

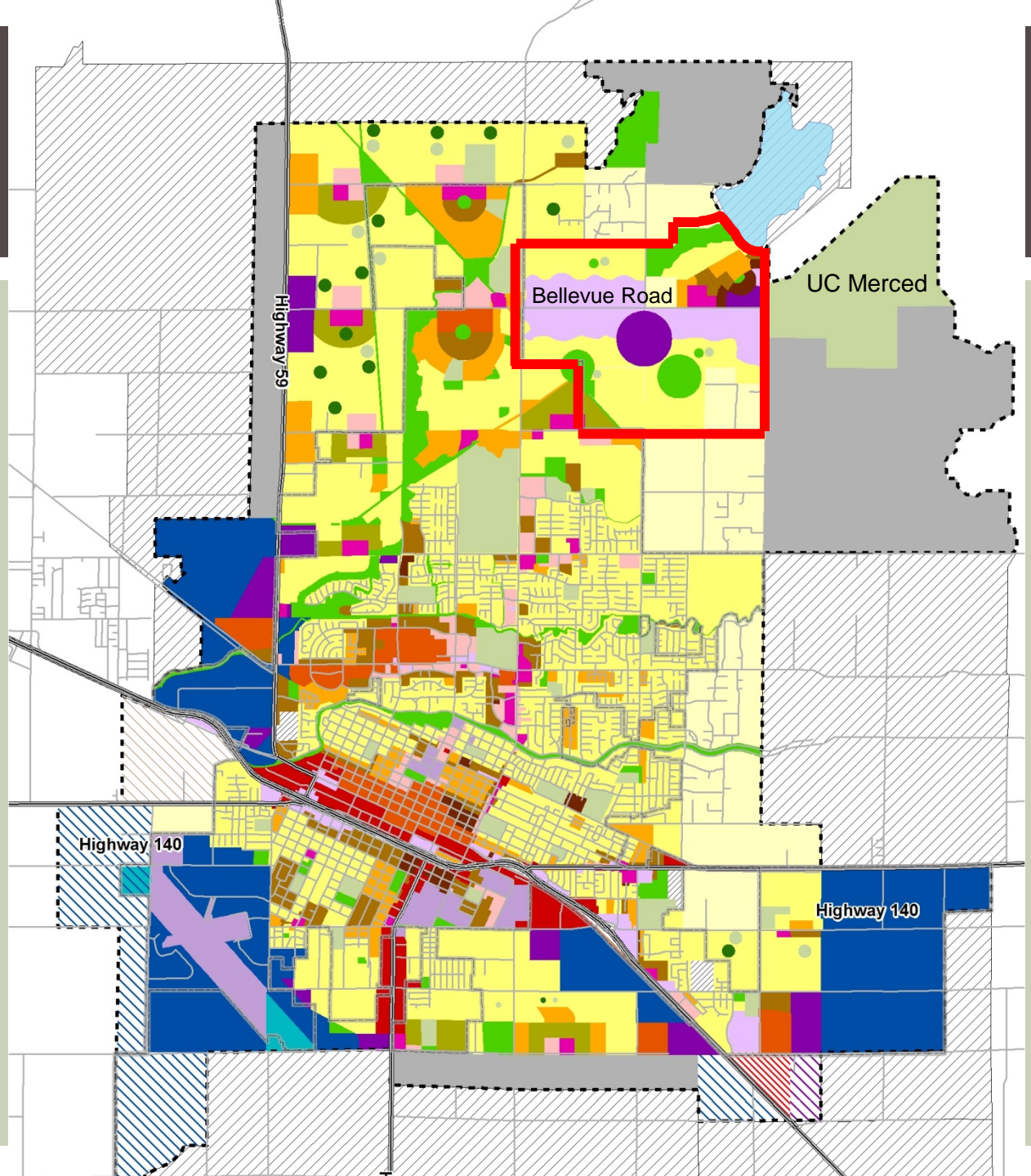
DRAFT BELLEVUE COMMUNITY PLAN



