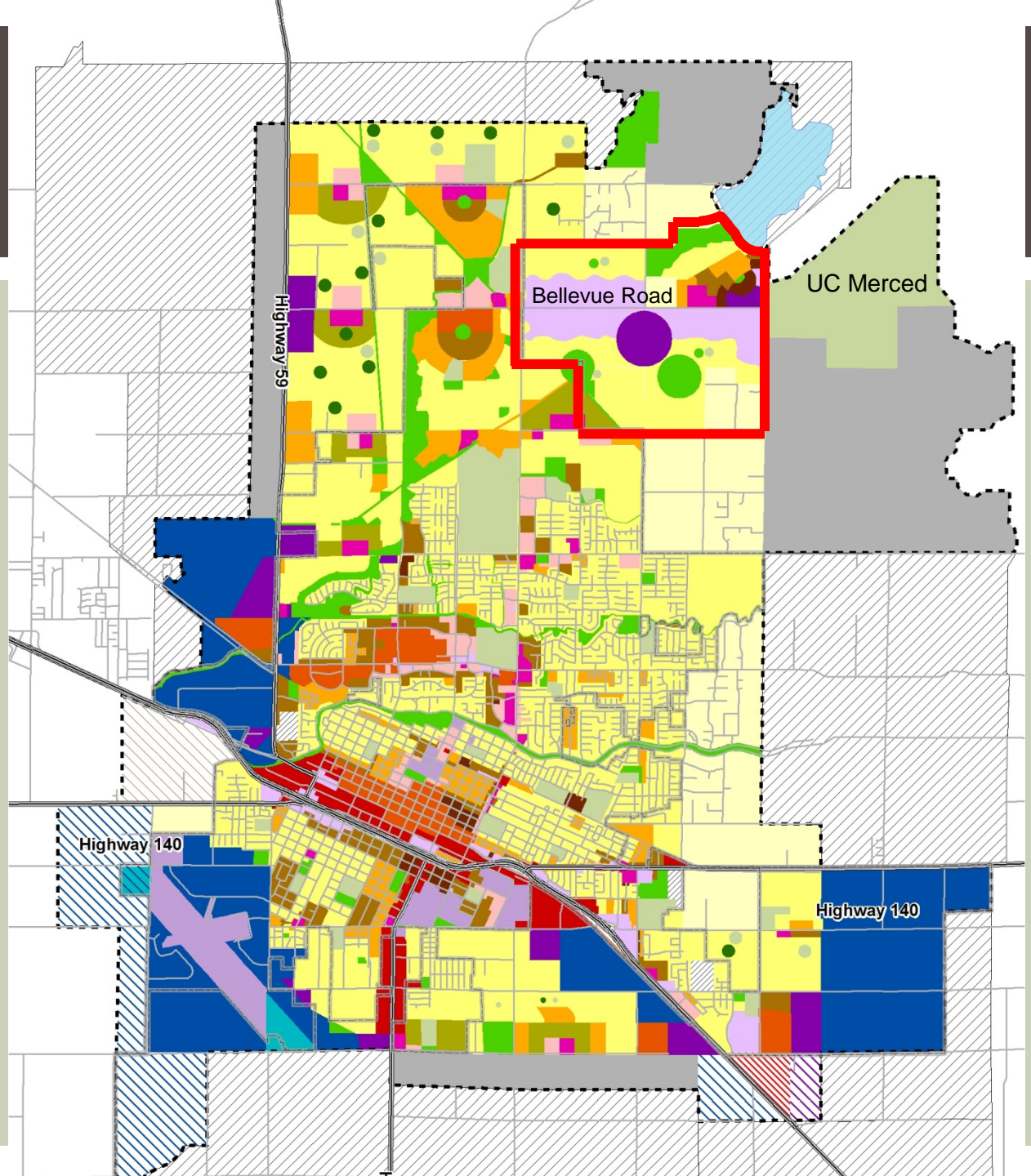


DRAFT BELLEVUE COMMUNITY PLAN



**UC Merced Board of Trustees
October 22, 2014**

PROJECT LOCATION



GUIDING PRINCIPLES

- Integrate with Surrounding Plans
- Balance Development Certainty and Market Flexibility
- Promote Environmental Principles and Technology-Forward Thinking
- Support Merced's Downtown
- Plan for Research and Development Parks



COMMUNITY VOICE

- 8 Citizen Advisory Committee Meetings
- Community Workshops
- One-on-one Interviews with Stakeholders
- Partner Meetings (UCM, MCAG, County)
- UCM Community Engaged Scholarship Program



PLAN FUNCTION

The Plan is NOT intended to:

- expand long-term growth boundaries;
- annex property;
- dictate what to annex;
- change zoning designations of properties;
- buy or condemn properties;
- design a particular site
- issue construction “permits”

PURPOSE

- **Guide** to locate future land uses, transportation facilities, and open space types;
- **Enable** master planning (circulation, sewer, water, emergency services);
- **Display an approach** to create complementary and compatible neighborhoods;
- **Responsive** to the market; and
- **Move forward** in entitlement process.

