City of Merced

MEMORANDUM

DATE: December 5, 2012

TO: Planning Commission

FROM: Kim Espinosa, Planning Manager

SUBJECT: Appointment of a Planning Commission Representative to the Bellevue Corridor Community Plan Ad-hoc Citizens Advisory Committee

ACTION: Appoint a Planning Commission Representative

In February 2011, the City was awarded $251,000 from the Strategic Growth Council of the State of California to draft the Bellevue Corridor Community Plan (BCCP). Work on the plan is anticipated to be completed by Spring 2014. On February 6, 2012, the City Council approved a contract with Lisa Wise Consulting to assist Planning Staff with the drafting of the BCCP. Plan Leadership Team (PLT) consists of the City of Merced Planning Division and the professional planning firm of Lisa Wise Consulting (including sub-consultants Sargent Town Planning, Tony Perez Associates, Economic Planning Systems and Nelson\Nygaard Transportation Engineers). The PLT's role is to craft the plan and to provide a recommendation to the Planning Commission, who then makes a recommendation to the City Council.

Purpose of the Planning Effort

Recognizing that long-term urban growth will occur in the area between the City and UC Merced, the recently adopted *Merced Vision 2030 General Plan* identified a need to prepare a Community Plan to guide future growth in the area between "G" Street and Lake Road, along Bellevue Road. The City's General Plan has laid the foundation of relevant topics to be addressed in the Bellevue Corridor Community Plan (BCCP). For example, the Urban Expansion Chapter includes the policy statement from City Council Resolution #2006-89 regarding the University Community Plan Area, which includes this excerpt about the Bellevue Corridor:

> *The City should encourage annexation along the Bellevue Corridor to provide contiguity between the University Community and the City of Merced. The Bellevue Corridor is expected to become a major regional transportation arterial. Bellevue Road also contains sewer and water lines which have been extended from the City to the University of California campus. The western half of the Corridor, from G Street to Golf Road, is already within Merced's SUDP, and annexation proposals are pending. East of Golf Road, the area along Bellevue Road is held in large tracts by a few land owners, and is mostly undeveloped. It is realistic to expect development proposals in this area in the near term.*

Key Topics

The *Bellevue Corridor Community Plan* (BCCP) encompasses an area of 2.42 square-miles, and will establish a land-use map, a mobility plan, and tackle questions such as: 1) the location and amounts of student housing, research and development parks; and 2) the design of Bellevue Road. The mobility plan will assure that all forms of transportation are provided for in the

planning area. Based on public outreach events held to date, emerging topics include: 1) infrastructure and development phasing with regard to the UC Merced and University Community and the BCCP area; 2) protection of downtown Merced businesses; and, 3) location and type of future transit service.

Four "Focal Study Elements" are being deployed to address the *Merced Vision 2030 General Plan's* "Community Plan Guiding Principles" and "Key Features and Issues." These include:

- Economic Study
- Complete Streets
- Urban-Village Design
- Rights-of-Way Templates/Graphics (building face to centerline of street)
- Transit Priority Projects

Plan Development Process

The development process of the Bellevue Corridor Community Plan will be a dynamic process built on several factors, including: 1) realistic assessments of past and present information and assumptions; 2) guiding principles and identified issues of the *Merced Vision 2030 General Plan*; 3) *Strategic Growth Council* Objectives; 4) local community engagement and comments; and, 5) professional planning guidance and direction.

The Plan Development Process includes six phases (described below). The plan will be developed in six phases. The first phase, ***Plan Organization***, consists of mobilizing the community and getting started with the Planning Process. The second phase, ***Foundation Report,*** describes the approach and content of various studies to be undertaken by the Planning Leadership Team, that will result in the third phase, a ***Project Studies & Findings Report.*** The fourth phase, ***Public Workshops,*** is an opportunity for the public to meet with the Planning Leadership Team and project committees, to learn about and offer public input concerning the plan's studies and design options. The fifth phase, ***Draft and Adopt Community Plan***, synthesizes the study findings with committee and public input comments to formulate an administrative draft of the plan. The sixth phase, ***Draft and Adopt Bellevue Corridor Form-Based Code,*** completes the plan development process.

