units, multi-family units located in mixed-use buildings with emphasis on occupancy by the campus-related uses and residents.” ^{3-2.0-42}

Gateway District

“The UCP, as previously adopted, included 22 acres of land for the development of 400,000 square feet of research and development (R&D) space. The revised land use plan for Community North provides about 100 acres in the northwestern portion of Community North for the development of the Gateway District, which would focus on R&D and would be adjacent to similar R&D land uses on the campus. This area would be developed with approximately 2.3 million square feet of building space that would house research laboratories and industrial R&D.” ^{3-2.0-43}

University Community Town Center

“The Town Center district would be located in Community North, and would serve as the “downtown” for the campus and the community. This district would include mixed-

use commercial and residential activities, cultural facilities, and parking. The Town Center Commercial Mixed Use (TC-1), Residential Mixed-Use (TC-2), and Residential Townhouse/Rowhouse (TC-3) blocks are proposed for this District.”^{3- 2.0-49}

L.4.2 Table of Major Land Uses

Along with the change in acreage to the Campus and the University Community, the EIR/EIS project description included changes in land use; these changes are described in Table 2.0-6 below.

Volume 1

2.0 Project Description

Table 2.0-6
Major Land Uses in the 2009 Proposed University Community

Land Use	Community North		Community South	Total
	Town Center ⁶	Residential Neighborhoods	Villages	
Residential				
<i>Single Family</i>				
Acres	45	330	560	935
Units	1,418 ¹	3,356 ²	4,029	8,803
<i>Multi Family</i>				
Acres	4	10	75	89
Units		480	1,794	2,274
Mixed Use				
Total Acres	15			15
Retail (sf)	183,000 ³			183,000
Office (sf)	313,600 ⁴			313,600
Housing Units	540			540
Retail				
Acres	8	6	15	29
Square Feet	130,700	78,400	250,000	459,100
Office				
Acres	5		9	14
Square Feet	292,700		140,000	432,700
Research and Development				
Acres	71			71
Square Feet	2,308,300			2,308,300
Schools				
Acres		43	80	123
Parks and Open Space				
Acres	5 ⁵	76	148	229
Shared Parking				
Acres	9			9

L.5 Technical Memorandum Findings

L.5.1 Key Statements from Applicable Documents

While the size and location of the Town Center and land uses vary between the 2004 and 2008 planning documents (see table in Section L.5.4), its function and purpose has not, and is described in the following key statements from the documents assessed in this report.

Merced County University Community Plan, 2004

- Require that a mix of uses be developed in the University Community Town Center that reinforce its role as the primary business and shared activity center for the community and campus. Representative uses may include community and campus-serving retail commercial, personal services, financial institutions, offices, entertainment, hotels/motels, civic, cultural (library, museum, etc.), food service/grocery stores, housing.
- Collaborate with UC Merced to identify and promote the development of uses in or immediately adjacent to the Town Center that support and can be jointly used by the campus and community (e.g., conference facility, performance arts center, sports stadium, and recreation fields).
- A business center shall be developed adjacent and relate to the Town Center and UC Merced campus
- Encourage the development of buildings and sites that contain a mix of uses, including the vertical integration of housing with retail, office, civic, or other uses. The concentration and intermixing of uses within the Town Center will promote pedestrian and transit use and establish it as the heart of the community.
- Develop the Town Center with the highest densities in the University Community to reinforce its role as the “heart” of the community and foster pedestrian and transit use. Require that buildings be located to front onto public sidewalks and plazas forming a semi-continuous “building wall” (with parking located to the rear or in structures with ground level retail uses), that the ground floor of buildings be restricted to uses that have a high level of customer activity, and that buildings be designed to open onto the sidewalk/plaza and provoke visual interest (e.g., visual transparency, façade modulation/fenestration, etc.).

UC Merced Tomorrow, Long Range Development Plan UC Merced, 2009

- Integrate campus land use patterns, transportation and circulation systems, and open space systems with those of the adjoining community, particularly in the area of the Town Center.
- Locate uses that will **attract community participation**, such as performance, arts and spectator sports, near or adjacent to the Town Center to assure ease of access for the Merced community, and coordinate with the community in support of facilities that may be of joint use, such as conference centers.

