7. PUBLIC SERVICES AND FACILITIES

The City's Municipal Service Review (MSR), approved by LAFCO on May 23, 2013, provides information about public services for future applications and LAFCO actions. The MSR addresses fire and police emergency services, storm-drainage, wastewater and water in the context of several determinations: population growth; disadvantaged unincorporated communities; infrastructure capacity, needs and deficiencies; financial ability of agencies to provide services; shared facility opportunities; and accountability.

This Chapter addresses the availability of public infrastructure and services, the challenges of providing these, and the steps necessary to overcome these challenges. For example, there is a need to: 1) craft infrastructure Master Plans (sewer, water and storm drainage) that address the needs of development areas within the City's Sphere of Influence; and 2) coordinate efforts concerning short-term and long-term infrastructure needs, expenditures, and improvements to the roadways which serve the northeast area of the SOI, namely Bellevue Road, Mandeville Lane and Campus Parkway. Where appropriate, these actions should consider new approaches to design, operations, and financing. These efforts will also create the tools needed to select and implement infrastructure phasing plans, which in turn provide certainty and direction for development to proceed in a manner that serves the interests of the community.

SETTING AND ISSUES

FIRE AND POLICE PROTECTION

FIRE PROTECTION

Currently, there are no fixed services such as fire stations or fire-hydrants operated and maintained by the City in the BCP planning area. Through a mutual-aid agreement with Merced County, the City may provide limited services to the planning area until such time as it is annexed to the City, however.

Currently, there are no fixed services, such as fire stations or fire-hydrants, operated and maintained by the City in the BCP planning area. However, through a mutual-aid agreement with Merced County, the City may provide limited services to the planning area until such time as it is annexed to the City. Various fire coverage and protection strategies will be needed to provide adequate service levels for urbanization of the BCP area. Strategies include station service, site access, piped water, and mitigating building and site designs (see Figure 5.1 of the City's *General Plan*). While the *General Plan* does not specifically include a fire station in the BCP planning area, the *General Plan* anticipates needing up to four additional fire stations in the City's SOI by the year 2030, with three of the four proposed sites near the BCP area. As with other infrastructure improvements, the location and timing of the construction of the City's next fire station can strongly influence the location of future development.

Development will need to meet the City's fire protection standards; including, but not limited to, street width and connectivity, building siting and construction, and water pressure.

Merced Fire Station 55

Image courtesy of City of Merced

POLICE PROTECTION

Similar to the City's Fire Department, the Merced Police Department provides limited service to the BCP area until such time as it is annexed to the City. Additional officers, equipment, and facilities will need to be added to the City's Police Protection System in order to serve substantial growth in the BCP area. However, due to the mobile nature of the police force, construction of a new station may not be essential. (Note: Consistent with the City's *General Plan*, the BCP does not include a proposed police station site; but at the same time, the BCP does not preclude the placement of a station in the planning area.)

WATER

The City of Merced pumps, treats, and delivers potable water exclusively from the Merced Groundwater Basin. Water is pumped at 17 active well sites and routed through approximately 500 miles of pipe. In 2009, the City supplied 20.8 million gallons per day to approximately 86,000 users. This equates to about one well site per 5,000 users. With a population of approximately 17,000 or more residents planned in the BCP, 3 to 4 additional well sites would be needed. A water line currently runs underneath G Street and Bellevue Road, and terminates at an active well site serving UC Merced.

GROUNDWATER RECHARGE

Long-term hydrographs in the Merced sub-basin show that most groundwater levels are declining. Beginning in 2010, the sub-basin entered into a state of emergency due to overdrafting. Using the growth rate of the City's 2010 Urban Water Management Plan, total water use in Merced will increase by 188

percent by 2030. To stop the decline of groundwater resources, groundwater recharge programs by the Merced Irrigation District are necessary.

The BCP supports several opportunities for groundwater recharge, encouraging surface water flows along existing natural drainages and irrigation laterals; a multi-use distributed storm-water system; and development of multiuse storm drainage basins.

While recharge is the primary tool to ensure an adequate water supply, the City seeks to attain a twenty percent reduction in water use per capita by 2020. Since 1979, likely due to the City's conservation efforts, per capita water demand has steadily decreased despite the continued increase in total demand. Future reductions can be achieved by implementing reclaimed water projects, which take many forms. Private distributed reclaimed water systems should be encouraged provided that water quality issues can be adequately addressed. These systems may involve the collection of rainwater, the use of gray-water, or other similar reclaimed technologies. Secondly, large portions of the BCP Park and Open Space network is planned to be located adjacent to Merced Irrigation District surface waters, that can be used for landscape irrigation, thereby reserving clean groundwater for potable uses. Finally, innovative uses of storm water could supplement groundwater sources.

