

A black and white photograph of a long, straight road stretching into the distance. The road has a double white line down the center and is flanked by fields and utility poles. The sky is clear and light-colored.

Bellevue Corridor Community Plan

Public Orientation Meeting
May 4, 2012

Project Overview

The City of Merced will craft a
Community Plan
for a 2.4 square-mile area in Northeast
Merced by Spring 2014.

Consultant Team

PROJECT MANAGEMENT & PUBLIC
ENGAGEMENT

LISA WISE CONSULTING, INC.

URBAN DESIGN &
GRAPHICS

SARGENT TOWN
PLANNING

FORM-BASED CODE

TONY PEREZ
ASSOCIATES

TRANSPORTATION &
ROW DESIGN

NELSON\NYGAARD
TRANSPORTATION
ENGINEERS

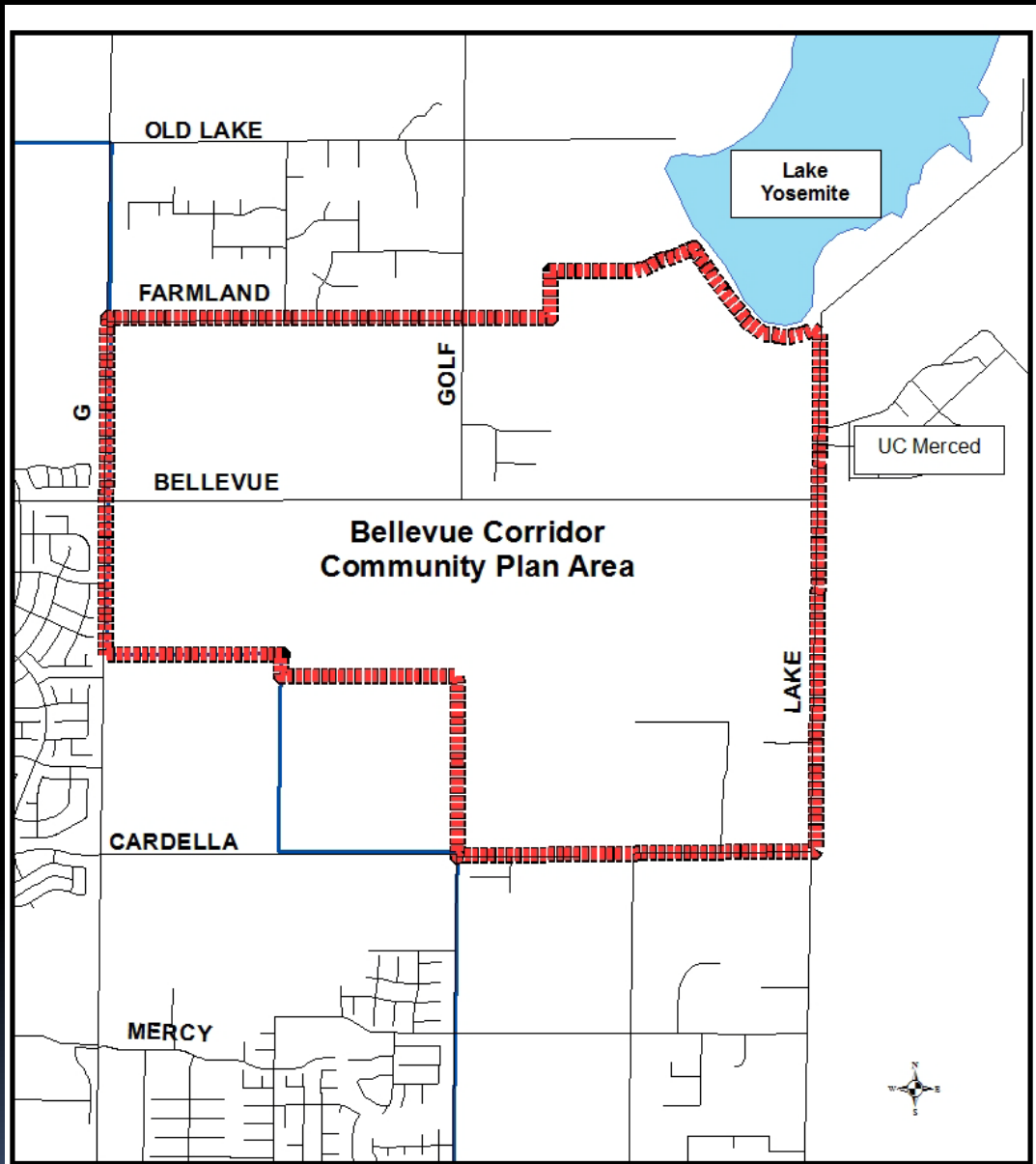
ECONOMIC
ANALYSIS &
FEASIBILITY

ECONOMIC PLANNING
SYSTEMS

Planning Area



Plan Area



Bellevue Corridor Community Plan
Project Boundary

Funds to Prepare the Plan

In December 2010, the City was awarded \$251,000 through the State of California "Strategic Growth Council" to prepare the Bellevue Corridor Community Plan.

Purpose of the Plan

- ❑ Guides Anticipated Urban Growth
- ❑ Initial Step in Creating Development-Ready Sites
- ❑ Provides for Neighborhood Compatibility
- ❑ Identifies Public Service & Infrastructure Needs
- ❑ Community-based Plan



Public Input Form

- Group Presentation Request
- Public Notice List
- Citizen Advisory Committee
- General Comments
- Comments on Foundation Report



Questions



Presentation Overview

Schedule / Benchmarks



Public Outreach



Community Plan Elements



Foundation Report



Project Schedule



Six Step Planning Process

- ❑ Plan Organization / May 2012
- ❑ Foundation Report / June 2012
- ❑ Project Study Findings / January 2013
- ❑ Public Workshops / March 2013
- ❑ Prepare & Adopt Plan /October 2013
- ❑ Prepare and Adopt Codes / April 2014



Public Outreach



Public Comments and Input

- ❑ Stakeholder Meetings
- ❑ Citizen Advisory Committee
- ❑ Public Workshops
- ❑ Planning Commission / City Council Workshops
- ❑ Planning Commission / City Council Formal Public Meetings



Elements of a Community Plan



Instructions Page / Recipe

- Land Use Patterns
- Street Design / Transportation Modes
- Building Design
- Services and Infrastructure
- Growth Assumptions and
Implementation Policies & Actions

