

CITY OF MERCED
Planning & Permitting Division

STAFF REPORT: #12-01

FROM: Kim Espinosa,
Planning Manager

**BELLEVUE CORRIDOR COMMUNITY PLAN
AD-HOC CITIZENS ADVISORY COMMITTEE**

MEETING DATE: August 23, 2012

PREPARED BY: Bill King, AICP
Principal Planner

SUBJECT

This report presents the *Bellevue Corridor Community Plan's* draft "Introduction" Chapter. The report also includes a description of the project's "Foundation Report," which outlines project-related studies that form the basis of key parts of the Community Plan, such as street design and the economic study. (The Glossary is provided for background information only to help the committee understand some of the terms in the Plan.)

REQUESTED COMMITTEE ACTION

- 1) The draft "Introduction" Chapter of the *Bellevue Corridor Community Plan* is an information item that can be discussed with Staff, resulting in language changes to clarify topics; and,
- 2) Staff requests the Committee to review, comment ON, and confirm the project "Foundation Report," notably sections pertaining to the scope of the "Background Studies." The consultants are beginning to work on the Background Studies, which are planned to be complete in November 2012.

Staff asks that Committee members read the attachments prior to the August 23, 2012, meeting and come with questions for Staff to answer, and with comments for all to consider.

I. DRAFT INTRODUCTION CHAPTER

Much of the information in this Chapter defines the foundation and direction of the planning effort. Staff hopes that this Chapter is written clearly in order that it will be understood by all involved and interested in the development and implementation of the Plan. Based on your input, Staff will likely make changes to this Chapter to accomplish this goal. The discussion below is intended to be brief descriptions of key points of the Chapter, and will supplement, but not replace the Committee's reading and understanding of the entire "Introduction Chapter" (Attachment A).

Community Plan Overview

- A) The City's use of "Community Plan" is not the same as defined in state code, allowing for a higher level view and flexibility for the community. It may have some of the same characteristics, but is not to be confused with State terminology, requirements, or authority. The City's general description of a "community plan" can be found in the City's General Plan (Section 3.7, page 3-66).
- B) In addition to General Plan Policies, plan area assumptions can influence the outcome of community plan policies and land use map. This section offers a good opportunity for the committee to identify issues related to future growth, infrastructure, and community expectations, to name a few.

Organization of the Plan

- C) Although the community plan may look and include the same chapters as the General Plan, it is important to note that it refines or builds from the foundation provided in the City's adopted *Merced Vision 2030 General Plan*.

Existing Setting

- D) Staff is still preparing Technical Appendix A, describing the physical setting of the area (creeks, slopes, vegetation, etc).
- E) A draft of Technical Appendix B is included for your review and information. It includes a map depicting development activities in and around the planning area, recognizing that some of these are in a greater state of change than others.

Merced Vision 2030 General Plan Guidance

- F) The first meeting of the Committee is primarily an orientation meeting as opposed to a visioning meeting. The *Merced Vision 2030 General Plan* provides much of the visioning for the *Bellevue Corridor Community Plan* process. This section of the Introduction Chapter is key to understanding the focus, direction, and background studies of the planning effort. While the broad visioning is established, the purpose of the Community Planning process is to refine those concepts, including: compatibility with existing uses, street layout and design, land use map, site and building design.

Constructing the Community Plan

- G) There is a tremendous public interest in the project. This section outlines the plan development process along with how community input will help shape the final outcome of the plan.

II. DRAFT GLOSSARY CHAPTER

The "Glossary" Chapter (Attachment B) defines terms and acronyms to be used in the Community Plan and is excerpted from the Glossary in the *Merced Vision 2030 General Plan*. It is provided for information only to help the Committee understand some of the terms used in the Plan.

III. FOUNDATION REPORT

The “Foundation Report” (Attachment C) defines the scope of the background studies. Generally, the intent of the studies are to describe alternative ways to accomplish the key features and issues of the Bellevue Corridor Community Plan as described in Section 1.4 of the Introduction Chapter. For example: What are the design options for Bellevue Road, to serve as a loop road, but also unify rather than separate the neighborhoods on either side of this road? What are the alternative land use patterns along and near the corridor to create vibrant living spaces, provide for research and development parks, and support transit use? What are the options of providing multi-modal transportation access? The Committee is encouraged to review the Foundation Report to see if it includes adequate direction to encompass the vision of the General Plan, and addresses community concerns and ideas. Your input will help steer the scope of these studies, which will form the alternatives from which the plan will be crafted.

Objectives, Opportunities and Constraints

H) Are there other objectives, opportunities, and constraints that should be considered?

Plan Preparation Process Overview

I) Suggestions for Community Outreach?

J) Ideas for project studies? Are these studies headed in the right direction? Did we forget anything? (Be sure to review Draft Technical Appendix B.)

K) Is the list of expected outcomes complete?

Attachments

- A) Draft Introduction Chapter
- B) Draft “Glossary” Chapter
- C) Draft Foundation Report
- D) Draft Technical Appendix B