



BELLEVUE CORRIDOR COMMUNITY PLAN
Community Advisory Committee
January 31, 2013



OVERVIEW

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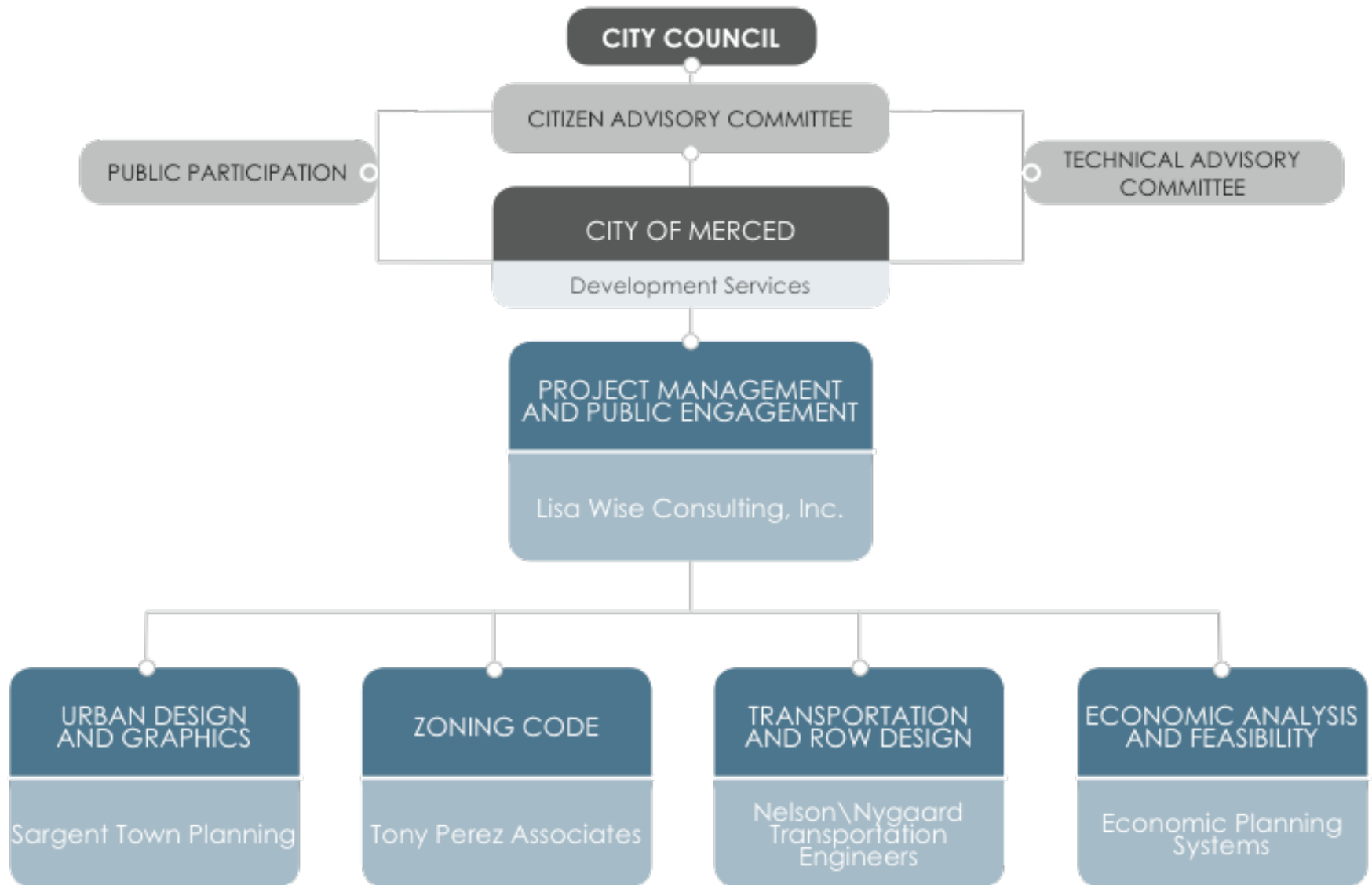
LAND USE

CIRCULATION AND TRANSIT

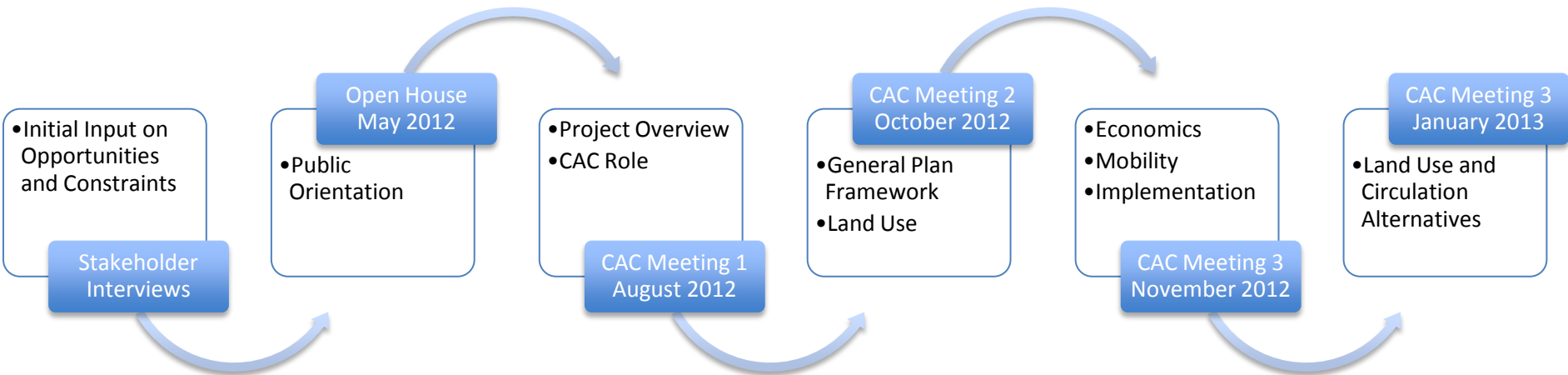
IMPLEMENTATION

NEXT STEPS

PROJECT ORGANIZATION



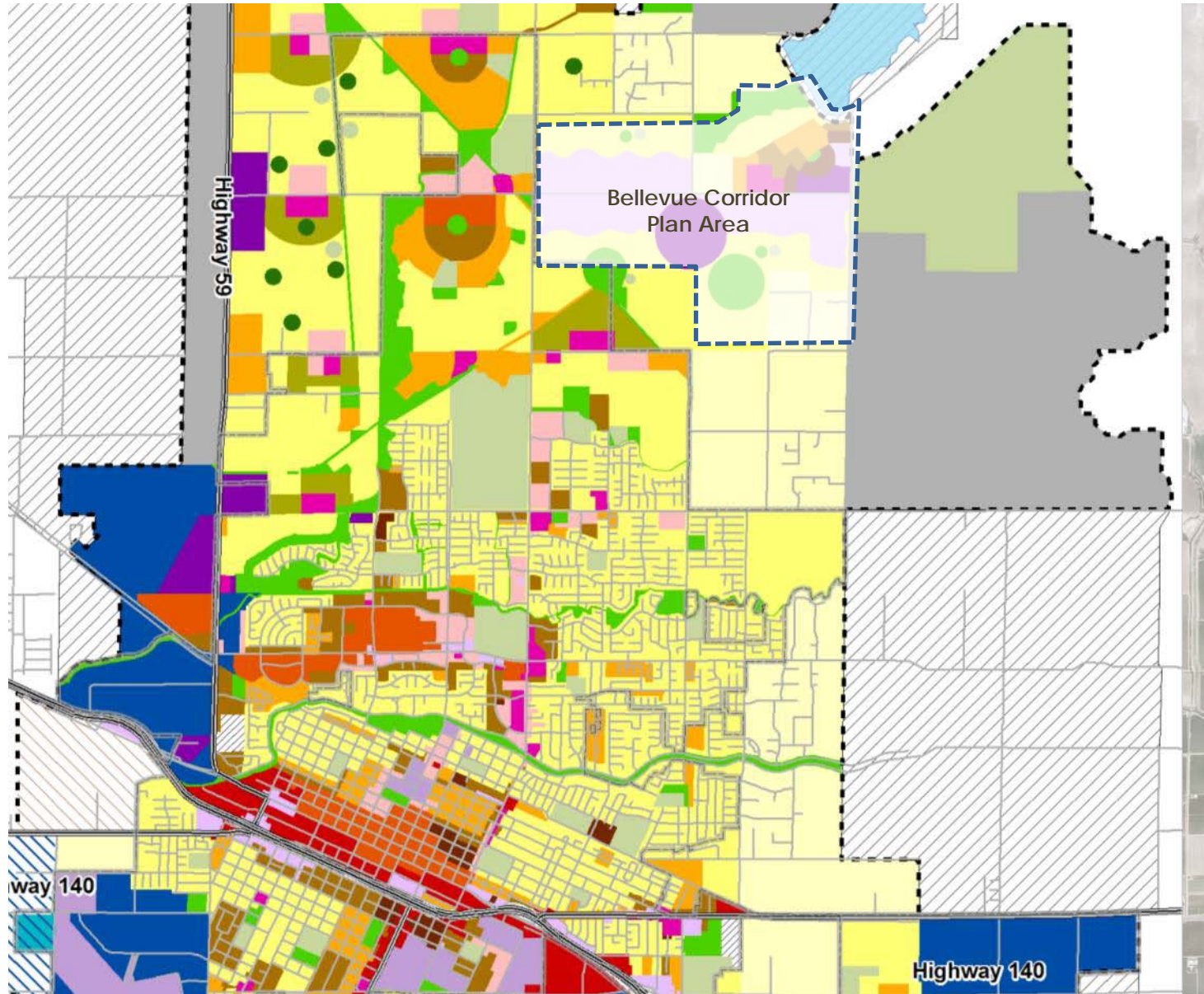
COMMUNITY ENGAGEMENT



FUTURE CAC MEETINGS

Date	Topics
March 14, 2013	Present Preferred Land Use and Circulation Plan
May 2, 2013	Review and Comment on Draft BCCP
July 11, 2013	Review and Comment on Draft BCCP
August 15, 2013	CAC Plan Review and Recommendation
March 6, 2014	Review and Comment on Draft Development Code

PROJECT LOCATION



OPPORTUNITIES AND CHALLENGES

- Ensure that development **compliments/leverages UC Merced** economic, physical and intellectual capital
- Develop **strategies that recognize existing land uses and multiple property owners**, particularly comprehensive **infrastructure financing**
- Encourage owners to collaborate for **long-term economic/fiscal benefits**
- Provide **flexibility** to adapt to long-term market demands
- Planning area within the City's Sphere of Influence but currently under **County jurisdiction**
- Leverage and support emerging **downtown economy**, including potential future **high-speed rail** station downtown

FOUNDATIONAL CONCEPTS

- Gateway to University - urban context, spin-off uses, and design compatibility
- Complete neighborhoods, evolving corridor
- Richly articulated, human-scale public realm
- Transit-oriented, pedestrian-oriented lifestyle
- Open space plan
- Energy conservation policies and strategies