While recharge is the primary tool to ensure an adequate water supply, the City seeks to attain a 20% reduction in water use per capita by 2020. Part of this reduction can be achieved by implementing reclaimed water projects, which take many forms.

WASTEWATER COLLECTION AND DISPOSAL

Wastewater, generated from a combination of residential, commercial, and industrial sources within the City and Phase I of the UC Merced campus is conveyed to the City's waste water treatment plant. The waste water treatment plant has a current design capacity to treat an average annual flow of 12 million gallons per day (mgd). The City has environmental clearance to treat 20 mgd; additional improvements to the waste water treatment plant are needed for this to occur, however.

A capacity of 20 mgd would be able to serve a population of approximately 174,000, which is more than 12 percent higher than the 2030 projected population within the 2030 Specific Urban Development Plan (SUDP) and SOI of 155,000 (which includes UC Merced and the University Community).

Wastewater generated within Merced is collected by a series of pipelines that are owned, operated, and maintained by the City. The City's pipelines include over 400 miles of gravity sewers ranging in size from 6 to 48 inches in diameter. A 48-inch sewer trunk line collects waste from areas north of Bear Creek and conveys it to the wastewater treatment plant. The update to the City's Sewer Master Plan will need to examine alternative locations for installation of an additional sewer trunk line to serve the expanded SUDP to the northeast of the City.

In addition, Rural Residential land uses in the northern and southern portions of the BCP currently rely on septic systems that could either fail or become illegal due to the State of California concern with groundwater contamination. The update to the City's Sewer Master Plan should include a strategy that accommodates development in the Rural Residential areas of the City's SOI (including those in the BCP planning area) while providing opportunities to minimize ground-water contamination.

Rural Residential land uses in the northern and southern portions of the BCP currently rely of septic systems that could fail or be required to be phased-out by the State due to concerns of groundwater contamination.

EXTRA-TERRITORIAL SERVICE TO UC MERCED

Through an extra-territorial service agreement with the City of Merced, Phase I of the UC Merced campus was granted use of the City's wastewater collection and treatment infrastructure. In 2004, a sewer collection line was installed in G Street and Bellevue Road connecting Phase I of the campus with a 48-inch sewer trunk line in the City. The 27-inch line extends through lands presently within the City's SOI and SUDP. At least one other major sewer line will be needed in northeast Merced to serve development within the City's SOI/SUDP.

An assessment of capacity constrictions downstream of the G Street/Bellevue Road sewer line will need to be performed to determine the presence of other growth constraints. It will also be important to coordinate wastewater planning activities with UC Merced and Merced County, such as including the land use plans for UC Merced, the University Community Plan, and BCP and other development plans within the City's Sphere of Influence, in any updates to the City's Sewer Master Plan.

STORM WATER DRAINAGE AND FLOOD CONTROL

The topography in the BCP planning area sheds storm-water in three areas. The primary drainage area is located southwest of Lake Yosemite and aligns proximate to the Tower Lateral. The second drainage area is generally bounded by Bellevue Road, G Street, Mandeville Lane (future), and Gardner Road (future). Portions of the Sells Lateral approximate the ephemeral watercourses in this small drainage area. Water from these two drainages flow in a westerly direction. The third drainage is roughly bounded by the Sells Lateral to the north and west and by the Yosemite Lateral to the east. Water from this drainage flows south out of the BCP. A natural drainage swale has formed in this area (See Figure 49).

The BCP proposes that master planning for storm water drainage be done in coordination with other community goals, such as the desire to: 1) develop groundwater recharge; 2) protect sensitive species and their habitats; and 3) create attractive public spaces along transportation and recreation corridors.

The BCP planning area is generally free of large flood prone areas because it contains: 1) several low hilltops, 2) the headwaters of small drainages; and 3) no creeks or rivers.

