



BELLEVUE CORRIDOR COMMUNITY PLAN
Community Advisory Committee
October 4, 2012

lisa wise consulting, inc.



OVERVIEW

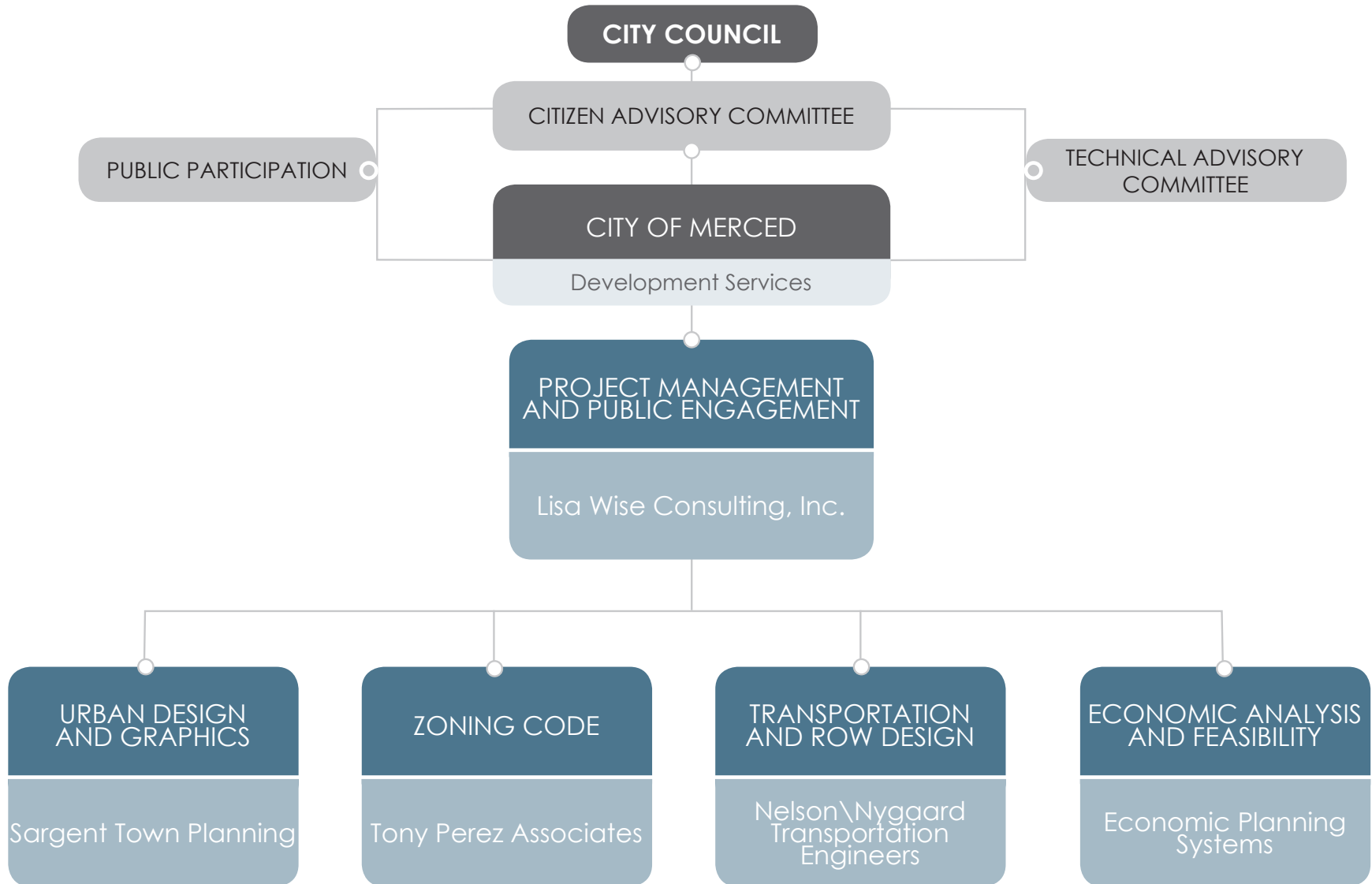
CONSULTANT TEAM AND SCHEDULE

GENERAL PLAN IMPLEMENTATION

URBAN VILLAGES

LAND USE

PROJECT ORGANIZATION



Bellevue Corridor Community Plan (BCCP)
Citizens Advisory Committee (CAC), Meeting Schedule

