



BELLEVUE COMMUNITY PLAN
Community Advisory Committee
June 12, 2014



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

Community Support

- A plan developed out of public outreach and input
- A plan reviewed by the development community

Neighborhood Compatibility

- Plan elements that provide compatibility with existing 1-acre lots
- A plan that is not offensive to existing residents
- A plan that maintains the quality of life for existing residents

Business Growth

- A plan that supports business growth.
- A plan that maintains the quality of life for Merced, while providing economic development of the area.
- A plan that emphasizes the establishment of sustainable jobs and creative uses.
- A Plan that exhibits environmentally and technologically forward thinking, as demonstrated in the development of the UCM campus itself.

A Comprehensive Long-Term Infrastructure Plan

- A plan that dovetails with University Community Plan area, and includes an infrastructure plan that is compatible with the larger planning area.
- A comprehensive plan, integrated with other planning efforts, for example, the Atwater-Merced Expressway effort.
- An infrastructure plan that provides for long-term future growth.
- A plan that addresses the interface with the community of Merced, including small-scale connectivity between the City and Campus, not simply by regional improvements.

Design/Aesthetics

- Create an attractive gateway for UC Merced.

Governance

- Plan elements that describe the regulatory “interface” (responsibility and obligations) between property owners and local governments.

Coordinated Growth

- A plan that coordinates rather than competes with other planning efforts.
- A plan that addresses the interface between the Plan area and UCM, making sure there is proper synergy between the plan areas.
- Well thought out and careful planning approach for future growth that serves the City of Merced, County, and property owners.

Land Use

- A plan that includes economically feasible variety of land uses that are compatible with UCM.
- A 21st Century Plan looking to the future and with adequate flexibility to accommodate future technological developments.
- An appropriate range of new neighborhoods, commercial centers and transition areas that are anticipated to occur due to UC Merced.
- A Plan responsive to how the younger population wishes to live; not everyone wants to live in single family homes. How we live today is going to be different from how they choose to live in the future.
- A Plan that looks at the long-term, and is not reactive to the immediacy of the current market.

Mobility/Circulation

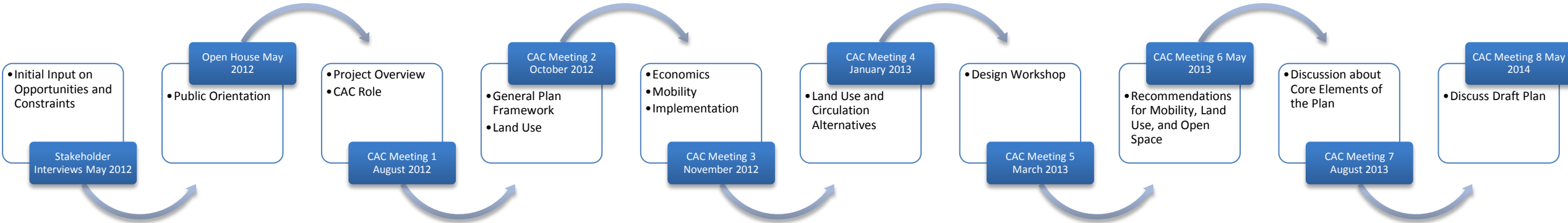
- A plan that includes an off-street pedestrian/bike path that parallels Bellevue Road.
- A plan that provides a greater awareness of cyclists, pedestrians and users of alternative forms of transportation as a legitimate part of the community, and for their safety as it relates to other vehicles.
- A plan that includes a light rail easement to Castle Airport and Atwater.
- A plan that results in traffic flow, not congestion, in the area near the campus.
- A plan that respects existing property owners along Bellevue Road, and other plan elements that provide compatibility with existing 1-acre lots.
- A Plan that connects with downtown at all transportation scales.
- A Plan that motivates people to live and work in the Plan area and not migrate to other communities or into farmland areas.

THANK YOU

AGENDA

- Big Picture Comments/Questions from Committee
- Process to Date
- Review of Core Elements of the Plan
 - Vision and Urban Design
 - Mobility Network
 - Open Space
 - Community Character
 - Public Services / Urban Expansion
- Discussion

City of Merced BCP PROCESS



May 2012



June 2014

- One-on-one interviews**
- Open house**
- Public workshop**
- Citizen Advisory Committee Meetings (8)**

VISION & URBAN DESIGN

- **Integrate** regional features and dovetail with UCM Merced development program
- Develop **strategies that recognize existing land uses and multiple property owners**, particularly comprehensive **infrastructure financing**
- Balance development **certainty and market flexibility**
- Leverage and support **downtown economy**, including potential future **high-speed rail** station downtown
- Promote environmental principles and **technology-forward** thinking

- **Gateway** to UCM
- **Street Connectivity**
- **Transit**-ready development
- Complete **neighborhoods**
- Richly articulated, **human-scale** public realm
- Energy **conservation** policies and strategies





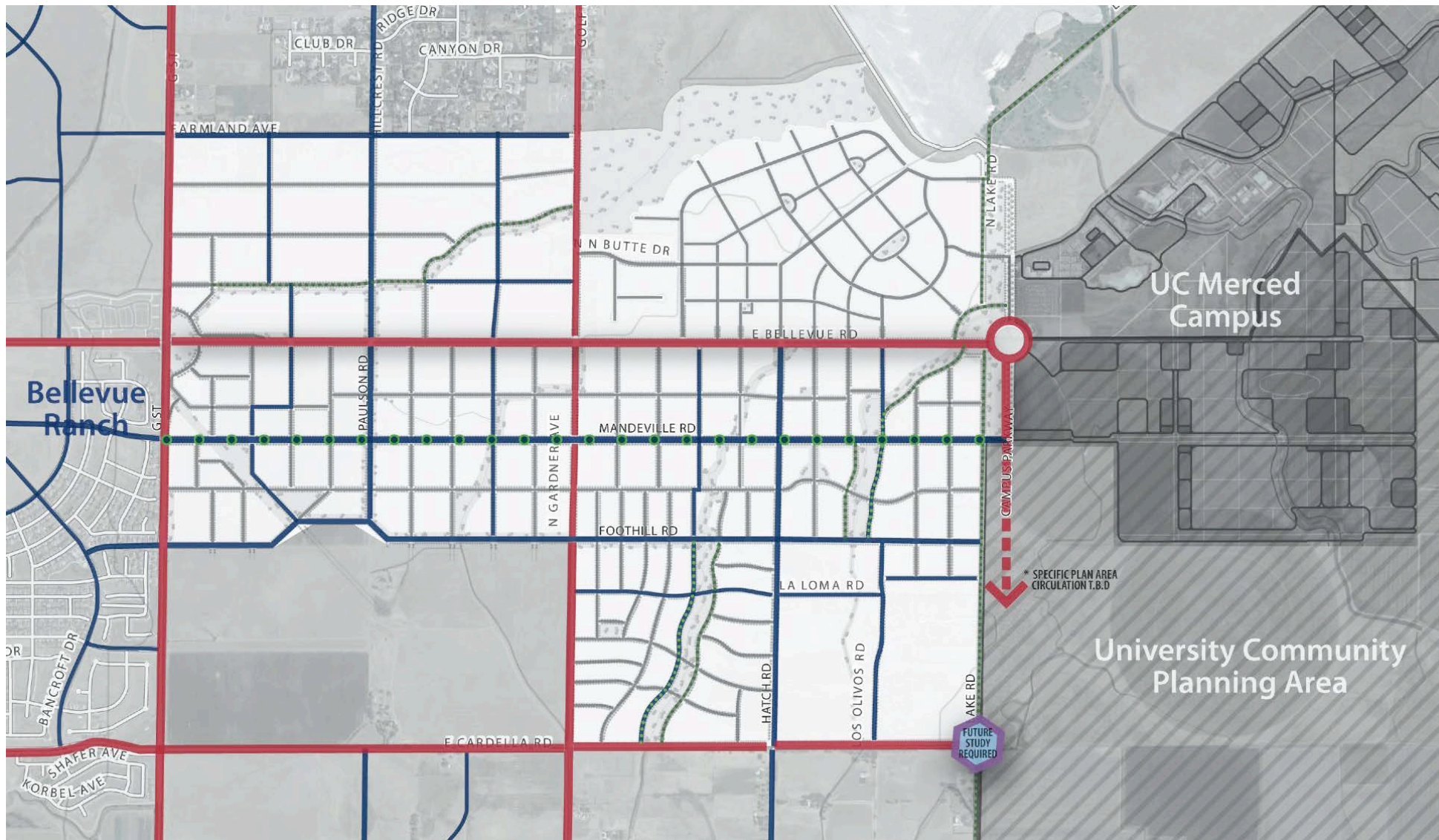
Bellevue Community Plan Gateway Design Overlay

