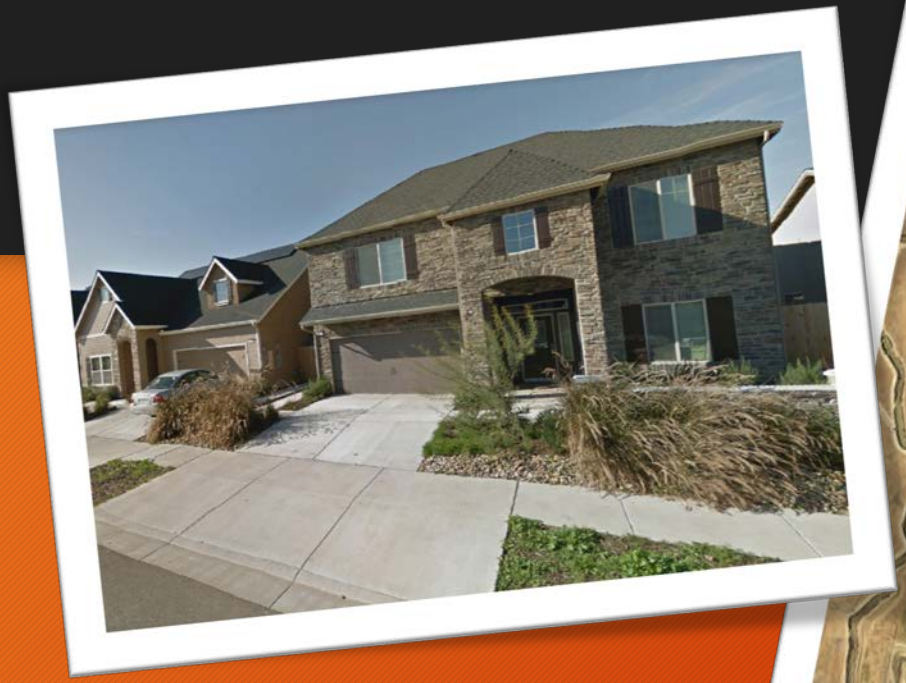
Bellevue Ranch Overview

City Council October 15, 2018

Bellevue Ranch – Days of Old…



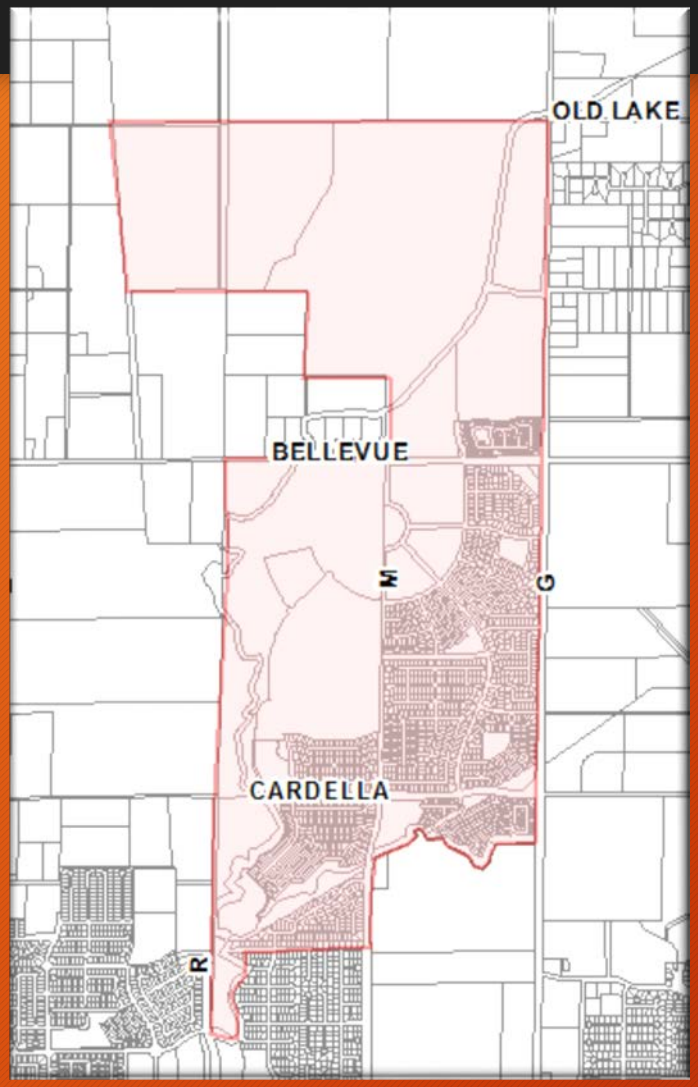
Bellevue Ranch Today

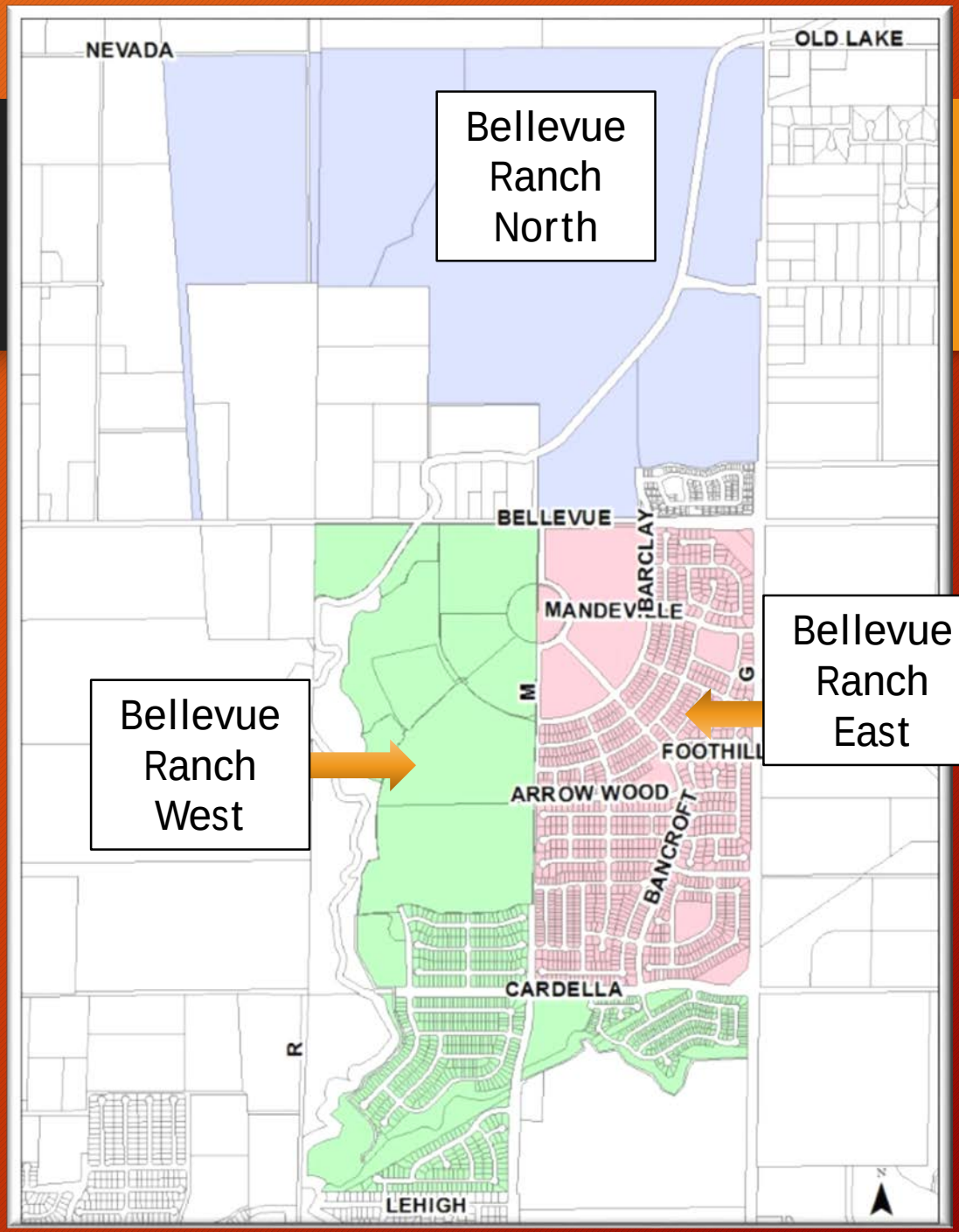
MASTER DEVELOPMENT PLAN

- ADOPTED BY CITY COUNCIL MAY 15, 1995
- INCLUDES 7 SECTIONS
  1. INTRODUCTION
  2. **LAND USE**
  3. **CIRCULATION**
  4. **PARKS/OPEN SPACE AND RECREATION**
  5. **PUBLIC FACILITIES, SERVICES, & INFRASTRUCTURE**
  6. **PHASING, INFRASTRUCTURE SEQUENCING, FACILITIES BENEFITS AND FINANCING MECHANISMS**
  7. CONSISTENCY ANALYSIS

Also included Appendices A through H

MASTER DEVELOPMENT PLAN AREA