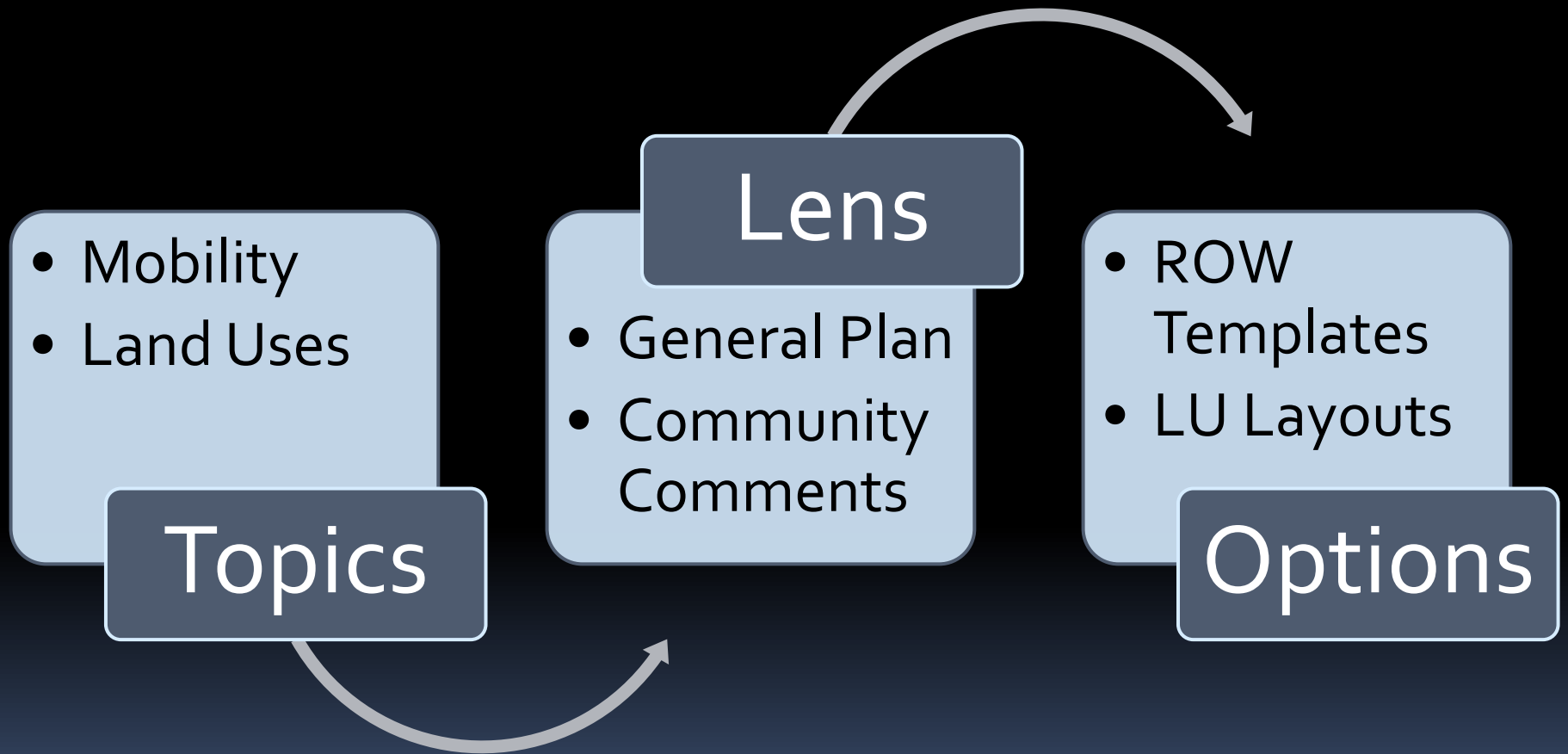
Questions



Foundation Report



Importance of Foundation Plan







Questions



Guidance from City's General Plan

- ❑ *Each of the "Urban Villages" between Lake Road and "G" Street should contain in addition to "Neighborhood Commercial," "Village Residential," and "Professional Commercial-Office," the opportunity for an expanded urban core comprised of a jobs based office, business park or research and development type land use supported or spun-off from UC Merced.*
- ❑ *Address the needs of adjacent neighborhoods and potential adverse impacts resulting from plan implementation.*