Hercules Waterfront District TOD

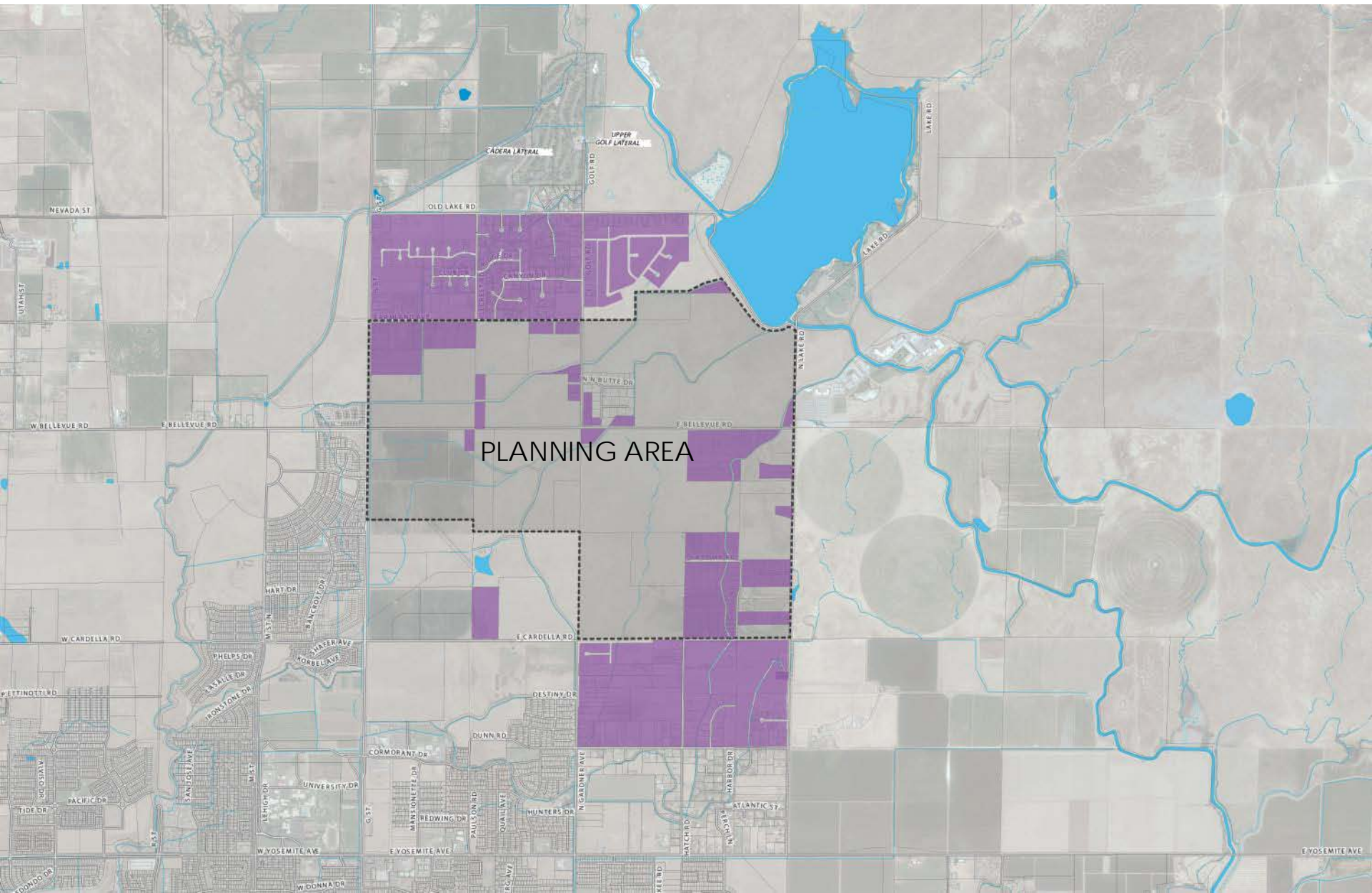


CSUMB Faculty and Staff Neighborhood

THE PLANNING AREA

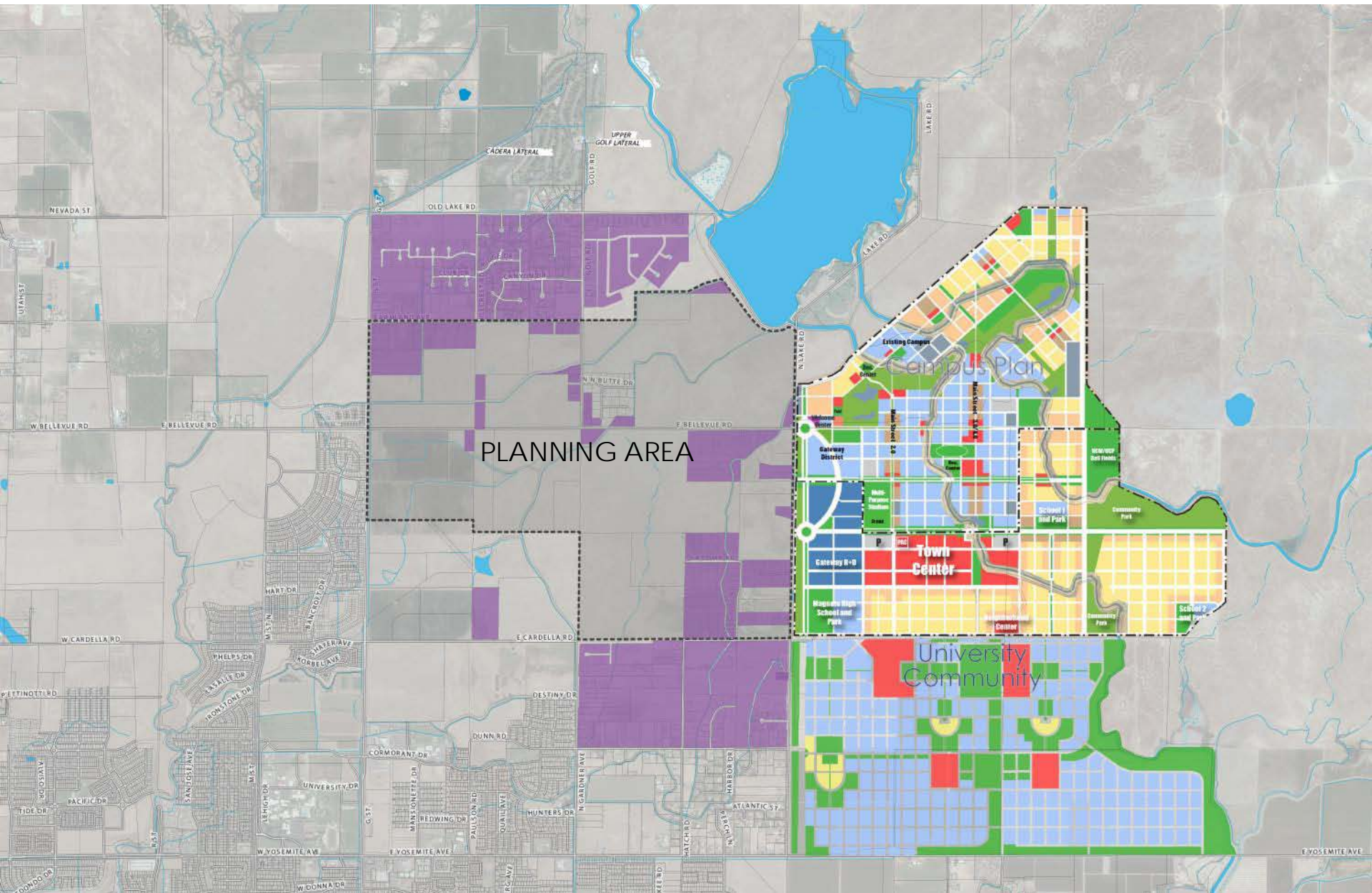


EXISTING RURAL RESIDENTIAL DEVELOPMENT



PLANNING AREA

UC MERCED MASTER PLAN



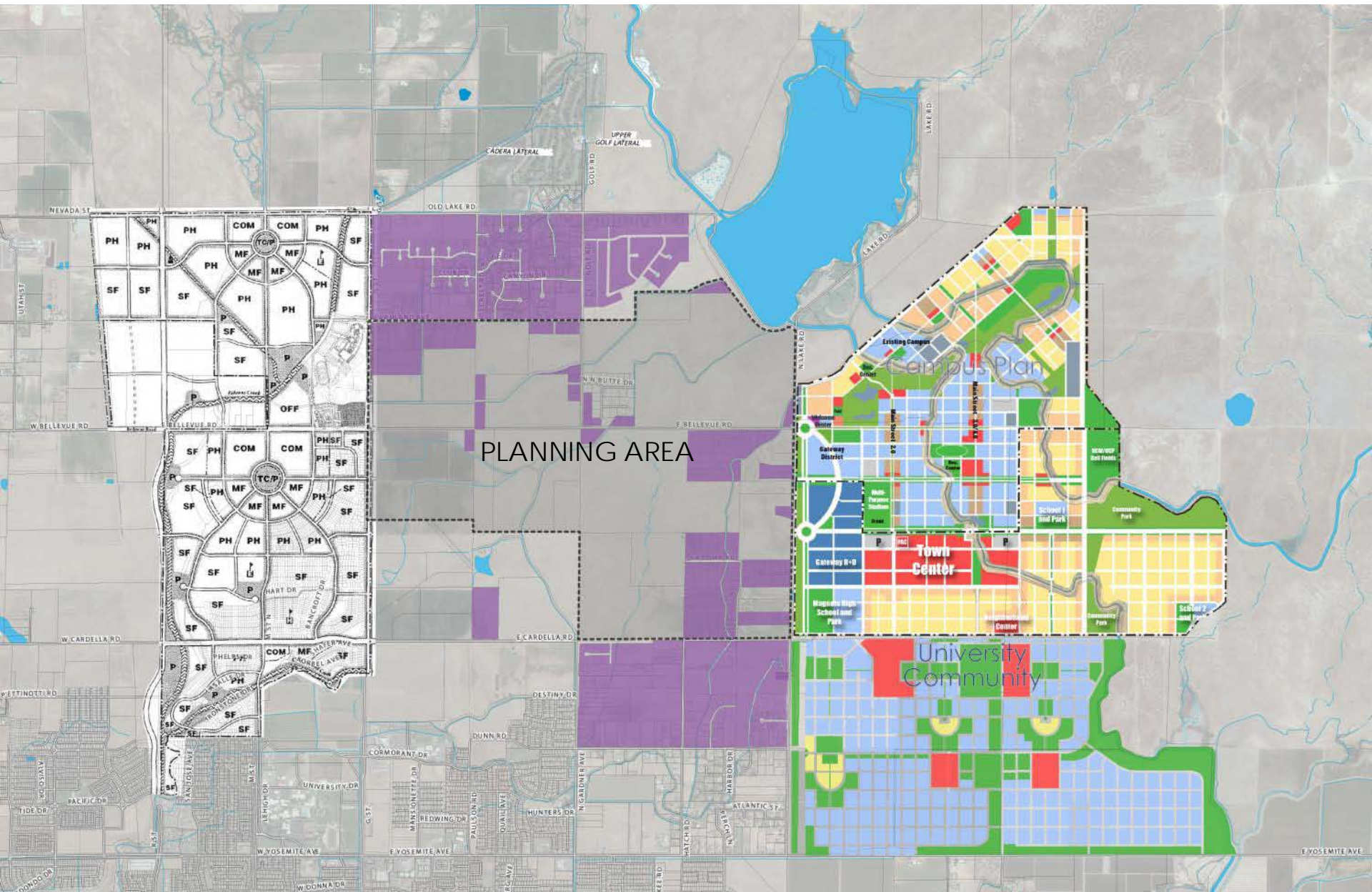
PLANNING AREA

Campus Plan

Town Center

University Community

BELLEVUE RANCH MASTER PLAN



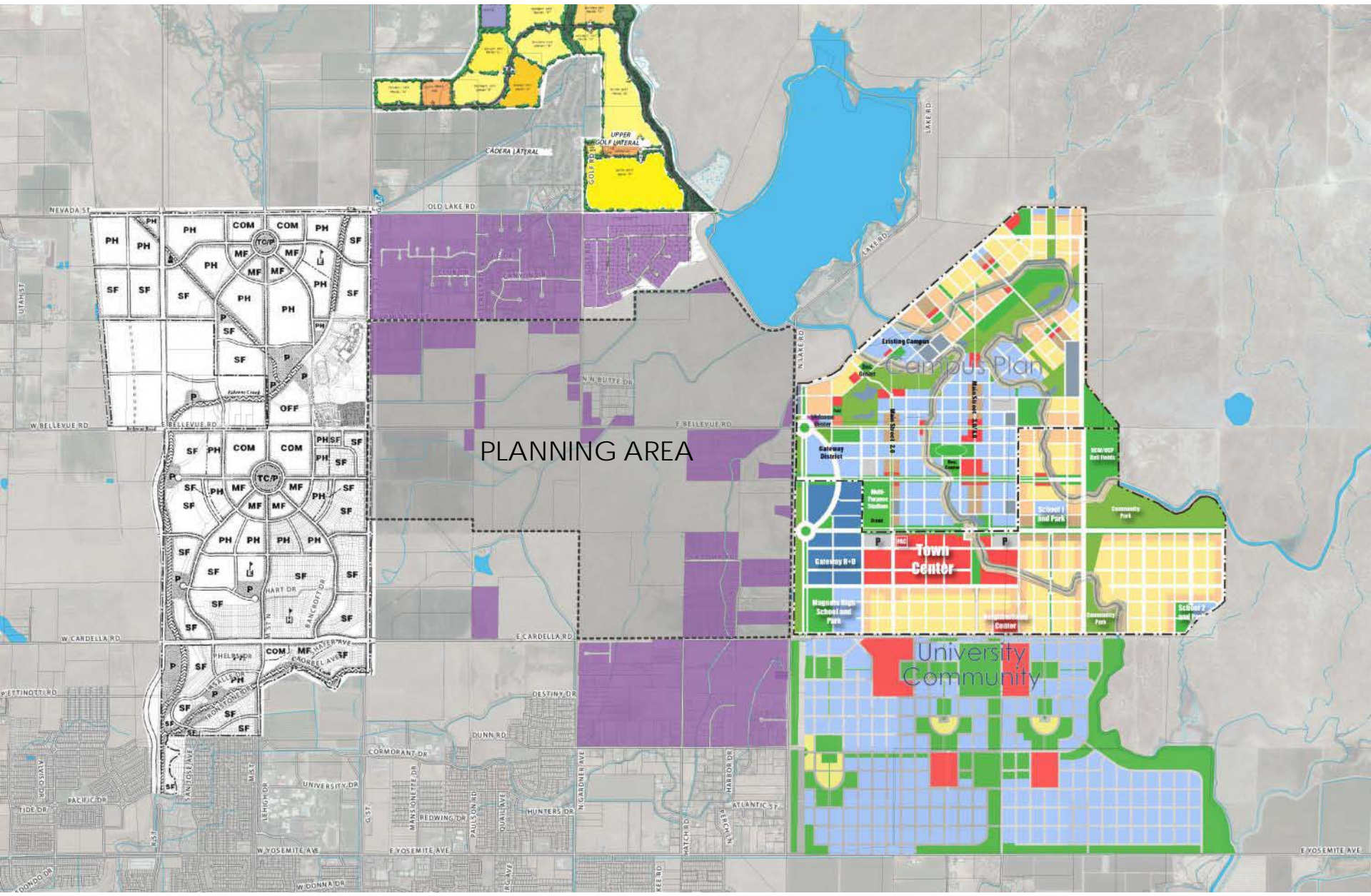
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YOSEMITE LAKE ESTATES