Meeting	Target Mtg Date	Time & Location	Input to Benchmark Products
1	August 23, 2012	1:30 PM to 4:30 PM Sam Pipes Room	Orientation Meeting / Virtual Site Tour / Introduction Chapter / Foundation Report
2	October 4, 2012	1:30 PM to 4:30 PM Sam Pipes Room	Consultant Presentation General Plan Implementation/ Land Use/Urban Villages
3	November 1, 2012	1:30 PM to 4:30 PM Sam Pipes Room	"Innovation Hub" Presentation by UCM <i>Community Engaged Scholarship Program</i> Consultant Presentation Market Study/Public Realm/Circulation
4	Late Jan/Early Feb	To be Determined Sam Pipes Room	Meeting/Public Workshop Land Use Alternatives
5	March 14, 2013	To be Determined Sam Pipes Room	Meeting/Public Workshop Preferred Land Use and Circulation Plan
6	May 2, 2013	1:30 PM to 4:30 PM Sam Pipes Room	Review and Comment on Draft BCCP
7	July 11, 2013	1:30 PM to 4:30 PM Sam Pipes Room	Review and Comment on Draft BCCP
8	August 15, 2013	1:30 PM to 4:30 PM Sam Pipes Room	CAC Plan Review and Recommendation
9	March 6, 2014	1:30 PM to 4:30 PM Sam Pipes Room	Review and Comment on Draft Development Code

PROJECT LOCATION



PRELIMINARY OPPORTUNITIES AND CHALLENGES

- Understand **nature and role of UC Merced** programs and plans
- 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**
- 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

2030 GROWTH PROJECTIONS

	Population	New Households
Countywide	350k/100k	27,000
City of Merced	110k/30k	9,000
BCCP	10k	2,700

IN PIPELINE IN NORTHEAST MERCED AREA

	New Development
Housing	25,000 units
Non-Residential	2,500,000 s.f.