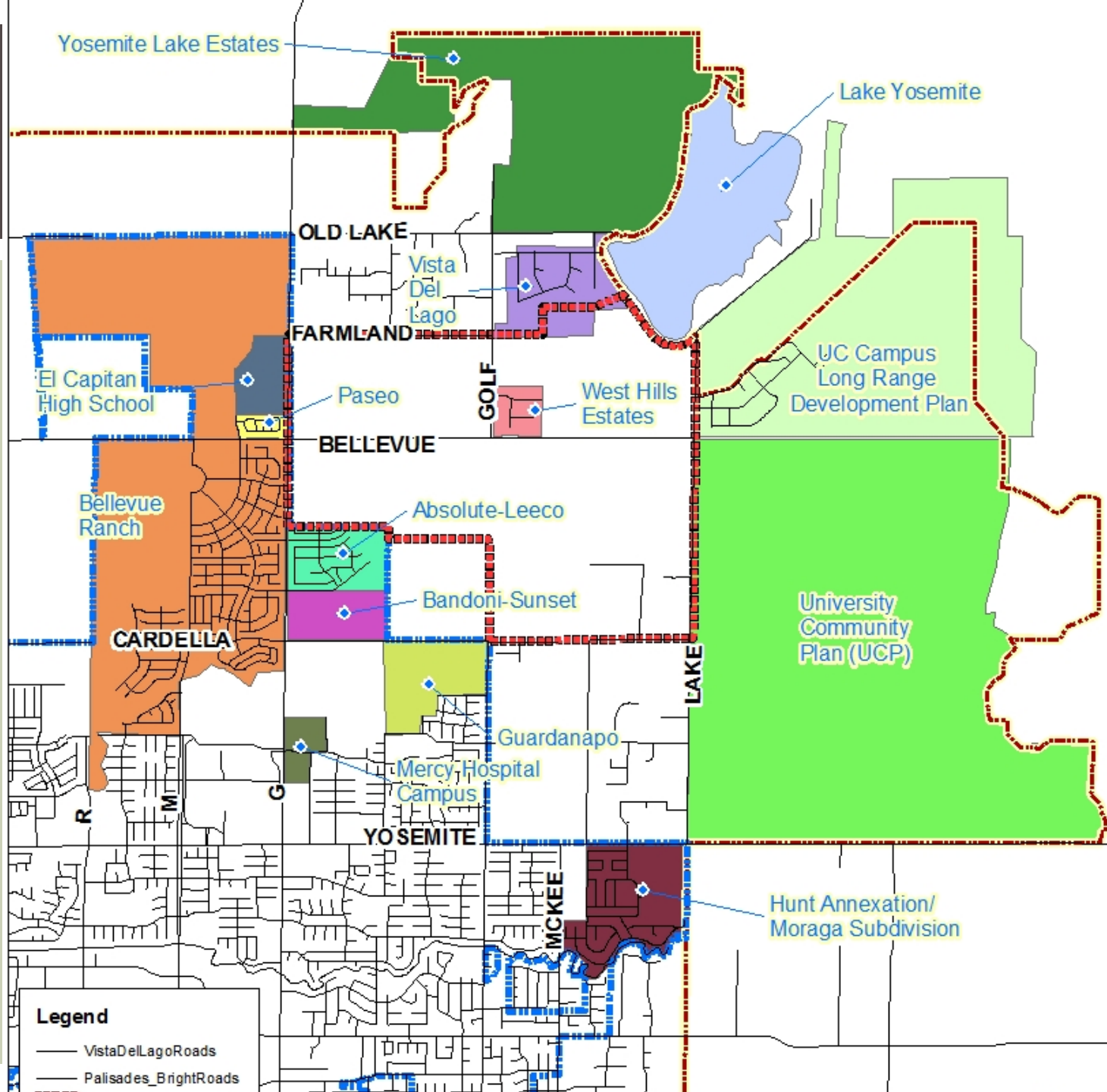
City of Merced Planning Commission
October 22, 2014