The BCP planning area is generally free of large flood prone areas because it contains: 1) several low hilltops, 2) the headwaters of small drainages; and 3) no creeks or rivers. The 100-year floodplain waters from Fahrens Creek occur in the BCP planning area between G Street, Farmland Avenue, the Lower Golf Lateral, and the Tower Lateral. While there are no regulatory floodways, the flood inundation area of Lake Yosemite cover a portion of the far north and far west portions of the BCP planning area. The inundation areas of Lake Yosemite and Bear Creek covers most of Merced north of Highway 99 (see Figure 11.3 of the *Merced Vision 2030 General Plan*). Earthen dams could fail due to the erosion of the breach if over-topped. Flood waters would build gradually to a peak and then decline. Finally, the natural drainage area located west of the Yosemite Lateral is unregulated (see Figure 48). The BCP proposes that this area be a natural open space corridor linking to area schools and parks and fitted with recreational pedestrian and bicycle trails.

Figure 48. Image of Lake Yosemite and Area Storm Water Runoff

Image is looking north with Dunn Road in the foreground and Parsons Avenue on the left; Lake Yosemite appears at the upper right corner of the image.

MERCED IRRIGATION DISTRICT IRRIGATION LATERALS

Several Merced Irrigation District (MID) laterals trace through the BCP conveying Merced River surface water in the spring and summer (May to October) to agricultural fields both inside and outside of the BCP planning area. To the east of the BCP planning area is Yosemite Lake Regional Park and UC Merced including the campus' canal-based open space features, the Lake Road bike-path, and future bikeways within and around UC Merced. The BCP planning area is void of any notable creeks that can connect Merced to these features. The MID laterals in the BCP provide a unique opportunity to link these features and address a range of community needs including groundwater recharge, storm-water management, and recreational open space corridors. A collaborative effort between the City, Merced County, and MID should be initiated to create a long-term multiple-use strategy for the future use of MID laterals in the BCP.