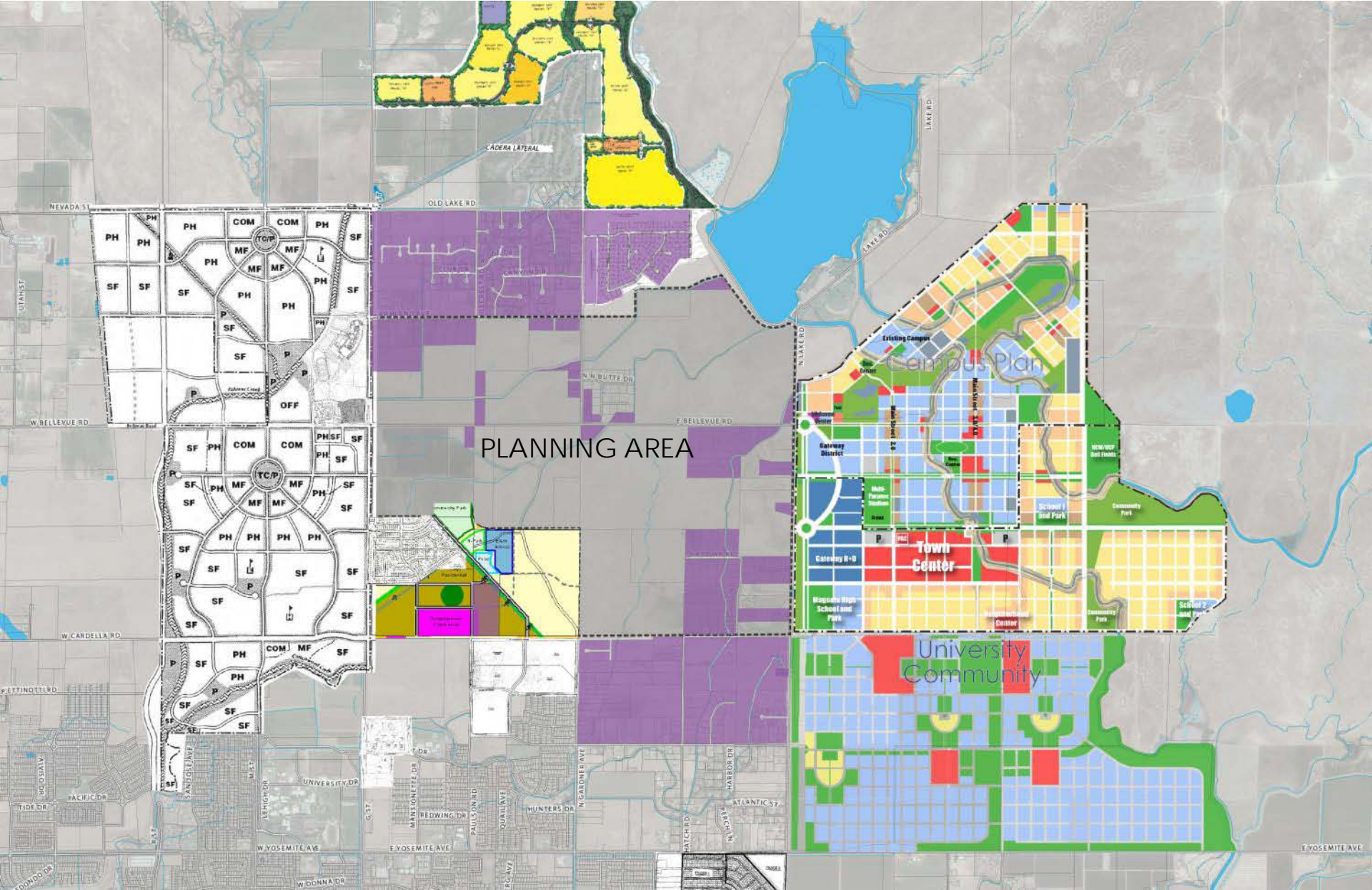
PLANNING AREA

Campus Plan

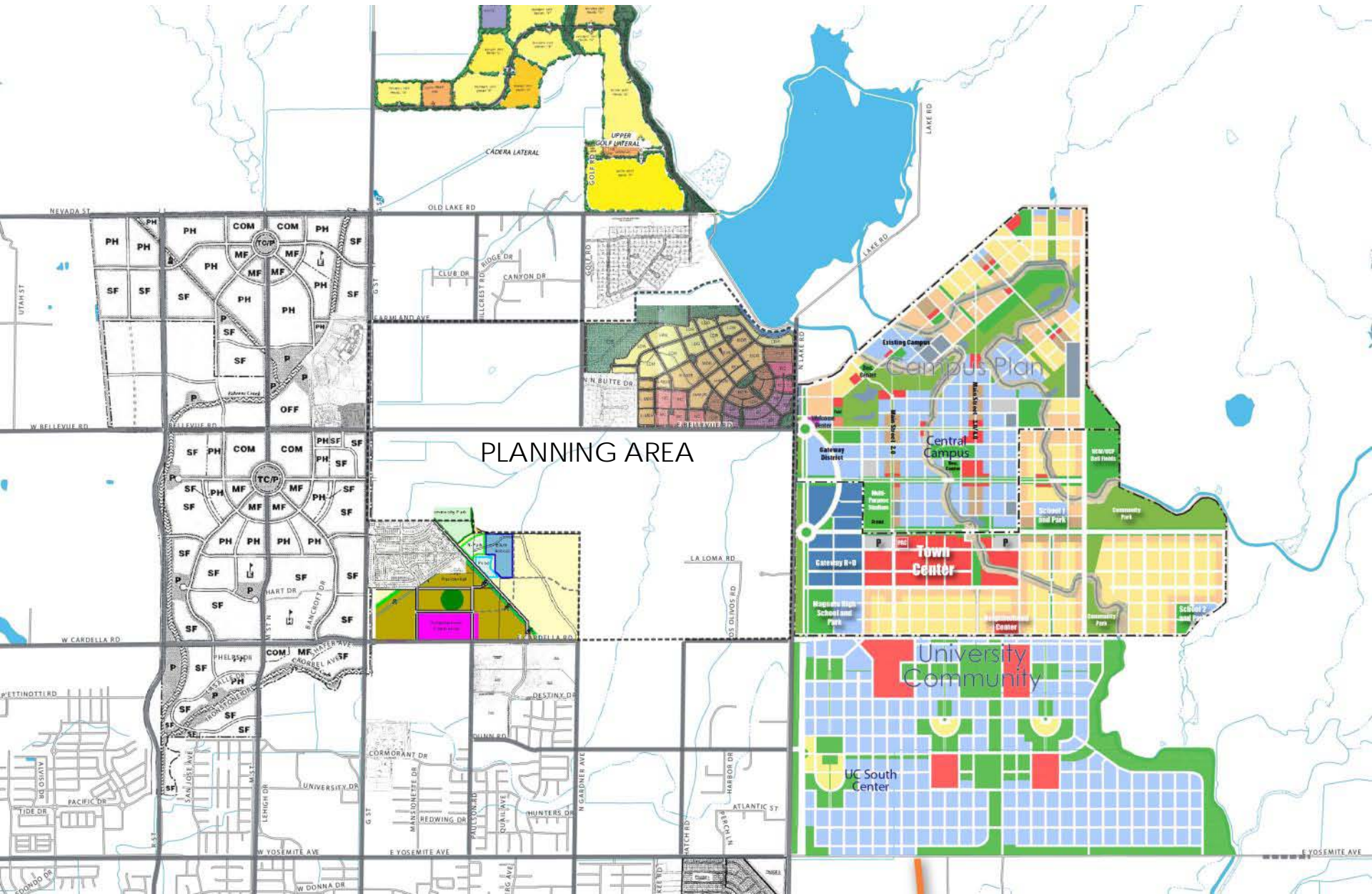
Town Center

University Community

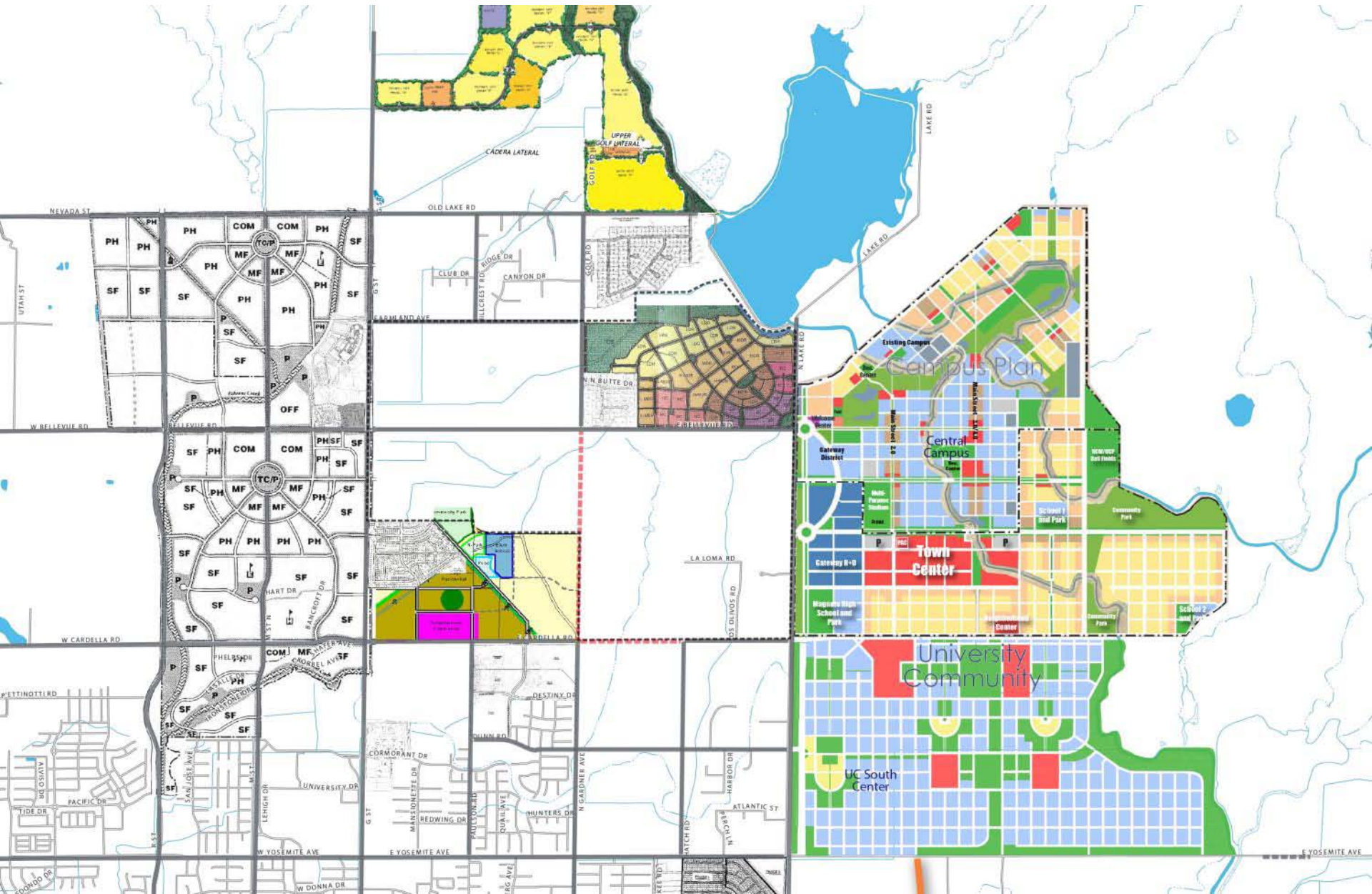
BANDONI PROPERTY MASTER PLAN



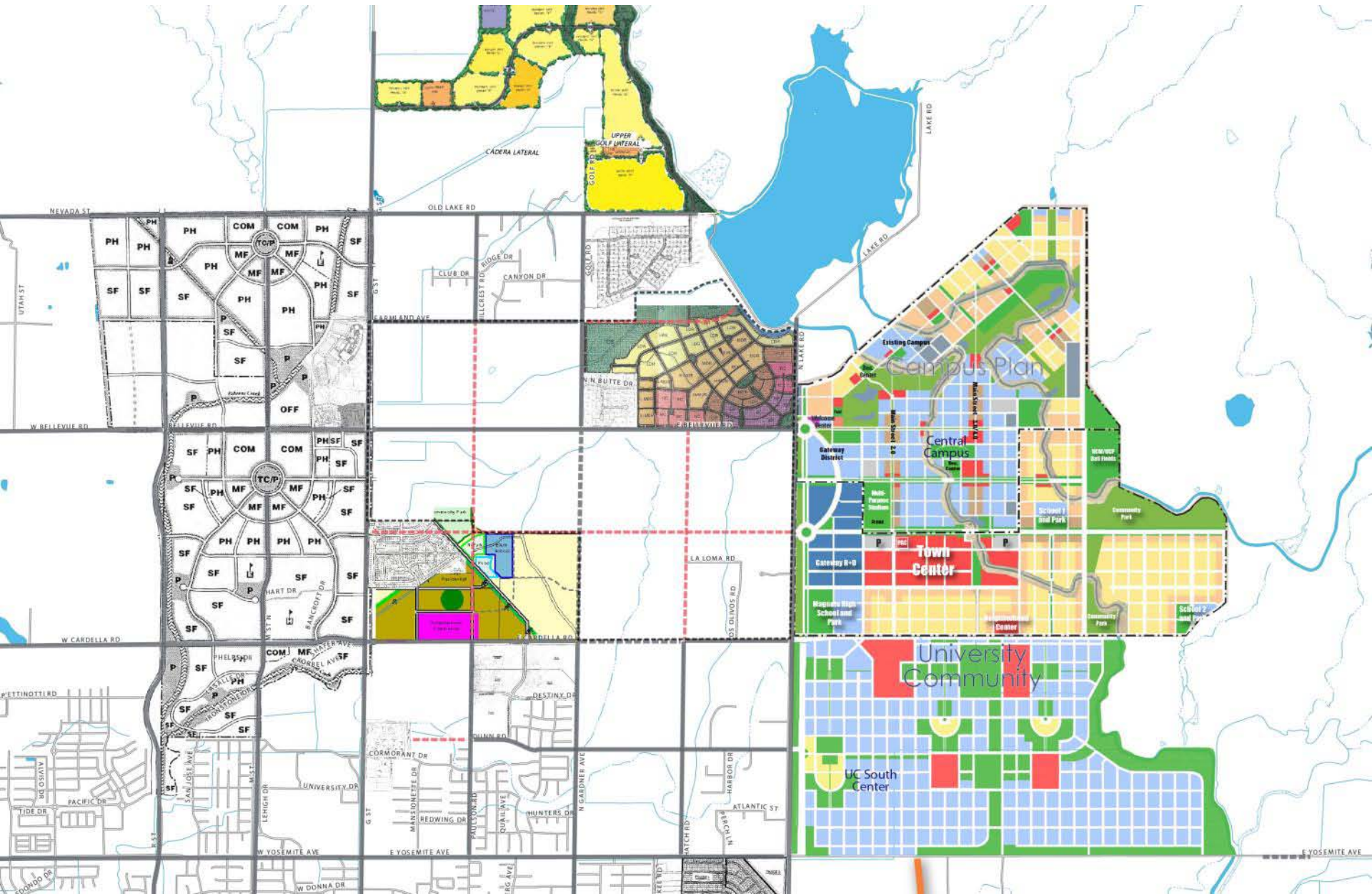
LAKE PROPERTY MASTER PLAN



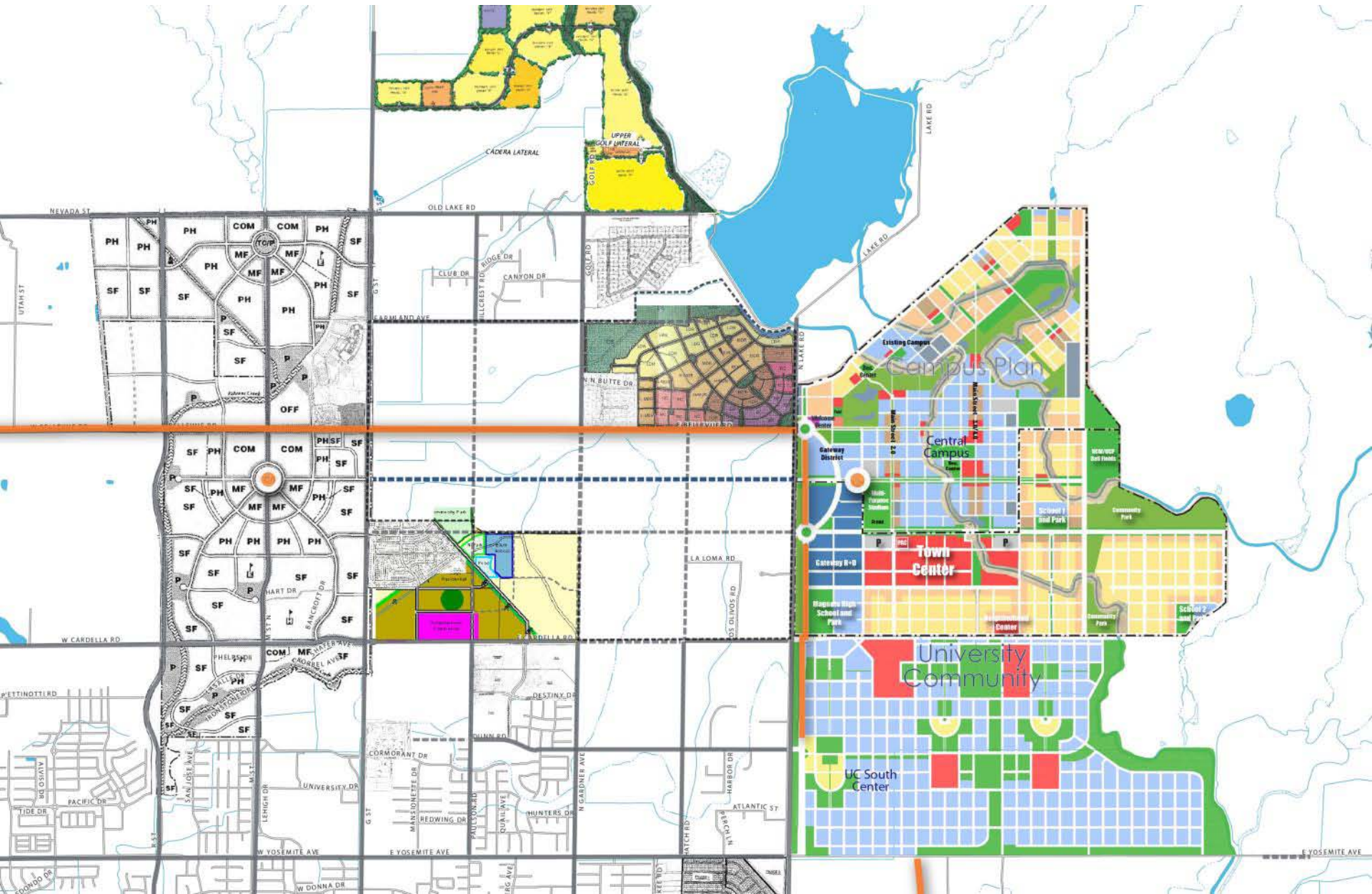
NETWORK COMPLETION – 1 MILE NETWORK



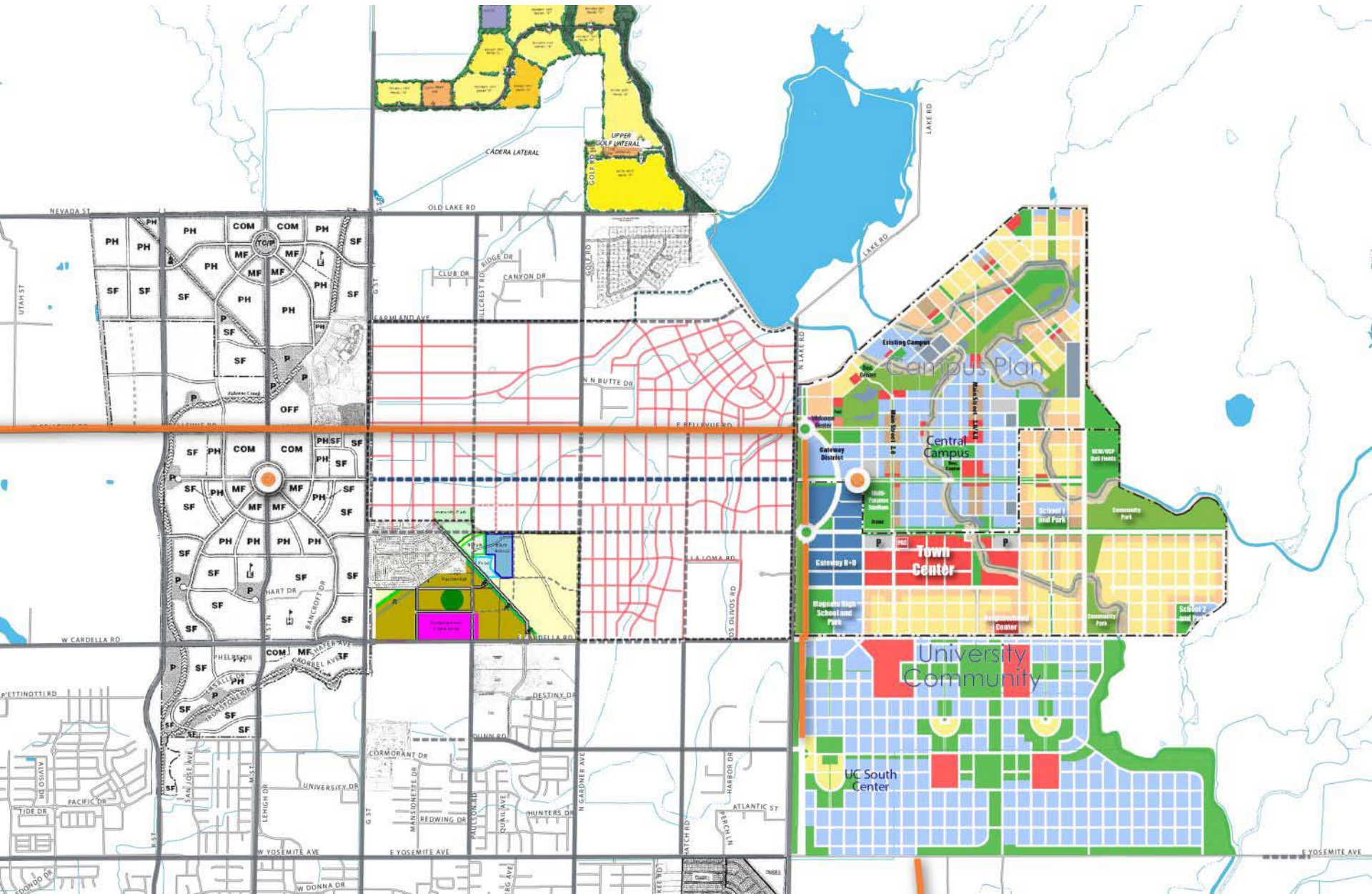
NETWORK COMPLETION – ½ MILE NETWORK



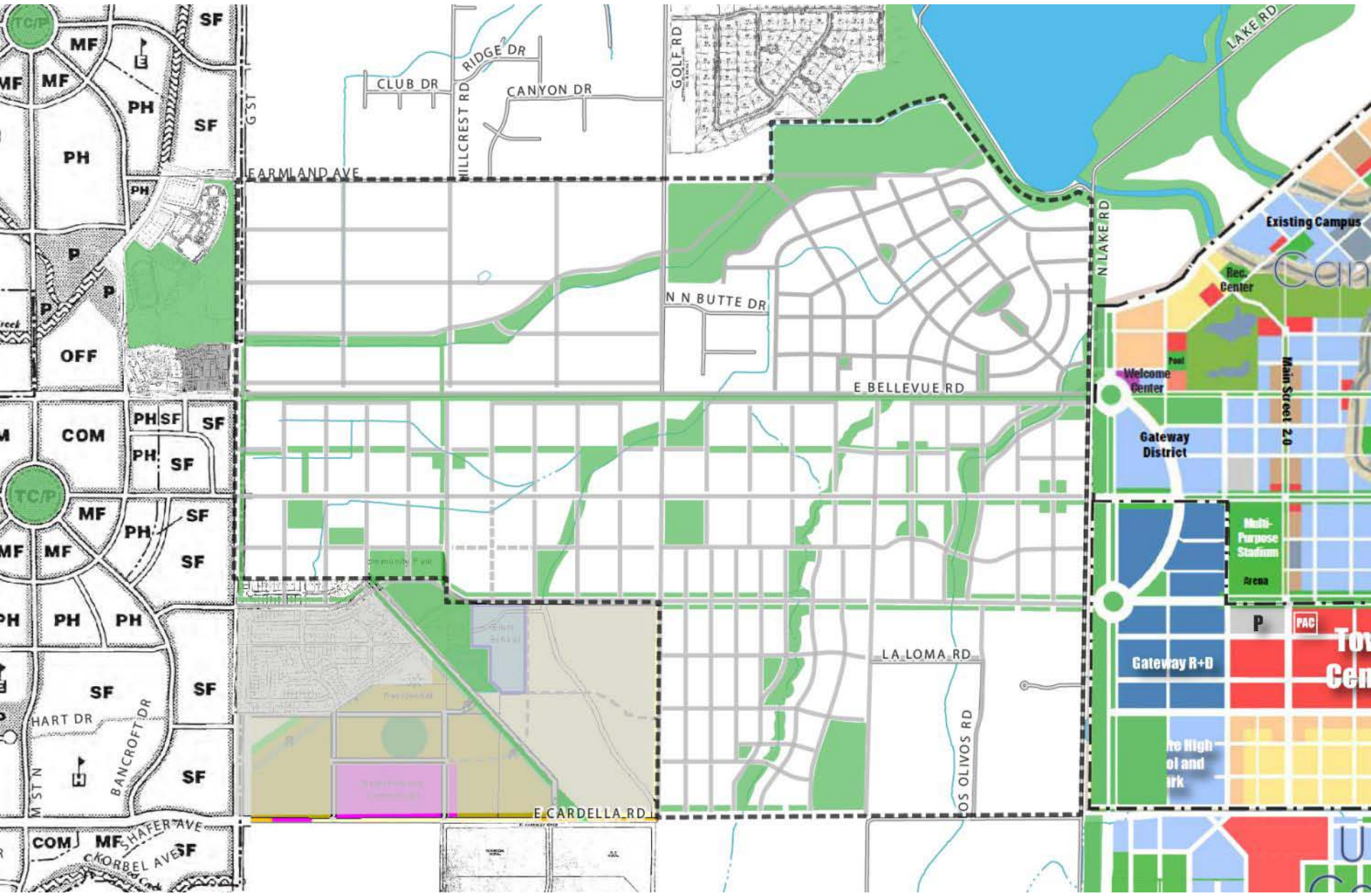
NETWORK COMPLETION – MANDEVILLE & BELLEVUE CORRIDORS



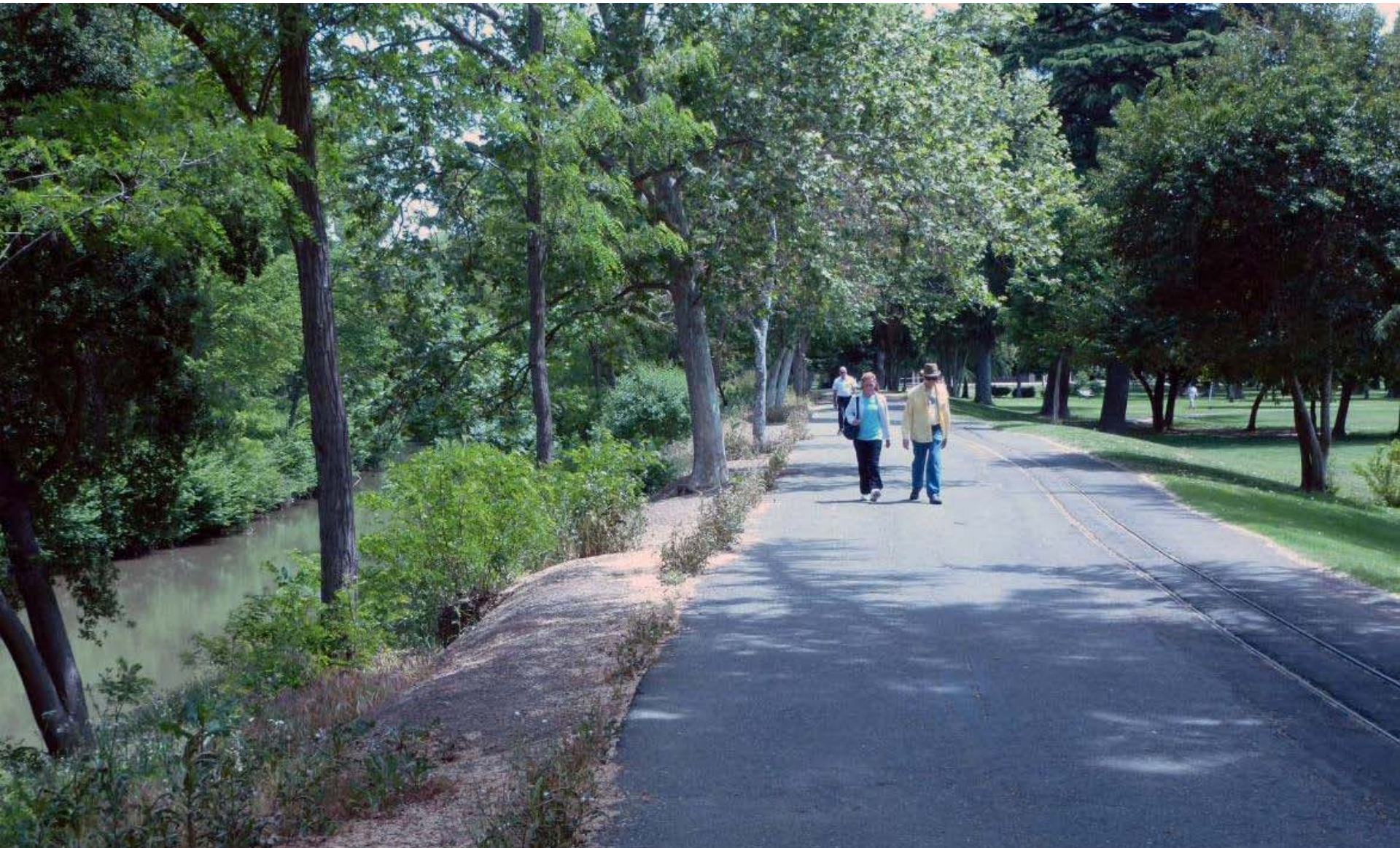
NETWORK COMPLETION- SECONDARY NEIGHBORHOOD STREETS



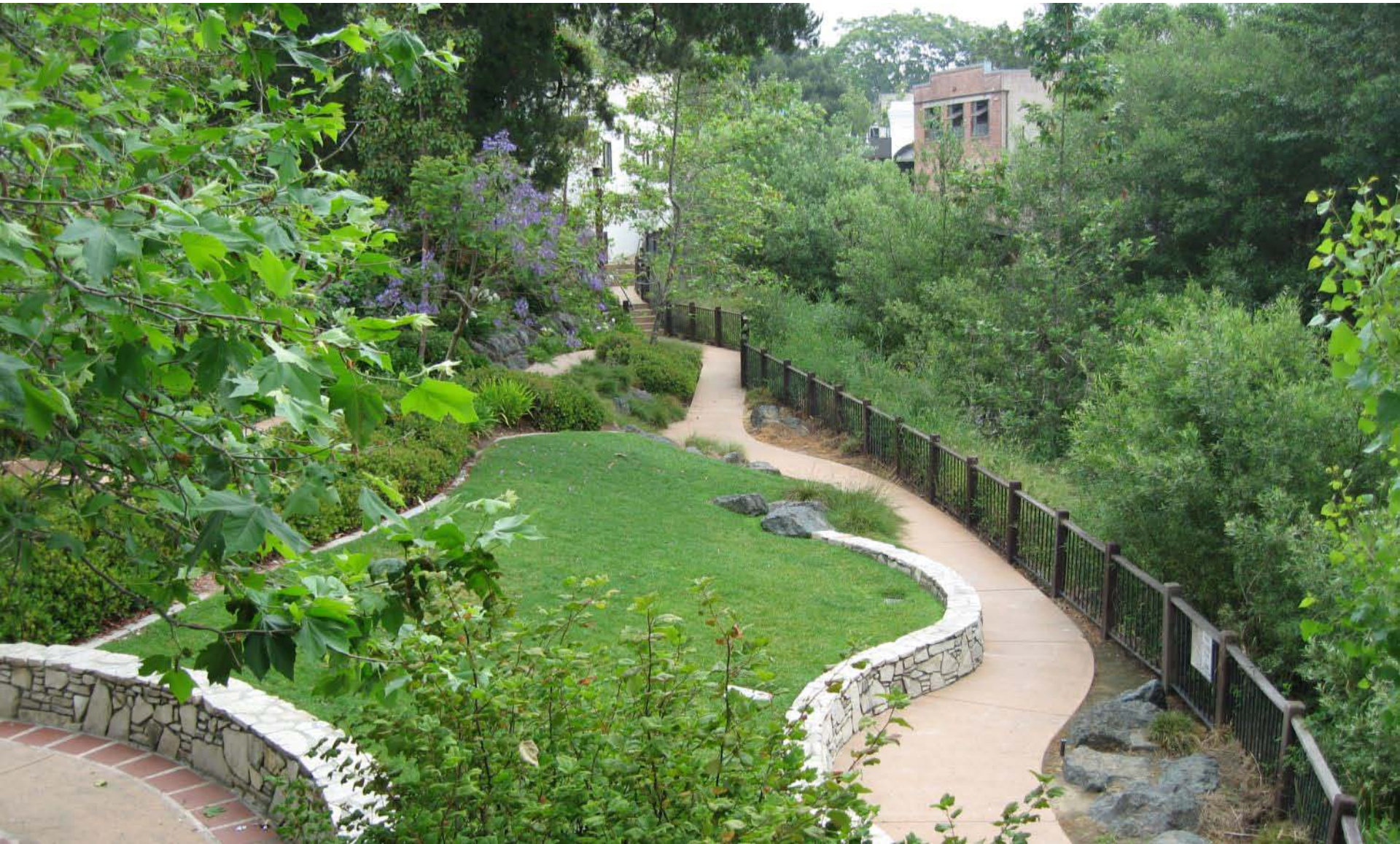
STREET & OPEN SPACE NETWORK



CREEKSIDE TRAILS



CREEKSIDE WALKS



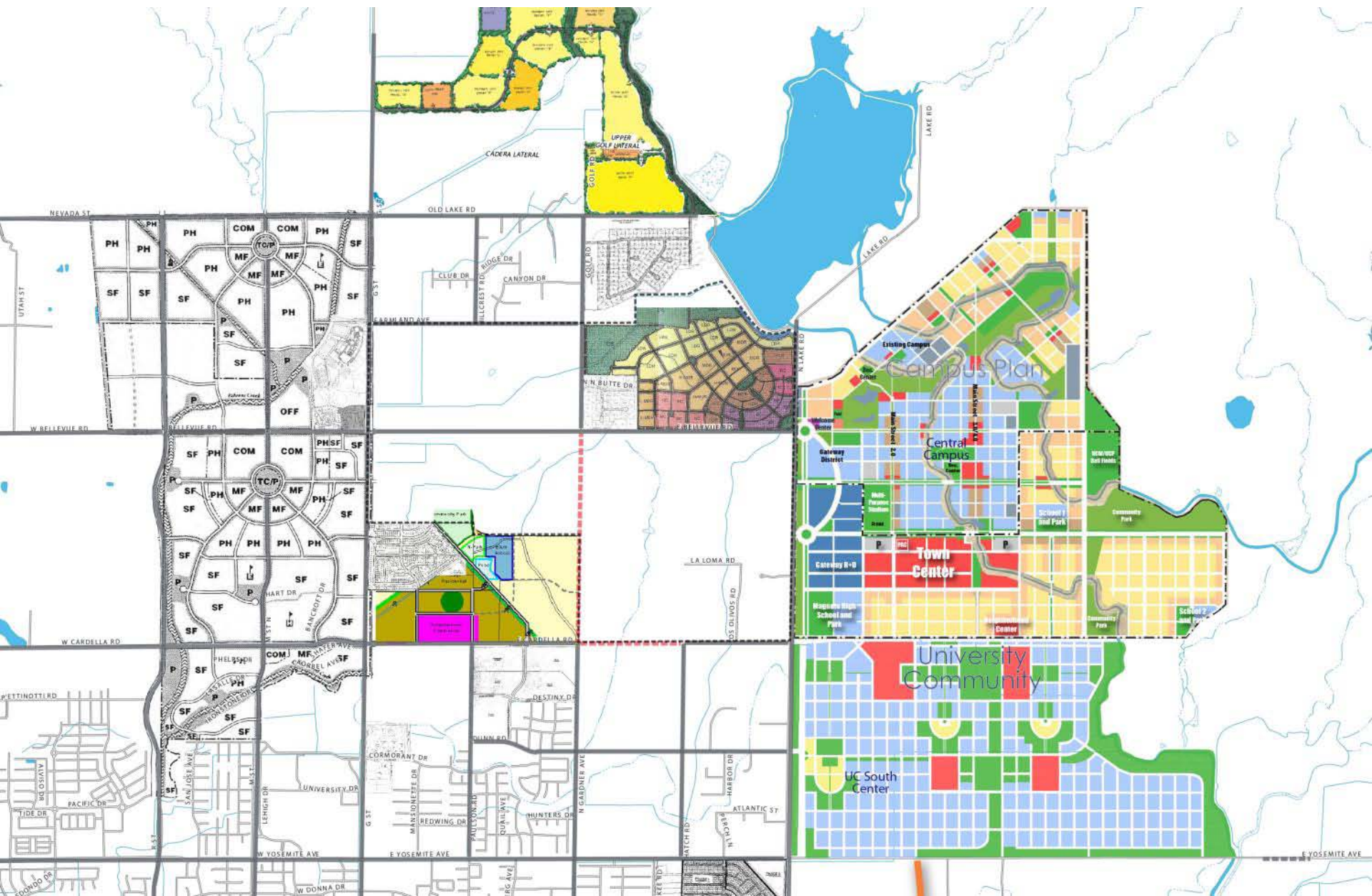
CAMPUS RIVER WALKS



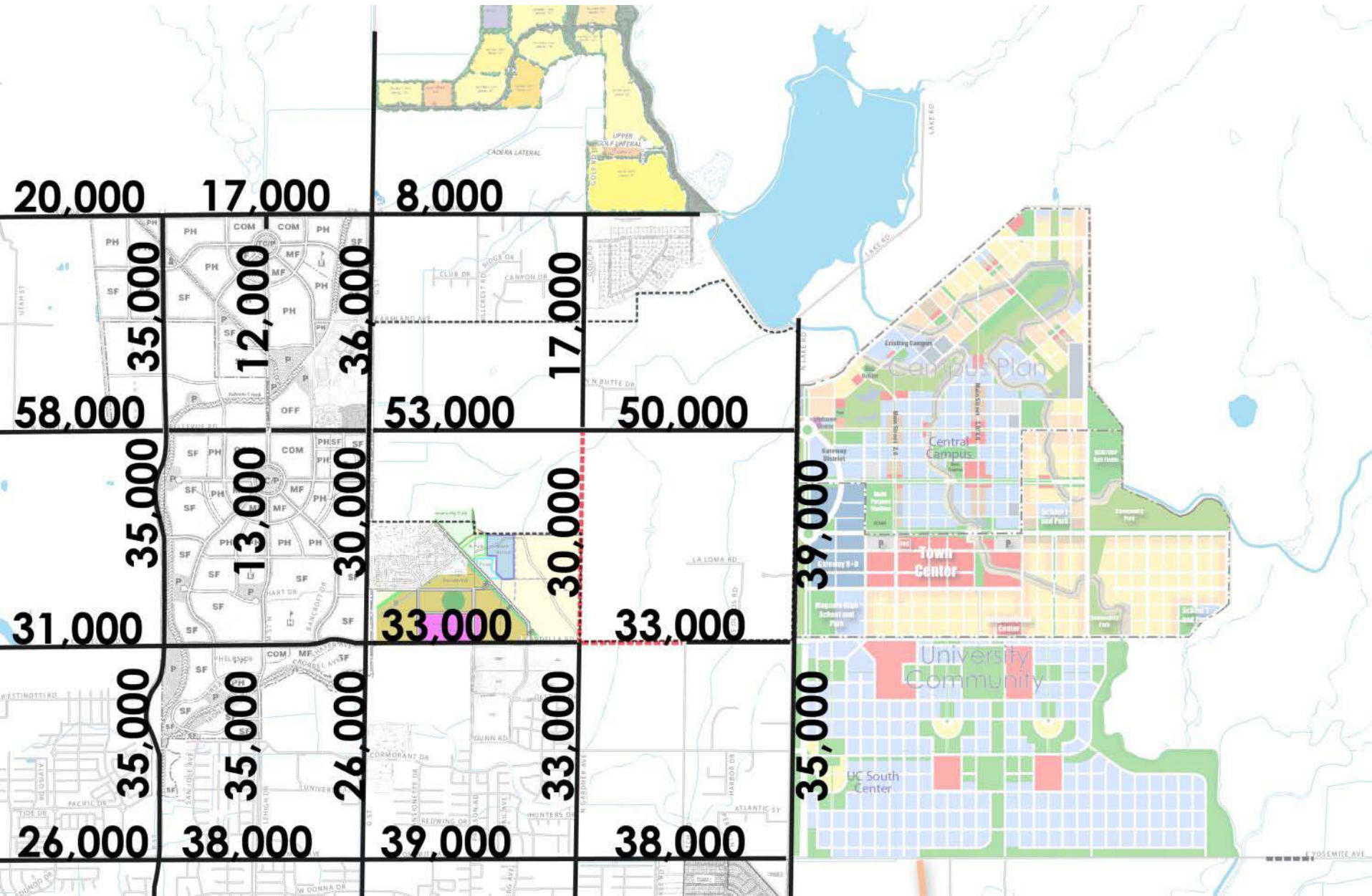
URBAN EDGE STREETS