General Plan
Community Plan

Annexation

Special
Permit

Building
Permits

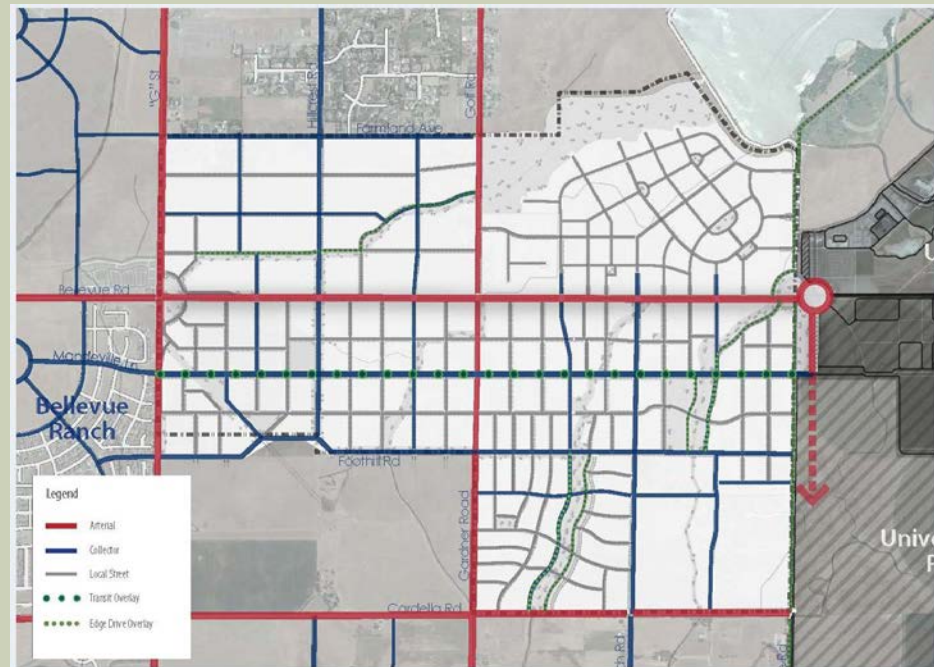
VISION AND URBAN DESIGN

- **Gateway** to UCM
- **Street Connectivity**
- **Transit-ready** development
- Complete **neighborhoods**
- Richly articulated, **human-scale** public realm



MULTI-MODAL TRANSPORTATION

- Expanded 1-mile arterial network
- **Regional** traffic corridor
- High-Quality **Transit Corridor**
- **Bicycle**-Oriented Infrastructure
- Aesthetically **road designs**
- **Human scale** public spaces