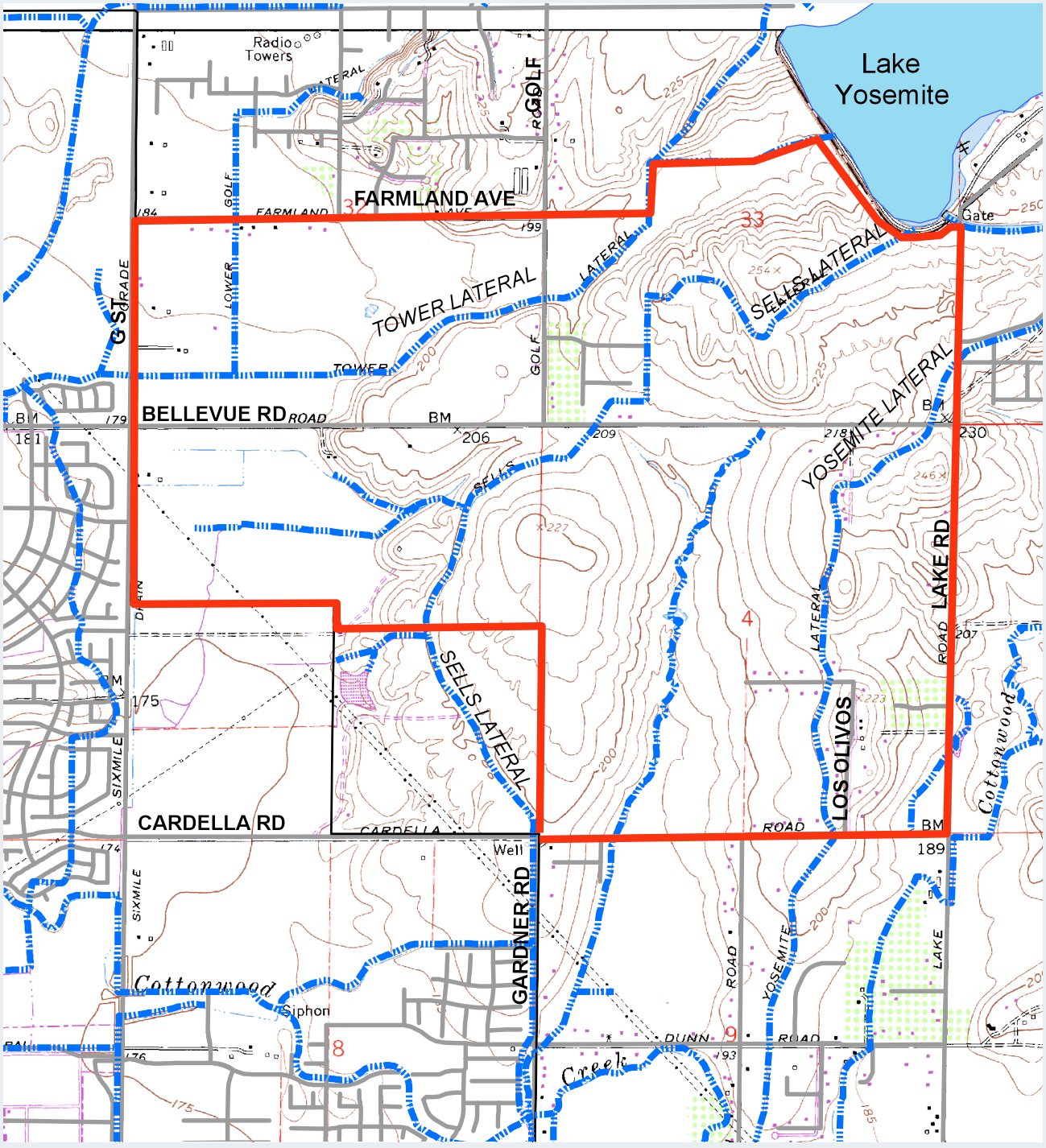
STREET DESIGN

The BCP encourages a multiple use approach to storm-water management by examining the value and feasibility of using a variety of multi-purpose storm-water capture strategies to minimize the extent of the traditional curb-and-gutter system. Instead of following the current practice of capturing and transporting water immediately into basins, a multi-use distributed system that captures and slows the flow of water can offer multiple benefits to the City and residents. The capture and use of rainwater on private properties, the siting of street planters, curb extensions, and green strips in medians can implement several City objectives including the ability to:

- Provide cost-effective peak flood reduction;
- Filter pollutants;
- Provide a source of groundwater recharge;

Example of a Bioswale to Capture Stormwater

Figure 49. Site Topography and Water Features within and Near the Plan Area



- Improve pedestrian safety;
- Beautify neighborhoods;
- Help to alleviate the urban "heat-island" effect; and
- Conserve the City's potable water source.

The strategy to capture storm-water before entering a regional collection and storage system can reduce infrastructure costs of the regional system.

STORM DRAINAGE SYSTEM

The City's Storm-water Master Plan will need to be updated to cover the City's expanded SUDP. The plan will need to assure that storm-water flow from and through the BCP is addressed on a regional scale, taking into consideration the important opportunities and constraints of the Lake Yosemite Reservoir. The plan will need to identify conveyance channels and stormwater basins, whether inside or outside the BCP, in anticipation of future flood waters and need to divert water from urbanized areas, including UC Merced. As part of this assessment, the plan should include methods to create a multi-use distributed storm water management system with co-beneficial features (in lieu of the simple curb and gutter system).

SOLID WASTE

The City of Merced provides services for all refuse pick-up within the City limits, including green waste and recycling. The City implements recycling efforts and public education programs to minimize the waste stream. Additionally, the City requires that adequate solid waste collection is provided for commercial, industrial, and residential uses in accordance with state law. In 2007, the University of California adopted a Policy on Sustainable Practices, which sets waste diversion goals of 75 percent by June 2012 and zero waste by 2020. This presents an opportunity for the City of Merced to collaborate with UC Merced to identify and implement new programs to reduce the waste-stream in the City. Collected wastes are disposed of at the State Route 59 Landfill located several miles to the northwest outside the planning area.

SCHOOLS

Several long-range planning efforts in the City's Sphere of Influence (see Appendix B), including this BCP, have set the stage for the Merced Union High School District and the Merced City School District to begin the process of updating school-siting plans. City Staff and representatives from these school districts estimated the need for 3 primary and possibly 1 secondary public school sites to be located in the BCP. Consistent with the approach of the City's *General Plan*, these "floating school sites" represent the general location of future schools needed in the BCP and are anticipated to be 10-13 acre joint-use school and neighborhood park sites with 8-10 acres for the school (see Figure 37 on page 89).

During future annexation reviews, City Staff will work with property owners and school districts to more definitively site potential schools in appropriate areas. Due to their singular-use and non-residential or commercial nature, these school sites should be located outside the Mandeville transit-corridor

Floating school sites are located near future high population areas, share planned active recreational facilities managed by the City, and will be connected to neighborhood bikeways and sidewalks.