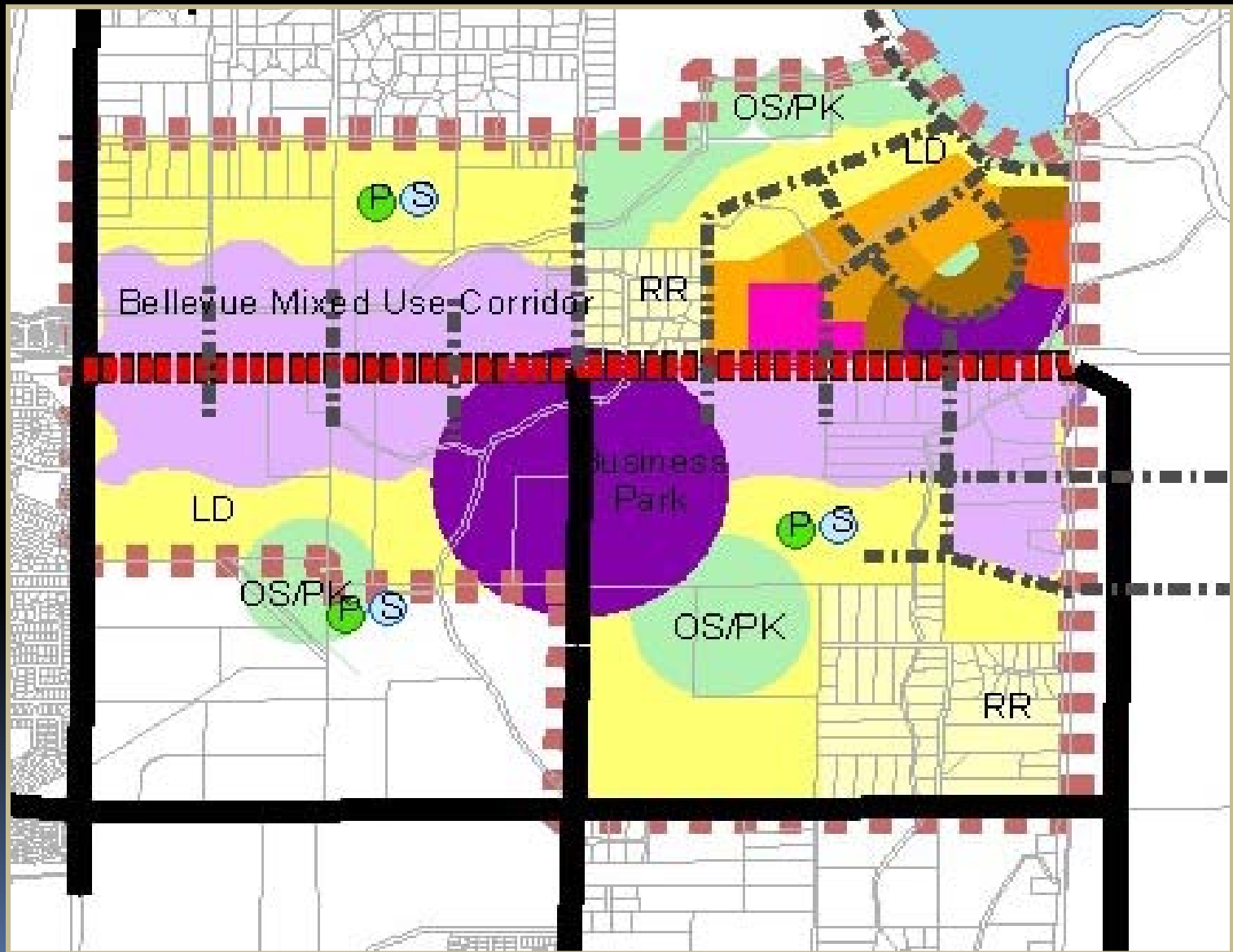
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- ❑ *Multi-modal access corridor that accommodates both automobiles and public transit systems, as well as bikes and pedestrians;*
- ❑ *Designed to unify rather than separate the communities located on opposite sides of the road;*
- ❑ *Influence and effects of UC Merced and University Community land use and circulation plans on properties in the Community Plan.*

... continued

- ❑ *A variety of housing types and densities should be encouraged within the Community Plan area in addition to job generating uses consistent with the City's overall economic strategy and the Bellevue Corridor market study.*
- ❑ *Location and financing of public facilities, including a fire station, schools, roadways, off-street bike and pedestrian paths, and parks/open space.*
- ❑ *The "Urban Villages" concept should be incorporated into the planning of these areas as much as feasible.*

Illustrative Plan



Guidance from Grantor

- Strengthen the Economy
- Improve Air and Water Quality
- Promote Public Health
- Promote Equity
- Increase Housing Affordability
- Promote Infill and Compact Development
- Revitalize Urban and Community Centers
- Protect Natural Resources and Agricultural Lands
- Reduce Automobile Use and Fuel Consumption
- Improve Infrastructure Systems
- Promote Water Conservation
- Promote Energy Efficiency and Conservation