DEVELOPMENT AGREEMENT

- ADOPTED BY CITY COUNCIL MAY 15, 1995
- 40-YEAR TERM
- DEVELOPMENT AGREEMENT TERMINATED FOR VILLAGES 1, 2, 3, 4, 5, and 10 – ORD. #2331 (May 4, 2009)
- TERM REDUCED TO 25 YEARS FOR PORTIONS OF BELLEVUE RANCH WEST
- CURRENT DEVELOPER WILL BE SUBMITTING A REQUEST TO CHANGE THE AGREEMENT BACK TO THE ORIGINAL 40 YEAR TERM.

1,365 Acres

Original Proposed Land Use Summary

LAND USE	GROSS ACRES	D.U. RANGE	DWELLING UNITS
Single Family Detached Standard Homes	561.7	4.0-5.0 du/ac	2,247-2,808
Single Family Detached Patio Homes	334.0	5.5-6.5 du/ac	1,837-2,171
Multi-Family	75.9	10.0-22.0 du/ac	759-1,669
Commercial	91.8		
Office	23.1		
Elementary Schools	20.8		
Park and Transit Station	14.7		
Park	78.2		
Open Space/ Creeks/Easements/Corridors	119.9		
High School	43.0		
Fire Stations	2.5		

Total Single-Family Homes – 4,084 to 4,979

Land Use Changes

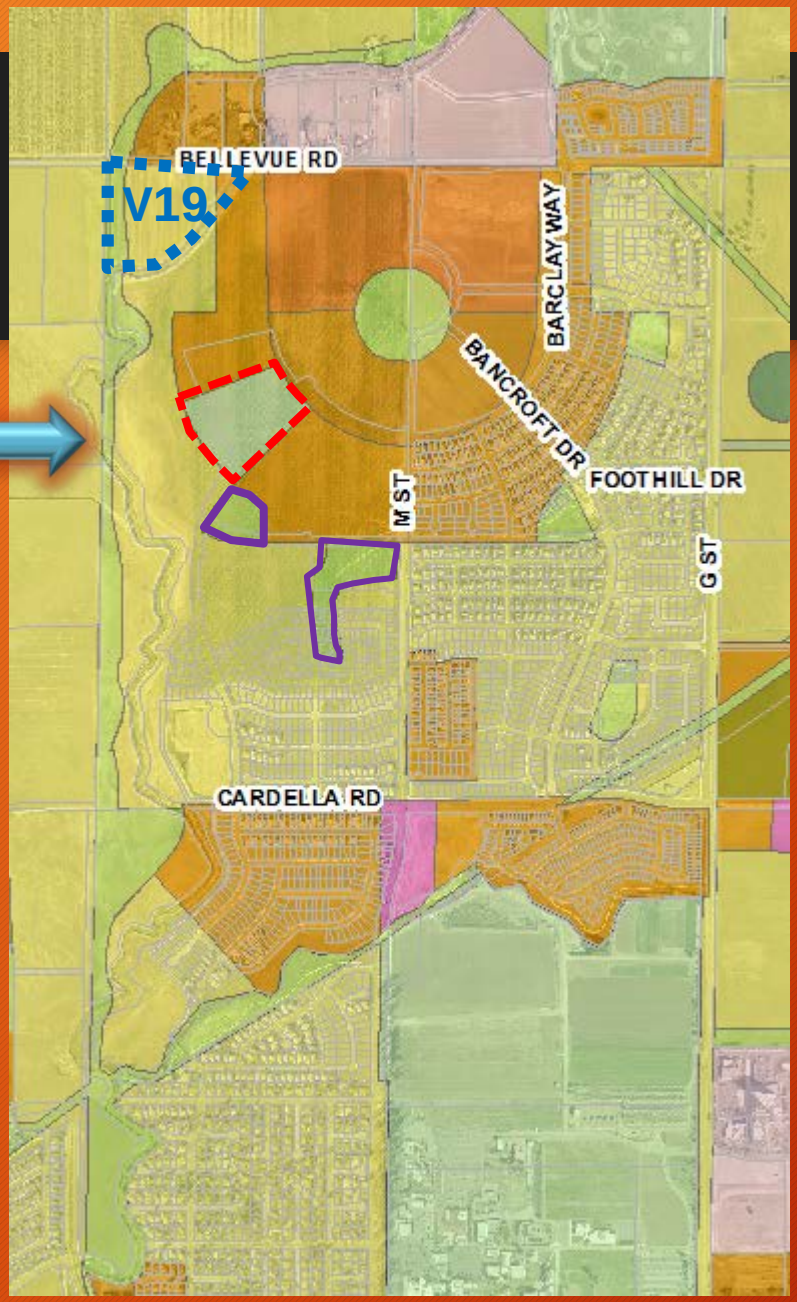
Application	Land Use Change
General Plan Amendment #04-01	Changed Villages 2 & 3 from Low Density (LD) to Low-Medium Density (LMD)
General Plan Amendment #04-09	Changed Lot Q from High School to Low Density (LD) and Low-Medium Density (LMD)
SUP Revision #4	Removed park site from Lot Q
Site Plan Review #252	Removed Fire Station designation from Village 7
General Plan Amendment #07-02	Changed Village 20 from Low Density (LD) to High School

