

Implementation

Centers	Neighborhoods	Districts	Corridors
Regional Community Neighborhood	Urban Residential Neighd Residential Rural Residential	R&D Industrial Other	Urban Neighd Rural

Centers – Regional



Centers – Community



Centers – Neighborhood



Neighborhoods – Urban Res'l



Neighborhoods – Neighd Res'l



Neighborhoods – Rural Res'l



Districts – R&D



Districts – Industrial



Urban Corridors



Neighborhood Corridors



Rural Corridors



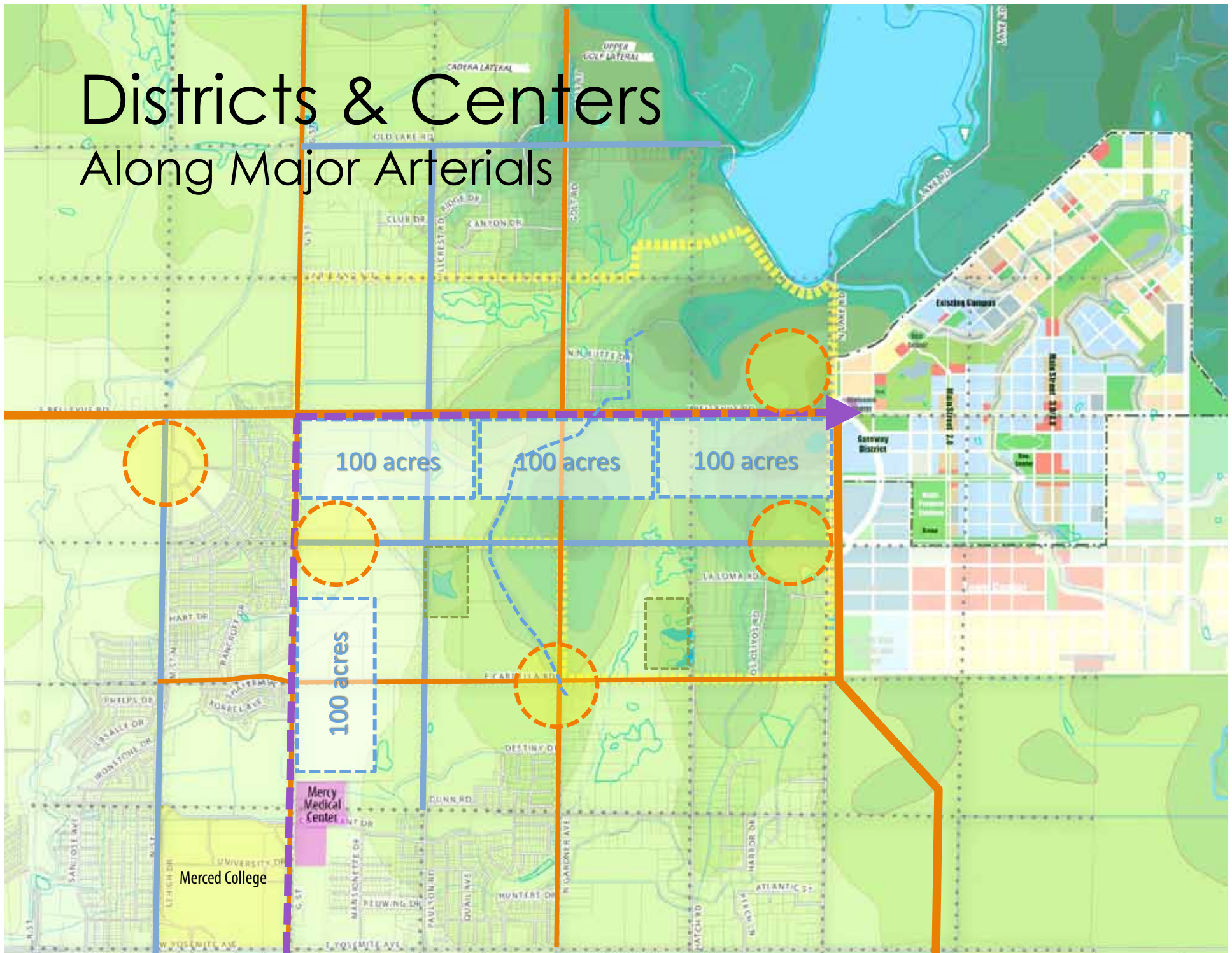
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Foundation for Building Value