- Provide a framework to **coordinate growth** within the Plan area
- Plan for a high quality **transit corridor**
- Allow **flexibility** to accommodate new business and housing
- Create an **employment center** and promote **incubator spaces**
- Encourage memorable, **human-scale public spaces**




MOBILITY NETWORK

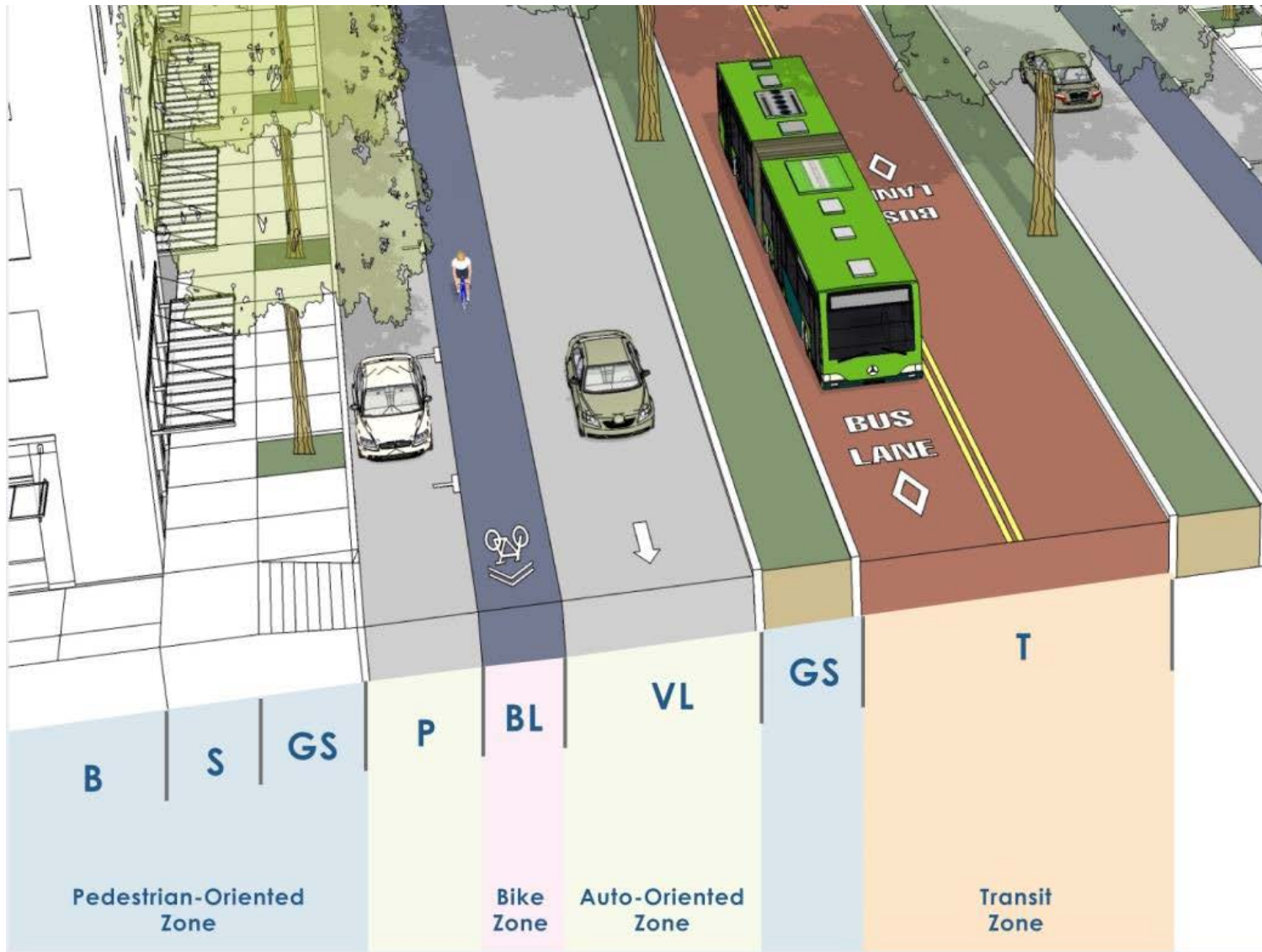
MOBILITY NETWORK

EXPAND 1-MILE ARTERIAL NETWORK



Legend

-  Arterial
-  Collector
-  Local Street
-  Transit Overlay
-  Edge Drive Overlay



- Interconnected functional multi-modal system
- Connectivity with local and regional destinations
- Aesthetically pleasing road designs

HIGH QUALITY TRANSIT CORRIDOR



ARTERIAL

BELLEVUE ROAD



ARTERIAL

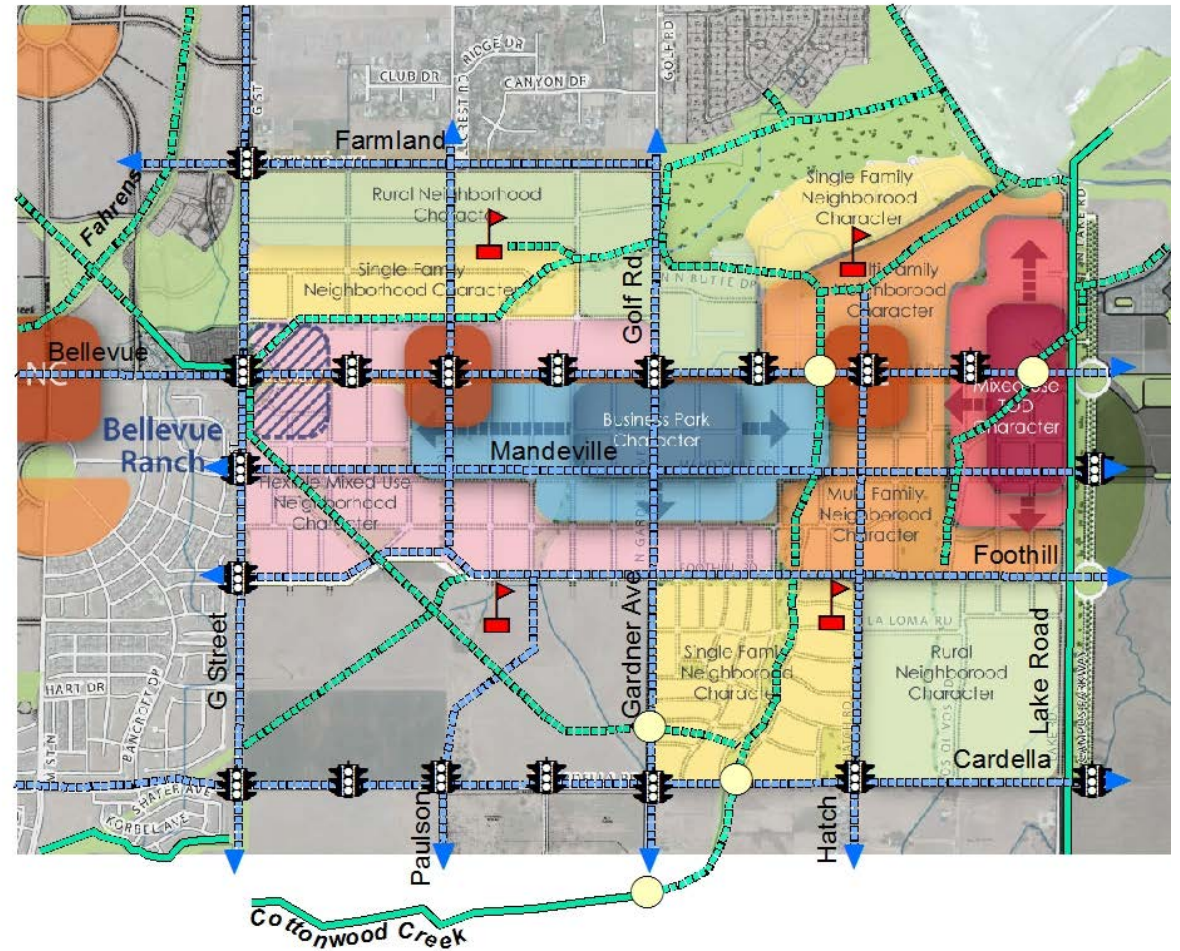
GARDNER AVENUE



MULTI-MODAL SYSTEM

BICYCLE-ORIENTED INFRASTRUCTURE

- **Coordinated** bike planning with UC Merced and Merced County
- Dedicated bike lanes, bike boulevards, and trails **connected** to open-space and schools