- General Plan Amendment #14-02
- Plan Adoption

PROJECT LOCATION



PROJECT LOCATION



CONSIDERATIONS

- Advisory Committee and public input
- *Merced Vision 2030 General Plan*
- Community at-large
- Development Community
- City Council
- Local Agency Formation Commission
- Environmental Review

CONSISTENCY WITH GENERAL PLAN

- Community Plan Guiding Principles
- Bellevue Illustrative Land Use Plan
- Bellevue Key Elements
 - Jobs-based Growth
 - Urban Village and Design
 - Neighborhood Compatibility
 - Connectivity
- General Plan Policies

GUIDING PRINCIPLES

- Integrate with Surrounding Plans
- Balance Development Certainty and Market Flexibility
- Promote Environmental Principles and Technology-Forward Thinking
- Support Merced's Downtown
- Plan for Research and Development Parks



COMMUNITY VOICE

- 8 Citizen Advisory Committee Meetings
- 2 Community Workshops
- One-on-one Interviews with Stakeholders
- Partner Meetings (UCM, MCAG, County)
- UCM Community Engaged Scholarship Program
- EDAC, BAC, and Community Parks & Rec
- 3 Planning Commission Updates (6/12, 12/12, 5/14, 10-2-14)



CITIZEN ADVISORY COMMITTEE

Committee Applicant Traits

Applicant	Residents and/or Property Owners within or near Plan Area	Prior Service on City Commissions or Committees	Community Organization Advocates
Jerry Callister	X		
Susan Gerhardt			X
Melbourne Gwin, Jr.	X		X
Dan Holmes	X		X
Sharon Hunt Dicker	X		X
Richard Kirby	X	X	X
Lee Kolligian	X		
Walt Lopes		X	X
Kenneth Robbins			X
Jeff Pennington		X	

CITIZEN ADVISORY COMMITTEE

Committee Applicant Traits

Applicant	Residents and/or Property Owners within or near Plan Area	Prior Service on City Commissions or Committees	Community Organization Advocates
Steve Simmons			X
Justi Smith	X		X
Bill Spriggs		X	X
Greg Thompson	X	X	X
Steve Tinetti	X		X
Diana Westmoreland-Pedrozo			X
Janet Young		X	X (UCM)
Bill Hvidt			X (UCM)
Mary Ward		X	
Carole McCoy		X	

PLAN FUNCTION

The Plan is NOT intended to:

- expand long-term growth boundaries;
- annex property;
- dictate what to annex;
- change zoning designations of properties;
- buy or condemn properties;
- design a particular site
- issue construction “permits”

PURPOSE

- **Guide** to locate future land uses, transportation facilities, and open space types;
- **Enable** master planning (circulation, sewer, water, emergency services);
- **Display an approach** to create complementary and compatible neighborhoods;
- **Responsive** to the market; and
- **Move forward** in entitlement process.