Land Use Changes

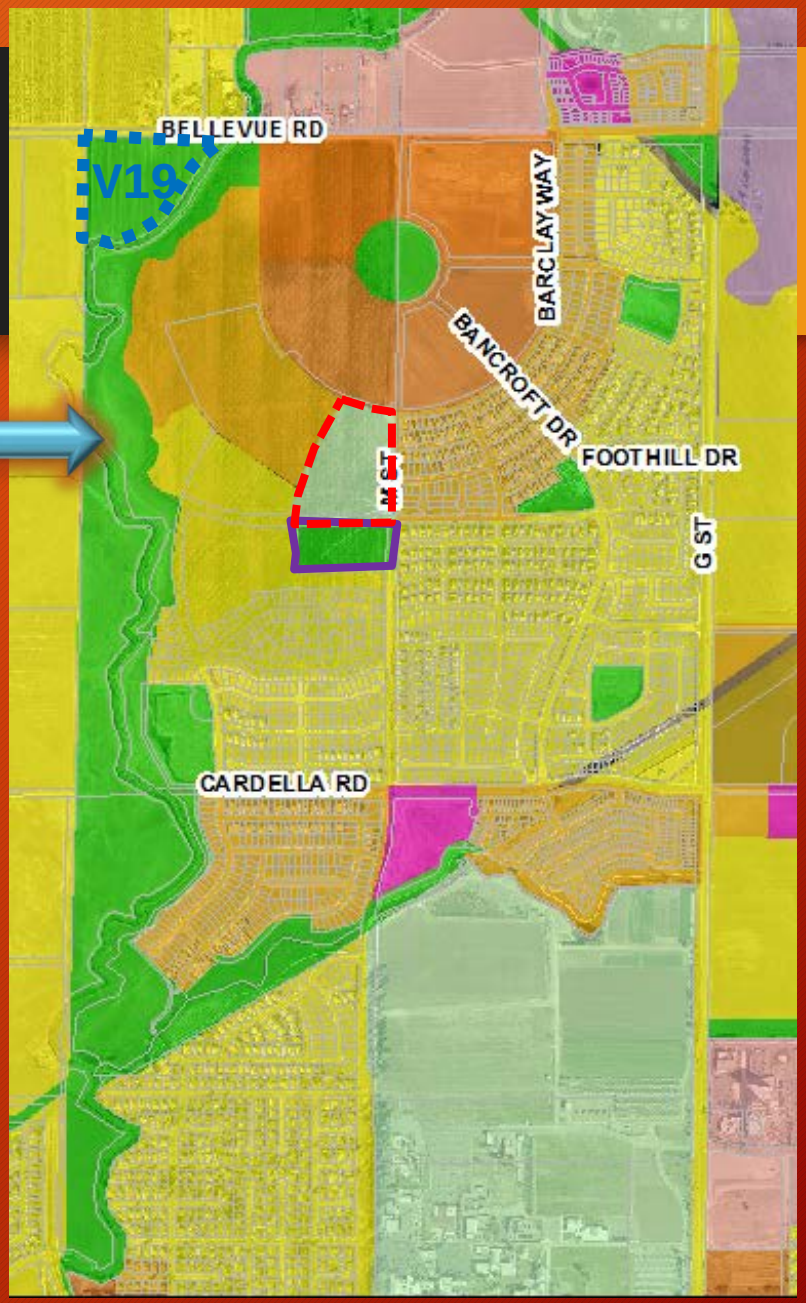
Changes made with General Plan Update

- Moved School Site from Village 18 to Village 17.
- Moved Park location in Village 17 (and reduced park size).
- Reduced Park Size in Village 12.
- Changed Village 19 from Single-Family to Open Space