COMMITTEE APPOINTMENT

Mary Ward, who was previously nominated to be the Planning Commission representative for the Bellevue Corridor Community Plan Ad-Hoc Advisory Committee, has recently resigned. Planning Staff, therefore, is requesting that the Planning Commission appoint a replacement. No formal application is necessary. For a list of the current Committee, please refer to Attachment B.

The Committee will make recommendations to the Plan Leadership Team concerning aspects of the Bellevue Corridor Community Plan. These aspects include, but are not limited to, the following:

- Size and Location of Research and Development Parks and/or Business Parks
- Street Design and Mobility Options (auto, transit, pedestrian, bicycles)
- Building Design and Development Codes

- Open Space and Recreation
- Project Phasing and Infrastructure

The Committee consists of citizens, property owners within or nearby the Plan area, and representatives of: local schools, colleges and universities; environmental advocacy and conservation groups; public health officials or advocates; the development community, and local chambers of commerce representatives or other business interests. Committee meetings will be held as needed, and at least once every two months, beginning in August 2012 and lasting through the anticipated Project completion date of April 2014. To date there have been three Citizen Advisory Meetings. Meetings are generally from 1:30 – 4:30 p.m. with the next meeting scheduled for January 31, 2013 (Attachment A).

Attachments

A) Meeting Schedule
B) Citizens Advisory Committee Members

Js:plng/grants/BCCP/partner&publicparticipation/CAC

Bellevue Corridor Community Plan (BCCP)
Citizen Advisory Committee (CAC), Meeting Schedule
October 2, 2012
All Meetings in Sam Pipes Room Unless Noted

Meeting	Target Mtg Date	Time & Location	Input to Benchmark Products
1	August 23, 2012	1:30 PM to 4:30 PM	Orientation Meeting / Virtual Site Tour / Introduction Chapter / Foundation Report
2	October 4, 2012	1:30 PM to 4:30 PM	Consultant Presentation of Draft Findings Report
3	November 1, 2012	1:30 PM to 4:30 PM	(1) "Innovation Hub" (2) EPS/Economic Study (3) ~~Circulation Alternatives~~ (4) Infrastructure/Phasing
We should have a good discussion about complete streets, sense of place, importance of scale before laying out alternative designs. Otherwise, we run the risk of recreating suburbia.			
4	January 31, 2013	I. Committee Mtg 1:30 PM to 4:30 PM II. Evening Public Workshop	(1) Discussion of Alternative Land Use and Circulation Designs
5	March 11-15, 2013	I. Committee Mtg 1:30 PM to 4:30 PM II. Evening Public Workshop	(1) Presentation and Discussion of Preferred Land Use and Circulation Plan
6	May 2, 2013	1:30 PM to 4:30 PM	Review and Comment on Draft BCCP
7	July 11, 2013	1:30 PM to 4:30 PM	Review and Comment on Draft BCCP
8	August 15, 2013	1:30 PM to 4:30 PM	CAC Plan Review and Recommendation
9	March 6, 2014	1:30 PM to 4:30 PM	Review and Comment on Draft Development Code

ATTACHMENT A

Bellevue Corridor Community Plan (BCCP) Citizen Advisory Committee

Jerry Callister

Susan Gerhardt

Melbourne Gwin, Jr.

Dan Holmes

Sharon Hunt Dicker

Richard Kirby

Lee Kolligian

Walt Lopes

Kenneth Robbins

Steve Simmons

Justi Smith

Bill Spriggs

Greg Thompson

Steve Tinetti

Jeff Pennington

Diana Westmoreland Pedrozo

Janet Young

ATTACHMENT B