PUBLIC RIGHTS-OF-WAY CROSS SECTIONS



Bellevue Road



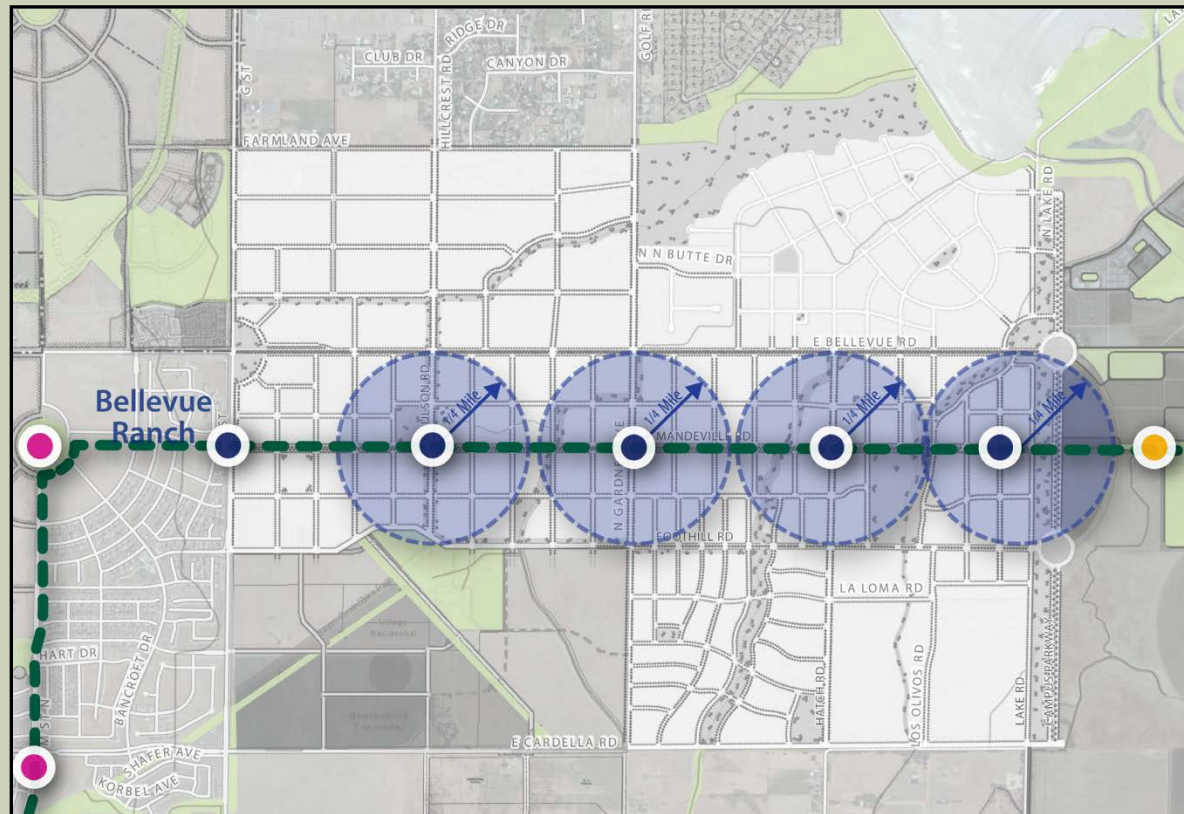
Lake Road



Mandeville Lane

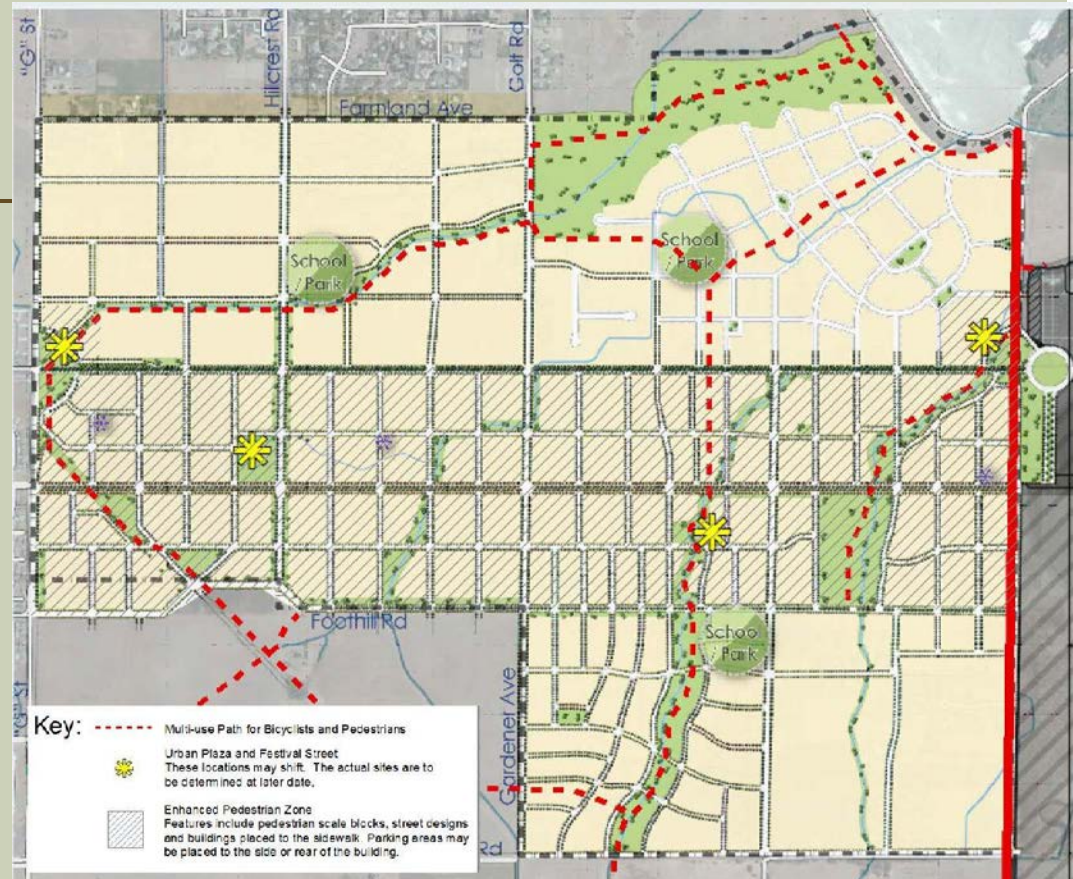
HIGH-QUALITY TRANSIT CORRIDOR

Mandeville Lane *Transit Priority Project* Areas



INTEGRATED OPEN SPACE

- Establish a system of **park types**
- Support **efficient** storm-water drainage and irrigation
- Maintain natural landforms and **scenic corridors**
- Allow for flexible placement of a large **community park**



COMPATIBLE AND COMPLEMENTARY LAND USES

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



URBAN EXPANSION/PUBLIC SERVICES

- Description of **governance** issues
- Description of **growth factors and scenarios**
- 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



PROJECT STATUS/NEXT STEPS

- Planning Commission Review (10/22/14)
- City Council Review (Date TBD)