2015 General Plan

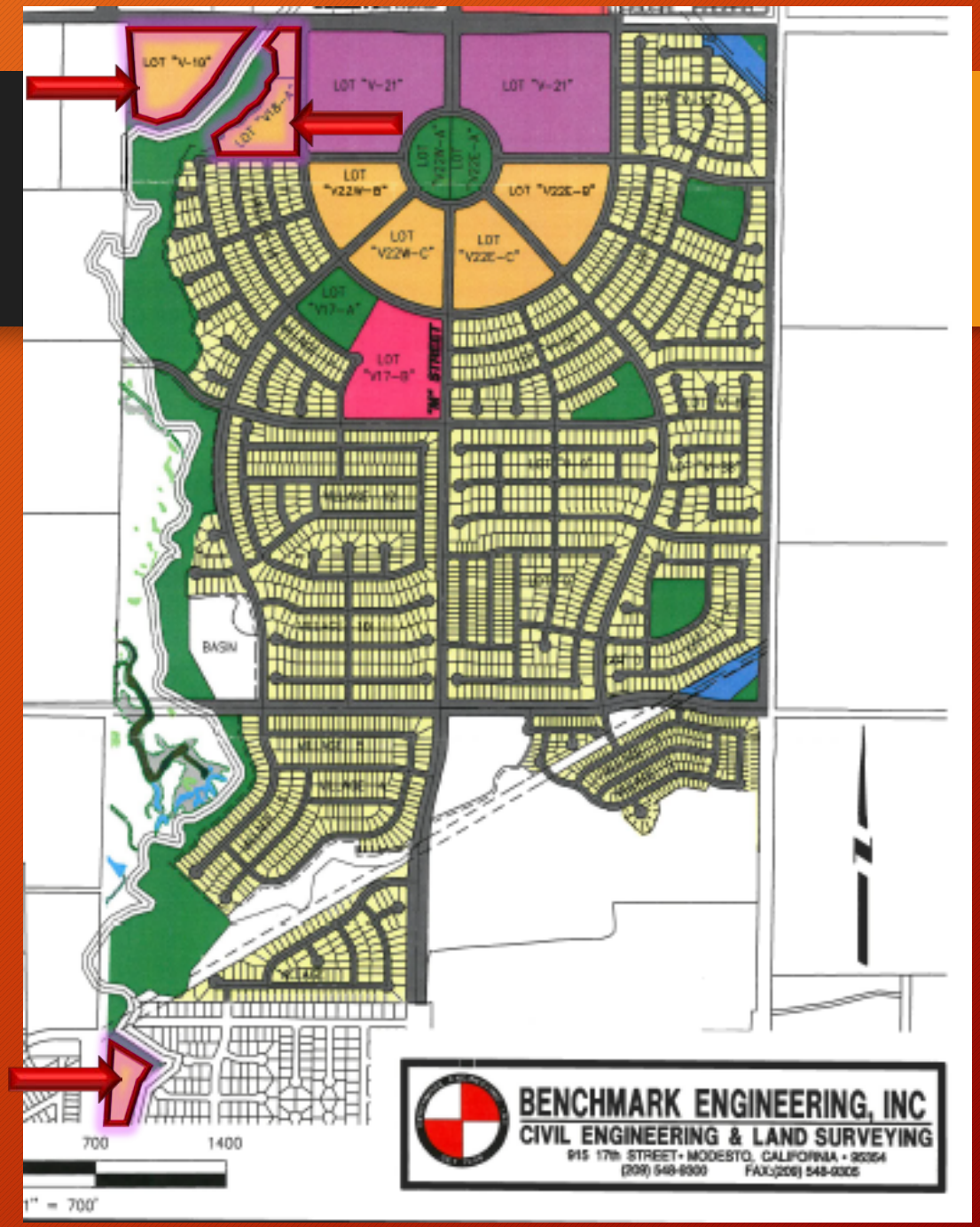


2030 General Plan