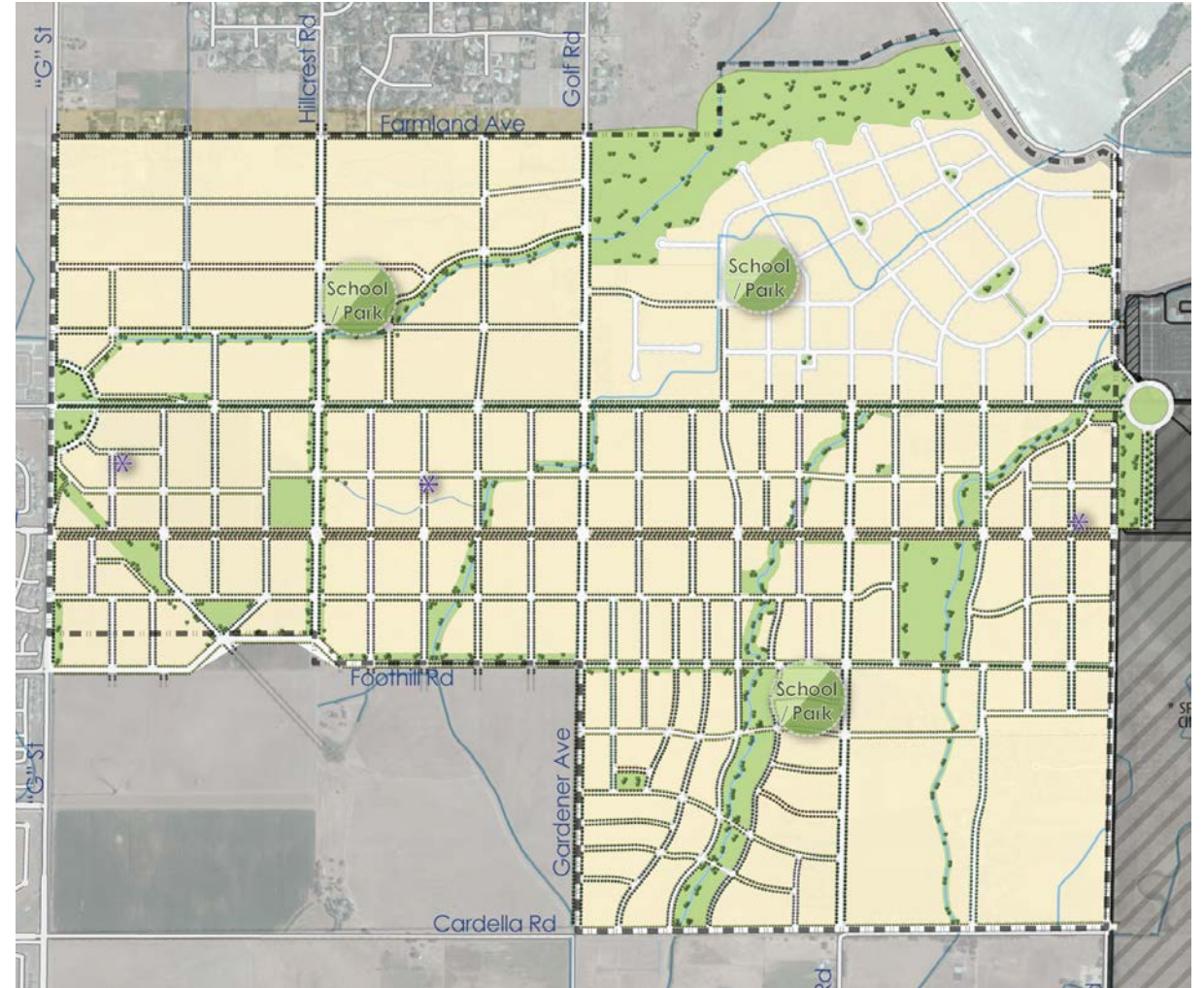


OPEN SPACE

OPEN SPACE NETWORK

- **Integrated** open space plan
- Establish a system of **park types**
- Support **efficient** storm-water drainage and irrigation
- Maintain natural landforms and **scenic corridors**
- **Preserve** existing critical habitats
- Allow for flexible placement of a large **community park**

INTEGRATED OPEN SPACE PLAN



COMMUNITY CHARACTER

COMMUNITY CHARACTER








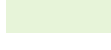
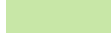
GUIDING PRINCIPLES

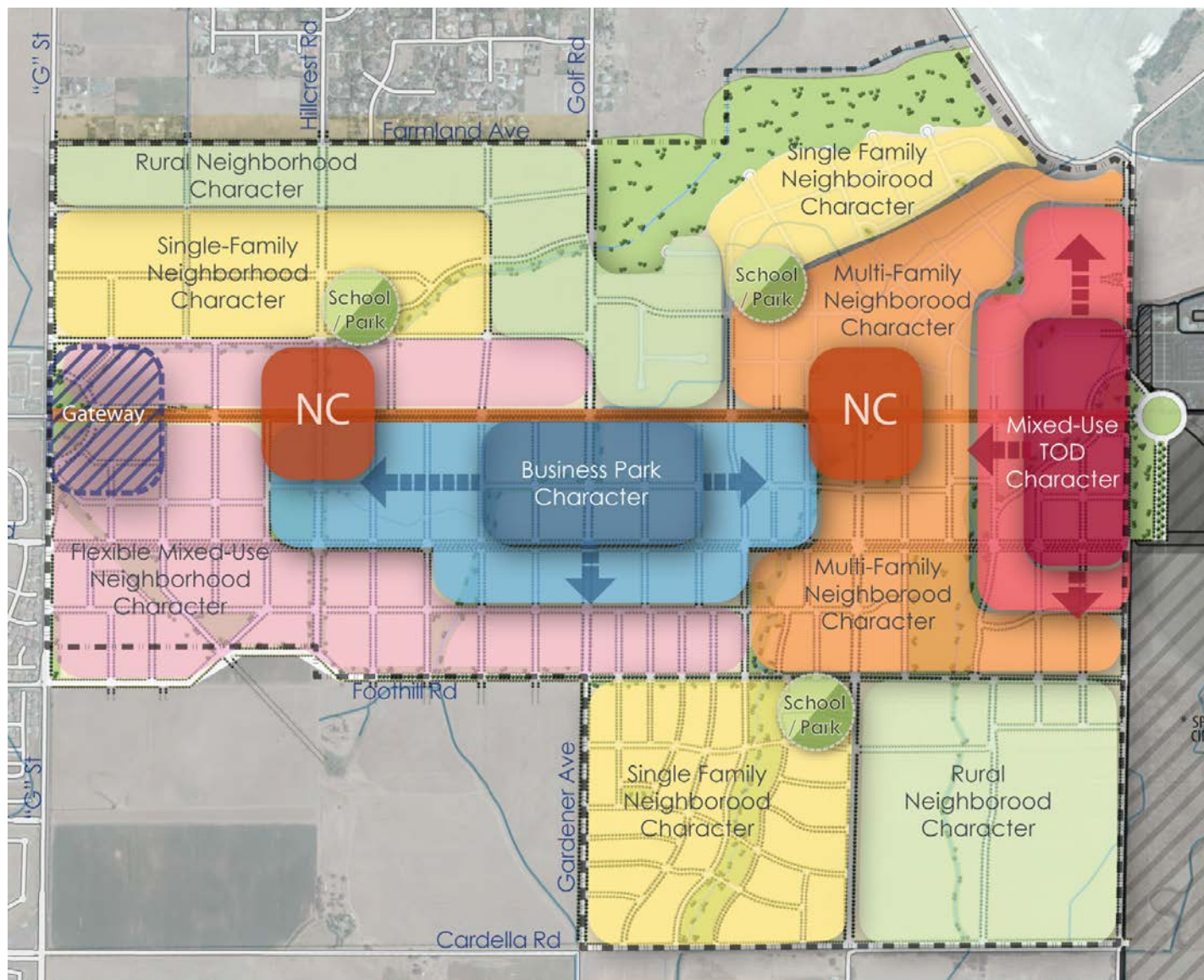
- **Respectful** of existing Rural Residential Land Uses
- A Plan that supports **business growth** (retail and business parks)
- **Walkable-urban** & driveable-suburban
- A plan **synced with future land use demands** (UCM, younger generation) and flexes with the market