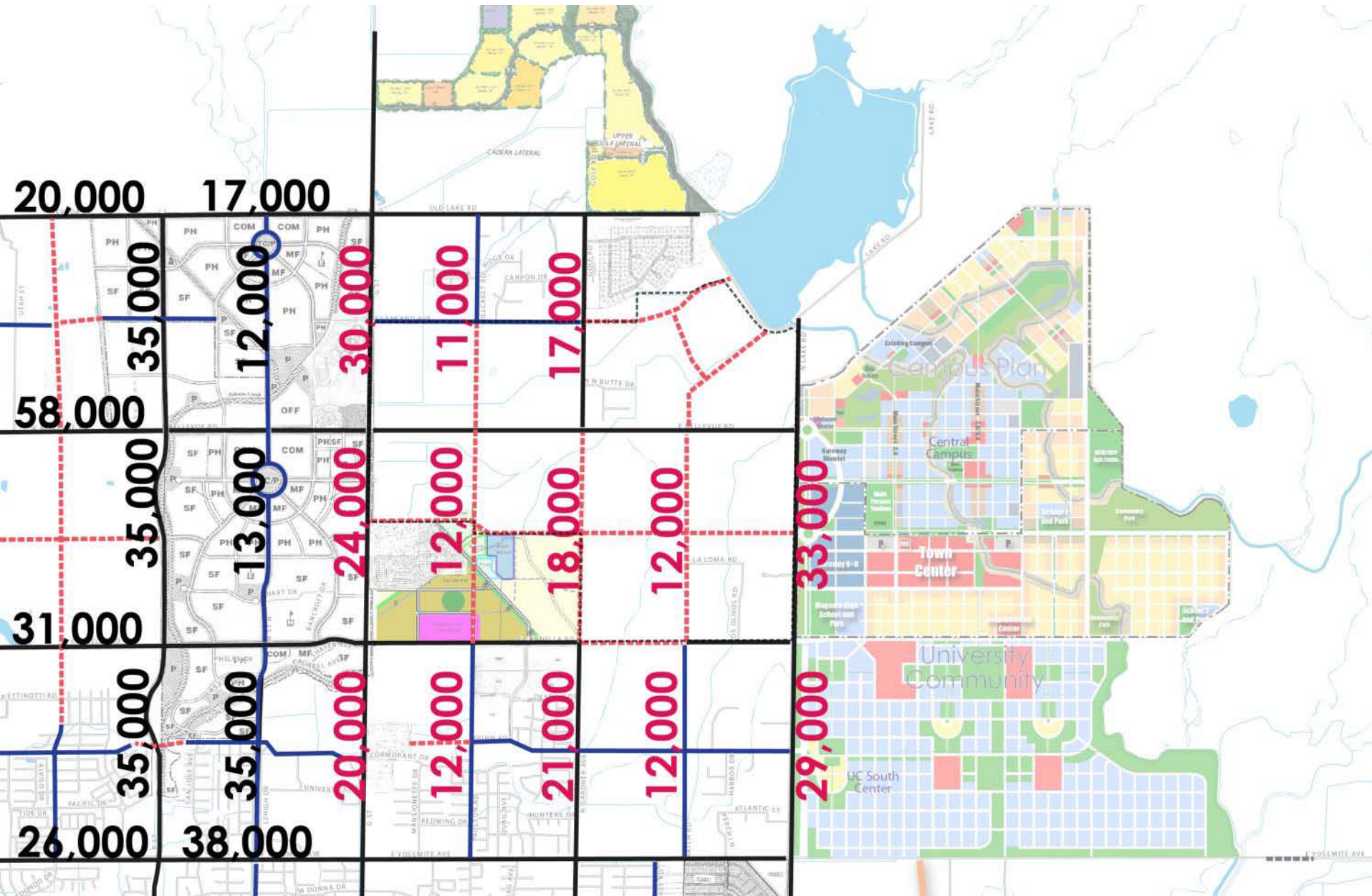
THE FUNCTIONAL VALUE OF COMPLETE NETWORK



I MILE NETWORK TRAFFIC VOLUMES



1/2 MILE NETWORK TRAFFIC VOLUMES (NORTH SOUTH STREETS)



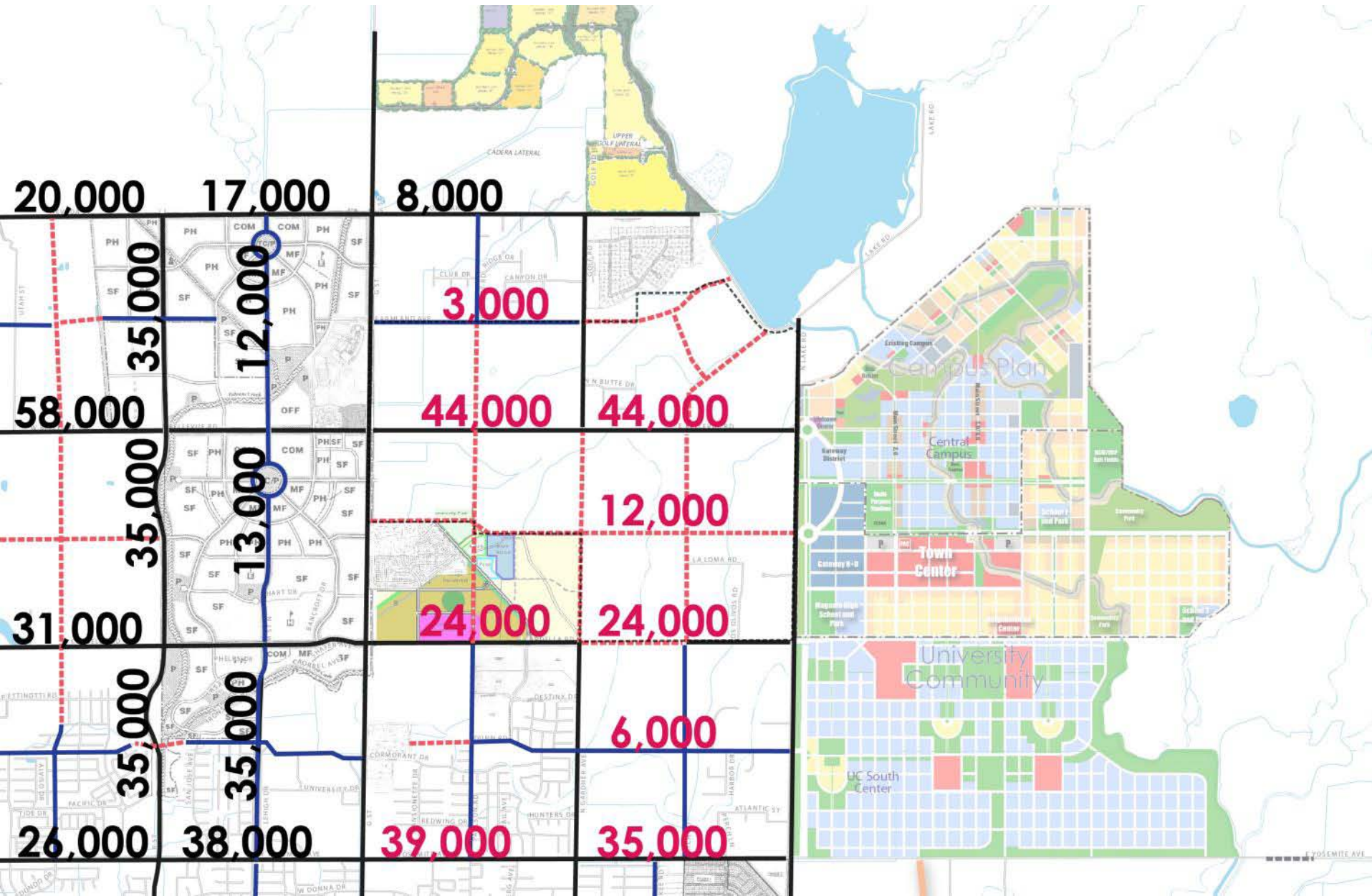
DISPERSAL STRATEGY: PROVIDE MIXED-USE COLLECTOR STREETS AT HALF-MILE INTERVALS



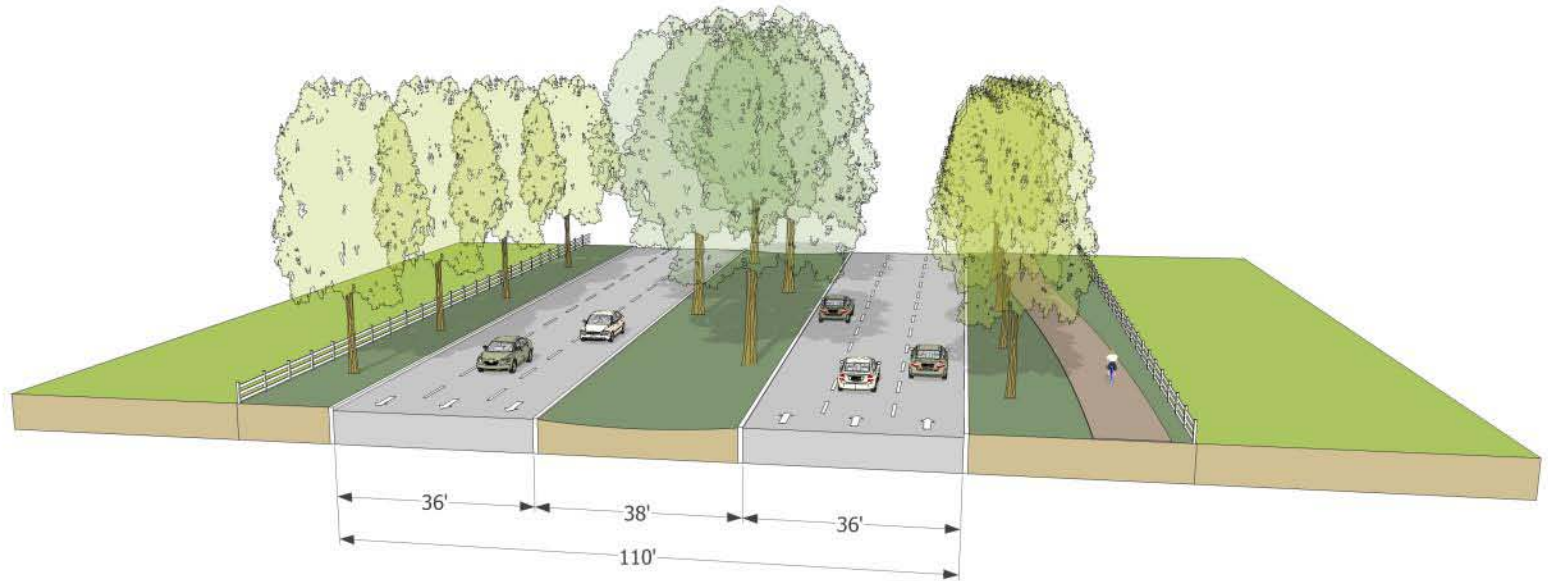
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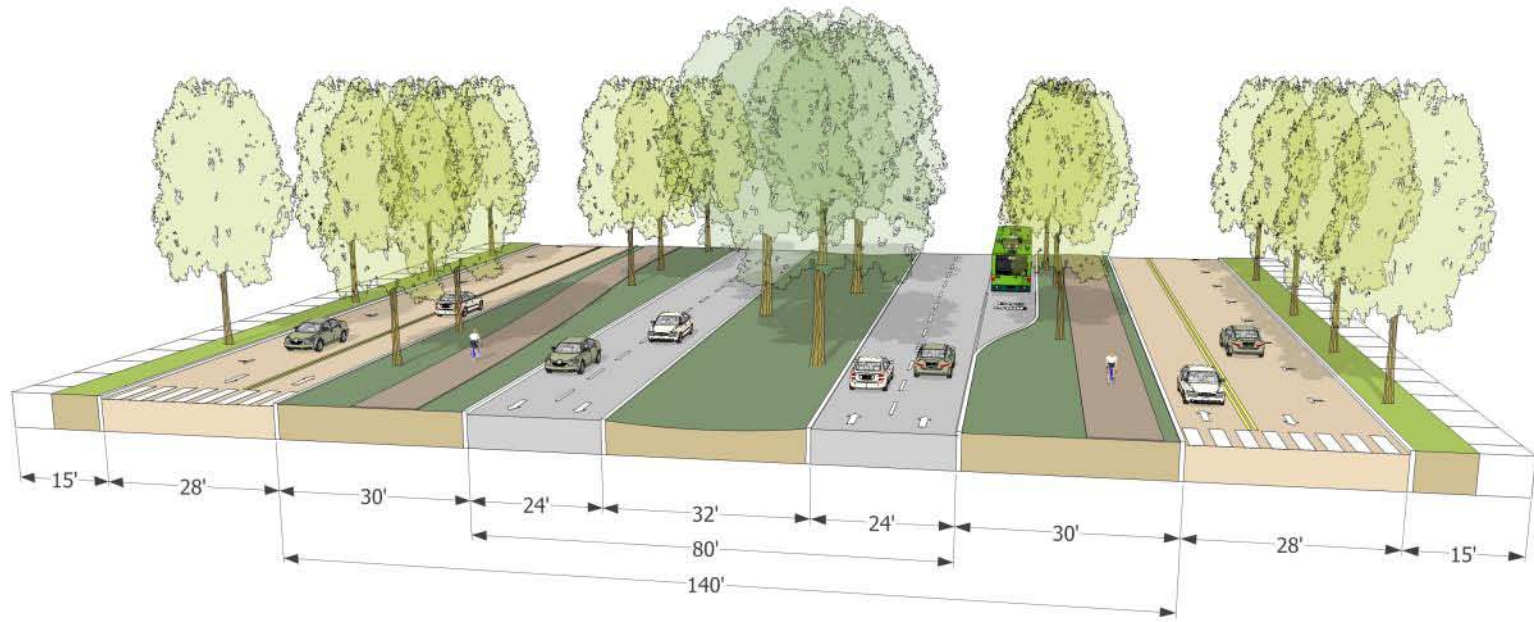
1/2 MILE NETWORK TRAFFIC VOLUMES (EAST WEST STREETS)



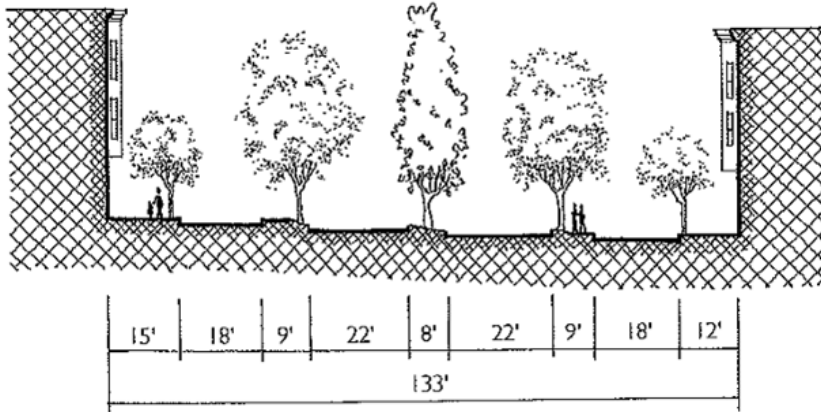
BELLEVUE CORRIDOR – 6-LANE ALTERNATIVE



BELLEVUE CORRIDOR – 4-LANE ALTERNATIVE



HIGH-VOLUME STREETS: BOULEVARD EXAMPLE



TYPES OF TRANSIT SERVICE: BUS RAPID TRANSIT (BRT)



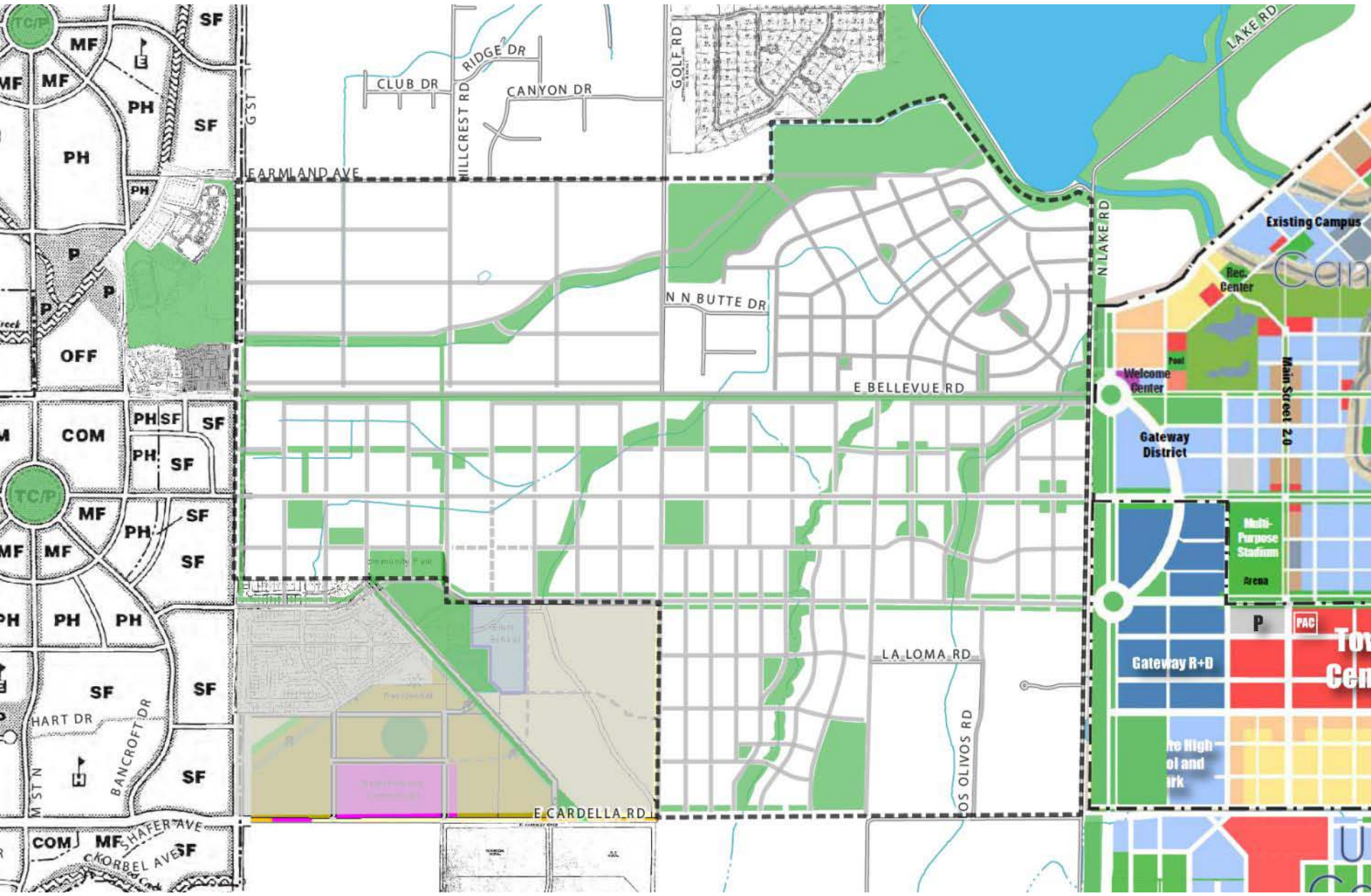
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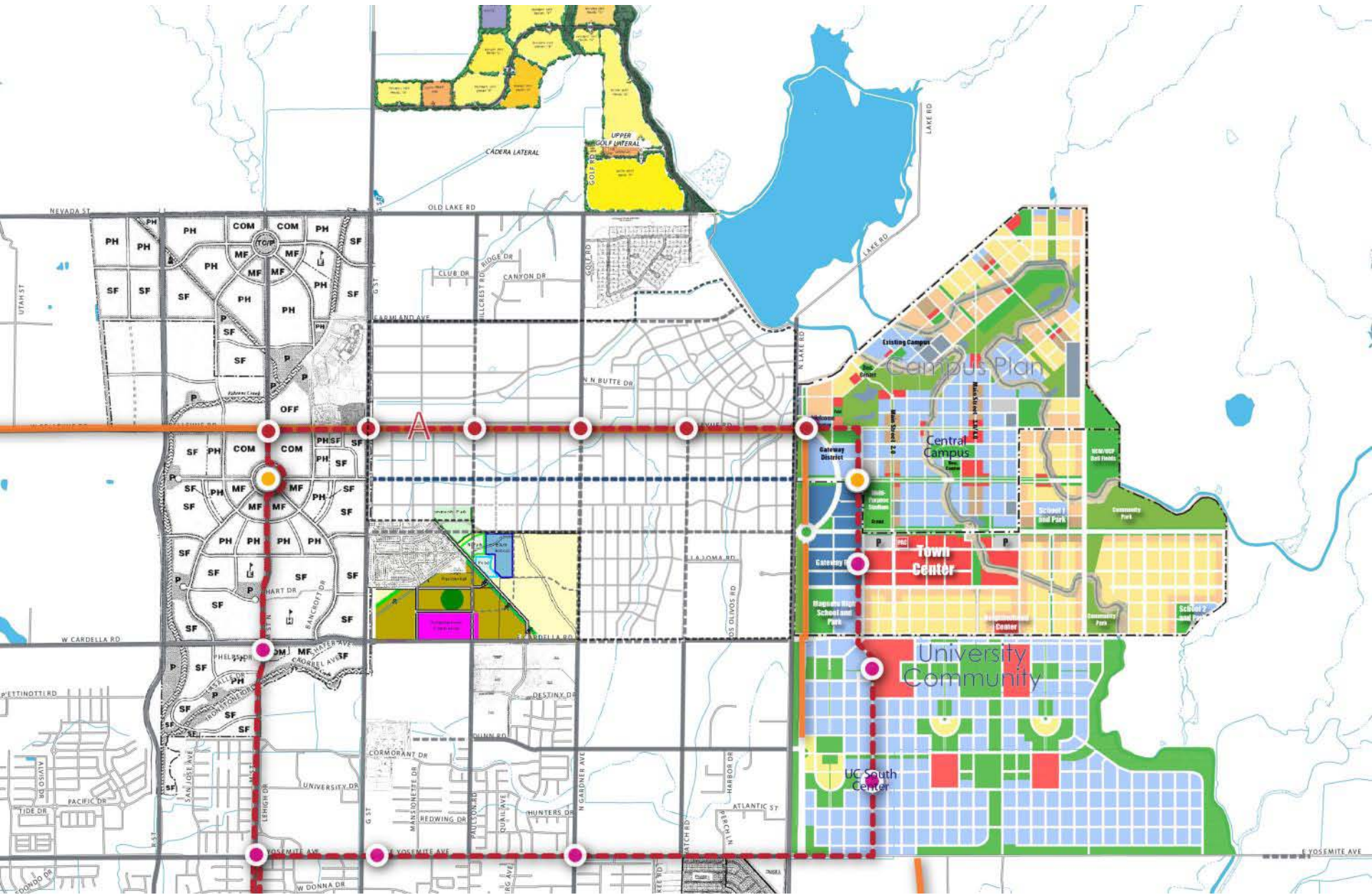
PLANNED TRANSITWAYS (GENERAL PLAN)



