

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

MINUTES

SAM PIPES CONFERENCE ROOM
678 W. 18TH STREET
MERCED, CALIFORNIA

THURSDAY
JANUARY 31, 2013

(A) CALL TO ORDER

Chairperson SPRIGGS called the meeting to order at 1:35 p.m.

(B) ROLL CALL

Present: Committee Members:

Jerry Callister
Susan Gerhardt
Melbourne Gwin, Jr.
Dan Holmes
Lee Kolligian
Walt Lopes (arrived at 1:45)
Carole McCoy
Jeff Pennington
Steve Simmons
Justi Smith
Bill Spriggs
Steve Tinetti
Greg Thompson
Diana Westmoreland Pedrozo
Janet Young

Absent: Committee Members:

Sharon Hunt Dicker (excused)
Richard Kirby (unexcused)
Kenneth Robbins (excused)

Staff Present:

Bill King, Principal Planner
Julie Sterling, Associate Planner

Consultants Present:

Lisa Wise
Colin Burgett
Tony Perez

(C) APPROVE MINUTES OF NOVEMBER 1, 2012

M/S HOLMES-KOLLIGIAN and carried by unanimous voice vote (two absent, one late), to not accept the Minutes of November 1, 2012, as submitted, until more detailed minutes are provided for review.

(D) ORAL COMMUNICATIONS

None.

(E) PRESENTATION OF DRAFT LAND USE AND CIRCULATION PLAN

The consultant, LISA WISE, with her team member, COLIN BURGETT, presented and discussed the Draft Land Use and Circulation Plan with the Committee, and received comments from the Committee and audience.

LISA WISE gave an introduction about: project orientation, consultant team, community engagement, overview; CAC meeting schedule, development projects in plan area, opportunities and challenges, and foundational concepts. Mr. BURGETT discussed circulation, describing the mile-grid and ½ mile grid. Committee Member YOUNG inquired as to the function of Bellevue Road in the context of the regional loop road. Mr. BURGETT noted that although Bellevue Road is part of that system, it is more of a local serving road and is not an expressway. Committee Member MCCOY inquired as to utility service planning, to which Ms. WISE noted that as a longer-term issue affecting a broader region, that it would be addressed separately. Ms. WISE presented the draft open-space plan. Committee Member TINETTI voiced a concern about connecting new roads with Butte Drive (north of Bellevue Road), to which Ms. WISE noted that no connection is proposed. Images of open space with water features were shown. Mr. BURGETT noted that the proposed network of ½ mile and ¼ mile collectors provides the potential for reduced traffic loads on the area's 1-mile arterial street grid system. Committee Member HOLMES noted that the City already requires residential and commercial collectors. Committee Member CALLISTER stated an interest for 4-6 lane arterials, and that you can't have all streets as 2-lane roads. Ms. WISE noted that the draft plan includes 2-lane and 4-lane roads. Mr. BURGETT explained the images of Bellevue Road, side roads, and bus rapid transit (BRT); planned transit routes in Merced; potential routes for transit on Bellevue and/or Mandeville; and ¼ mile walking distance along Mandeville Road. Committee Member PEDROZO stated her support for placing work, shopping, and entertainment contained in a walkable community, and likes the Mandeville transit corridor, and stated Bellevue should be part of the expressway. Committee Member

KOLLIGIAN believes it is important to keep Bellevue as an expressway and supports the Mandeville approach. Committee Member YOUNG noted that access from State Route 99 needs to be provided to future high-tech land uses. Committee Member MCCOY expressed interest to improve traffic flow on Bellevue Road through use of overpasses.

