



Urban Villages

Bellevue Corridor Community Plan
Ad-Hoc Citizens Advisory Committee
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What is an “Urban Village”



- Mixed-Use
- Pedestrian & Transit Friendly
- Less Auto Dependent, but still Accommodate Vehicle Traffic
- Interconnected Streets between Different Land Uses
- Village Components
 - Commercial Core with Retail, Offices, & Public Uses
 - Higher Density Residential within $\frac{1}{4}$ mile walking distance (“Village Residential”)
 - Outer Villages with Lower Density Residential Uses, Open Space, etc.

Mixed Use



Pedestrian & Transit Friendly



Sample “Village” Projects

- Hercules, California



- Orenco Station in Hillsboro, Oregon

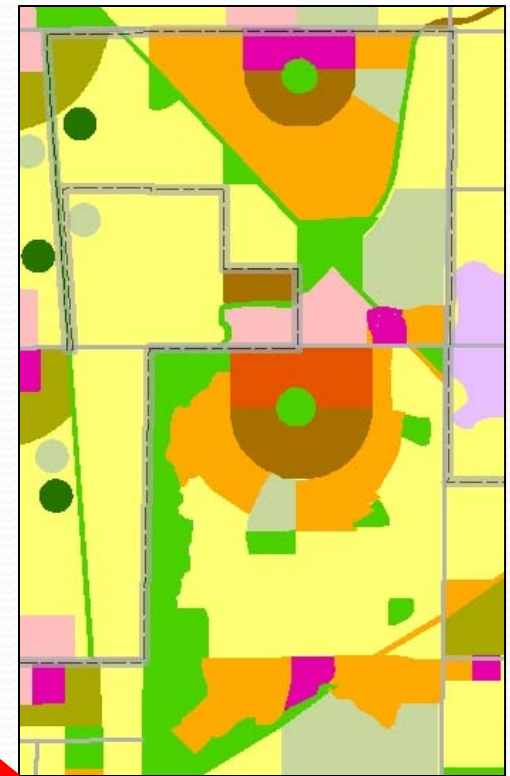
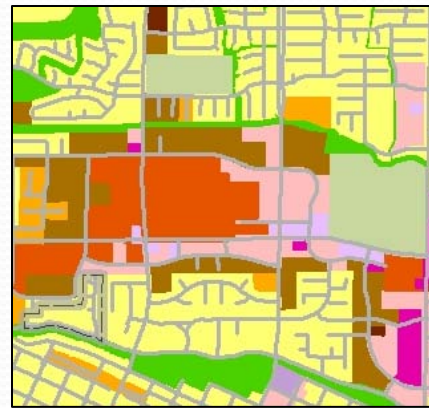
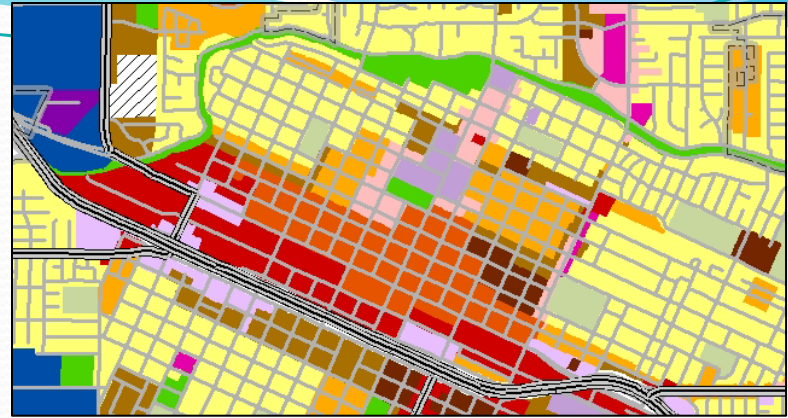