PLACE TYPE PLAN

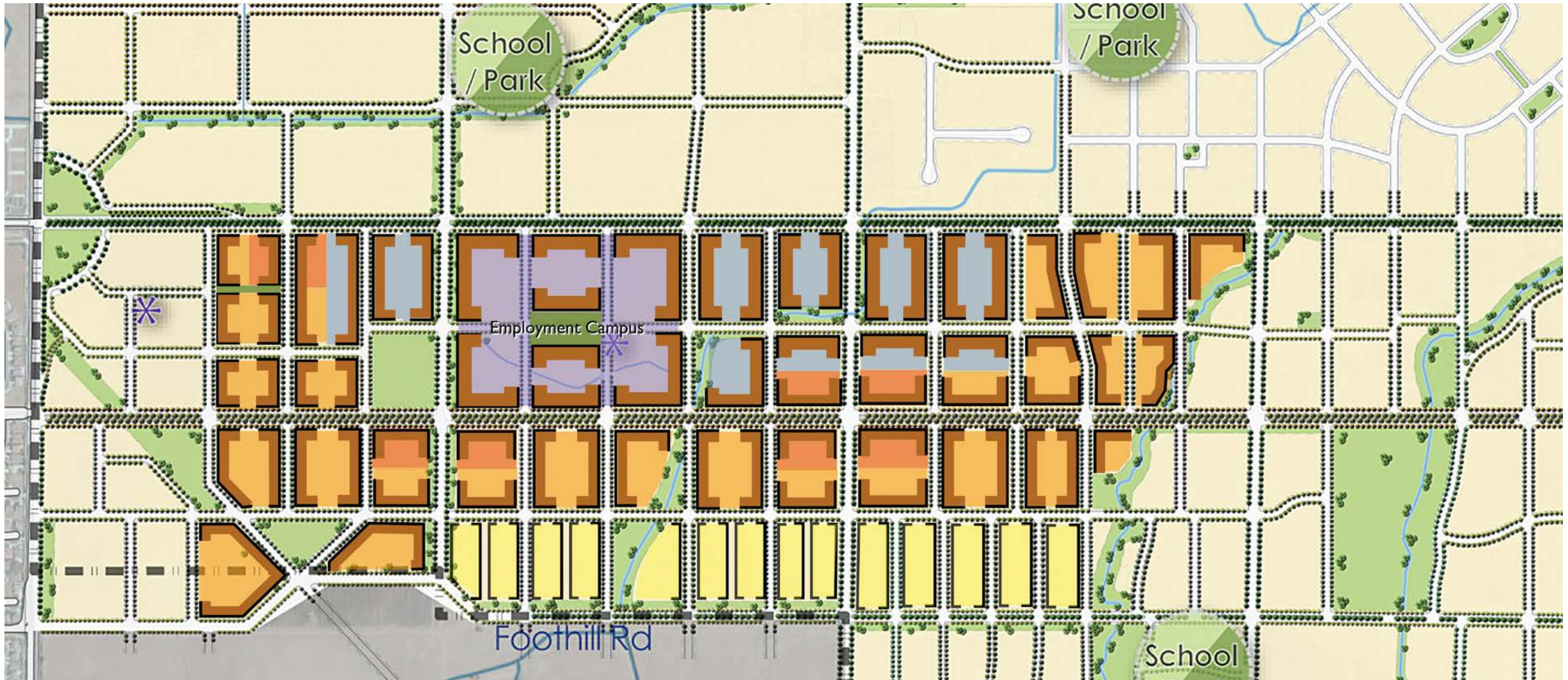
CENTERED & FLEXIBLE

-  TOD Center
-  R&D District
-  Gateway/Comm. Ctr.
-  Neighborhood Center
-  Flex Neighborhood
-  Neighborhood - MF
-  Neighborhood - SF
-  Neighborhood - Rural
-  Open Space