El Capitan High School Near the BCP Area

and the Mixed-Use Transit-Oriented Development place-types. The floating school sites are located near future high population areas, share planned active recreational facilities managed by the City, and will be connected to neighborhood bikeways and sidewalks.

GOVERNMENT, HEALTH, LIBRARY, AND CULTURAL FACILITIES

While the population of the BCP will need to be served by government, health, library, and cultural facilities, the Plan does not identify a need for a significant concentration of these uses as occurs in other areas of the City. For example, Downtown Merced will continue to be the center of government, library, and cultural facilities, and Mercy Medical Center has expansion plans at its current location. Nevertheless, satellite uses to serve the local population could occur in the BCP. For example, the City should allow public and government offices and service centers in the Mixed-Use TOD character area to enhance, support, or complement uses that may occur in UC Merced's campus "Gateway District" area. The City will need to balance the allowance of these uses without negatively affecting downtown Merced as the center of multi-cultural and performing arts programs and facilities, and public and government facilities in the City (e.g., County and City government centers, civic center, post office, department of motor vehicles, federal and state offices, etc.).

PUBLIC FACILITIES FINANCING

Public Facilities Financing is a key ingredient to realization of land use plans. Public facilities need to be aligned with the community's ability to construct and operate them.

Capital facilities and services are financed from various sources:

- The City's General Fund;
- Grants from State and federal governments;
- Developer Infrastructure Improvements;
- Sewer and Water Funds / accumulated from user fees;
- Public Facilities Impact Fees / determined by the City's Public Facilities Financing Plan. By State law, these fees can only be spent on capital facilities and cannot be used for operations or maintenance:
- Regional Transportation Impact Fee to pay for regional transportation improvement; and,
- Community Facilities District (CFD)—Services. The Services CFD imposes an annual assessment on new homes and businesses to pay for their impacts on City services, including police and fire protection, parks maintenance, storm drainage, street trees, street lights, etc

2012 CITY OF MERCED PUBLIC FACILITIES FINANCING PLAN

In 2012, the City of Merced adopted a comprehensive update to its Public Facilities Financing Plan (PFF) for public improvements that will be required through 2030 (the 2012 PFFP does not include sewer, water, flooding/ drainage, public works, and airport projects). The PFFP identifies resources to ensure that adequate public facilities will be available to meet the projected needs of the City as it grows, and to further ensure that the facilities planned are consistent with the City's General Plan. The *Merced Vision 2030 General Plan* serves as the basis for the PFFP. The consistency of the BCP with the City's *General Plan* ensures that adequate public facilities will be available in the plan area.

MASTER UTILITY PLANS

The BCP does not include improvement standards for sewer, water, and storm-drainage utilities. The BCP, along with other long-range planning efforts within the City's Sphere of Influence, identify desired arrangement and density of land uses that can be used to determine the design needs of these utility improvements. To ensure that infrastructure will be adequately sized to serve proposed development within the BCP, as with other lands within the City's Sphere of Influence, further studies are needed. Infrastructure Master Plans for sewer, water, and storm-drainage are needed to describe the system needed to serve the land use plans, and should be conducted in a collaborative manner with UC Merced, the Merced Irrigation District, and Merced County. Along with such determination, it is important to reassess the adequacy of

The BCP, along with other long-range planning efforts within the City's Sphere of Influence, identify desired arrangement and density of land uses that can be used to determine the design needs of these utility improvements.

funding sources for such improvements, and to make necessary adjustments to funding sources or to amend the long-range planning documents to align with funding resources for these utilities. This describes a continuous iterative process that occurs between planning and engineering.

Relevant Financing Tools from the *Infrastructure Financing Options for Transit-Oriented Development* Report Provided by the US Environmental Protection Agency, January 2013

Direct fees: Charges paid by the users of the infrastructure.

1. User fees and transportation utility fees
2. Congestion Pricing

Debt tools: Mechanisms for borrowing money to finance infrastructure.

1. Industrial loan companies and industrial banks
2. General obligation bonds
3. Revenue bonds
4. Private activity bonds
5. Certificates of participation and lease revenue bonds
6. Revolving loan funds
7. State infrastructure banks
8. Grant anticipation revenue vehicle bonds
9. Railroad Rehabilitation and Improvement Financing

Credit assistance: Mechanisms that improve the creditworthiness of the borrower issuing a bond or requesting a loan and thus provide access to better borrowing terms.

