

**Bellevue Corridor Community Plan
Community Workshop,
California Room, UCM
January 31, 2013, 6 PM to 8 PM**

Oral Comments/Questions

1. Combining transit with 6 lanes of traffic seems excessive. Consultant replied that Bellevue lacks transit-friendly traits, but Mandeville does, and is more likely as a transit route.
2. Why is "M" Street a main road and why is there a large traffic circle in the Bellevue Ranch project?
3. Roads need improvement now.
4. What would be developed first?
5. Interest in diagonal bike path.
6. The BRMDP is under-populated and needs commercial services. It is nuts to invest in the BCP without first improving the Bellevue Ranch Master Development Plan.
7. Supports bike path and lanes
8. Identified "growing pains" for traffic along Lake Road and Bellevue Road.
9. Flood inundation concerns.
10. Requested better access to recreational uses at Lake Yosemite.
11. How will downtown Merced and the BCP mesh? How are these different?
12. Consider connecting Bellevue Road from UC Merced to Castle Air Force Base where other UC Merced satellite offices are located.
13. A world-class bike system should be created given the project's closeness to UC.
14. Regarding bicycle circulation system (student bicycling), consider UC Davis' system; need to make bicycle lanes as accessible as the road

Written Comments/Questions (By Topic)

Development Process

- How will area be developed? Can we develop our own property, or will larger developers be brought in to develop?
- Will the City assist current land owners to develop according to the BCCP?
- Where will the capital to finance these projects come from?
- When will construction begin?
- How will the City acquire all the land?

Land Use

- Why include all the housing; just add a business park; what is the business to population ratio?
- Parks
- Would prefer mixed-use TOD character to be above Bellevue and Lake towards Yosemite Lake (not towards Cardella) or better yet, by Bellevue and G Street.
- What demographic are you trying to attract; at what cost?

Circulation/Road Improvements

- Are there plans to finish Hatch Road to Bellevue in the near future?
- Consideration of G Street as a corridor versus M Street makes sense, as G Street has an underpass.
- Lake Road would be beautiful if it was made 4 lanes, with Eucalyptus trees in the middle.
- Six lanes (on Bellevue Road) are too much; how will pedestrians fare?
- Robust Bike Path
- Study slowing down the traffic on Lake Road; safety right now.
- Light-rail connection to downtown Merced
- Consider moving people north and south in the plan.
- Mandeville bus route as alternative is great as opposed to congesting Bellevue Road further.
- Work on bike friendly safe routes as Bellevue is dangerous for bikes, narrow and high speeds now.

Unfinished Development

- I hope that the planners do not repeat the mistake of over-development into areas that will never be developed. I am concerned that there are today too many empty houses and empty lots in development areas that are still not built.
- Develop the unfinished residential projects, such as Bellevue Ranch, first.

Terminology/Presentation Approach

- Be careful using terms (R&D, TOD, NC) that the public is unfamiliar with.
- I enjoyed the visuals, but by the time I figured out the roads, the image was replaced by the next one.
- UCM is an appropriate place to hold public outreach meetings.
- Stated interest in knowing where to access draft land use map.

Other

- What are your reactions to the recommendations in the ULI report? How would you address the growth needs of UC Merced?
- How will Merced's lifestyle be protected?
- Entire community built on sustainable, LEED certification.