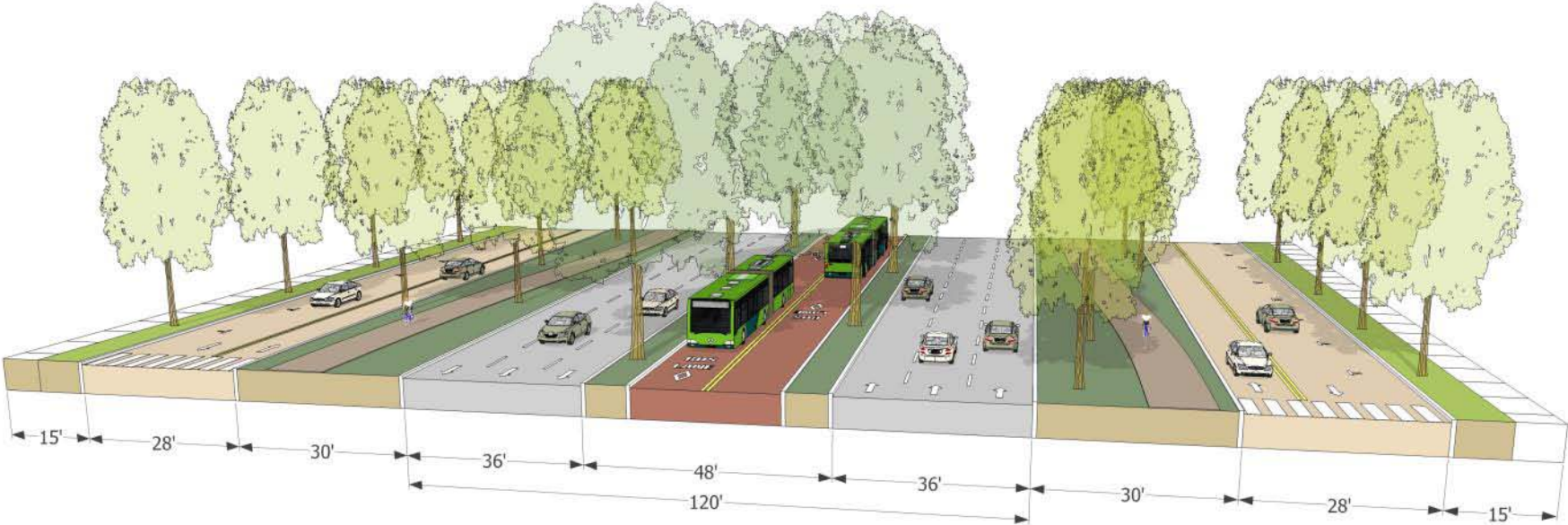
STREET & OPEN SPACE NETWORK



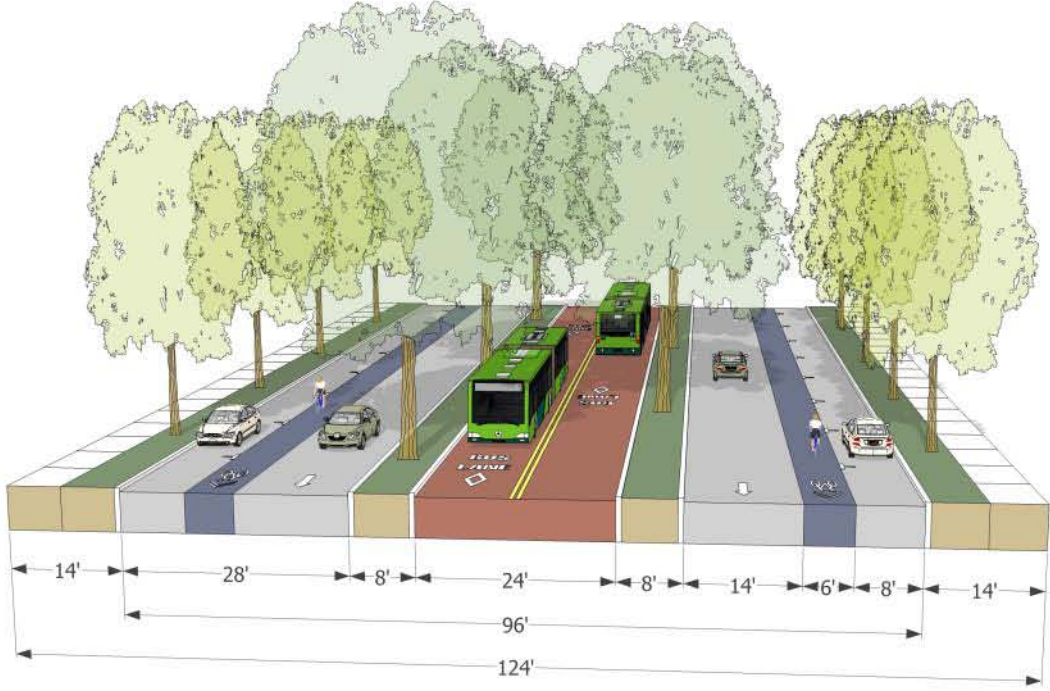
BRT ALTERNATIVES – BELLEVUE CORRIDOR



BELLEVUE CORRIDOR - BRT ALTERNATIVE 'B'



MANDEVILLE CORRIDOR – BRT ALTERNATIVE

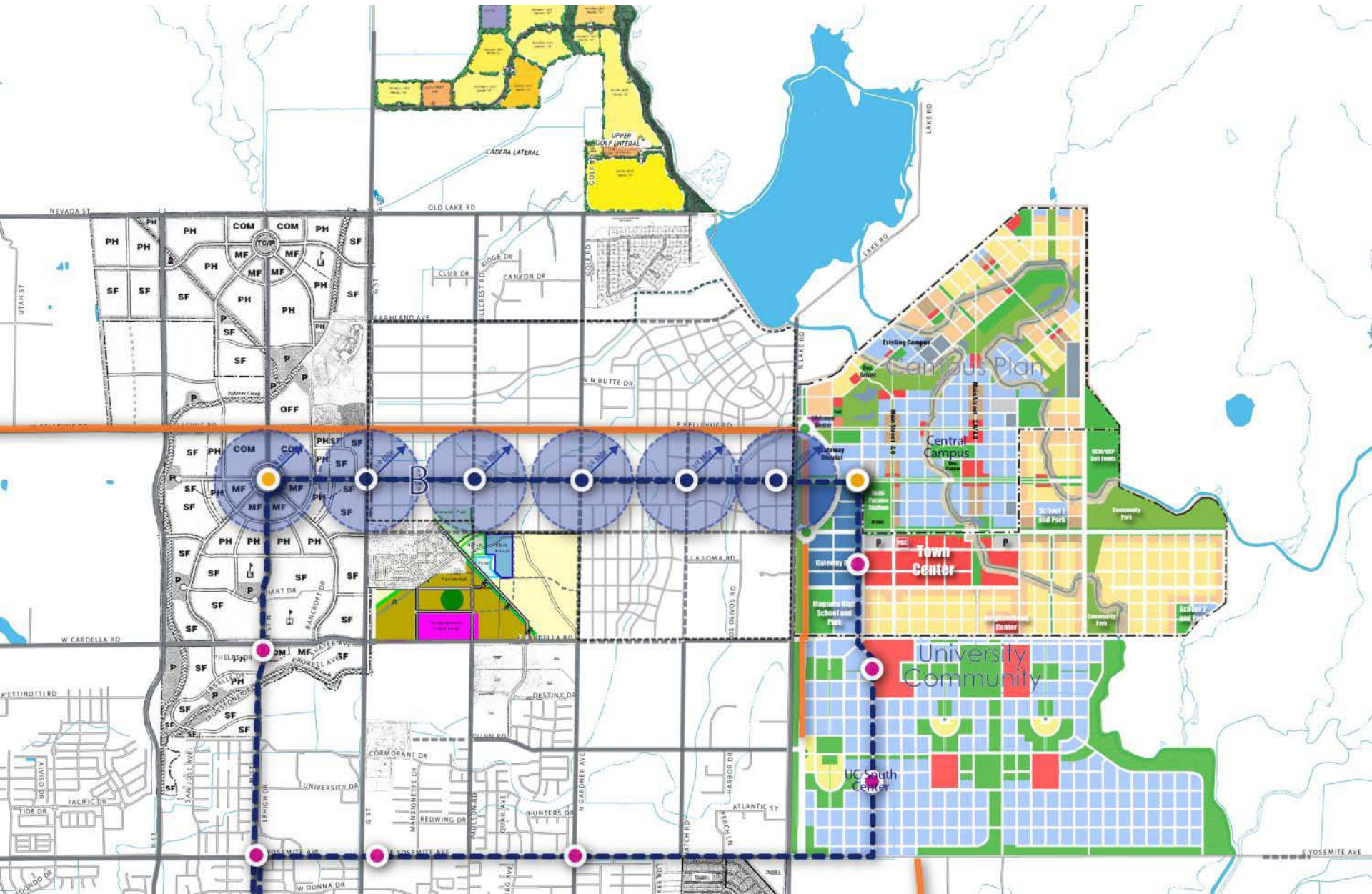


EVOLUTION TO TRANSIT

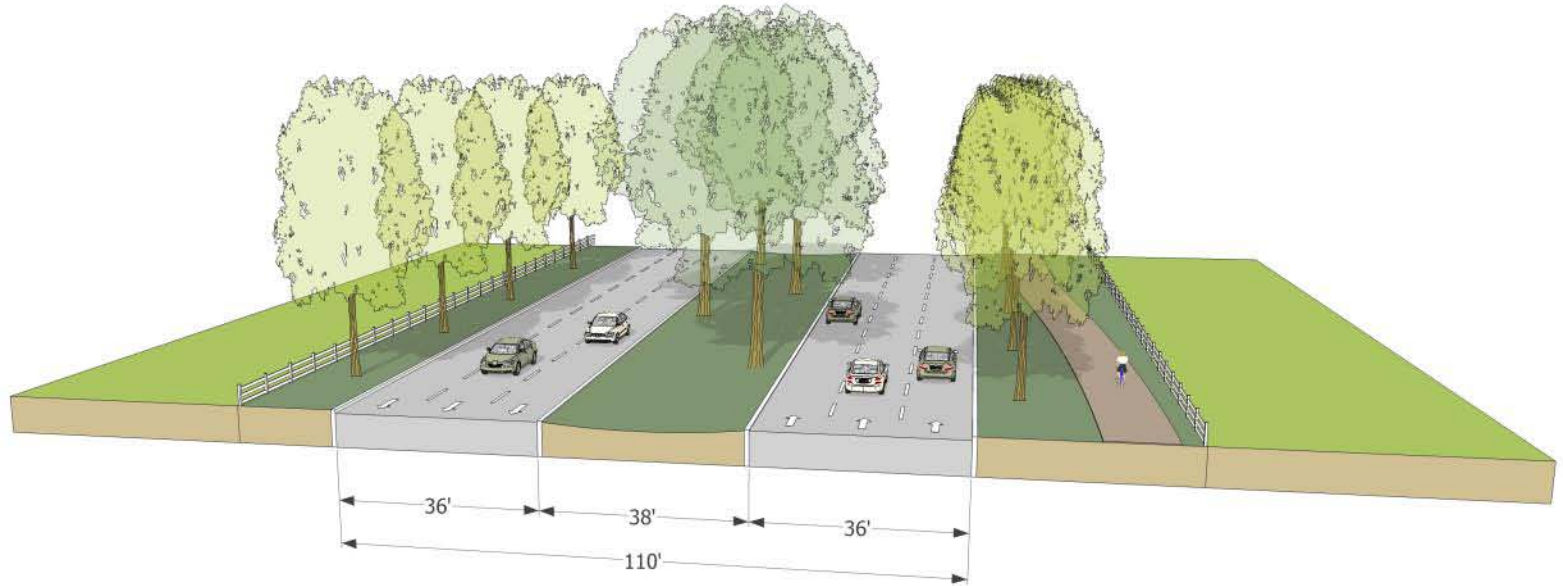


Bee Ridge Corridor BRT, Sarasota

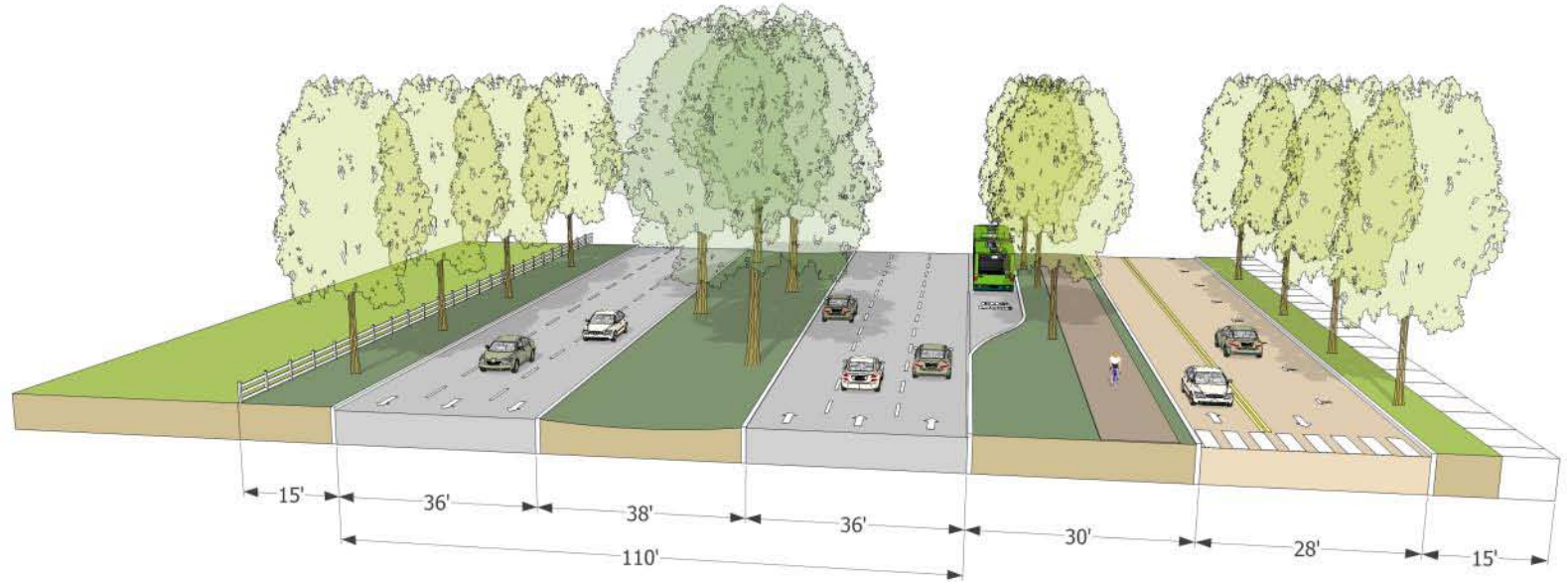
BRT ALTERNATIVES – MANDEVILLE CORRIDOR



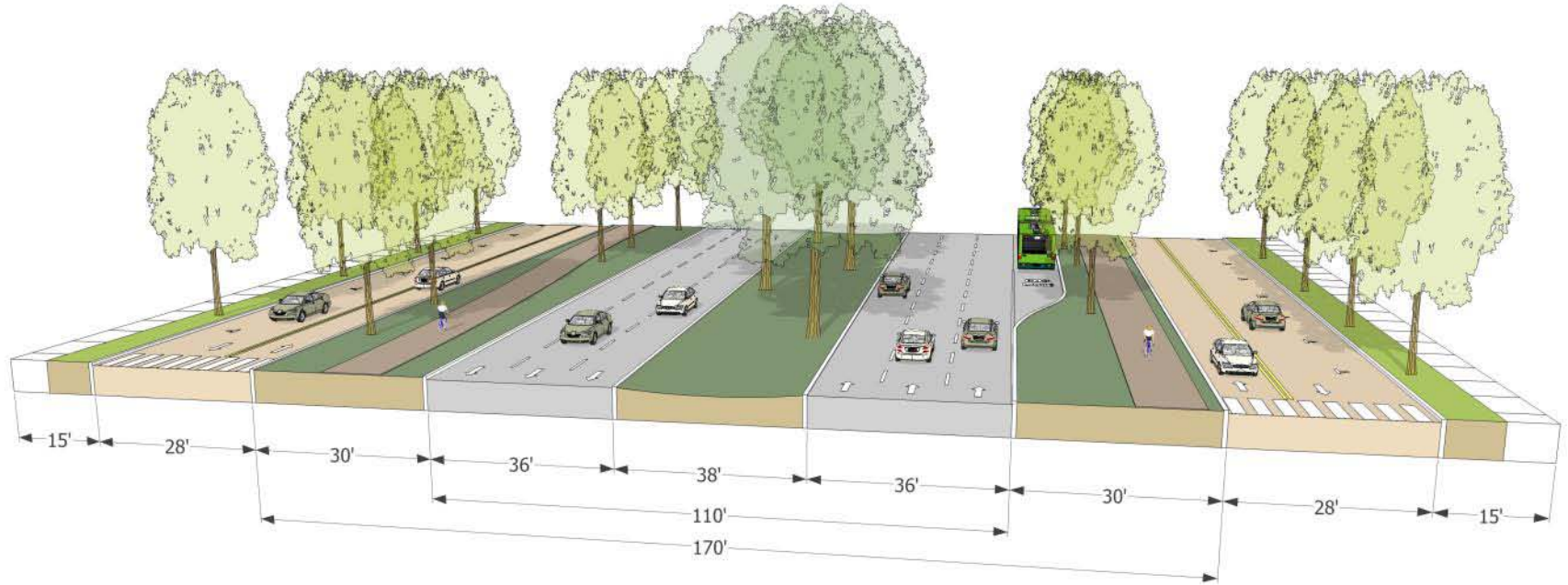
BELLEVUE CORRIDOR – PARKWAY ALTERNATIVE 'A'



BELLEVUE CORRIDOR – PARKWAY ALTERNATIVE 'B'



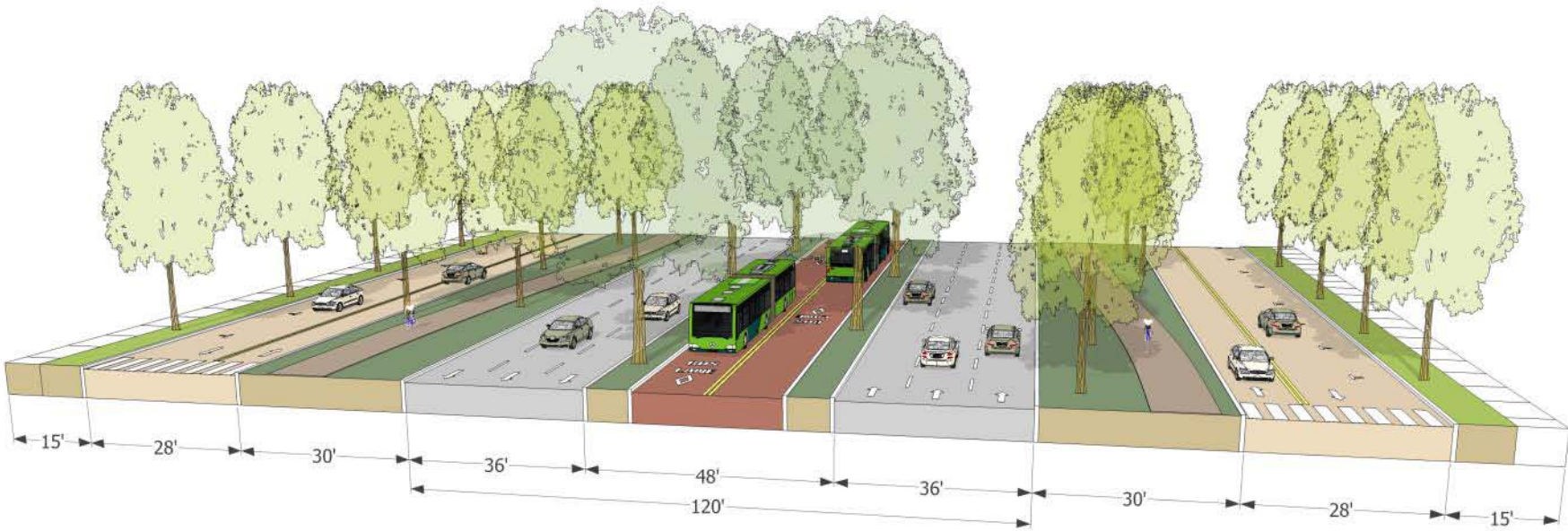
BELLEVUE CORRIDOR – PARKWAY ALTERNATIVE 'C'