UC Merced and University Community Project Draft EIS/EIR, 2008

- A Town Center would be built on about 120 acres in the north-central portion of Community North, directly adjacent to and south of the Academic Core of the campus. This Town Center would include commercial office, general commercial, mixed-use commercial, mixed-use residential, medium-density residential space, entertainment venues, parks, performing arts facilities, and parking (both distributed and structured).
- The development of buildings and sites with a mix of uses, such as the vertical integration of housing with retail, office, or other uses would be encouraged.
- The Town Center district would be located in Community North, and would serve as the “downtown” for the campus and the community. This district would include mixed-use commercial and residential activities, cultural facilities, and parking.

L.5.2 *Essential Character of the Town Center*

Based on the key statements above, City Staff has prepared a single description of the UCP Town Center:

The Town Center district would be located in Community North, and would serve as the “downtown” for the campus and the community. Integrate campus land use patterns, transportation and circulation systems, and open space systems with those of the adjoining community. The Town Center would be developed with the highest densities in the University Community to reinforce its role as the “heart” of the community.

The Town Center would include commercial office, general commercial, mixed-use commercial/retail, mixed-use residential, medium-density residential space, entertainment venues, parks, and parking (both distributed and structured). Representative uses may include community and campus-serving retail commercial, personal services, financial institutions, offices, entertainment, hotels/motels, civic, cultural (library, museum, etc.), food service/grocery stores, housing. Collaborate with UC Merced to identify and promote the development of uses in or immediately adjacent to the Town Center that support and can be jointly used by the campus and community (e.g., conference facility, performance arts center, sports stadium, and recreation fields). A business center shall be developed adjacent and relate to the Town Center and UC Merced campus

To foster pedestrian and transit use, in concert with high densities, Town Center buildings would be require to front onto public sidewalks and plazas forming a semi-continuous “building wall” (with parking located to the rear or in structures with ground level retail uses), that the ground floor of buildings be restricted to uses that have a high level of customer activity, and that buildings be designed to open onto the sidewalk/plaza and provoke visual interest (e.g., visual transparency, façade modulation/fenestration, etc.).

L.5.3 Unique Traits of the Town Center

Due to proximity and ability to craft a circulation and land use network that joins the campus with the future UCP Community, the Town Center would become the “downtown” for both the campus and the community, thereby, becoming a major center in the area. The project’s “Town and Gown District” is knitted together by a right-of-way designed specifically for pedestrians, though vehicles can pass through safely.



The proximity and connectedness of the UCM campus and the University Community forms a fertile location that supports the growth of uses which and can be shared the campus and community (e.g., conference facility, performance arts center, sports stadium, and recreation fields). While not unique, the adjacency of the business center/research and development park compounds the size and strength of this center.

The Bellevue Community Plan lacks adjacency to the UC Merced academic core, and the associated vitality it could bring to a downtown setting. The campus parkway (extended) right-of-way and the “UCM Gateway District,” more of a district than a center, separates the campus from future development in the Bellevue Community Plan. Uses that supplement and support the Gateway District, and are less supportive of a downtown setting, should be considered to be placed along the eastern edge of the Bellevue Community Plan. While a center may be located here, the size and character need to be distinct from the Town Center in the UCP.

Technical Memorandum K describes the Gateway District in greater detail.

L.5.4 Changes in Town Center/Business Center Land Uses and Acres

Town Center/Business Center Land Use Types and Acres			
Land Uses	2004 UCP	2008 EIS/EIR	Change
Residential			
<i>Single Family</i>			
Acres	0	45	+45
Units	0	1418	+1,418
<i>Multi Family</i>			
Acres	27	4	-23
Units	648		-648
Mixed Use			
Total Acres	20	15	-5
Retail (sq. ft.)	305,000	183,000	-122,000
Office (sq. ft.)	130,680	313,600	+182,920
Housing Units	726	540	-186
Retail			
Acres	5	8	
Square Feet	61,000	130,700	+69,200
Office			
Acres	16	5	
Square Feet	593,320	292,700	-300,620
Research and Development			
Acres	22	71	+49
Square Feet	400,000	2,308,300	+1,908,300
Schools			
Acres	0	0	
Square Feet	0	0	
Parks and Open Space			
Acres	0	5	+5
Shared Parking			
Acres	0	9	+9
Total Development			
Acres	90	162	+72

The data in the **2008 EIS/EIR** column includes the “Gateway” Research and Development uses.

Bibliography of Appendix L

1. Merced County University Community Plan, 2004
2. UC Merced Tomorrow, Long Range Development Plan UC Merced, 2009
3. UC Merced and University Community Project Draft EIS/EIR, 2008