General Plan
Community Plan

Annexation

Special
Permit

Building
Permits

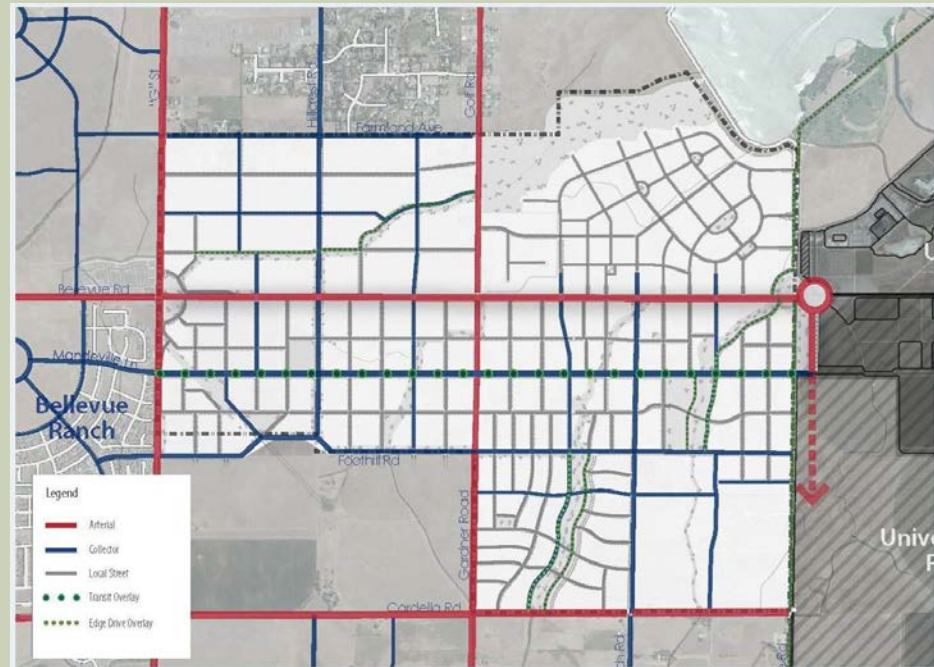
VISION AND URBAN DESIGN

- **Gateway** to UCM
- **Street Connectivity**
- **Transit-ready** development
- Complete **neighborhoods**
- Richly articulated, **human-scale** public realm



MULTI-MODAL TRANSPORTATION

- Expanded 1-mile arterial network
- **Regional** traffic corridor
- High-Quality **Transit Corridor**
- **Bicycle**-Oriented Infrastructure
- Aesthetic **road designs**
- **Human scale** public spaces