- Kings Farm in Rockville, Maryland



Merced Examples

- “Villages”
 - Downtown Merced & Surrounding Neighborhoods
 - Merced Mall & Surrounding Area
 - College Green Shopping Center (Olive & G) & Bear Creek Village (G & Alexander) & Adjacent Neighborhoods
 - Bellevue Ranch (Not Yet Built)

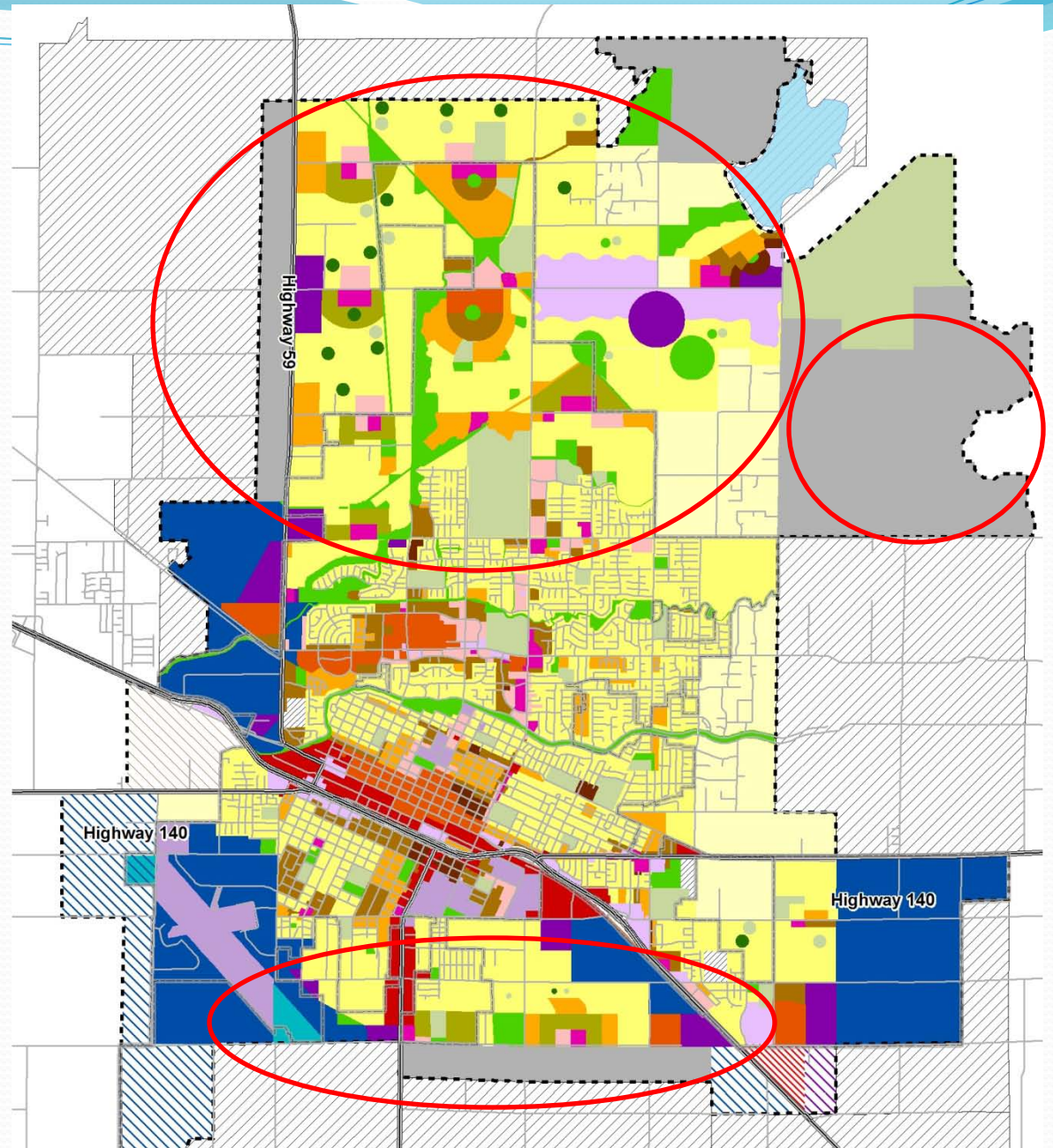


City General Plan Policies



- “Urban Villages” as the Basic Design Component of New Growth Areas
- Many policies relate to the design components of the Villages (i.e. mixed use, pedestrian friendly, etc.)
- Encourages Higher Densities to support transit and retail services
- Bellevue Corridor recognized as needing “Special Urban Village” designs for increased job-generating uses attracted by the University (UD 1.1.h)

Merced Urban Villages in New Growth Areas



Bellevue Corridor “Villages”

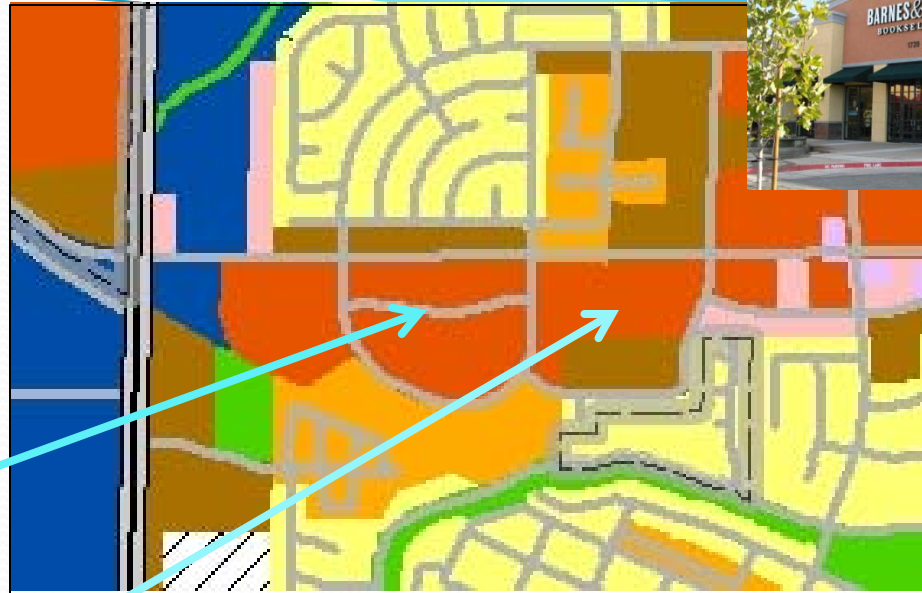
- Variations:
 - A Corridor Approach vs. Half-Circle Shape
 - More Job-Generating Land Uses
 - Series of Centers vs. One Commercial Core
 - Large Research & Development Site (Bellevue & Gardner)
 - Doubled Size of Walkable Center (1/2 mile vs. 1/4 mile)
 - Transit Priority Projects (20 DU/acre)
- Flexibility:
 - Size of Corridors, Neighborhoods, & Centers
 - Range of Land Uses
 - Location of Land Uses, including Commercial

Commercial Location Flexibility

- Commercial Cores are generally located at the corner of an arterial/collector intersection, but LU 2.7.a provides for placement at arterial/arterial intersections under unique circumstances
 - Minimum of 20 acres
 - Strict access & Land use restrictions in proximity to intersection (i.e. no freestanding pads with multiple curb cuts on the arterial, no driveways on the arterials)
 - Provide internal access and connectivity between all land uses
 - Mix of uses and residential densities
 - Good transit and pedestrian access
 - High quality architecture, landscaping, & signage

Merced Examples

- Retail Centers at Arterial/Collector Intersections
 - Merced Marketplace (Olive & Austin/
Loughborough)
 - Olivewood Shopping Center (Olive & Austin/Meadows)
 - Promenade (Yosemite & Paulson) vs. Raleys at Arterial/Arterial Intersection (G & Yosemite)



Questions