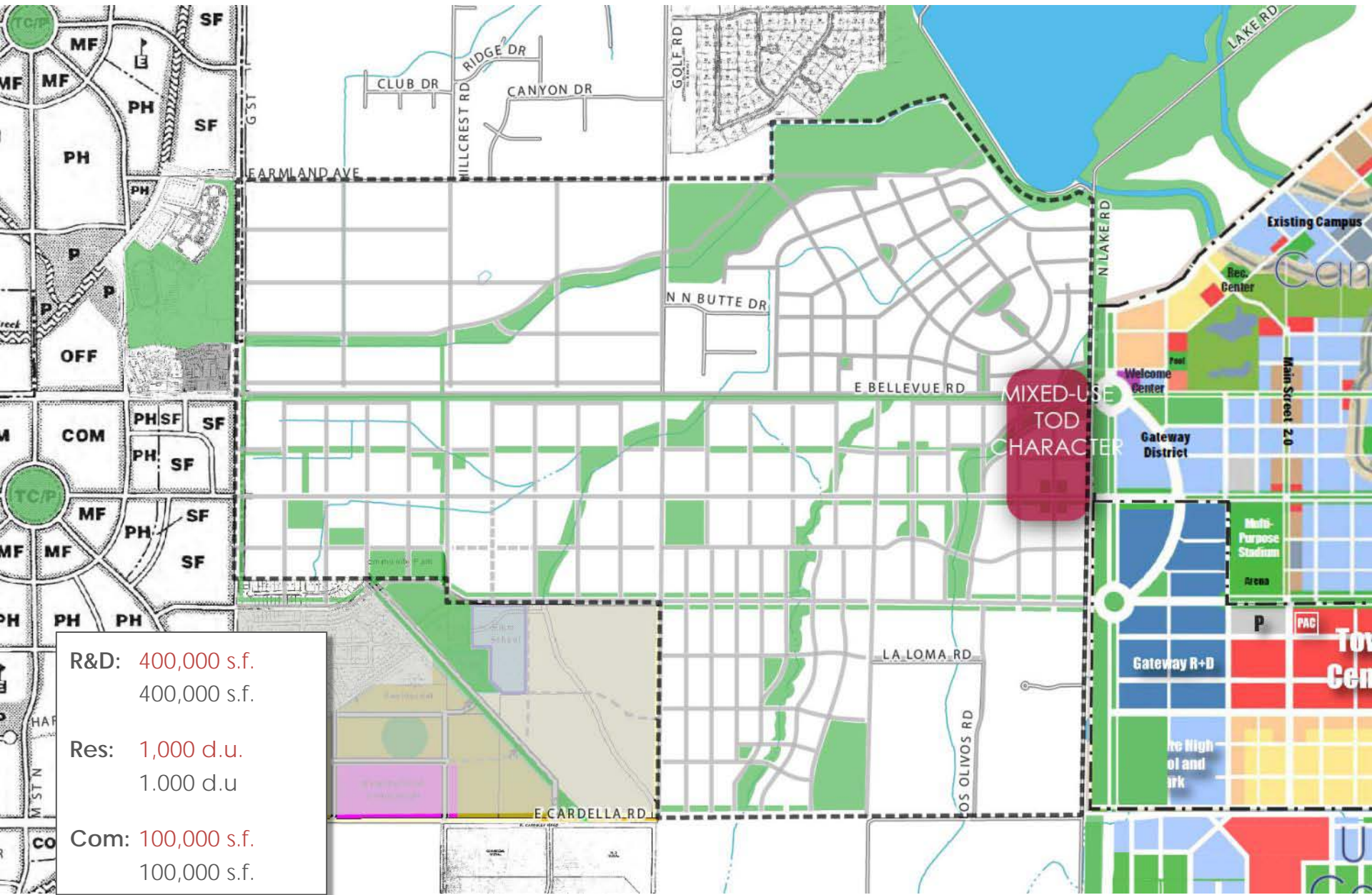
BELLEVUE CORRIDOR – BRT ALTERNATIVE 'A'



BELLEVUE CORRIDOR - BRT ALTERNATIVE 'B'



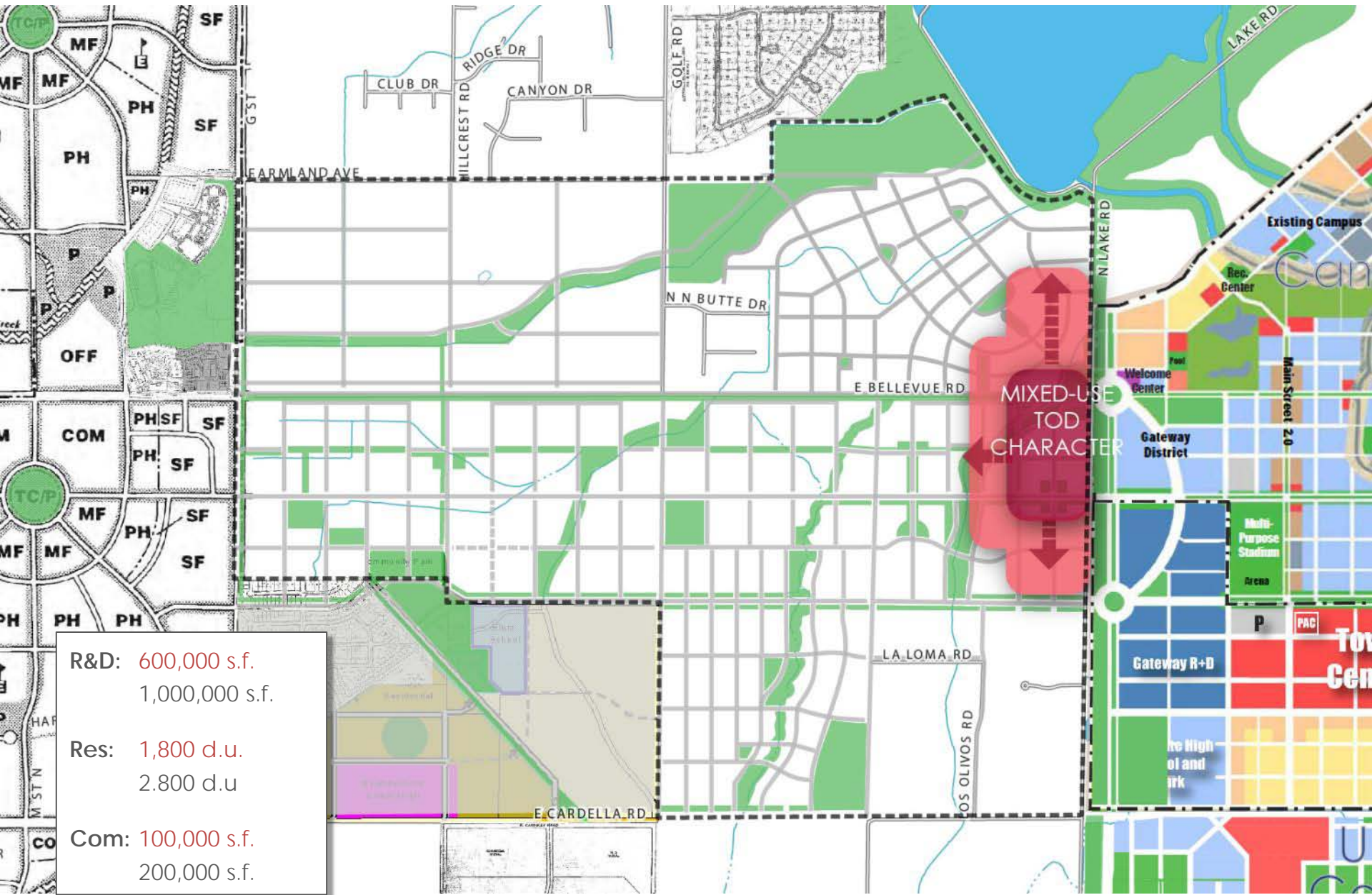
Mixed-Use TOD



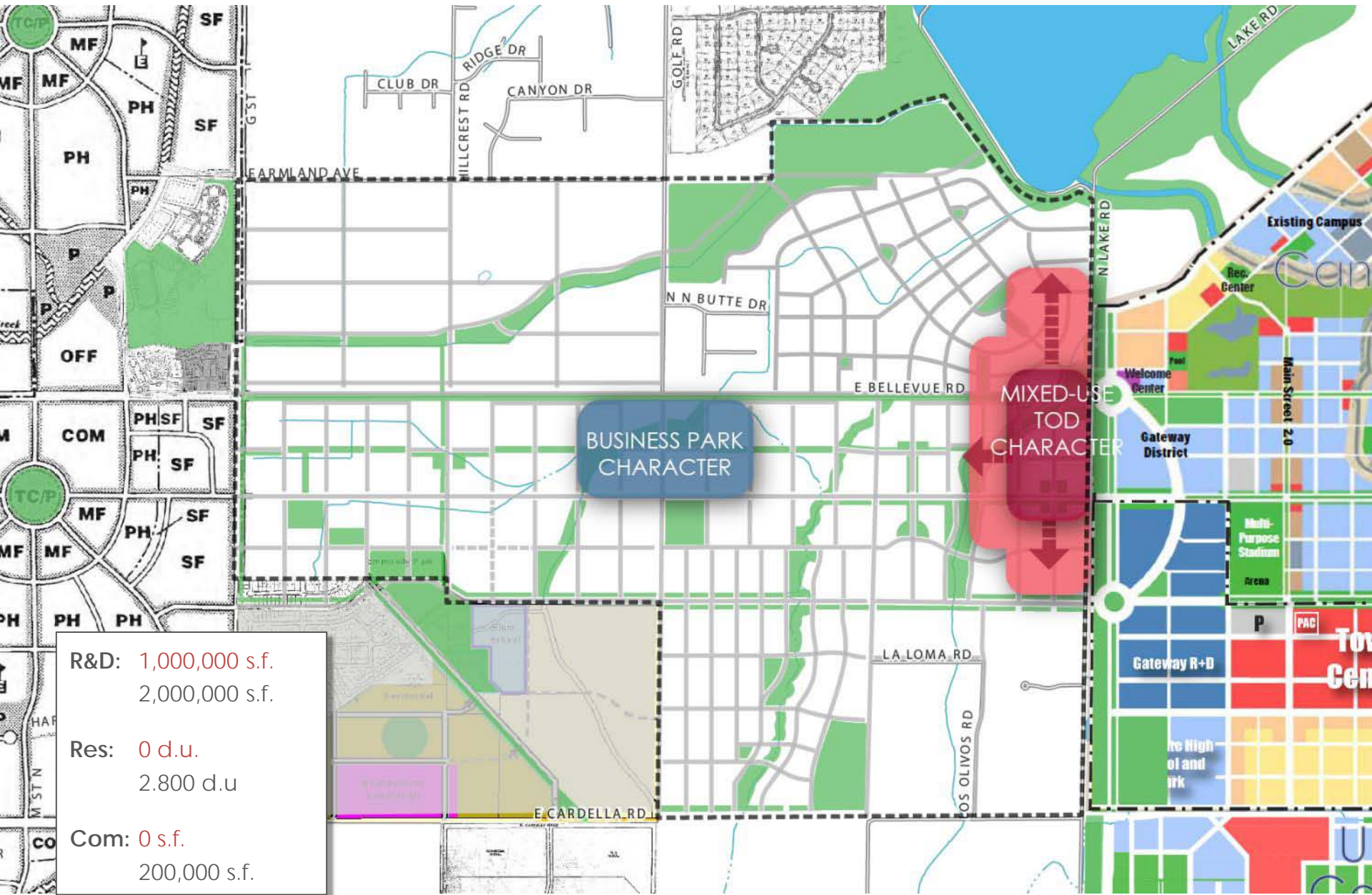
Mixed-Use TOD



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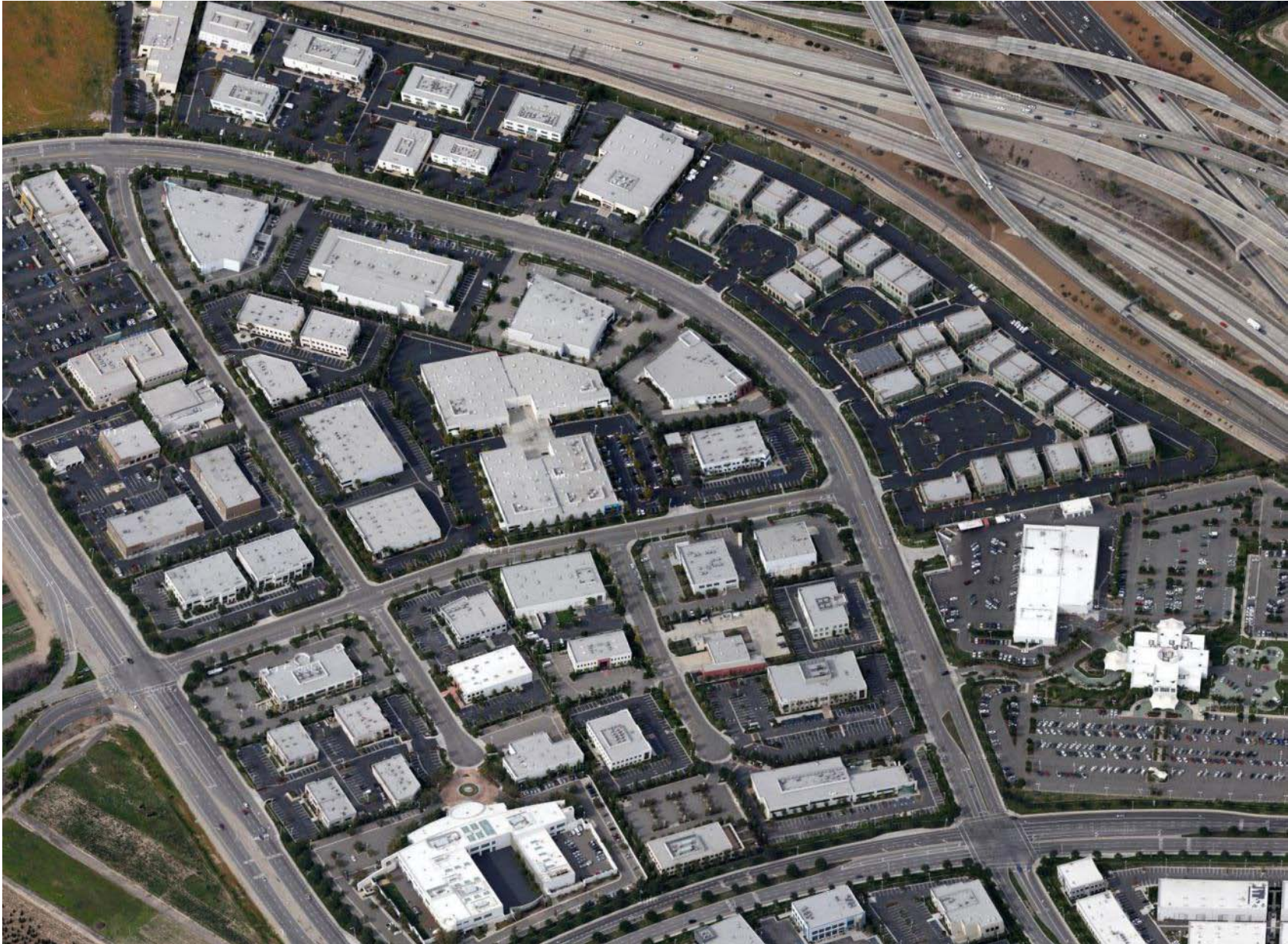
R&D District/Business Park



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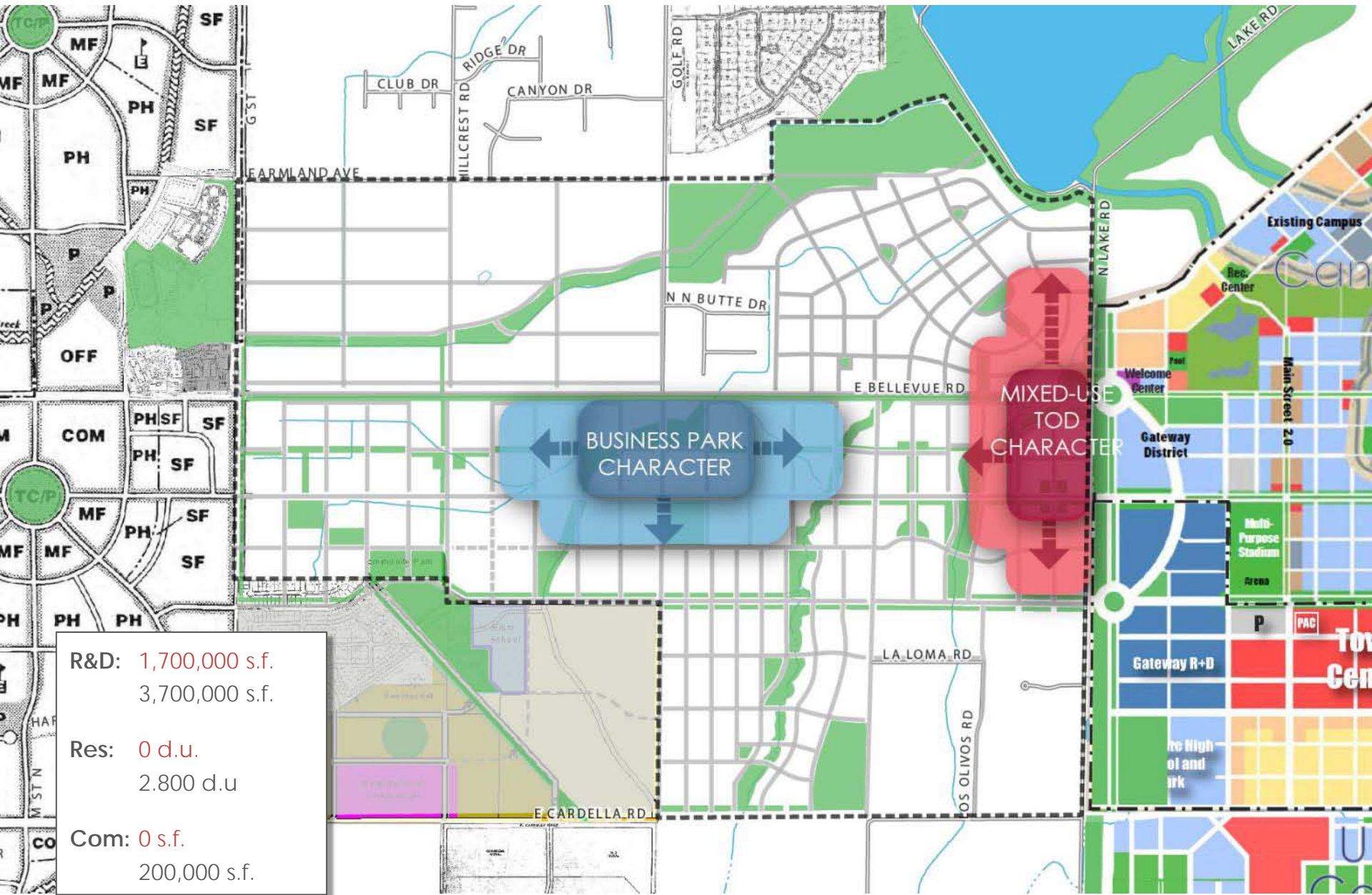
Irvine Research Center