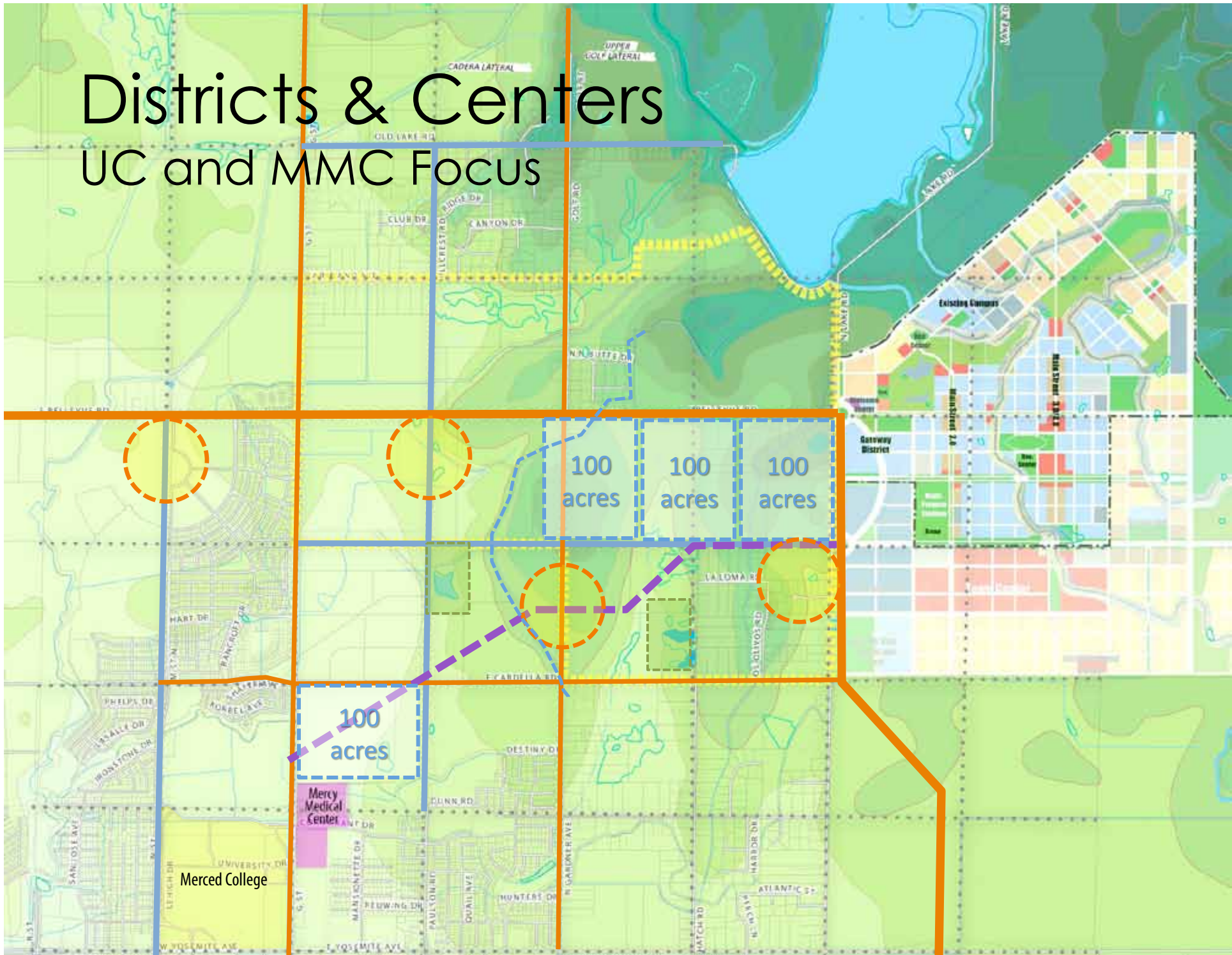
- Leverage the opportunity of university-related businesses and services
- Capture the value of transit
- Ensure a highly connected circulation system, including pedestrian and bike systems
- Locate and design employment districts, neighborhoods and neighborhood centers so that they connect and add value to one another
- Incorporate existing natural features into the development patterns