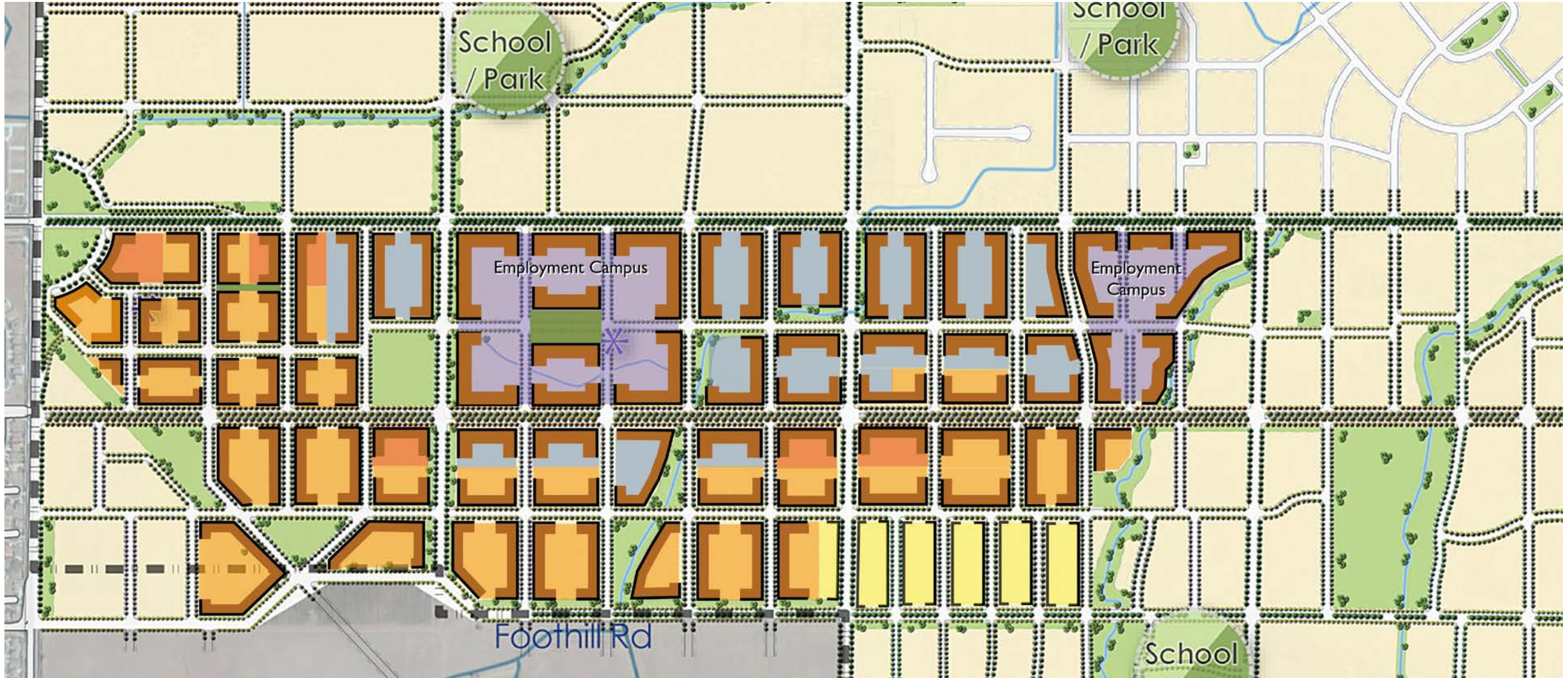
FLEXIBLE BLOCK CONFIGURATION

OPTION 1



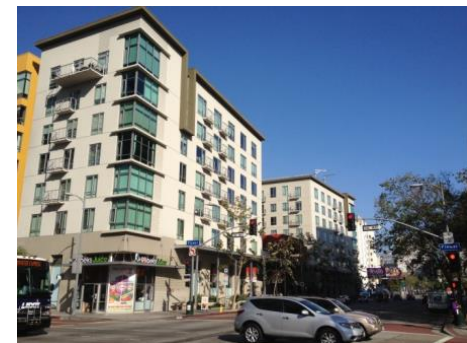
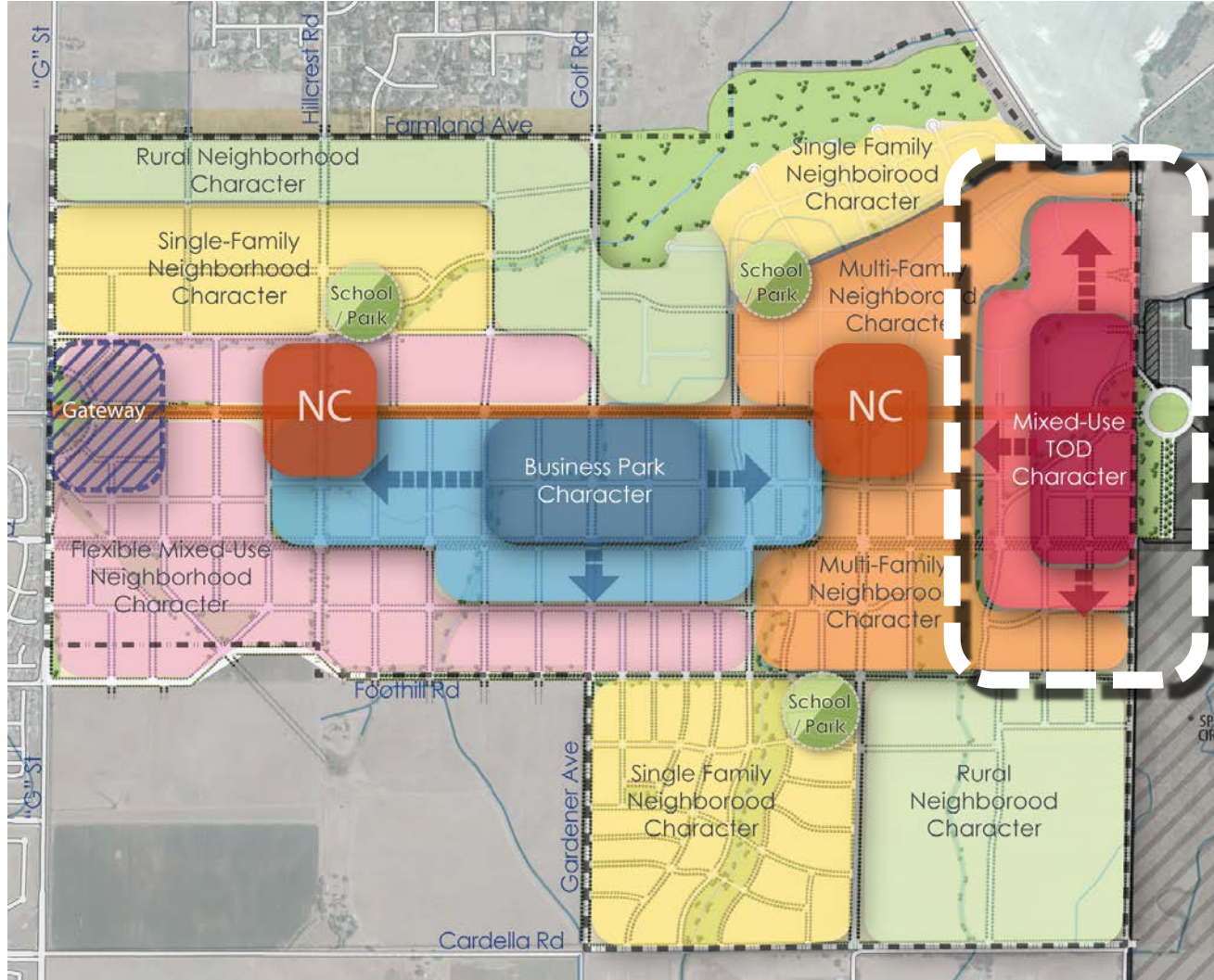
FLEXIBLE BLOCK CONFIGURATION