1. Credit assistance tools
2. Transportation Infrastructure Finance and Innovation Act

Equity sources: Tools that allow private entities to invest (i.e., take an ownership stake) in infrastructure in expectation of a return.

1. Public-private partnerships
2. Infrastructure investment funds

Value capture mechanisms: Tools that capture the increased value or savings resulting from the public provision of new infrastructure.

1. Developer fees and exactions
2. Special districts
3. Tax increment financing
4. Joint development

Grants: Funds that do not need to be paid back.

1. Congestion Mitigation and Air Quality Improvement Program
2. Transportation Alternatives Program
3. Urbanized Area Formula Funding Program
4. Community Development Block Grant Program
5. Economic Development Administration grants
6. Foundation grants
7. Program-related investments

Emerging tools: New concepts for making TOD-related infrastructure possible. Most of the tools in this category do not fit neatly into any of the other categories.

1. Structured funds
2. Land banks
3. Redfields to greenfields
4. National infrastructure bank

BELLEVUE COMMUNITY PLAN GOALS AND POLICIES

The BCP goal headings below are the same as those listed in the *Merced Vision 2030 General Plan*. This approach fosters consistency with the City's *General Plan*. Policies specific to the BCP are listed beneath each goal. In furtherance of consistency with the City's *General Plan*, Appendix C is arranged such that BCP policies are "nested" within the broader goals, policies and implementation actions of the *Merced Vision 2030 General Plan*. In addition to the goals and policies below, Master Plans/projects/permit applications need to take into account the BCP in its entirety and be consistent with the language herein.

Table 12 Public Services and Facilities Goals and Policies Specific to the Bellevue Corridor Community Plan consistent with the City's *General Plan*

Goal Area P-1: Public Facilities and Services

Policy P-1.1: Ensure that utilities are adequately sized to serve proposed development within the BCP and other lands within the City's Sphere of Influence.

The BCP does not include improvement standards for utilities. It along with other long-range planning efforts within the City's Sphere of Influence identify desired arrangement and density of land uses, which can be used to determine improvement needs. Infrastructure Master Plans for sewer, water, storm-drainage are needed to describe the system needed to serve the land use plans. Along with such determination, it is important to identify feasible funding for such improvements, and to make necessary adjustments to the long-range planning documents to align with fiscal constraints or opportunities. The study should include the urban expansion area in northeast Merced, and be developed collaboratively with UCM and Merced County.

Policy P-1.2: Development within the BCP should be based on "Plans for Service", which will be prepared at the time of annexation of the project site.

As part of the decision-making process, "Plans for Service" will be prepared and considered by the City and Merced County LAFCO to assure that infrastructure development and public facilities and municipal services are consistent with overall local public agency plans. These public agency plans include Master Infrastructure Plans that need to be prepared using the BCP and other long-range land use plans as a basis for assessment and provision of service.

Goal Area P-2: Police and Fire Protection

Policy P-2.1: Ensure adequate service levels for police and fire protection in order to service substantial growth in the BCP area.

Consistent with the City's General Plan, the BCP does not include a proposed police of fire station site; but at the same time, the BCP does not preclude the placement of a station in the planning area.

Goal Area P-3: Water

Policy P-3.1: Examine the value and feasibility of using a variety of multi-purpose storm-water capture features compared with the traditional curb-and-gutter system.

In lieu of current practice of capturing and transporting water immediately into basins, a multi-use distributed system of features can offer multiple benefits to the City and residents. Along with encouraging the capture and use of rainwater on private properties, the siting of street planters, curb extensions, and green strips in the medians can provide cost-effective peak flood reduction, filter pollutants, be a source of groundwater recharge, improve pedestrian safety, beautify neighborhoods, help alleviate the urban "heat-island" effect, and conserve the City's potable water source. This alternate system could blend well with the rural character of the plan's residential neighborhoods.

Policy P-3.2: Initiate a program to irrigate public parks with MID surface water supplies.

Large portions of the BCP park and open space network is planned to be located adjacent to MID surface waters, that can be used for landscape irrigation, thereby reserving clean groundwater for potable uses.

Policy P-3.3: Coordinate with the Merced Irrigation District (MID) to design and operate laterals as sites for recharge, storm-water management and recreational open space corridors while protecting its primary function as conveyance of water to agricultural pursuits.