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

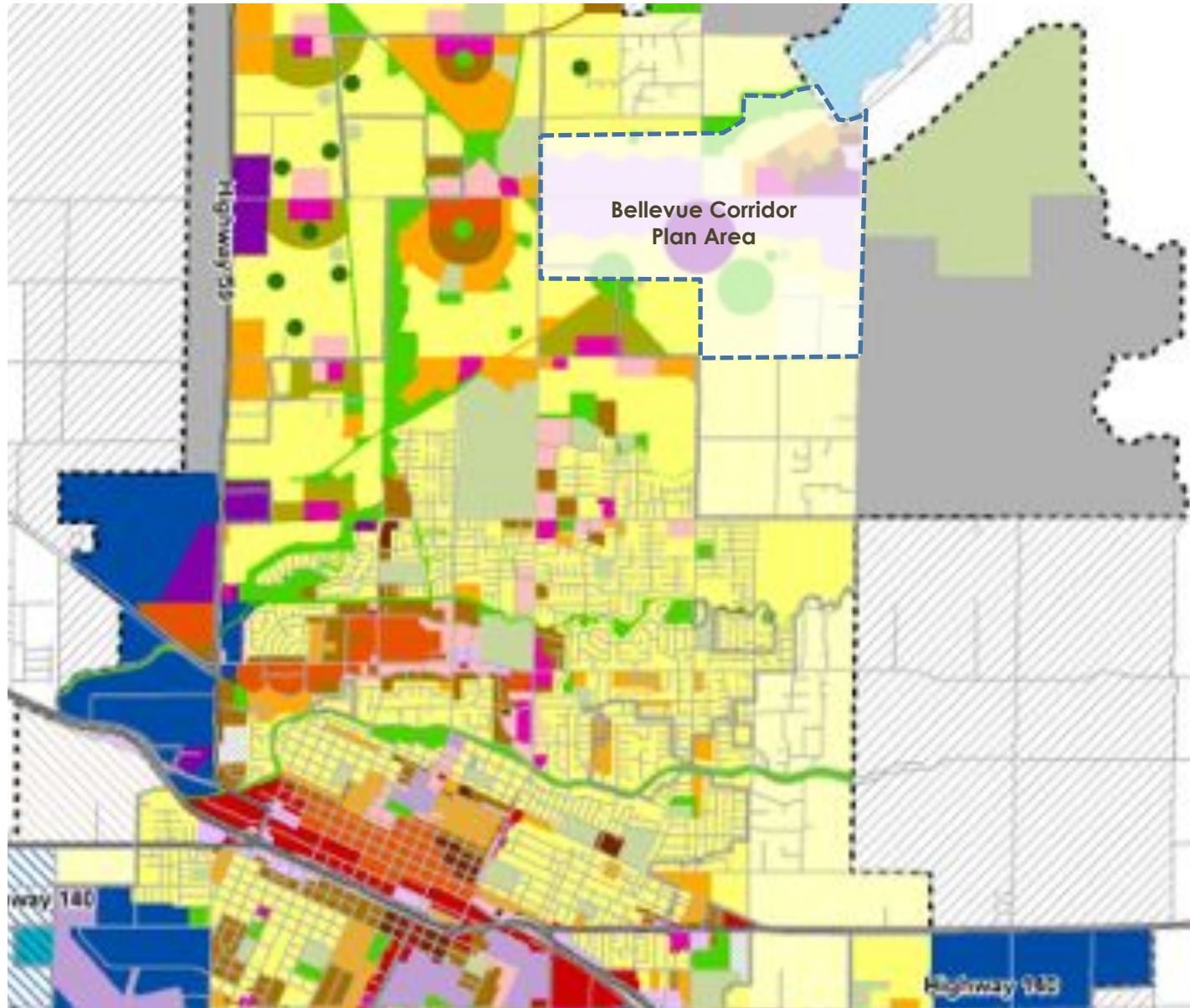


Hercules Waterfront District TOD



CSUMB Faculty and Staff Neighborhood

PROJECT LOCATION



RELATION TO BCCCP AREA

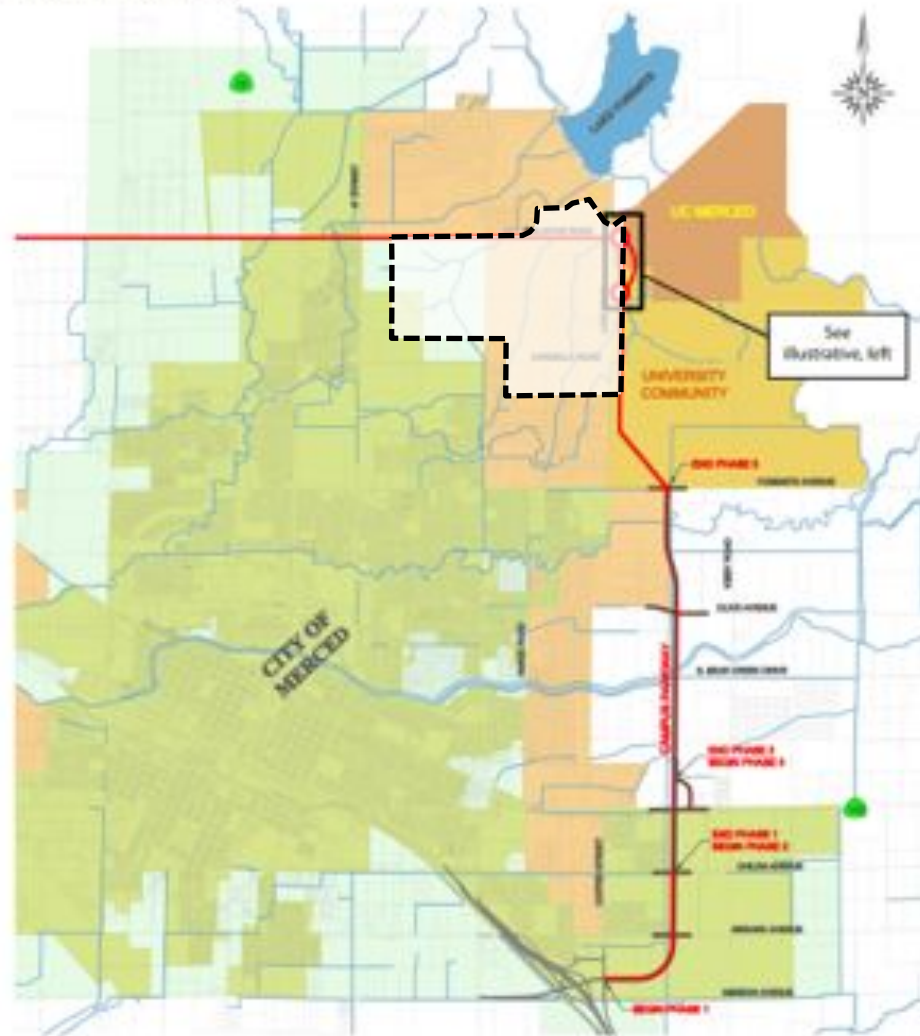
Campus Parkway

The Campus Parkway will be a vital transportation link between UC Merced, the City of Merced, Highway 99 and State Route 140. Planned expansion of the Bellevue Corridor will ultimately provide a second connection to Highway 99 through the city of Atwater and the Castle Airport Aviation and Development Center. UC Merced will provide a portion of the funding for the Campus Parkway, based on proportionate impacts identified in the EIR that accompanied the 2009 LRDP.



The Campus Parkway forms the western border of the campus. The northern roundabout connects Bellevue Road to the Parkway. (See location, right)

Campus Parkway Phasing



CONNECTIVE NETWORK/BLOCK STRUCTURE

UC MERCED PHYSICAL DESIGN FRAMEWORK

THE GRID

Maximize the return on investments in infrastructure through strategic deployment and attention to aesthetics.

The Grid incorporates a matrix that includes parking, energy production, sewage, water services, information services, waste management, and the campus streetscape and circulation system.

The hierarchy of street systems is an important underlying structure of the campus physical form. It provides the pathways and connections for both infrastructure, mobility, and access to campus services and support functions such as parking, deliveries, emergency access and the stormwater conveyance network. The corresponding streetscape reinforces this system hierarchy through a legible public realm that includes tree types, signage, surface treatments and street furnishings. Elements that highlight and serve as a model for the the campus' sustainability mission will be celebrated.

Implementation Opportunities through 2020

- Surface Parking Lots I, J, K, L, M, N, O, and P
- Corporation Yard
- EH&S and Public Safety structures
- Rooftop solar collection on academic buildings
- Site Development and Infrastructure 4 and 5
- Site Development and Infrastructure 6, 7 and 8
- Central Campus West Infrastructure



The larger framework in the grid is comprised of three east-west Boulevards, the two north-south Main Streets and two major Gateways at the Campus Parkway. The campus perimeter loop provides access into the internal grid without compromising the integrity of the pedestrian oriented Academic Core.