Questions





Foundation Report / Community Comments



Plan Study Topics

Mobility

Transit

Pedestrian
Area

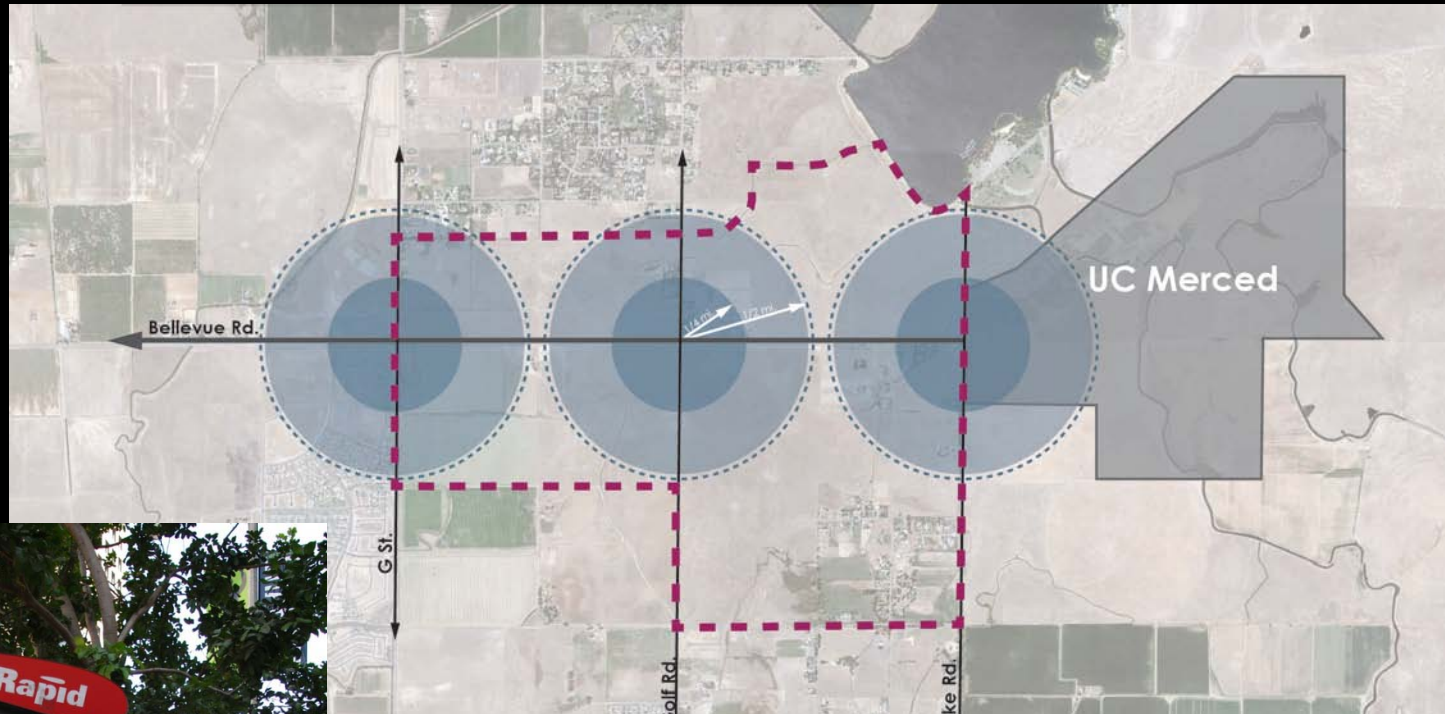
Market