OPTION 2



T.O.D. CENTER

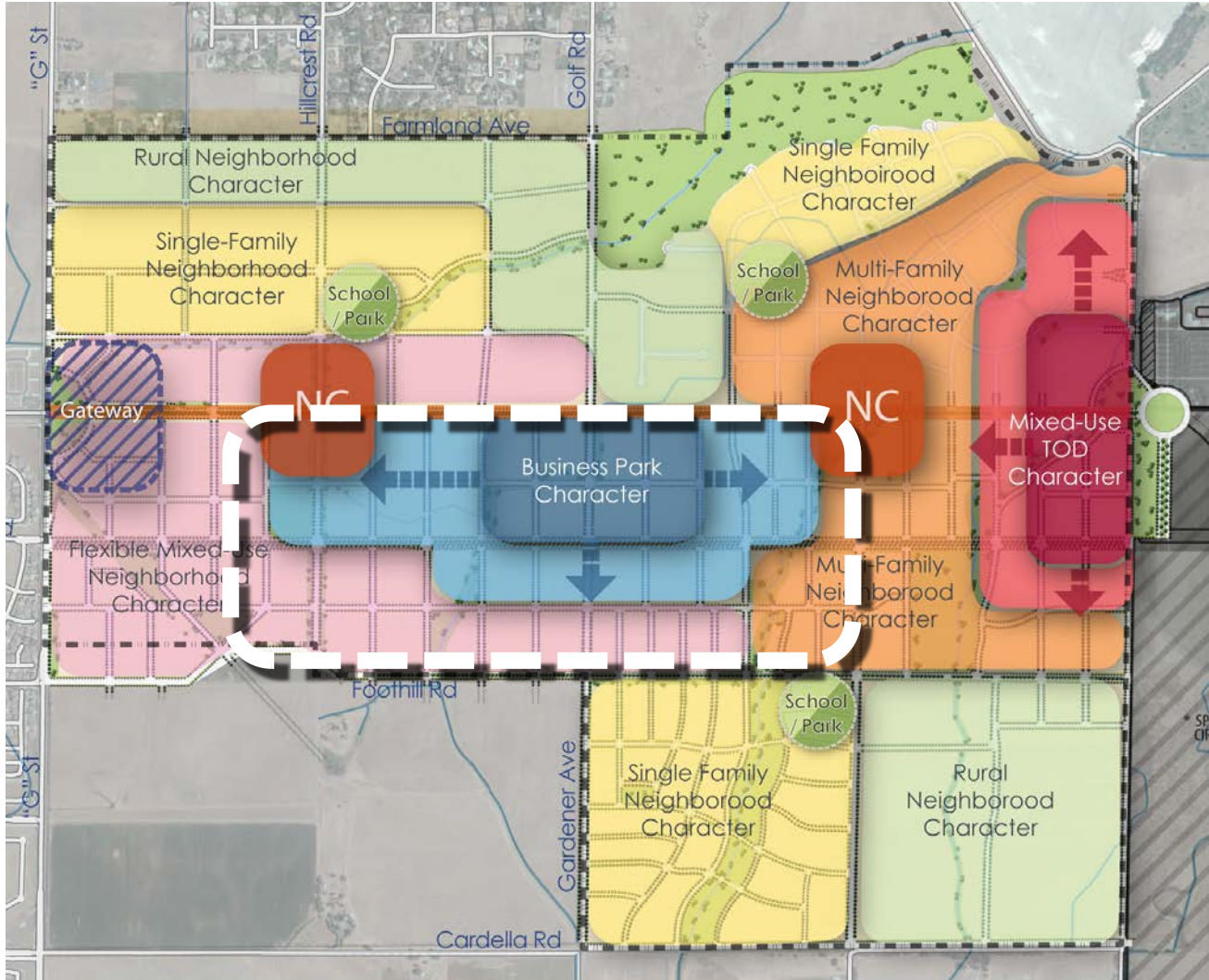
HIGH DENSITY & UCM SUPPORTING





R&D EMPLOYMENT DISTRICT

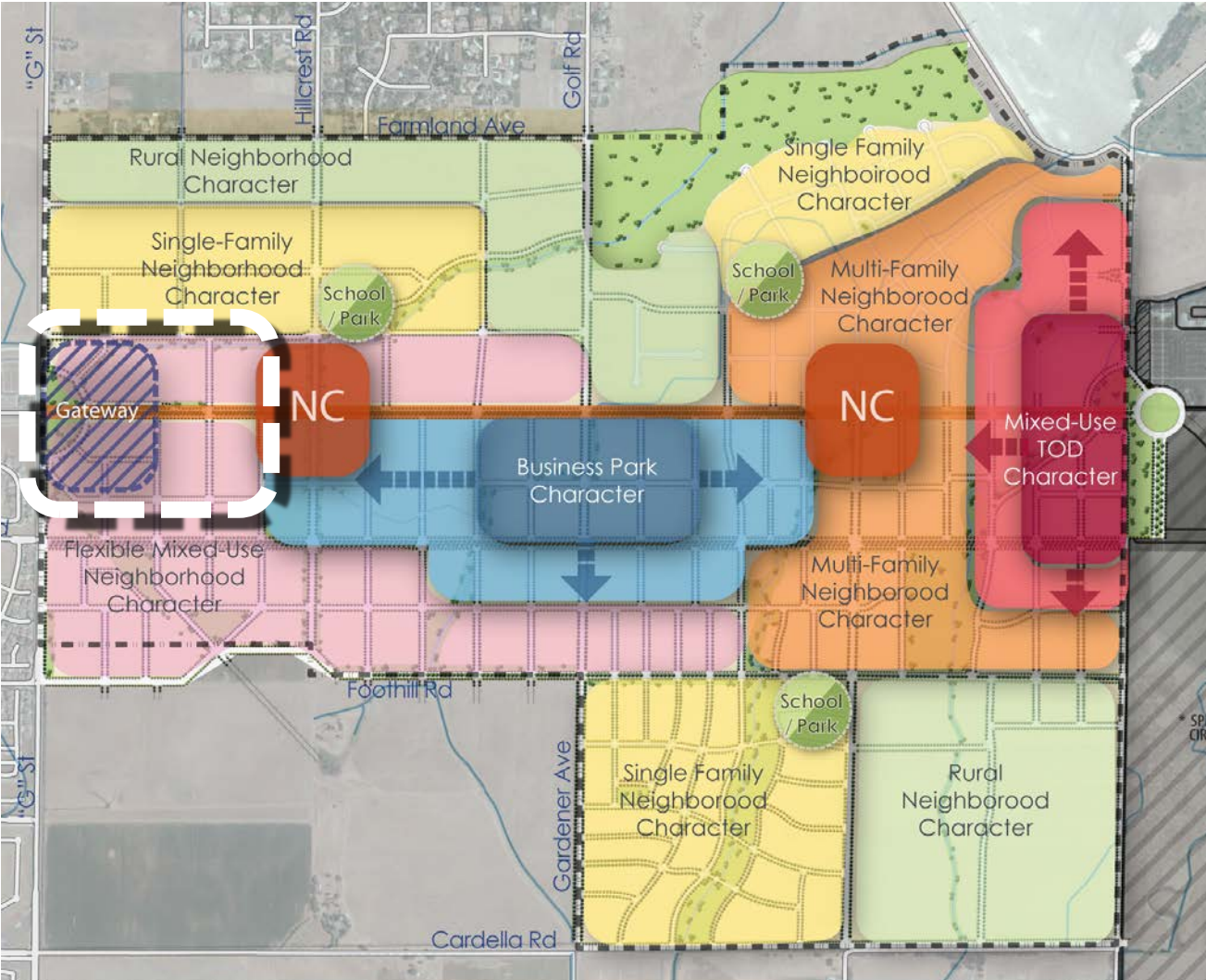
COLLABORATIVE INNOVATION





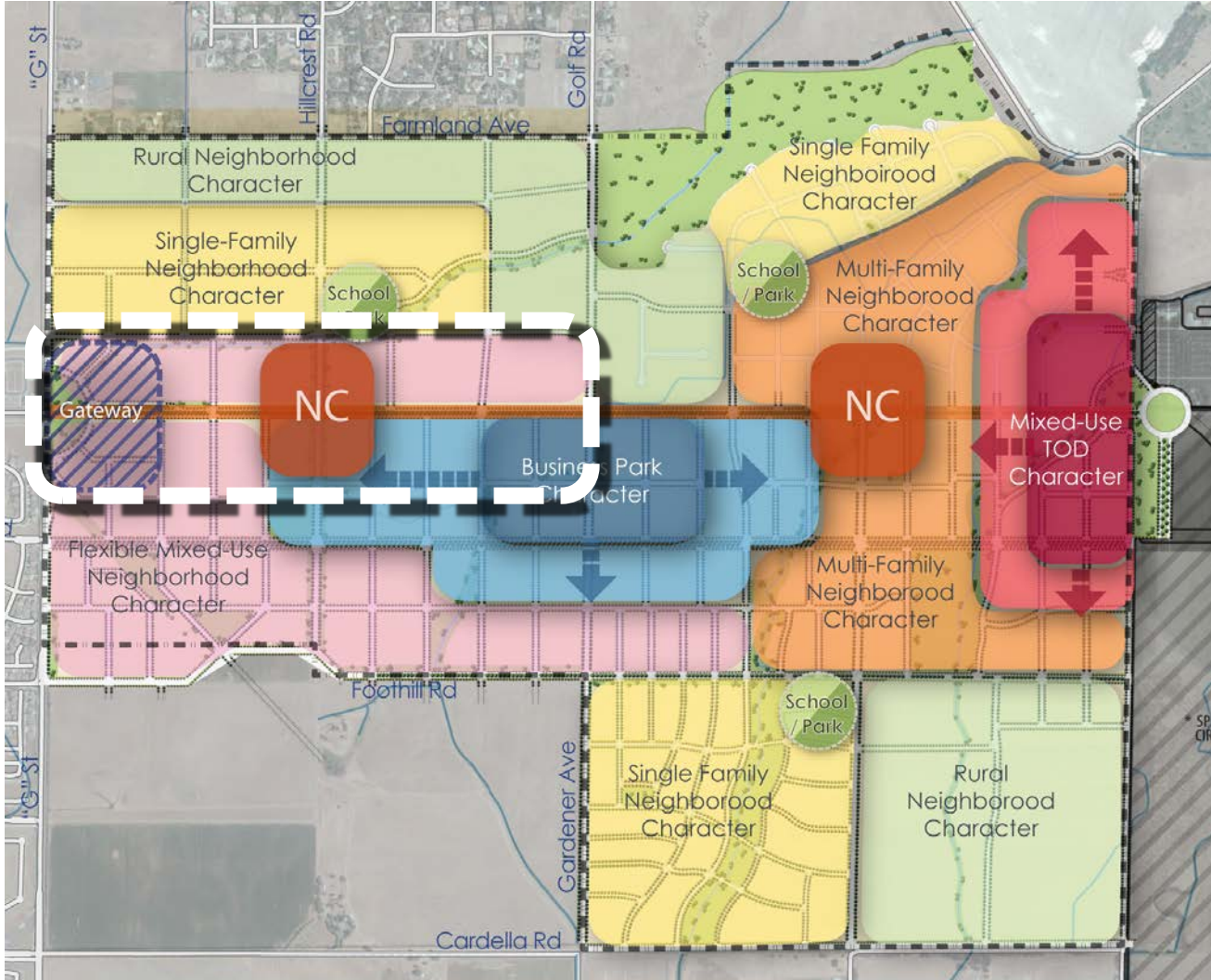
GATEWAY DESIGN OVERLAY

ESTABLISHING A SENSE OF PLACE



COMMUNITY RETAIL CENTER

ACCESSIBLE RETAIL SPACES



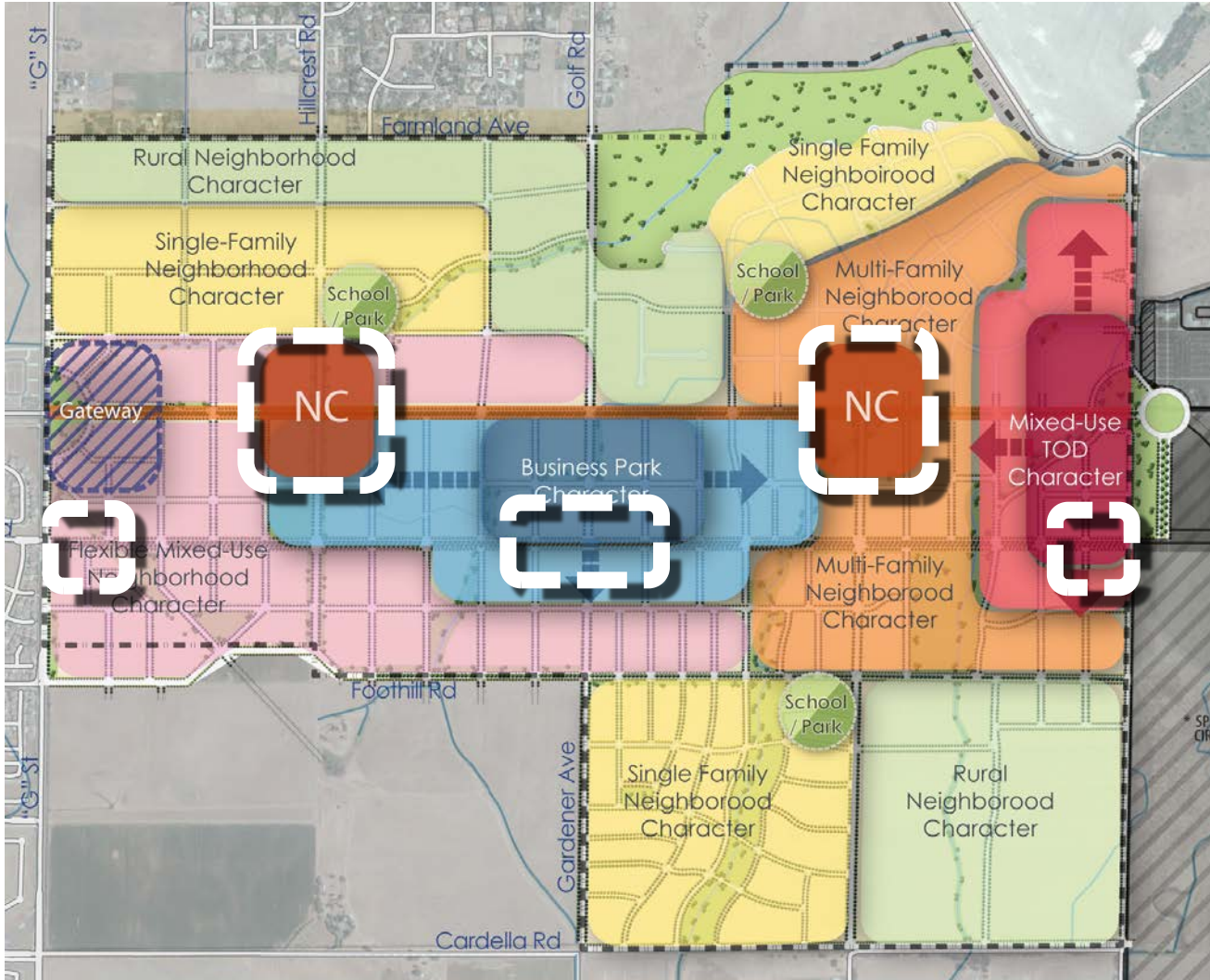
COMMUNITY RETAIL CENTER

CONCEPTUAL URBAN PATTERN