PUBLIC RIGHTS-OF-WAY CROSS SECTIONS



Bellevue Road



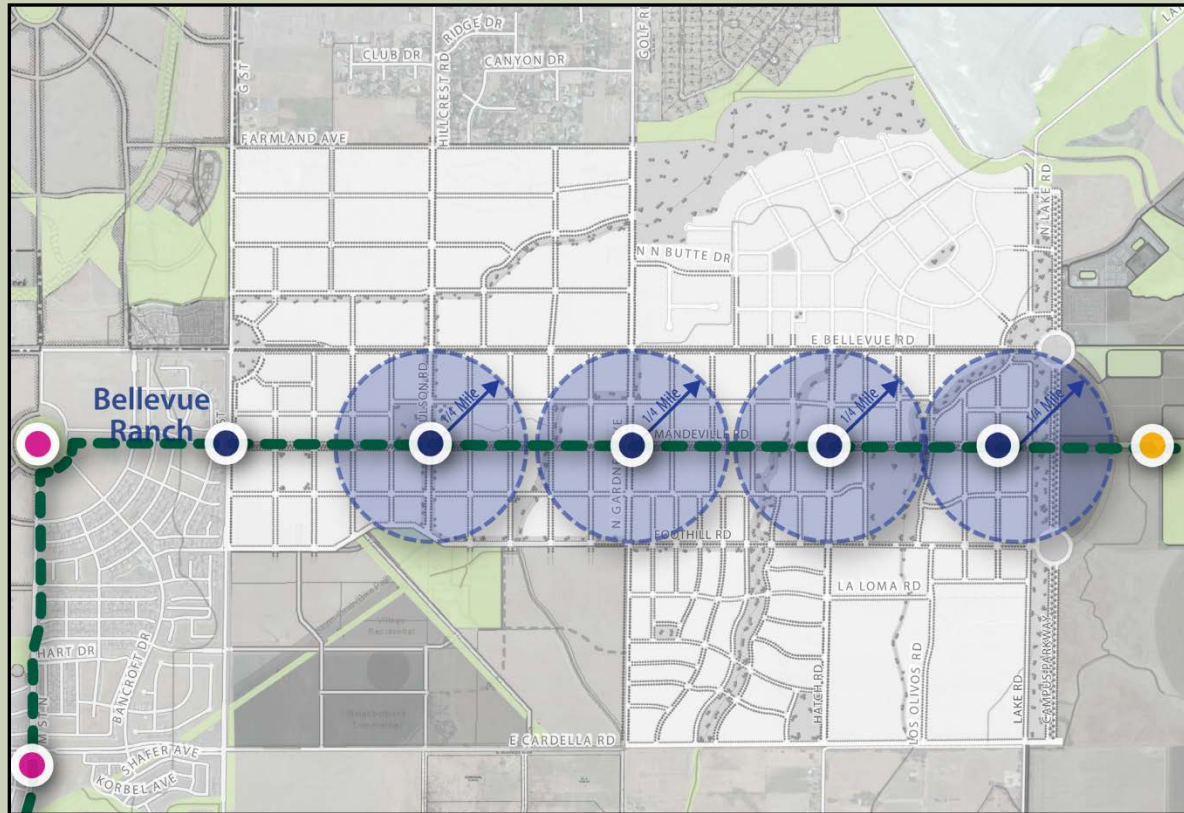
Lake Road



Mandeville Lane

HIGH-QUALITY TRANSIT CORRIDOR

Mandeville Lane *Transit Priority Project* Areas



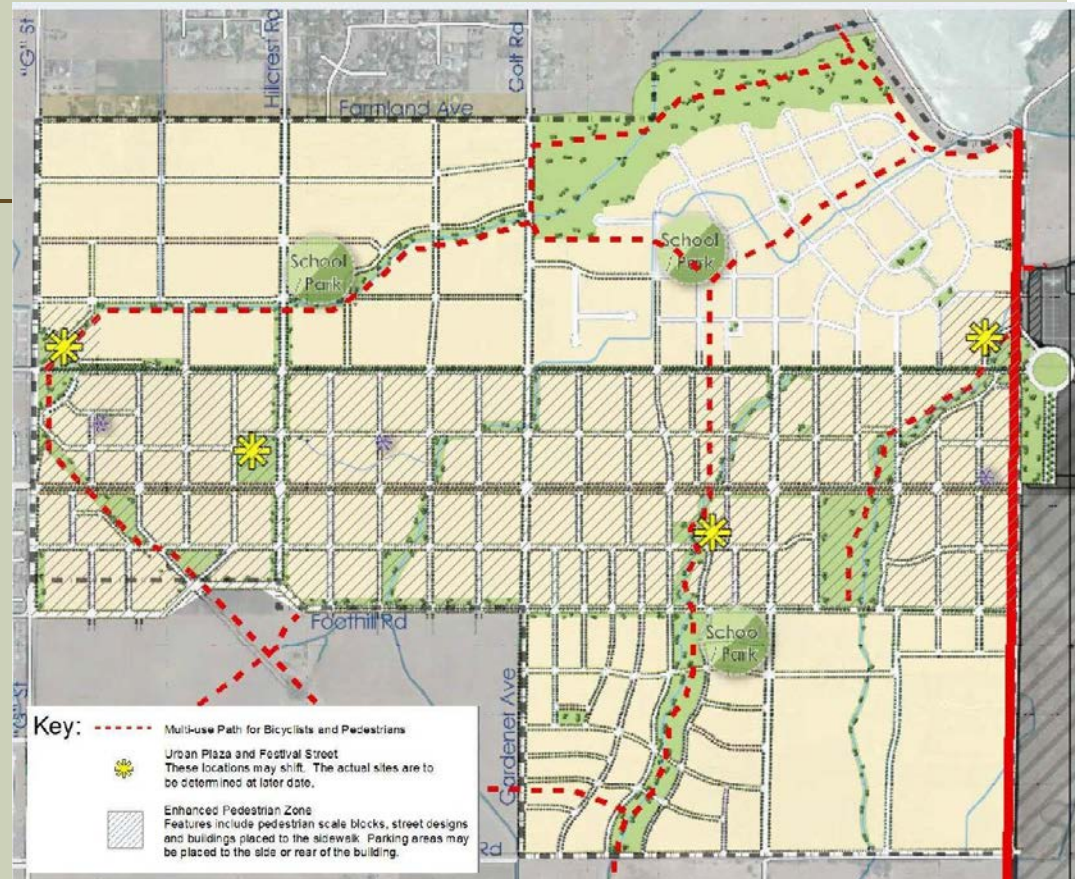
GENERAL PLAN AMENDMENT/CIRCULATION

- Identify Mandeville Lane as Transit Corridor;
- Include (by reference) the BCP Street Cross-Sections in the City's General Plan;
- Note that number of travel lanes may be modified by subsequent traffic studies.