Building
Design

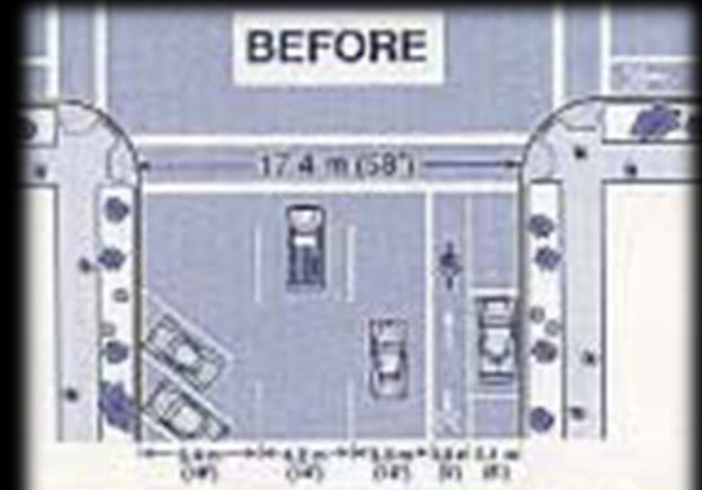
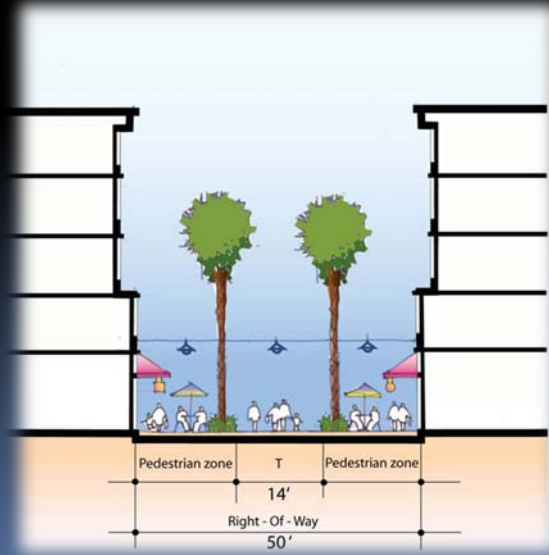
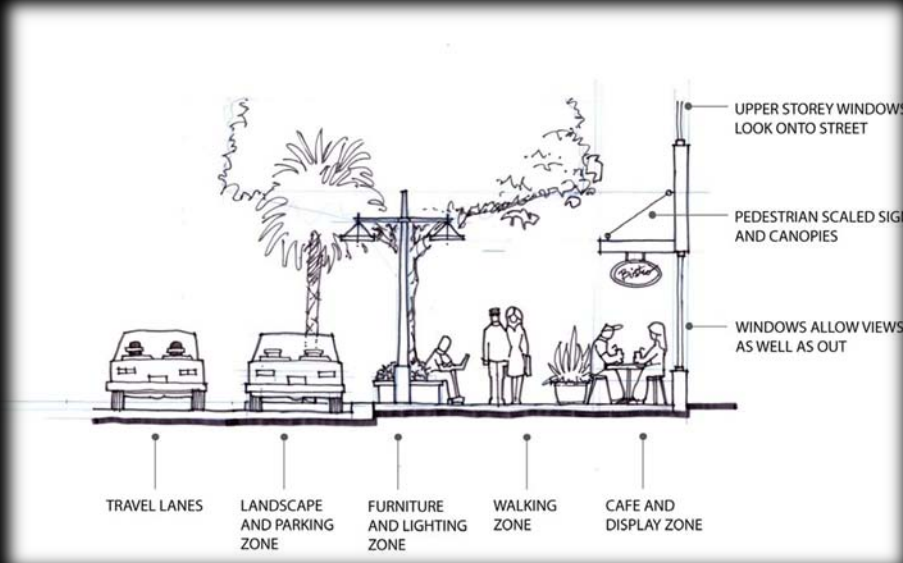
Road Design