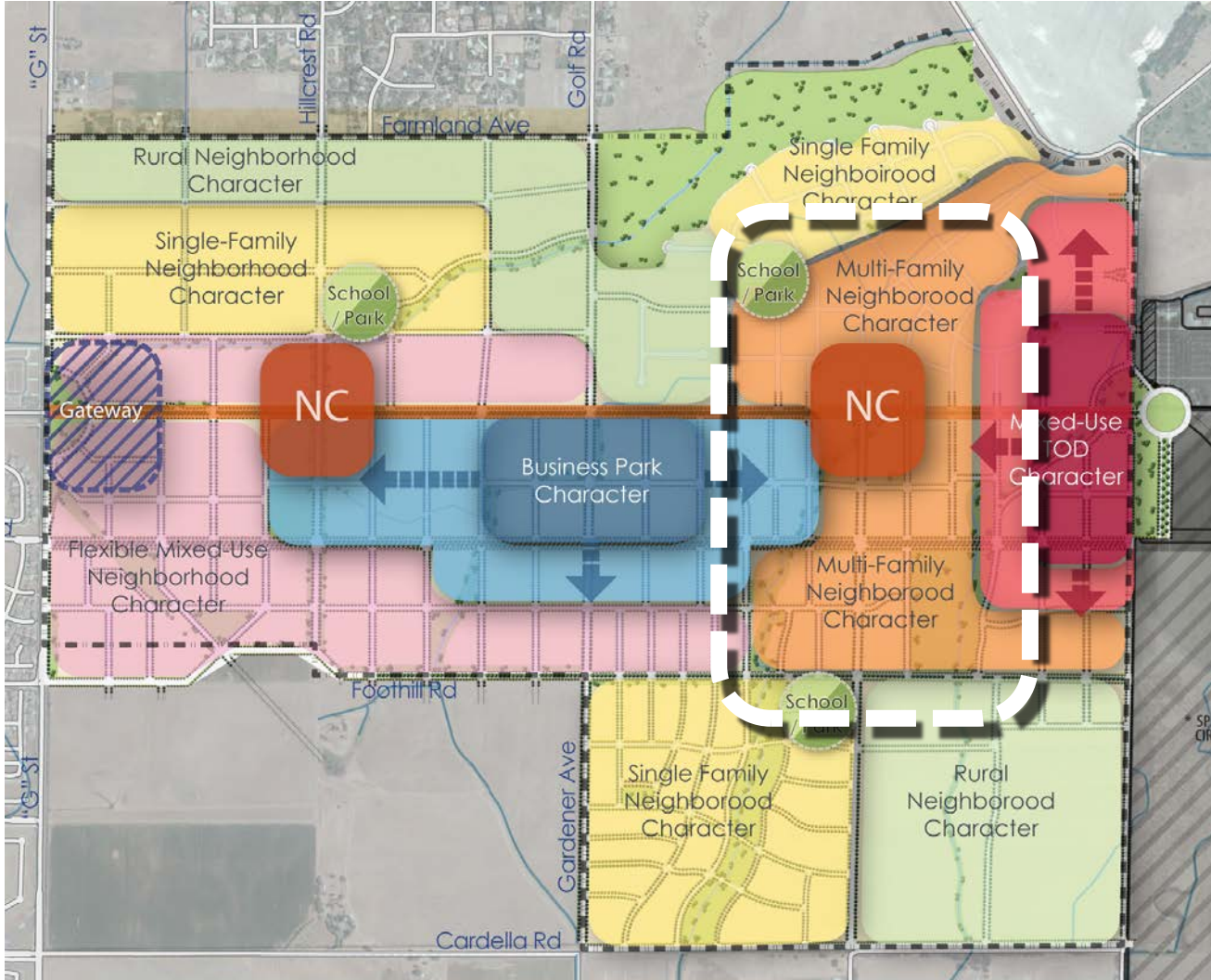
NEIGHBORHOOD CENTER

LOCAL SERVING COMMERCIAL USES



MULTI-FAMILY NEIGHBORHOOD

HIGHER DENSITY RESIDENTIAL



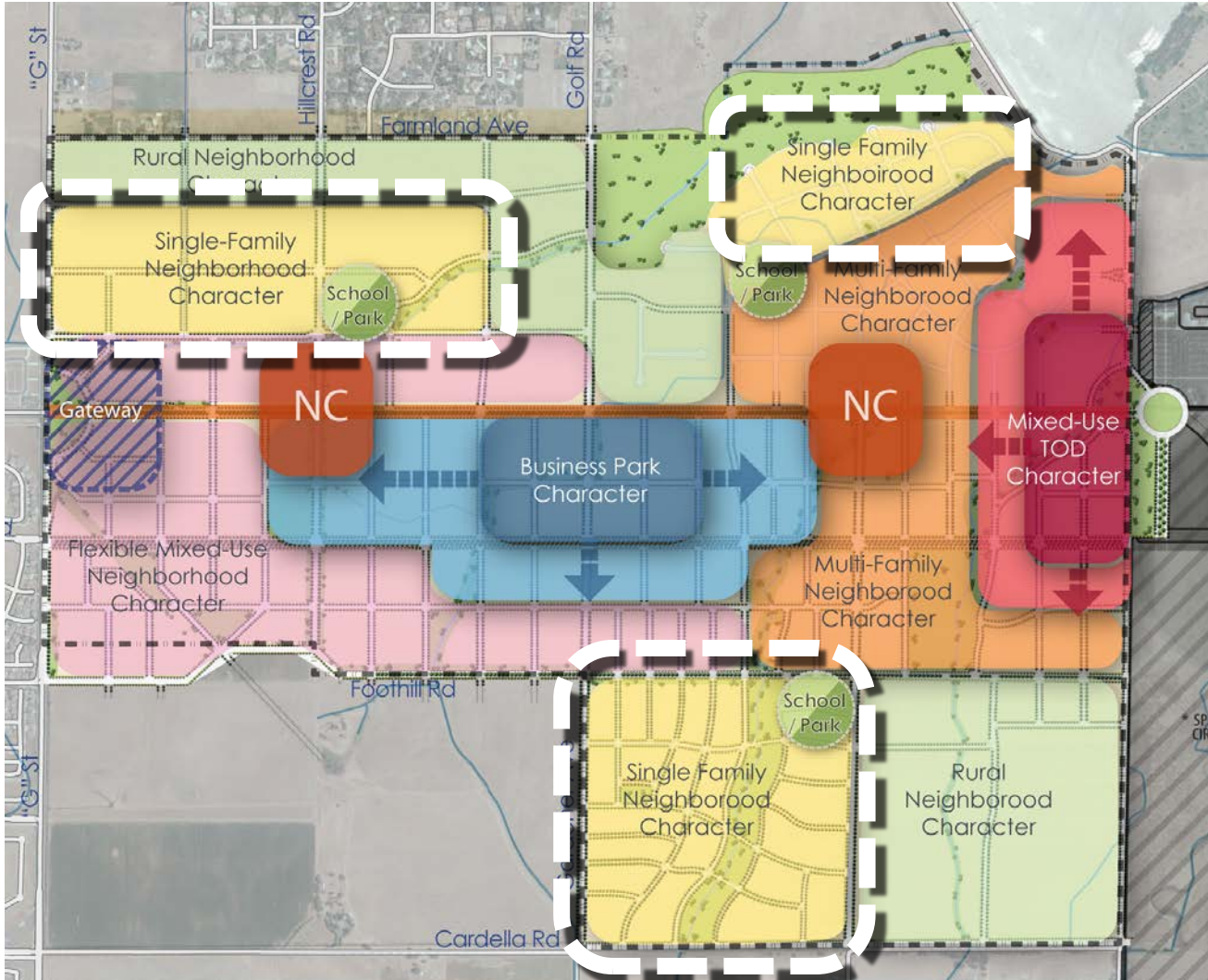
MULTI-FAMILY NEIGHBORHOOD

CONCEPTUAL URBAN CHARACTER



SINGLE FAMILY NEIGHBORHOOD

FAMILY-ORIENTED ENVIRONMENT



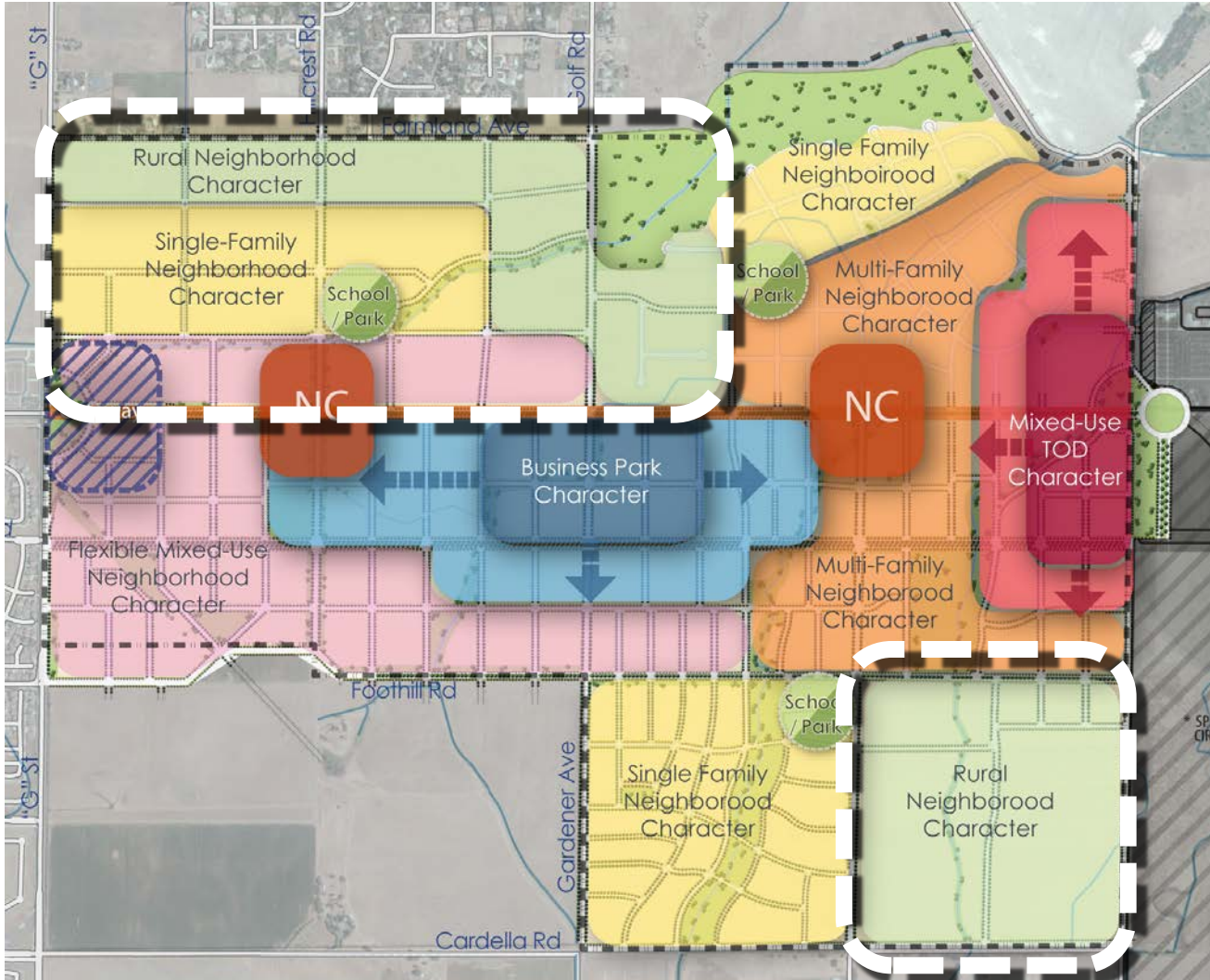
SINGLE FAMILY NEIGHBORHOOD

CONCEPTUAL URBAN CHARACTER



NEIGHBORHOOD - RURAL

PROTECT EXISTING NEIGHBORHOODS



URBAN EXPANSION & PUBLIC SERVICES

URBAN EXPANSION / PUBLIC SERVICES

- Description of **governance** issues
- Description of growth factors and scenarios, emphasizing need for **coordinated development**
- **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

STREAMLINE FUTURE GROWTH



DISCUSSION

- Did the Draft Plan achieve the objectives of the committee?
- Committee vote to support plan adoption.