Several MID laterals trace through the BCP conveying Merced River surface water in the spring and summer (May to October) to agricultural fields both inside and out of the BCP planning area. To the east of the BCP planning area is UCM including its canal-based open space features, the Lake Road bike-path, future bikeways within and around UC Merced, and Yosemite Lake Regional Park. The planning area is void of any notable creek that can connect Merced to these features. The MID laterals in the BCP provide a unique opportunity to link these features and address a range of community needs including groundwater recharge, storm-water management and recreational open space corridors. A collaborative effort between the City, Merced County and MID should be initiated to create a long-tem multiple-use strategy for the future use of the MID laterals.

Goal Area P-4: Wastewater

Policy P-4.1: Coordinate wastewater planning activities with UCM and Merced County.

Include the Bellevue Community Plan, the University Community Plan and UCM's Long-Range Development Plan, as well as other development plans within the City's Sphere of Influence in any update to the City's wastewater planning activities. Such studies should include an assessment of potential strategies to minimize groundwater contamination from septic tank systems in Rural Residential areas.

Policy P-4.2: Encourage innovative distributed reclaimed water improvements for buildings.

Private on-site systems should be encouraged provided that water quality issues can be adequately addressed. These systems may involve the collection of rainwater, the use of gray-water, or other similar reclaimed technologies. For example, buildings can incorporate wastewater reuse systems, encouraging on-site water recycling for cooling systems and landscaping needs.

Goal Area P-5: Storm Drainage and Flood Control

Policy P-5.1: Craft a Storm-water Master Plan that emphasizes multiple use objectives of the community.

Assure that storm-water flow from and through the BCP is addressed on a regional scale, taking into consideration the important opportunities and constraints of the Lake Yosemite Reservoir. The plan will need to identify conveyance channels and stormwater basins, whether inside or outside the BCP, in anticipation of future flood waters and need to divert water from urbanized areas, including UC Merced. As part of this assessment, the plan should include methods to create a multi-use distributed system of features (in lieu of the simple curb and gutter system). Such features can include the capture and use of rainwater on private properties, the siting of street planters, curb extensions, and green strips in street medians. These features can provide cost-effective peak-flood reduction, filter pollutants, be a source of groundwater recharge, improve pedestrian safety, beautify neighborhoods, help alleviate the urban "heat-island" effect, and conserve the City's potable water source.

Policy P-5.2: Examine the value and feasibility of using a variety of multi-purpose storm-water capture features compared with the traditional curb-and-gutter system.

In lieu of current practice of capturing and transporting water immediately into basins, a multi-use distributed system of features can offer multiple benefits to the City and residents. Along with encouraging the capture and use of rainwater on private properties, the siting of street planters, curb extensions, and green strips in the medians can provide cost-effective peak flood reduction, filter pollutants, be a source of groundwater recharge, improve pedestrian safety, beautify neighborhoods, help alleviate the urban "heat-island" effect, and conserve the City's potable water source. This alternate system could blend well with the rural character of the plan's residential neighborhoods.

Goal Area P-6: Solid Waste

Policy P-6.1: Collaborate with UC Merced to implement new recycling, composting, and source reduction programs.

In 2007, the University of California adopted a Policy on Sustainable Practices, which sets waste diversion goals of 75 percent by June 2012 and zero waste by 2020. This presents an opportunity for the City of Merced to collaborate with UC Merced to identify and implement new programs to reduce the waste-stream in the City.

Goal Area P-7: Schools

Policy P-7.1: During the annexation process of any of any portion of the BCP, work with property owners and the school district to more definitively site potential schools in appropriate areas.

Due to their singular use and non-residential or employment nature, school sites should not be located within one-quarter mile of Mandeville Lane, or within the Mixed-Use Transit-Oriented Development place-type. Outside these areas, schools should be located near high population areas, share active recreational facilities; and be well connected to bikeways and sidewalks.

Schools that are designed with limited outdoor open space, dense populations and a small footprint may be appropriate within transit-oriented development place-types, especially the mixed-use flex place-type. While these may take the form of private technical schools, the BCP would not preclude a public school with such design.

Goal Area P-8: Government, Health, Library, Cultural Facilities

Policy P-8.1: Encourage senior centers, satellite libraries, adult education, recreation and/or other public facilities to locate near each other in neighborhood centers.

Policy P-8.2: Allow public and government offices and service centers in the Mixed-Use TOD place-type to enhance and support a community-related use within UCM's "Gateway" area.

Policy P-8.3: Encourage child care centers to locate near schools and high-employment areas.