(ATTACHMENT A)

INTEGRATED OPEN SPACE

- Establish a system of **park types**
- Support **efficient** storm-water drainage and irrigation
- Maintain natural landforms and **scenic corridors**
- Allow for flexible placement of a large **community park**



COMPATIBLE AND COMPLEMENTARY LAND USES

- **Respectful** of existing Rural Residential Land Uses
- A Plan that supports **business growth** (retail and business parks)
- A plan **synced with future land use demands** (UCM, younger generation) and which flexes with the market



GENERAL PLAN AMENDMENT/LAND USE

- Exchange Land Use Designations
- Bellevue Community Plan, not Bellevue Corridor Community Plan
- Describe the Bellevue Urban Design qualities of the BCP plan area.
- Include Summary Description of BCP

(ATTACHMENT A)

URBAN EXPANSION/PUBLIC SERVICES

- Description of **governance** issues
- Description of **growth factors and scenarios**
- Phased growth aligned with **coordinated and fiscally sound deployed infrastructure** and services
- Next Steps - Recognized need for **Master Utility and Infrastructure Plans** to support long-term growth



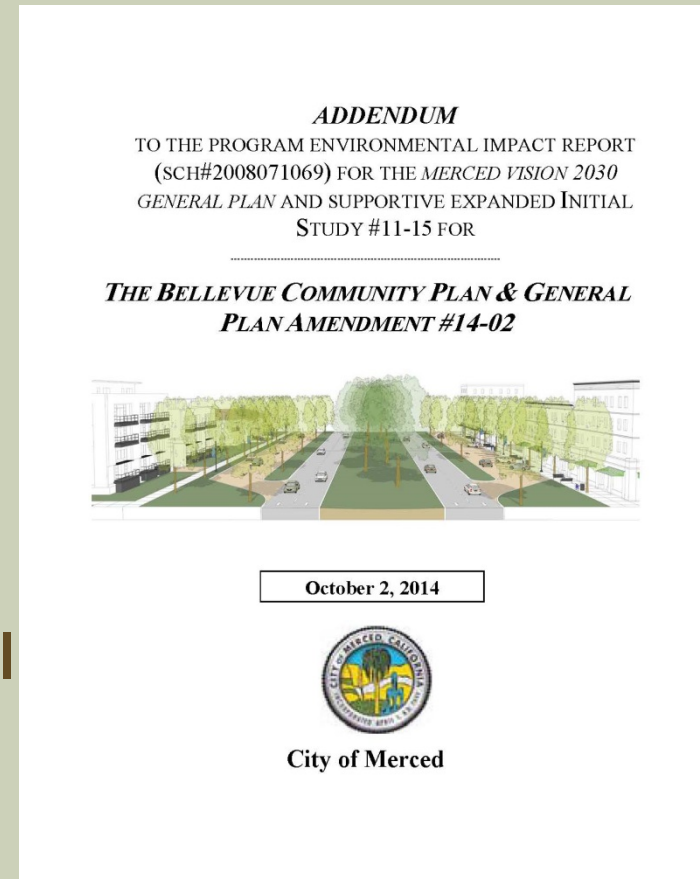
COMMITTEE RECOMMENDATIONS

- Remove the BCCP Illustrative Plan from Introduction Chapter;
- Refer to the Urban Design of the BCP as the “Bellevue Urban Design”;
- Add a BCP policy to evaluate collectors spaced every 1/3 mile in the area bounded by G St, Golf, Mandeville and Farmland; and,
- Policy Appendix.



ENVIRONMENTAL REVIEW #11-15

- BCP is **consistent** with the City's General Plan;
- GP EIR **adequately analyzed** impacts and imposed mitigation measures applicable to BCP;
- No **substantive changes** are proposed in the BCP;
- No new information of **substantial importance** has been identified; and
- **Addendum** has been prepared.



PROJECT STATUS/NEXT STEPS

- City Council Review (Date TBD)



QUESTIONS