MERCED NEIGHBORHOODS



STRUCTURE OF A TRANSIT-ORIENTED CITY

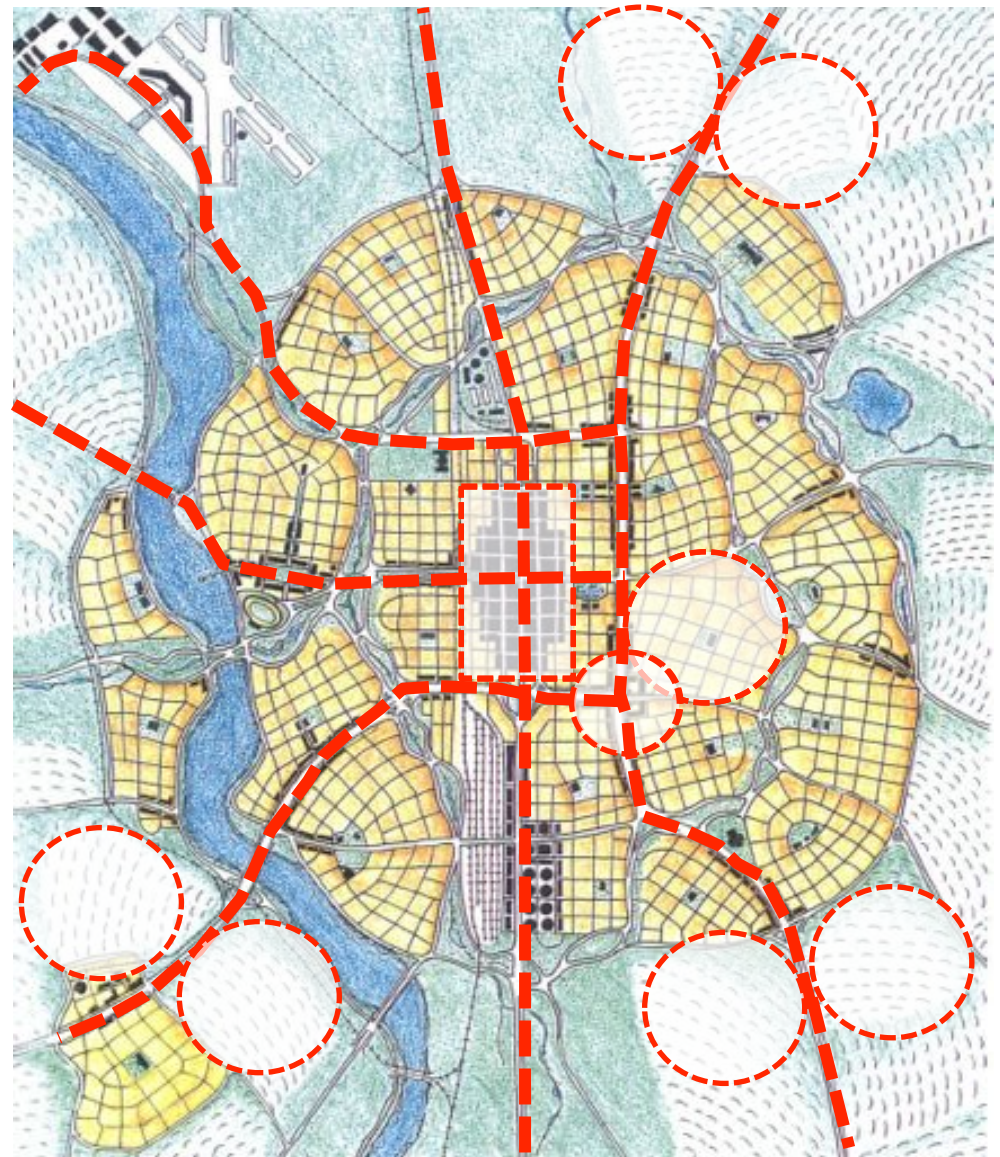
Urban Villages...
served by Cores

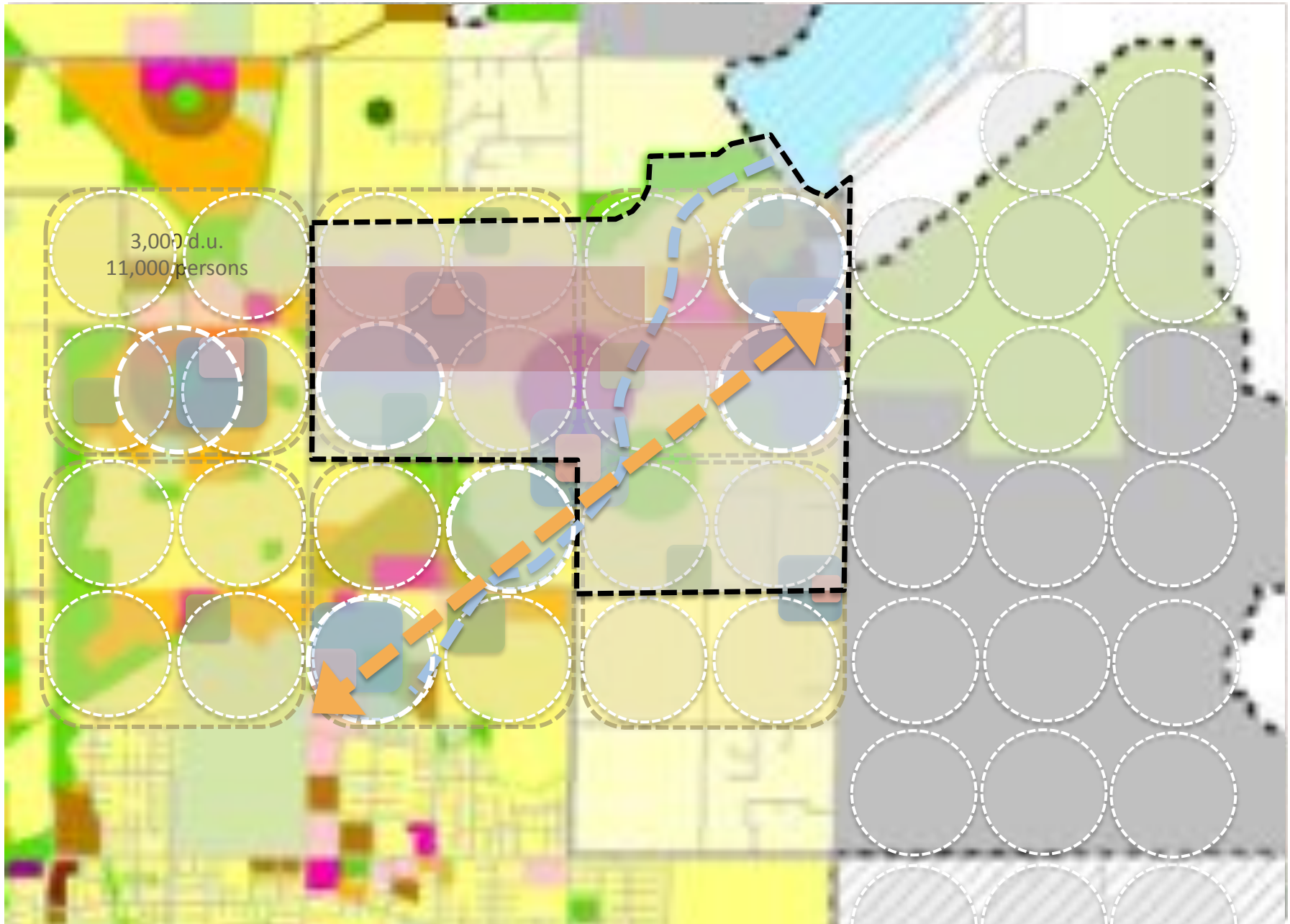
Districts...

serve the entire city,
and the region

Corridors...

connect all the parts
together







THE POWER OF CORRIDORS



Euclid Avenue, Upland



Kearney Boulevard, Fresno

EVOLUTION OF AN AVENUE



HOUSES OPPOSITE AGRICULTURE



HOUSES OPPOSITE HOUSES



EVOLUTION OF AN AVENUE



Village Core

EVOLUTION OF AN AVENUE



Village Core

HOUSES OPPOSITE MULTI-FAMILY HOUSING



MIXED-USE OPPOSITE MULTI-FAMILY HOUSING



Village Core

EVOLUTION TO TRANSIT



Bee Ridge Corridor BRT, Sarasota

MIXED-USE TOD



CORRIDOR ADDRESSES



NEIGHBORHOOD SERVING COMMERCIAL



RANGE OF MULTI-FAMILY HOUSING TYPES



LIVE WORK OPTIONS



NEIGHBORHOOD STREETS



RANGE OF SINGLE FAMILY HOUSING TYPES



ARCHITECTURAL VARIETY



OFFICE/R&D/LIGHT INDUSTRIAL



PROJECT-CENTERED GROWTH PATTERN



TRANSIT CHALLENGES



RESIDENTIAL STREETScape



MERCED STREETScape



DISCUSSION