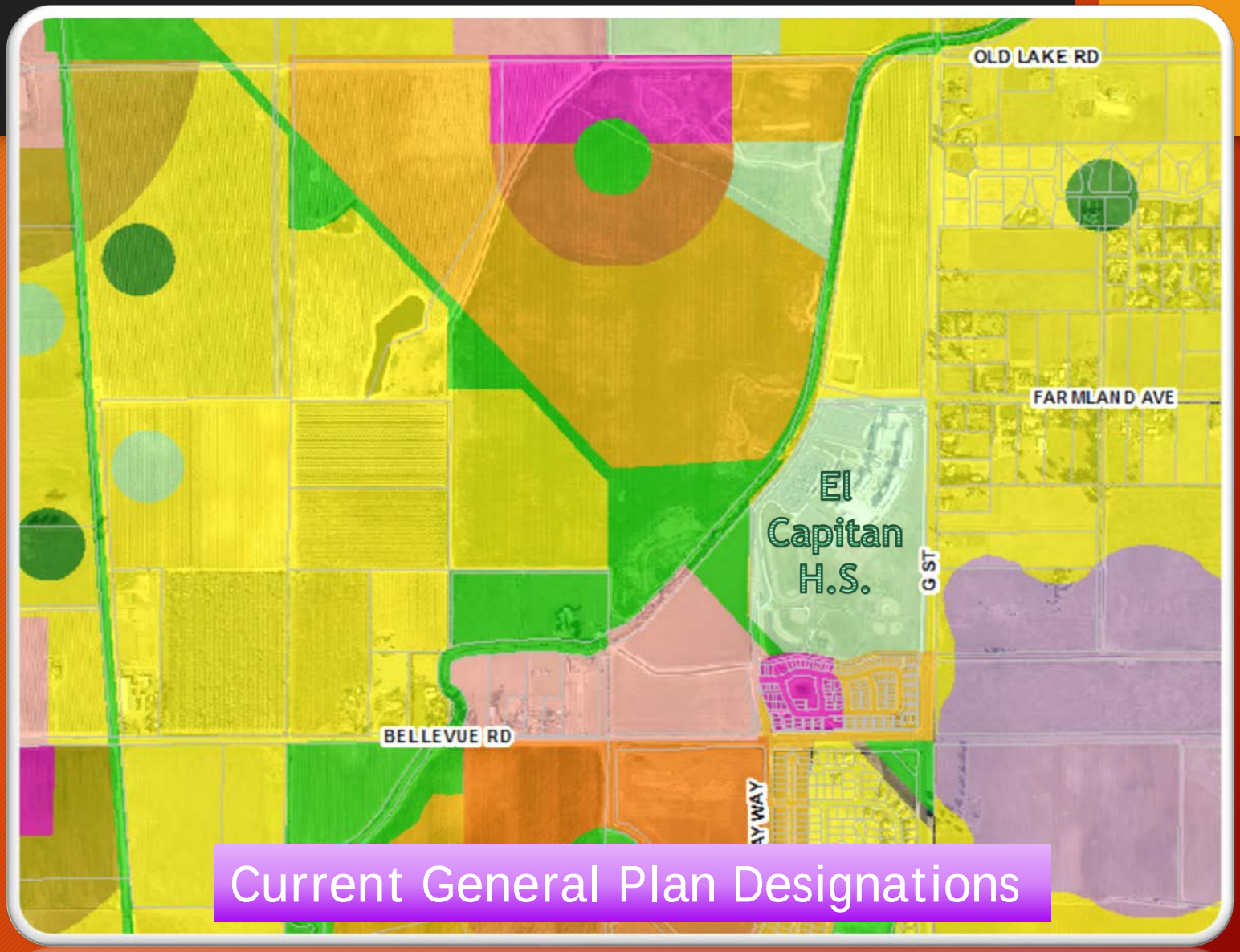


Future Land Use Changes

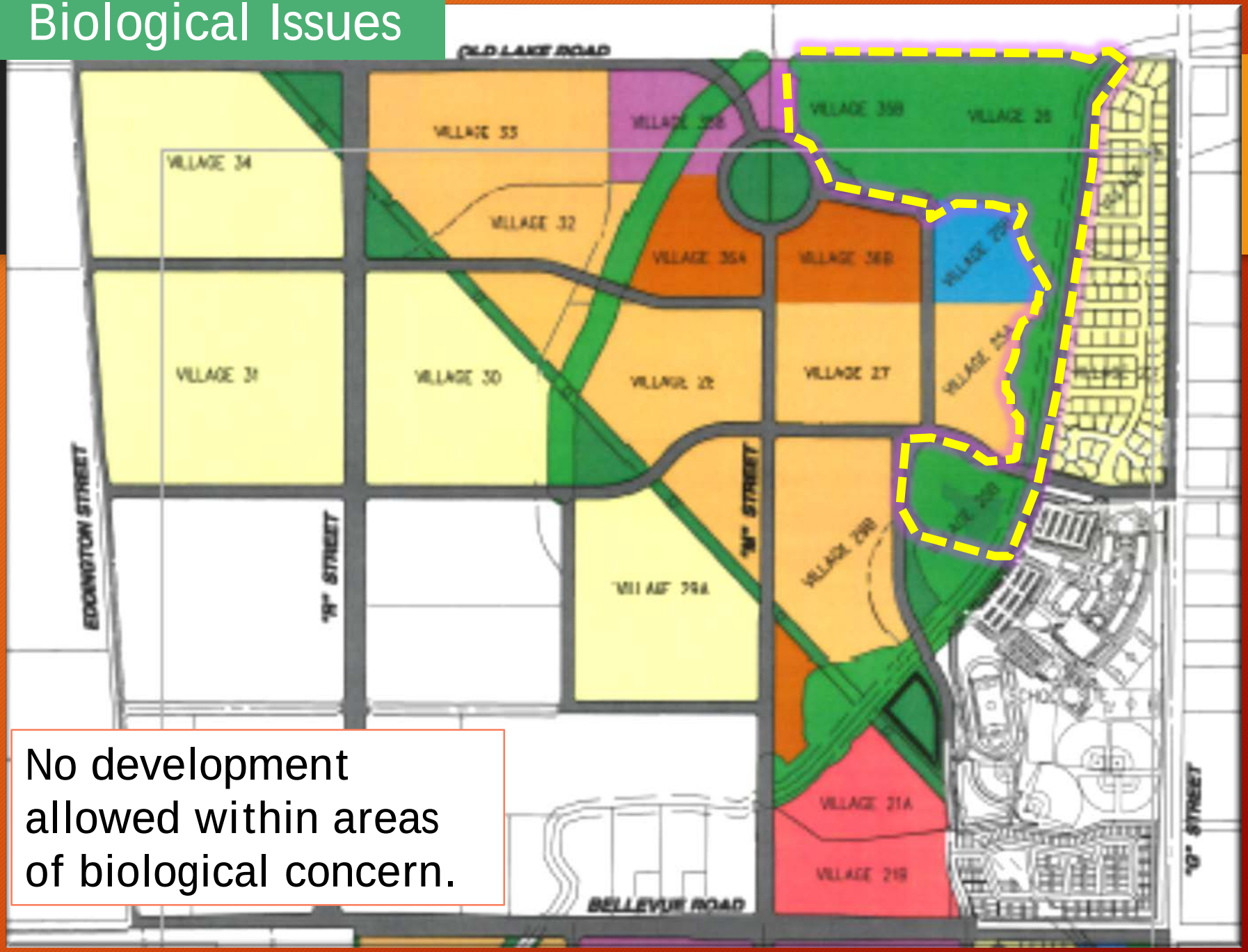
Future changes to Villages 18 & 19 and Open Space Area on R Street, South of Lehigh Dr.