Transit Priority Project



Pedestrian Area



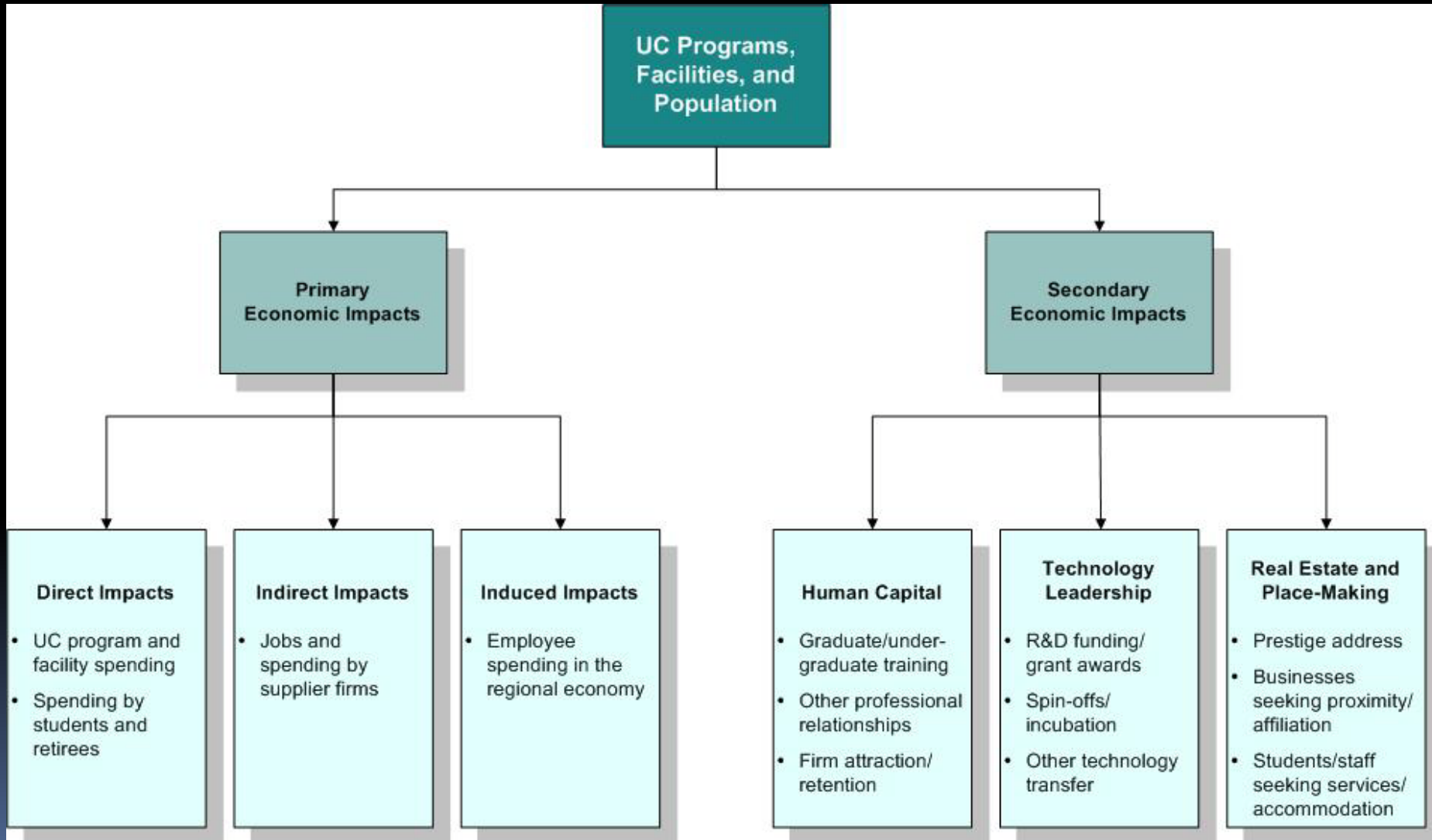
Comments



Market Study / Economics and Planning

| | | |
|--|---|---|
| Regional economy | → | Overall growth potential and space needs |
| UC Merced students, faculty and staff | → | Localized demand for housing, retail, and entertainment |
| UC Merced graduate and research programs | → | Localized demand for commercial space such as office and R&D labs |

UC Merced is an Economic Driver



Comments



Building Design



Comments