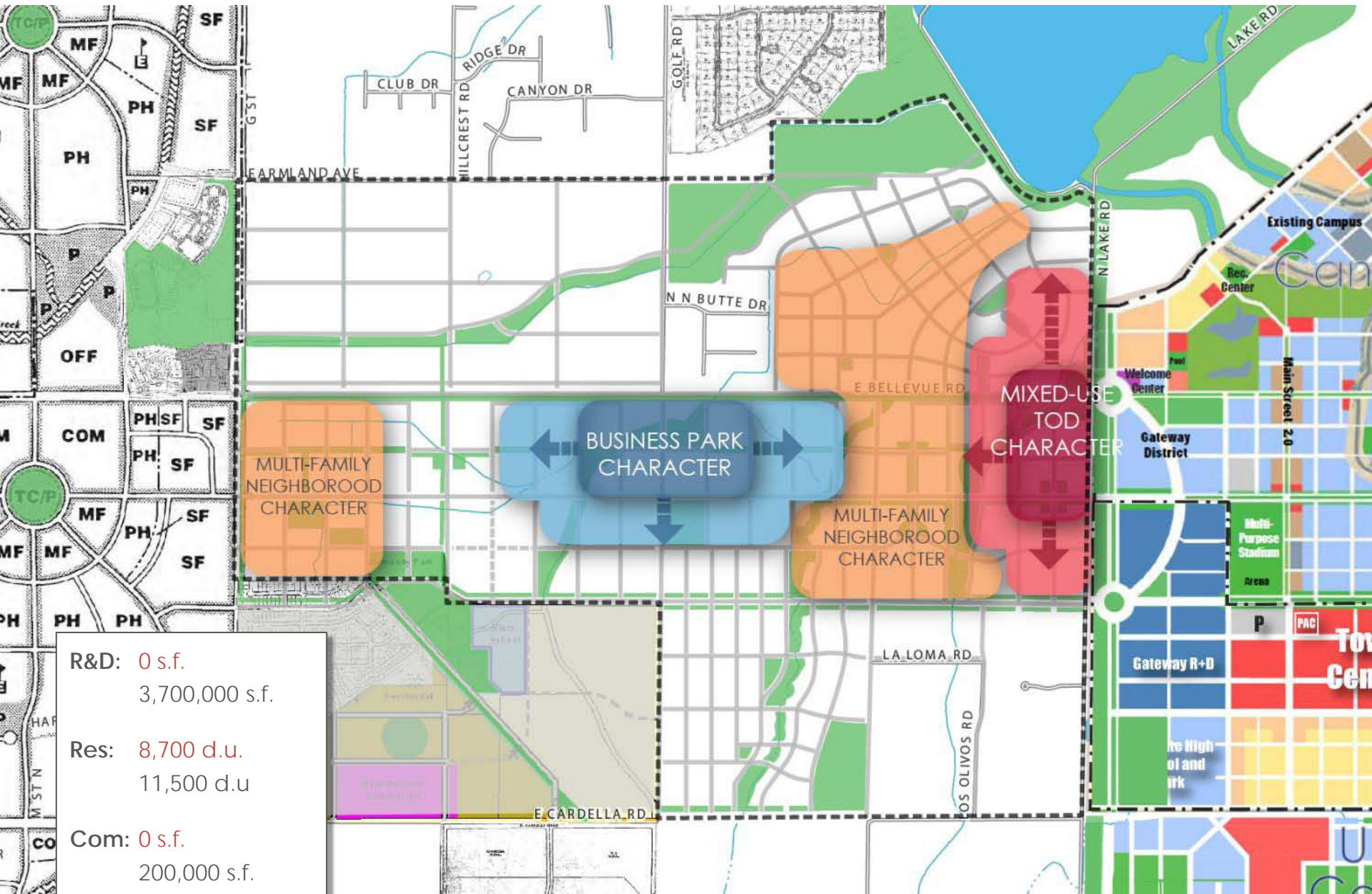
Brenexus at Irvine Research Center



R&D District/Business Park



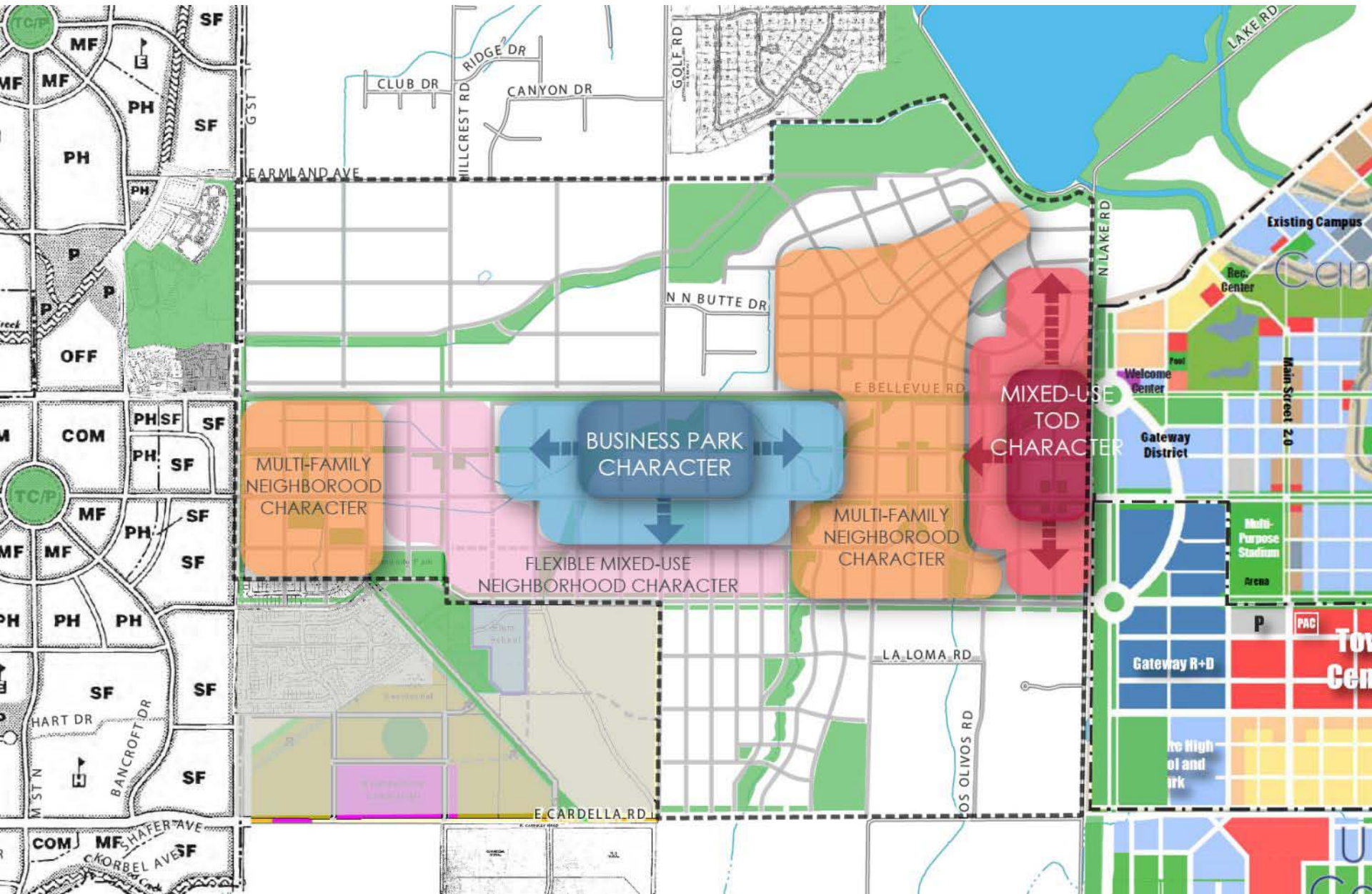
Multi-Family Neighborhood



Multi-Family Neighborhood



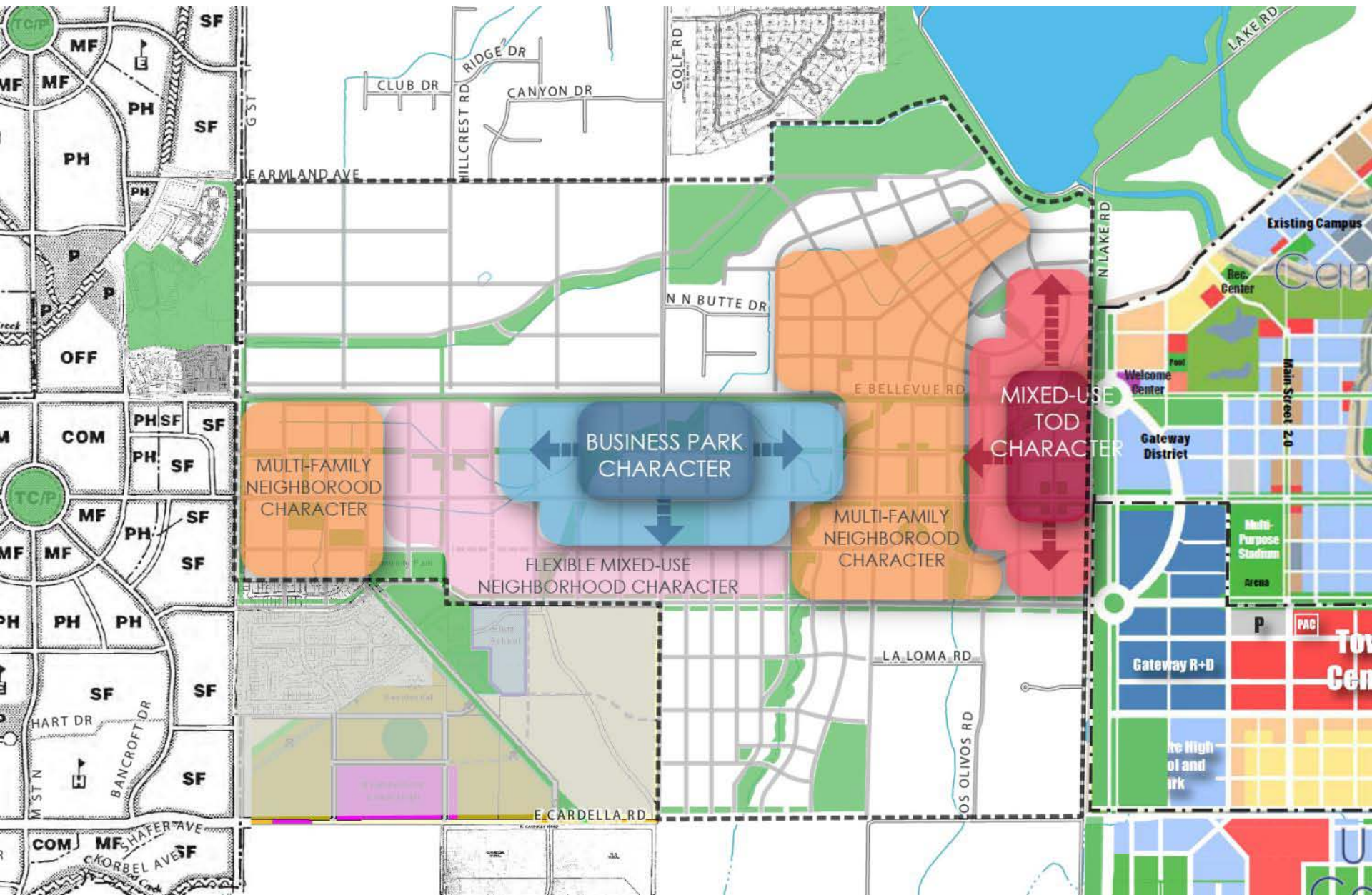
Flexible – Mixed-Use Neighborhood



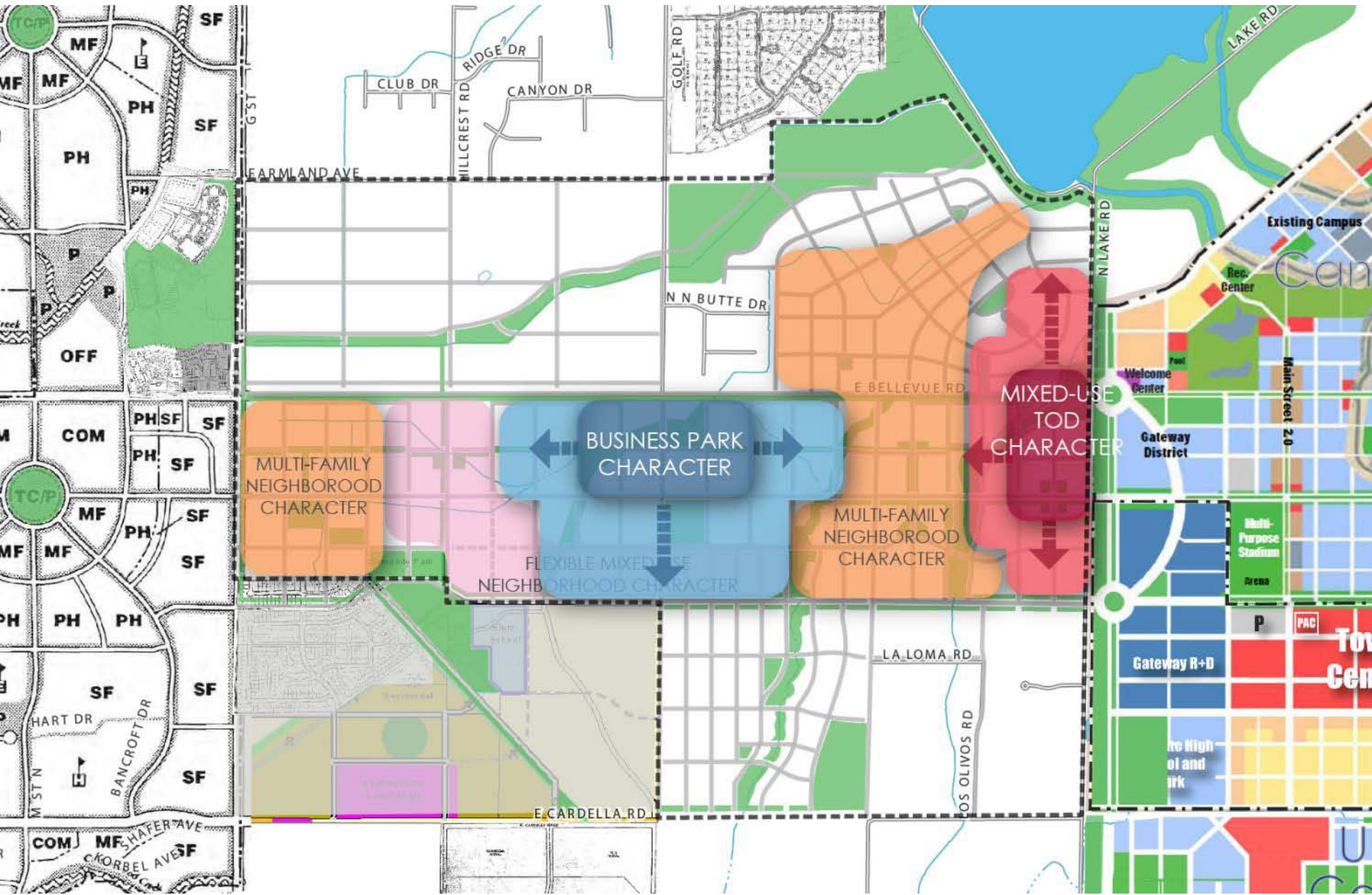
Flexible Mixed-Use Neighborhood



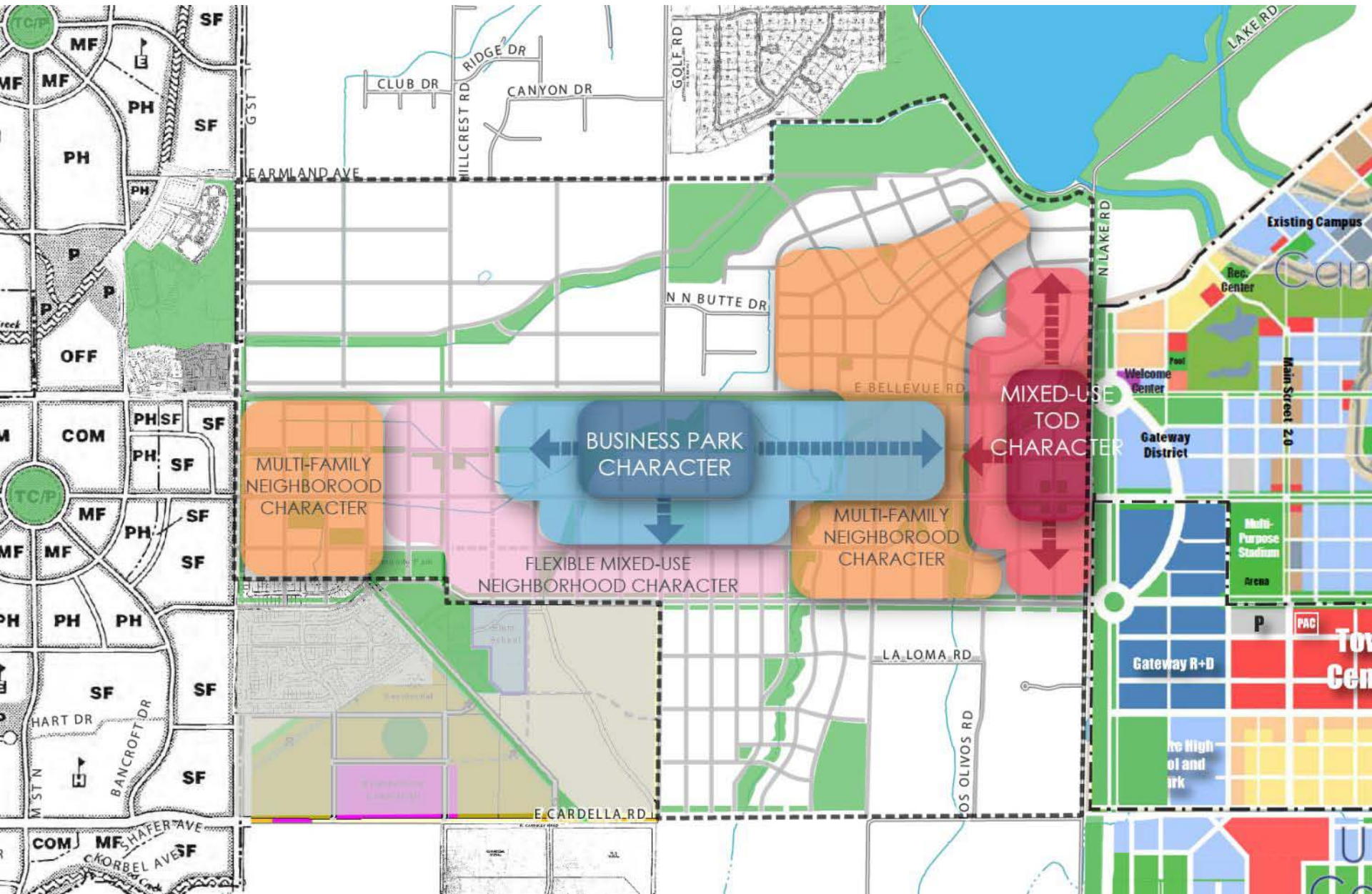
Flexible – Mixed-Use Neighborhood



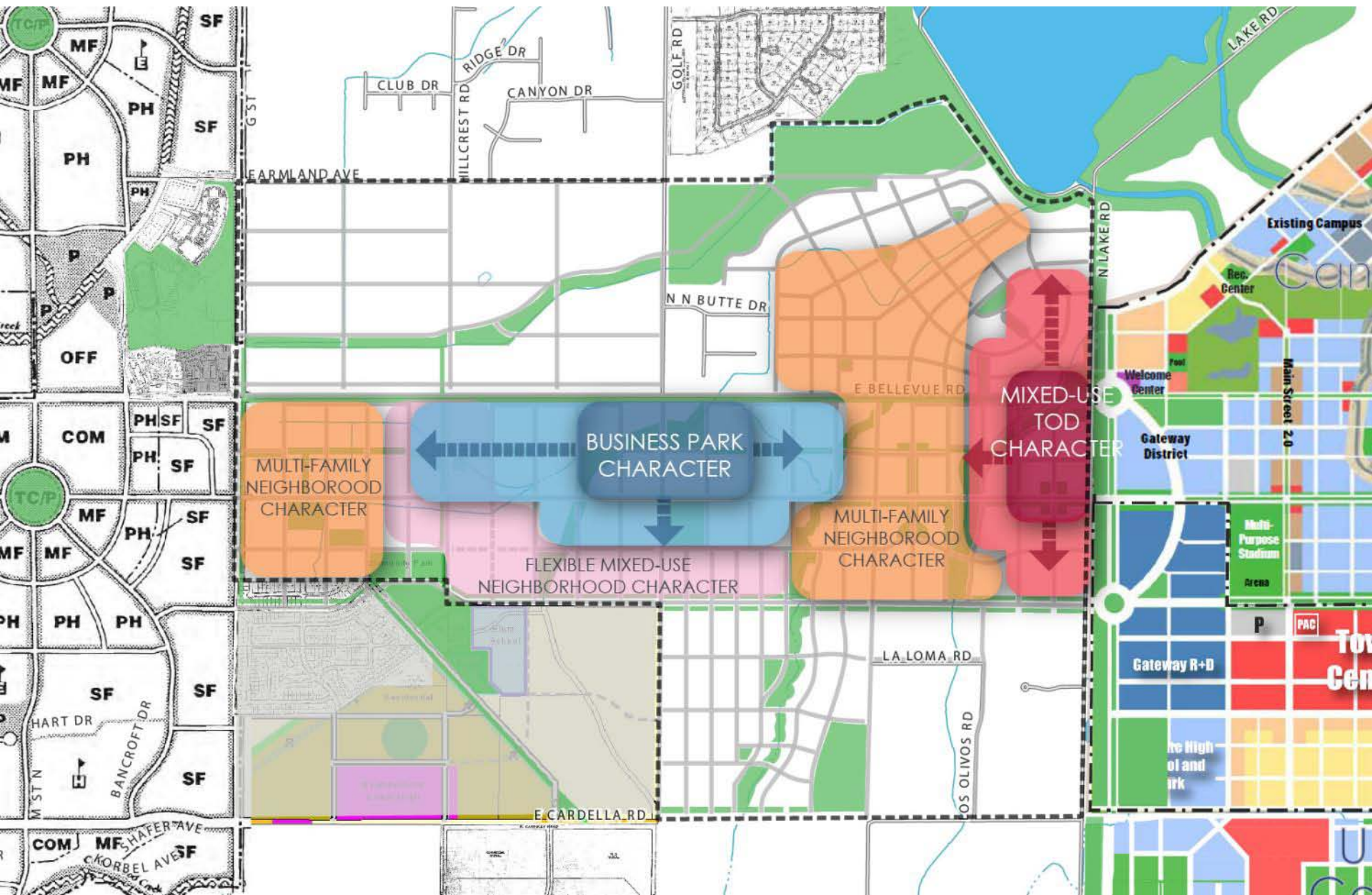
Flexibility



Flexibility



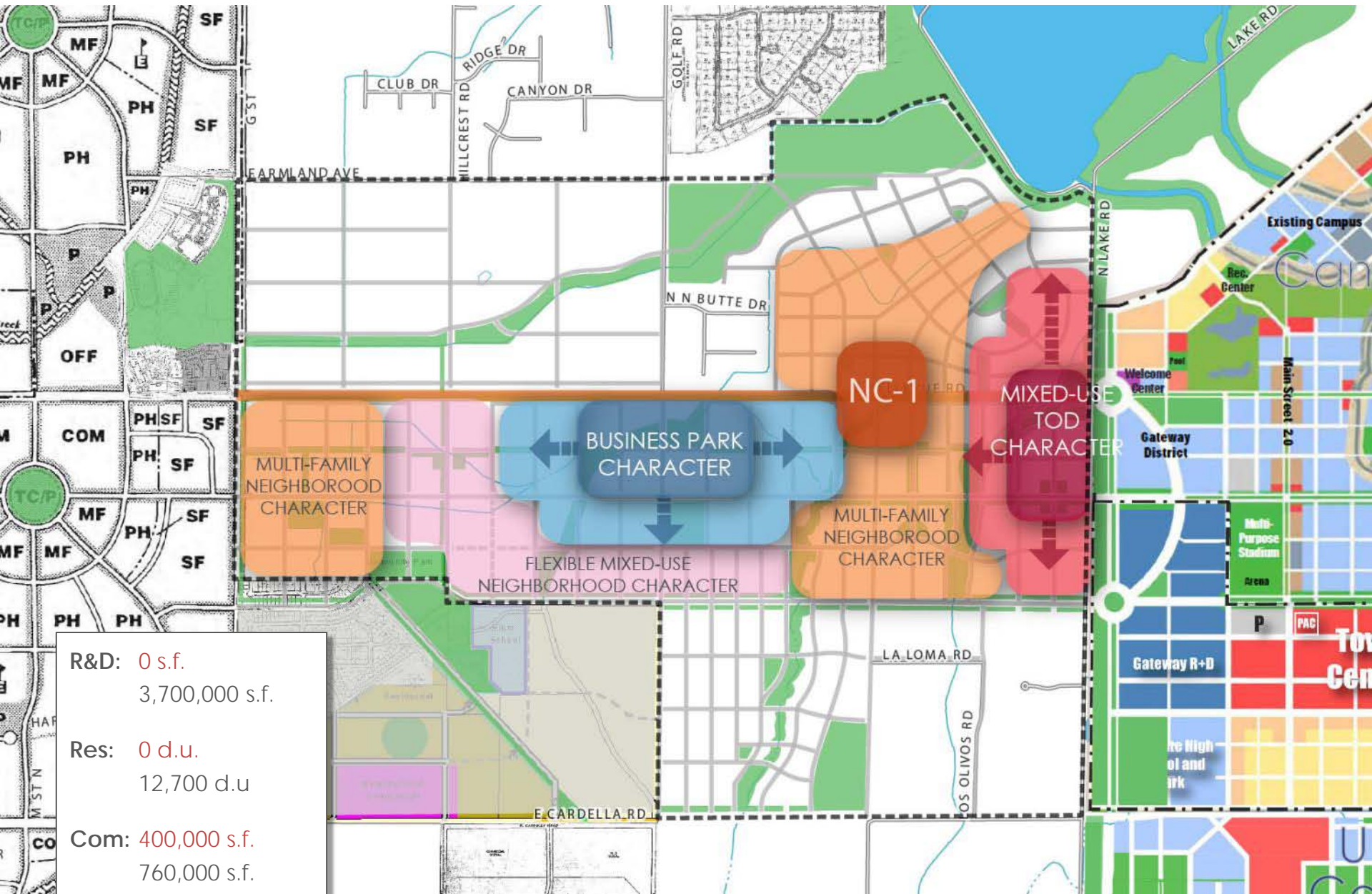
Flexibility