Districts & Centers Along Major Arterials



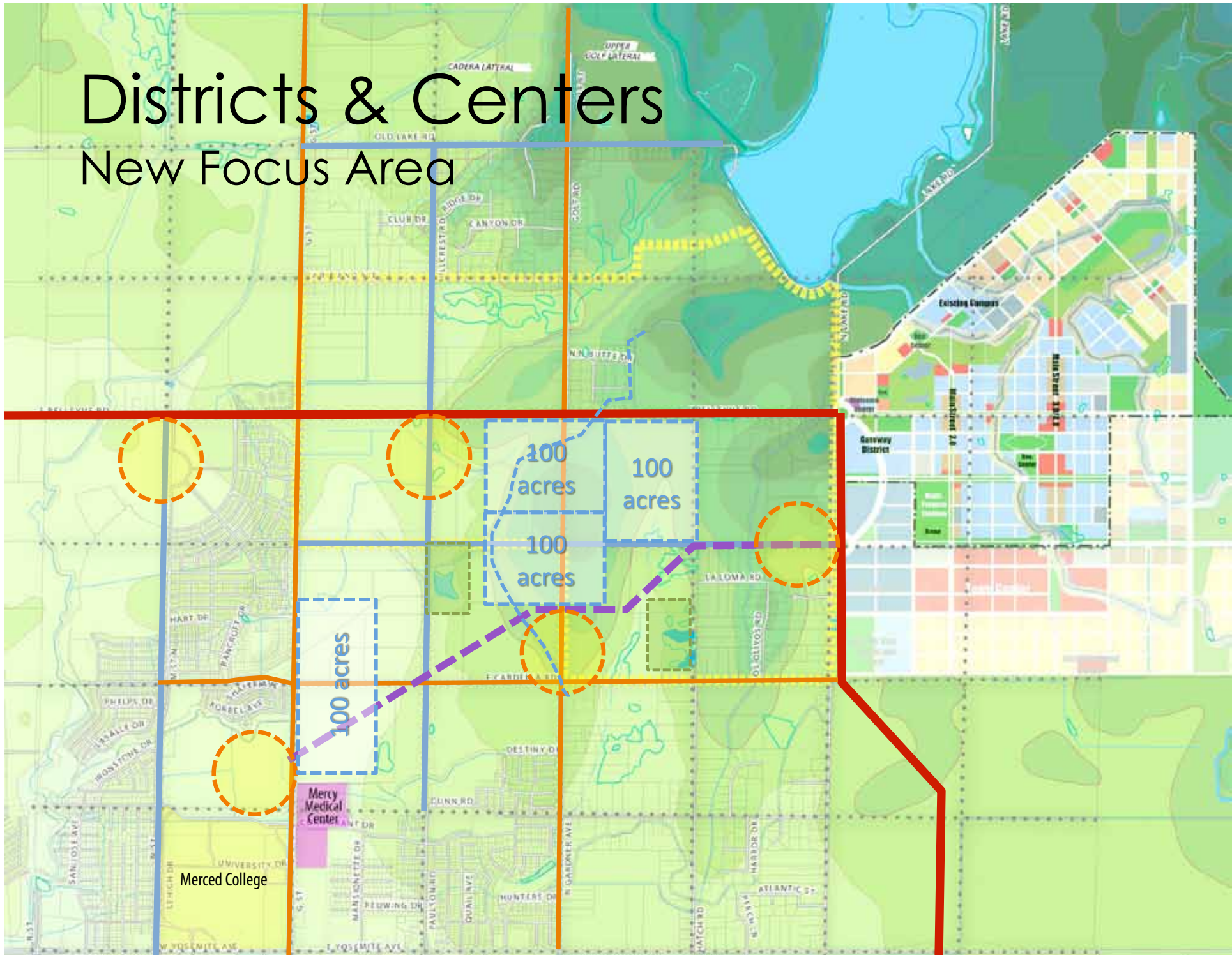
Districts & Centers

UC and MMC Focus



Districts & Centers

New Focus Area



BCCP Guiding Principles

- Maintain quality of life for existing residents
- Create an attractive gateway for UC Merced
- Leverage the opportunity of university-related businesses and services
- Provide flexibility for future development
- Ensure a highly connected circulation system, including pedestrians and bikes
- Capture the value of transit
- Locate and design employment districts, neighborhoods and neighborhood centers so they connect and add value to one another
- Incorporate existing natural features into the development pattern
- Incorporate a “right-sized” infrastructure plan with appropriate phasing



DISCUSSION