Ms. WISE explained the concept of mixed-use transit-oriented design (TOD) adjacent to UC Merced (UCM) along Bellevue Road and Lake Road, and then explained the concept of a Business Park site with imagery, for example, of the Irvine Research Center, along with potential to expand this area. Ms. WISE explained the multifamily neighborhood character, along with imagery. Committee Member SMITH asked about impact of this housing density to the rural residential areas. Committee Member KOLLIGIAN asked if a different use can be placed at arterial corners. Committee Member YOUNG noted that the University Community Plan (UCP) incorporates a lot of housing development already, and asked if the plan still has flexibility for a variety of land uses. Ms. WISE noted that the emphasis of the plan is to create a variety of “character areas” that provide land use flexibility within the broad parameters of these character areas. Committee Member KOLLIGIAN noted that bubble diagrams don’t give land owners the certainty that they need. Committee Member PEDROZO noted that the proposed transportation oriented development (TOD) overlays a large area of existing single-family housing along Lake Road. Chairperson SPRIGGS noted that change happens as areas grow due to market demand. Committee Member KOLLIGIAN expressed concern about the multi-family imagery being shown as not representing the desired gateway look for UCM. Ms. WISE explained the flexibility of the mixed-use and business Park Center. Ms. WISE further described neighborhood centers, shaped linearly (main street) or as nodes. Ms. WISE also described the proposed rural/single-family uses in the various areas of the plan.

Committee Member HOLMES expressed support for the neighborhood center main street design. Committee Member KOLLIGIAN expressed concern about putting more single-family adjacent to the north side of Bellevue Road (between “G” Street and Golf Road), and to put more business park, or to mirror what is on south side of Bellevue Road. Committee Member SMITH noted the presence of many rural residential properties along “G” Street and Farmland. Committee Member TINETTI supports commercial north of Bellevue Road. Committee Member CALLISTER noted that if Bellevue Road is a barrier, then commercial uses are needed north of Bellevue Road. Committee Member PEDROZO noted that the Merced County Association of Governments (MCAG) works together on regional transportation issues and it is important to continue that dialog, and stated there is a need to

JANUARY 31, 2013

concentrate job opportunities given the large number of planned homes in the area. Chairperson SPRIGGS noted that as a 20-40 year plan, the growth rate is likely to increase, so it is important to designate land use areas that can respond to future growth. Committee Member PEDROZO asked about the flood inundation area; Ms. WISE noted more analysis is needed. Committee Member PEDROZO noted that drainage needs to be addressed to minimize future flooding. Committee Member TINETTI asked if wetland mitigation can be addressed at a programmatic scale. Committee Member GWIN noted that cementing canals reduces groundwater recharge and asked where water is going to come from.

(F) MEETING BREAK

No break was taken.

(G) IMPLEMENTING URBAN DESIGN

TONY PEREZ, of the consultant team, gave an overview of the approach to create development standards, describing four character areas: 1) centers; 2) neighborhoods; 3) districts; and, 4) corridors, and for each character area, there are multiple types (flavors). The character areas are described using the following features: intent, role in the quad, land uses, physical character, physical adjacency, and built in flexibility. Committee Member TINETTI suggested an idea for shared park facilities with UCM to create an active park southwest of Lake Yosemite. Mayor THURSTON asked about placing a big-box development along “G” Street. Committee Member YOUNG noted that the campus is looking at broader discussions of having shared uses, such as parks. Committee Member KOLLIGIAN shared an article from the Harvard Magazine, “The Water Cooler Effect” about the importance of face-to-face contact.

(H) NEXT STEPS

SID LAKIREDDY inquired what the next steps in the process are and a timeline, to which Ms. WISE indicated that they would take the ideas presented, work on them, and put a concept into an overall planning process and code framework for the meeting in March 2013.

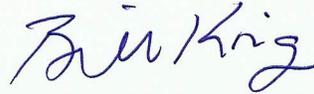
(I) ADJOURNMENT TO MARCH 14, 2013, AT 1:30 P.M.

THERE BEING NO FURTHER BUSINESS, CHAIRPERSON SPRIGGS ADJOURNED THE MEETING AT 3:40 P.M. TO THE NEXT REGULARLY

JANUARY 31, 2013

SCHEDULED BELLEVUE CORRIDOR COMMUNITY PLAN AD-HOC
CITIZENS ADVISORY COMMITTEE MEETING ON THURSDAY, MARCH 14,
2013, AT 1:30 P.M.

BY:



BILL KING
COMMITTEE SECRETARY

APPROVED:



BILL SPRIGGS, CHAIRPERSON
BELLEVUE CORRIDOR COMMUNITY PLAN
AD-HOC CITIZENS ADVISORY COMMITTEE