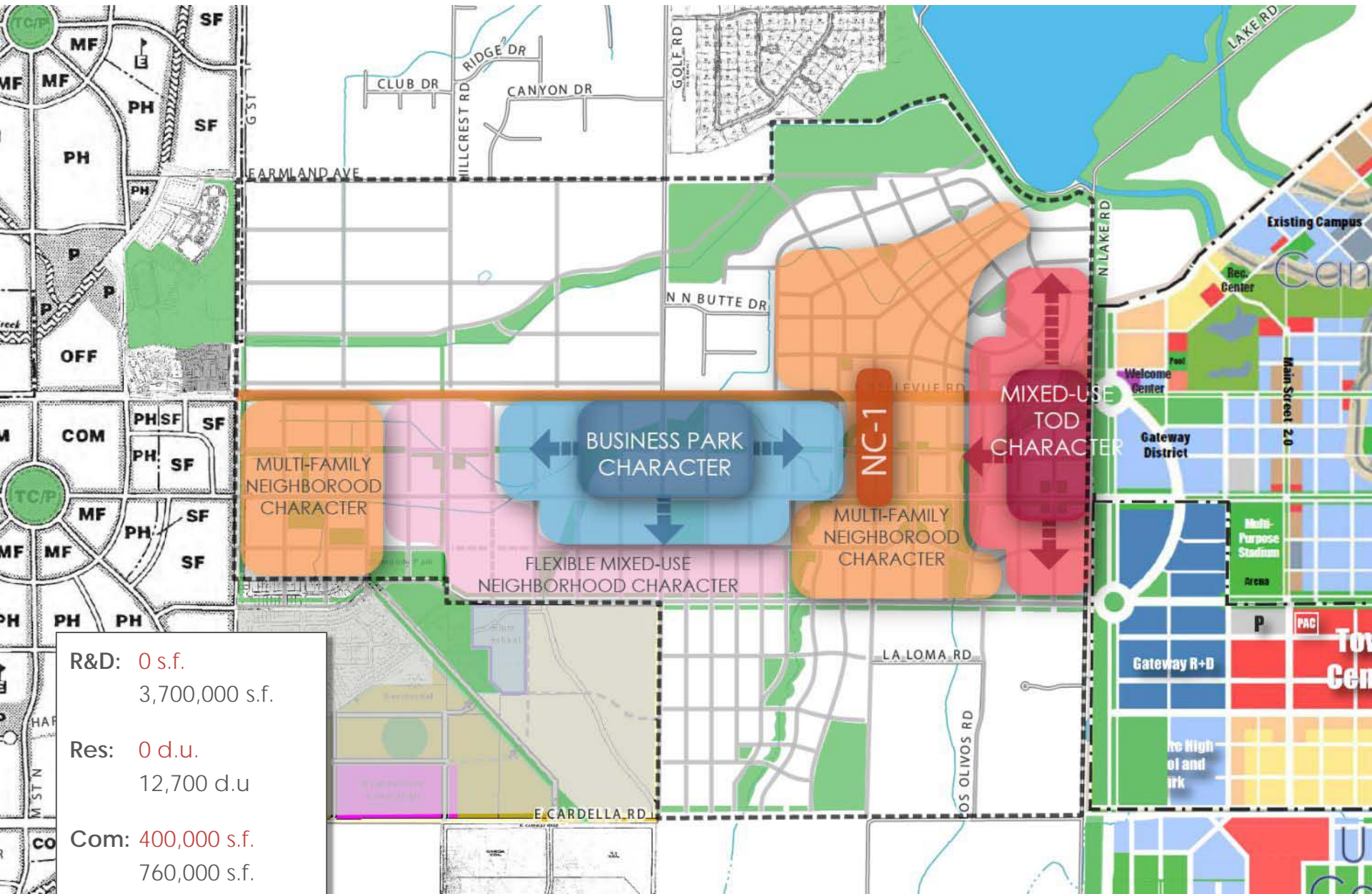
Neighborhood Centers



Neighborhood Center



Neighborhood Center

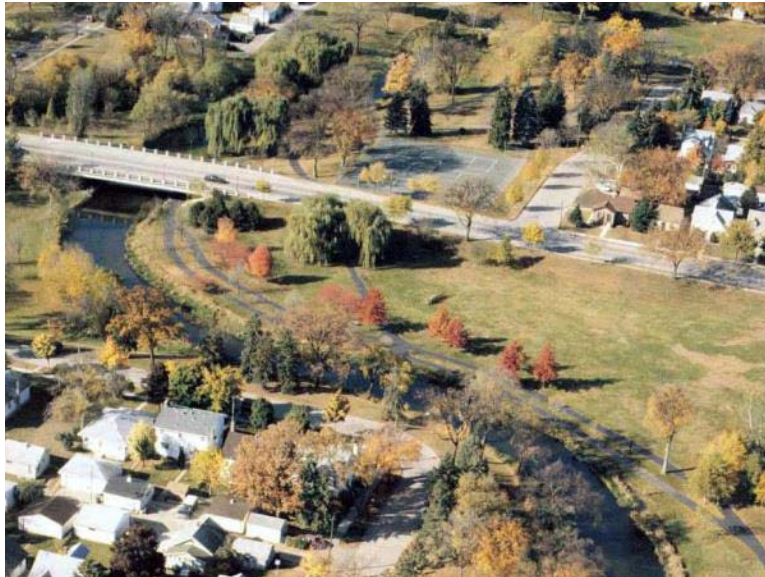


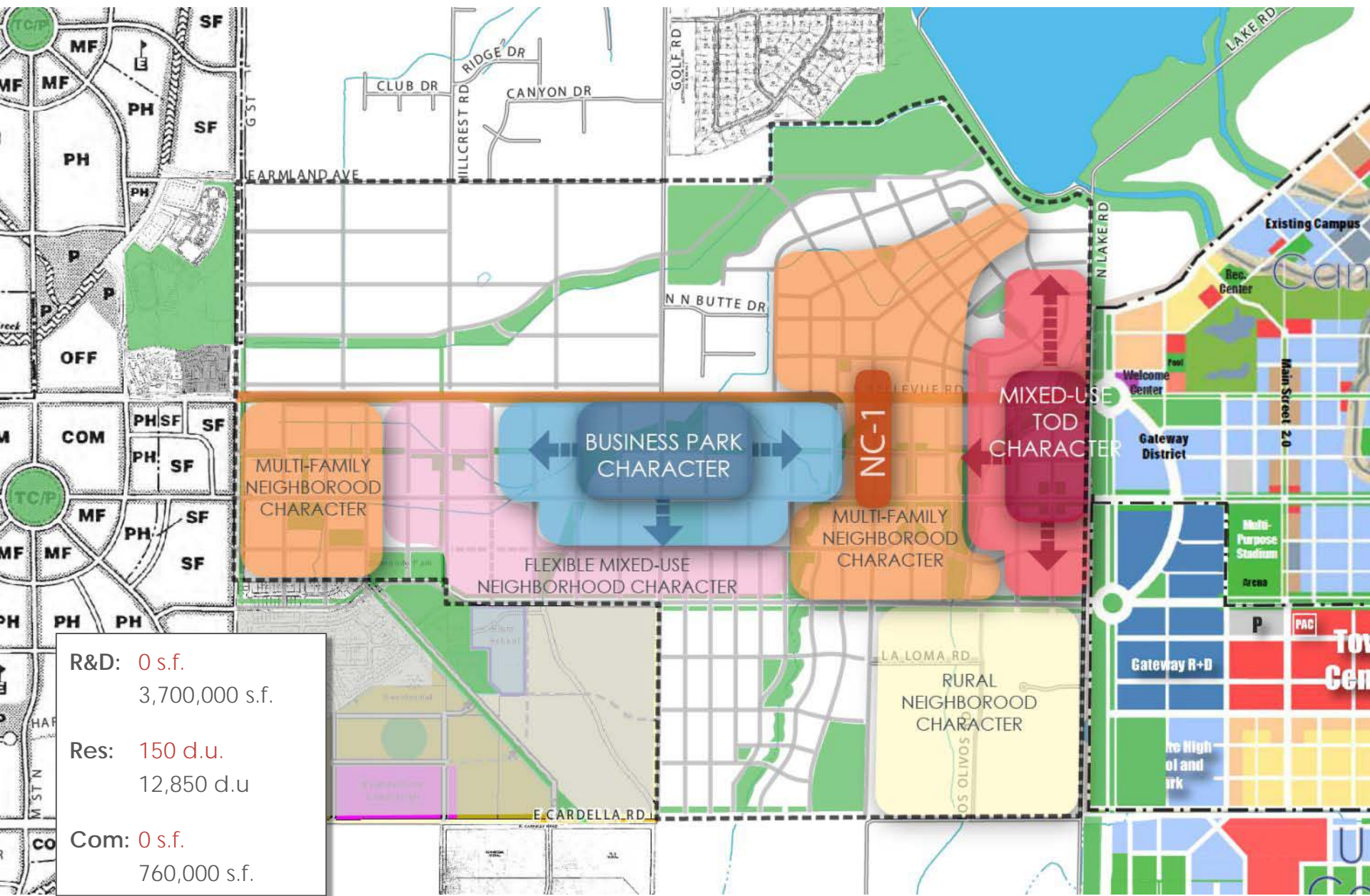
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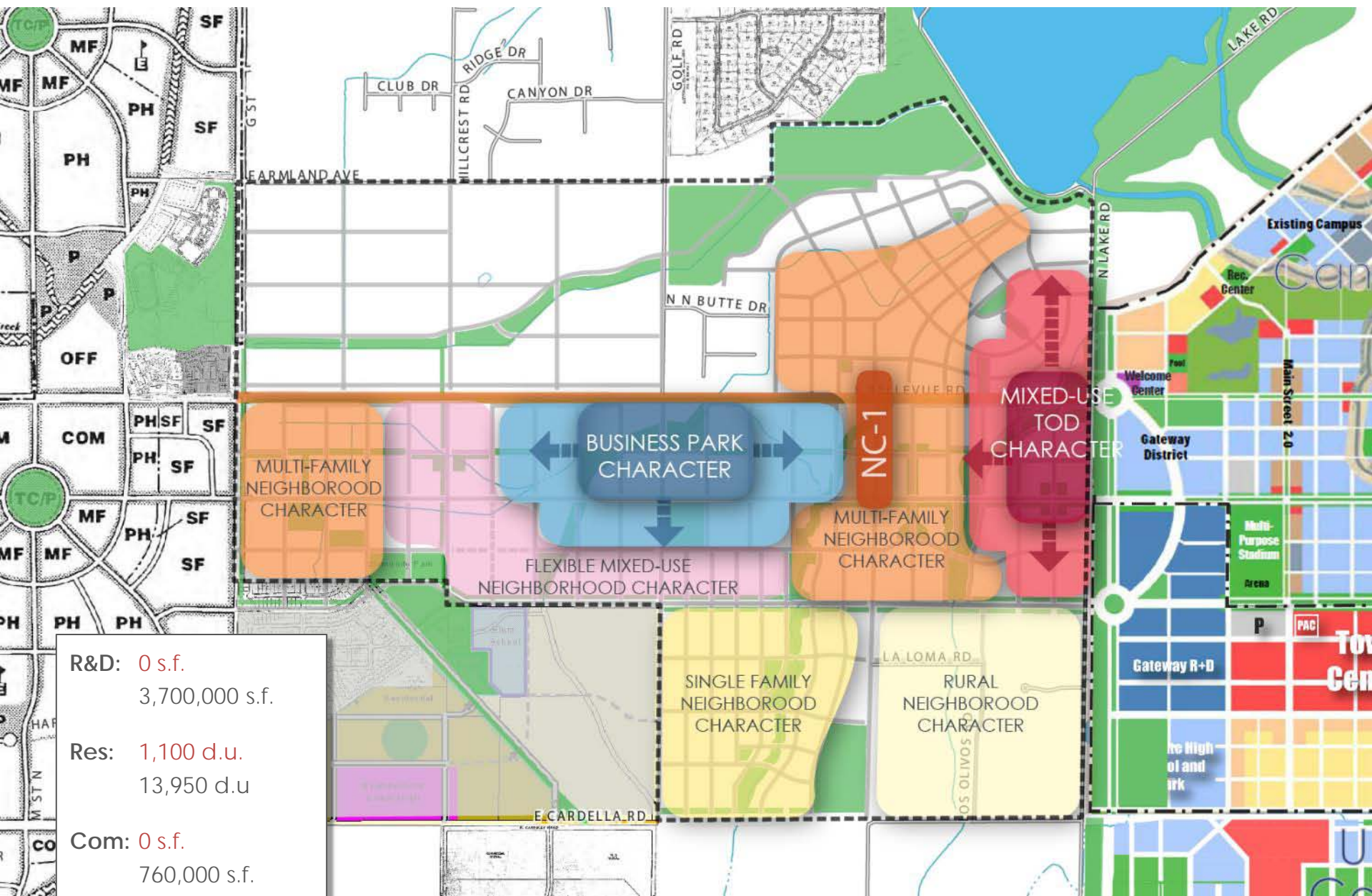
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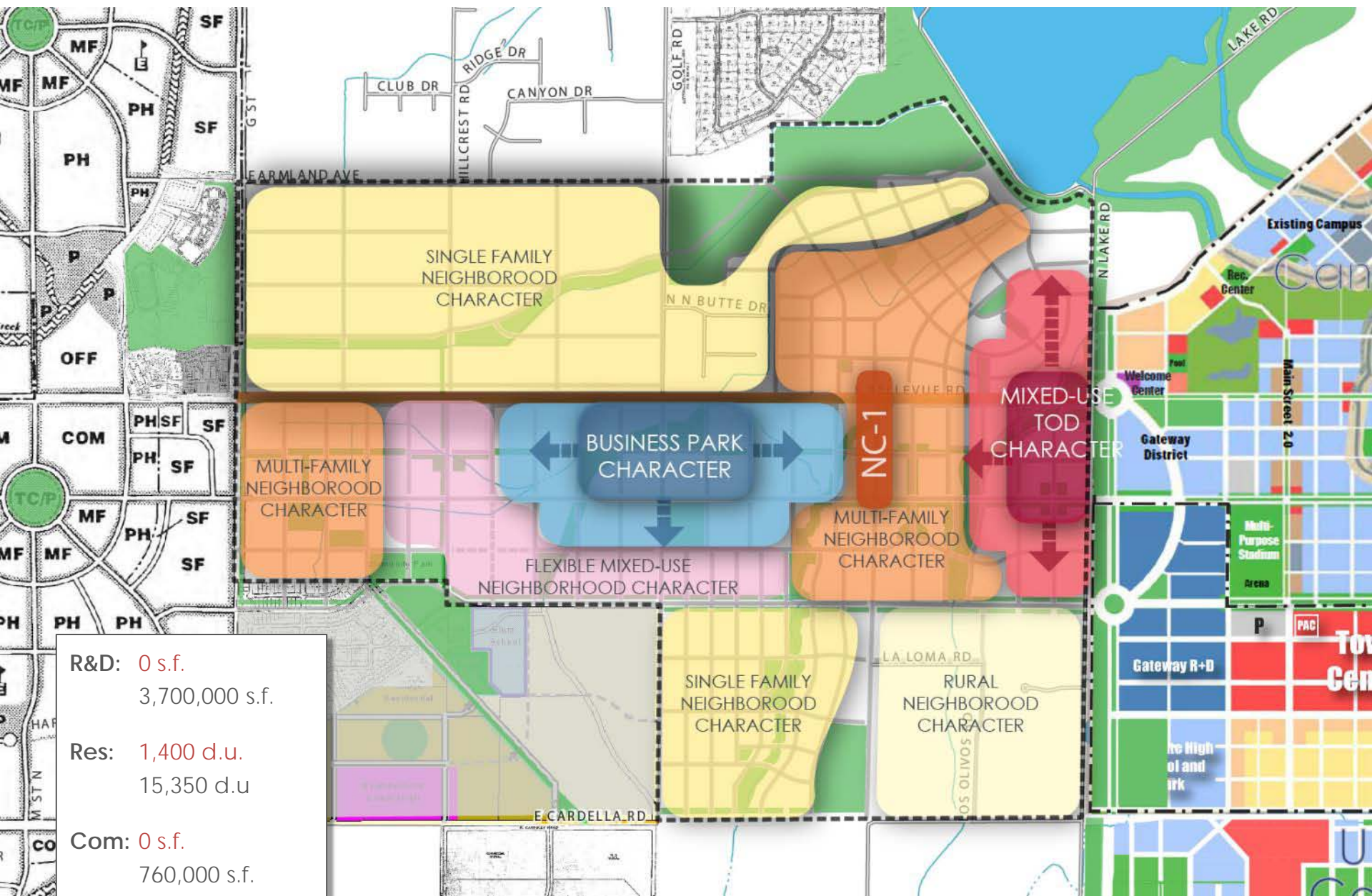
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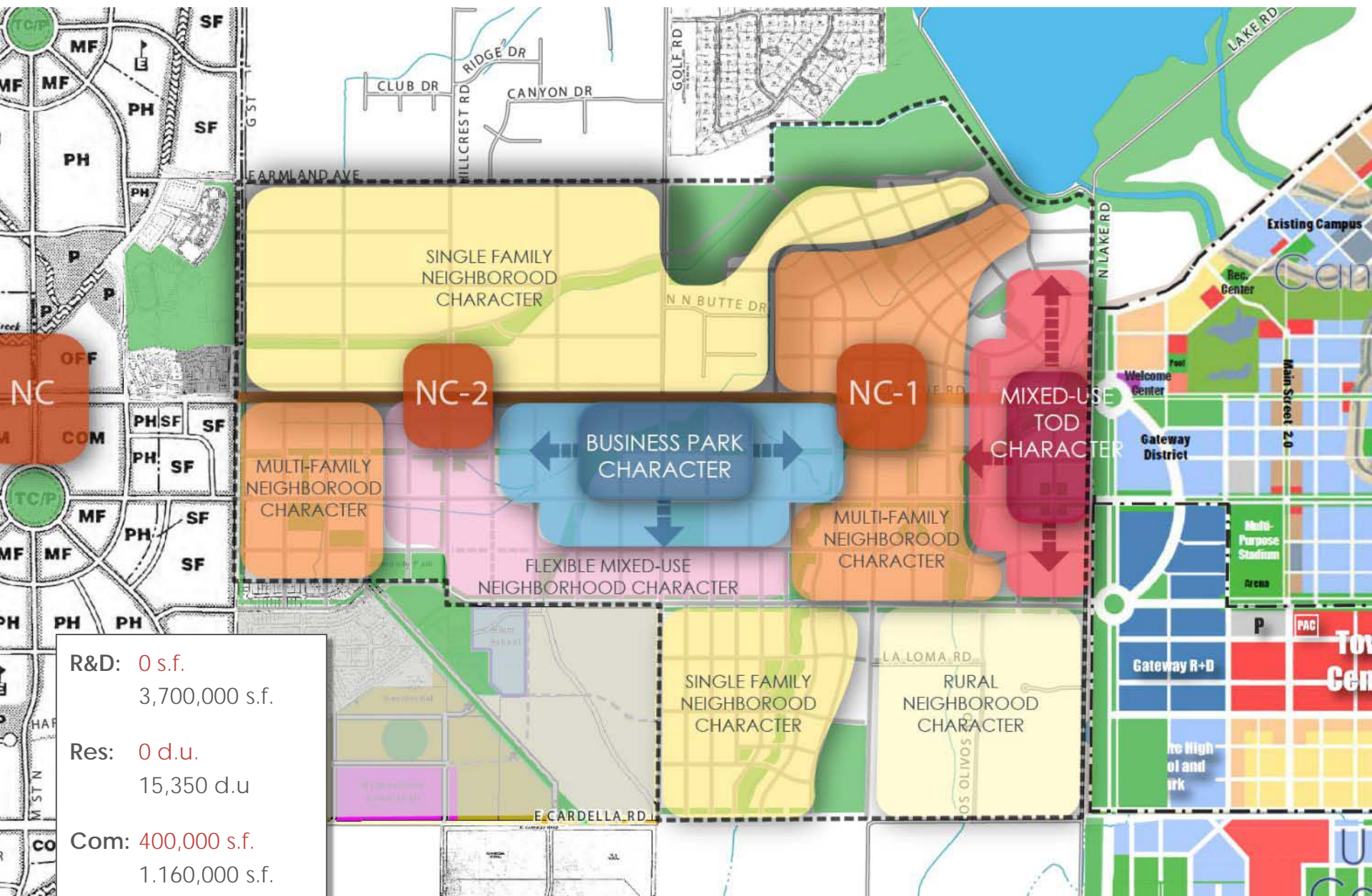
Rural / Single Family Neighborhood

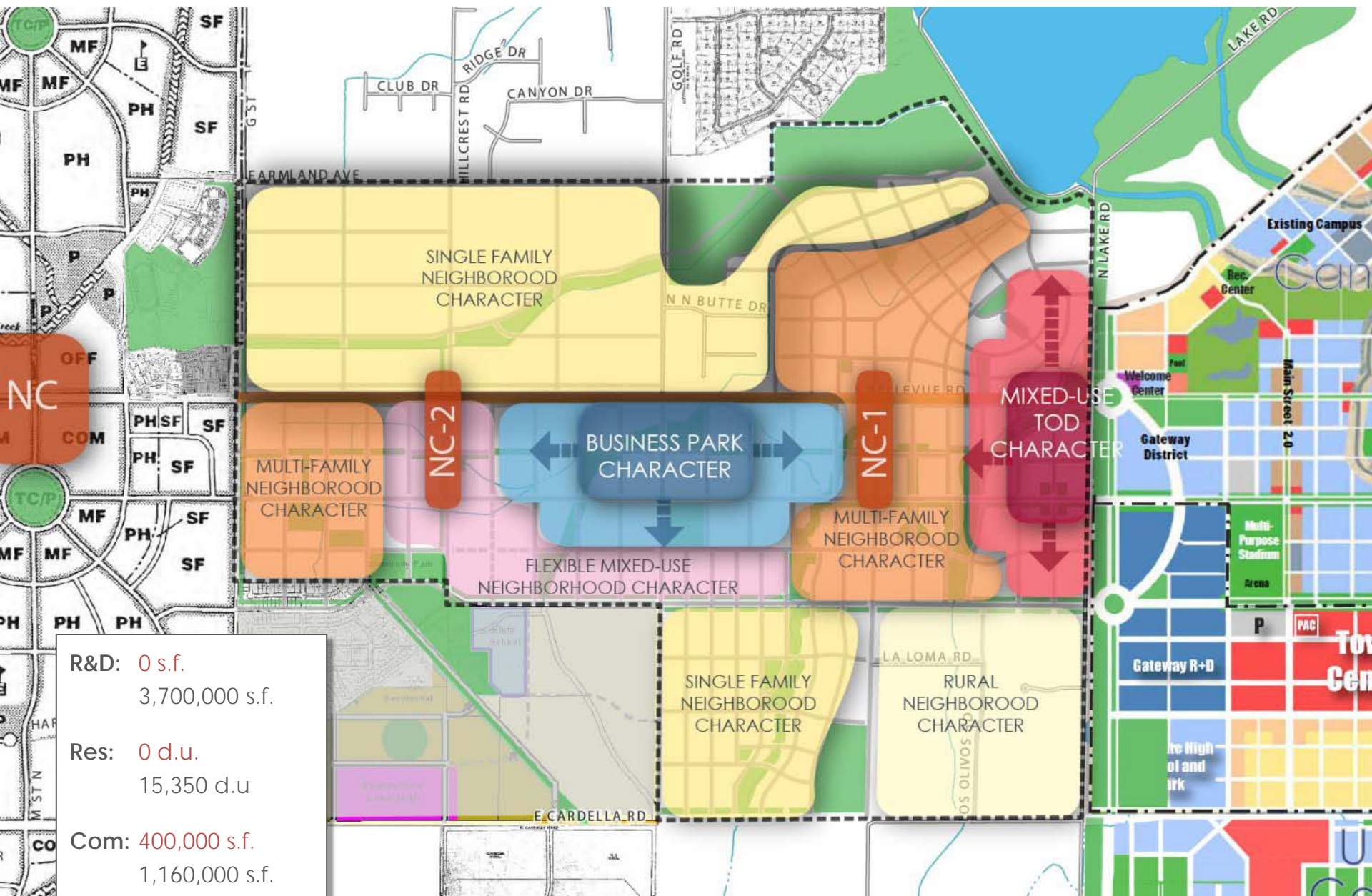












DISCUSSION