Bellevue Ranch North



Biological Issues



No development allowed within areas of biological concern.

SECTION 3 CIRCULATION

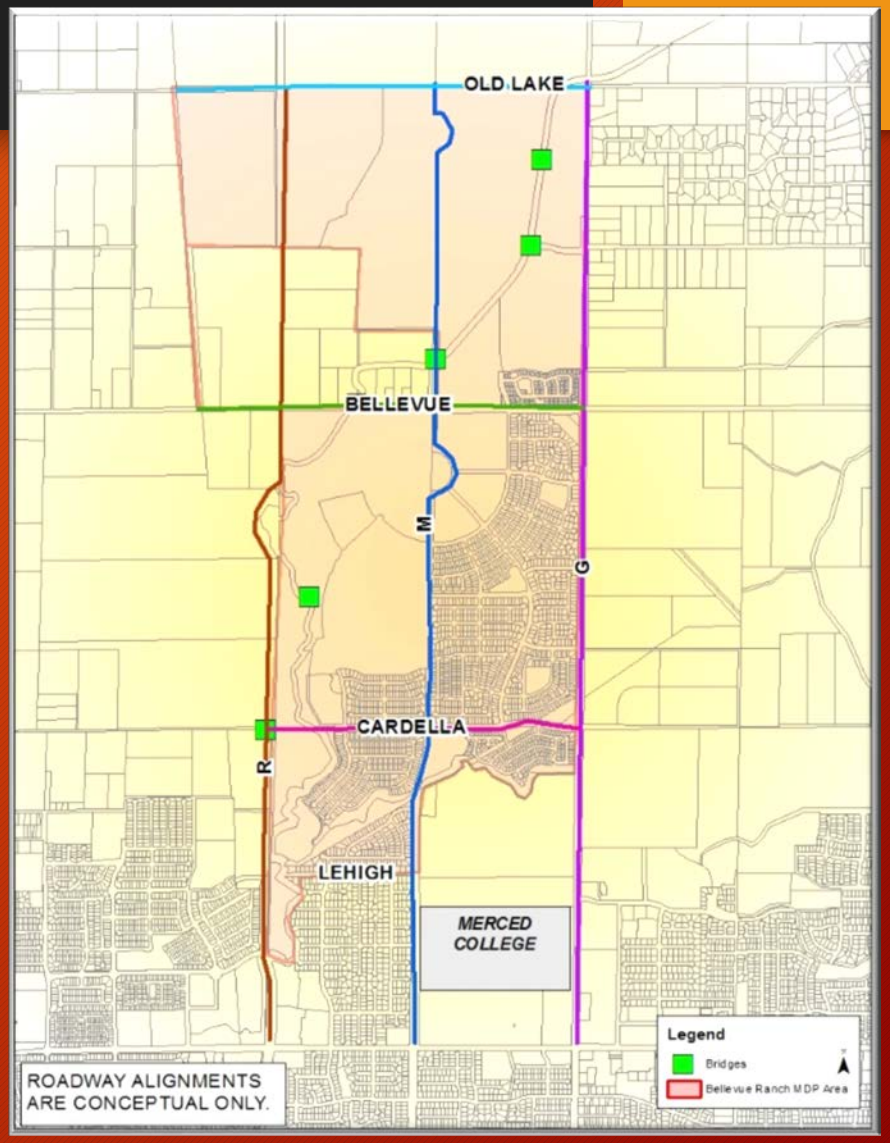
A key goal of the Master Development Plan is to provide a multi-modal transit oriented circulation system which will accommodate safe and efficient movement of vehicles, pedestrians, and bicyclists within and through the Plan Area.

SECTION 3 CIRCULATION

MAJOR ROADS:

- ❑ G STREET
- ❑ M STREET
- ❑ R STREET
- ❑ CARDELLA ROAD
- ❑ BELLEVUE ROAD
- ❑ OLD LAKE ROAD

BRIDGES TO BE CONSTRUCTED



Major Roads/Bridges Needed

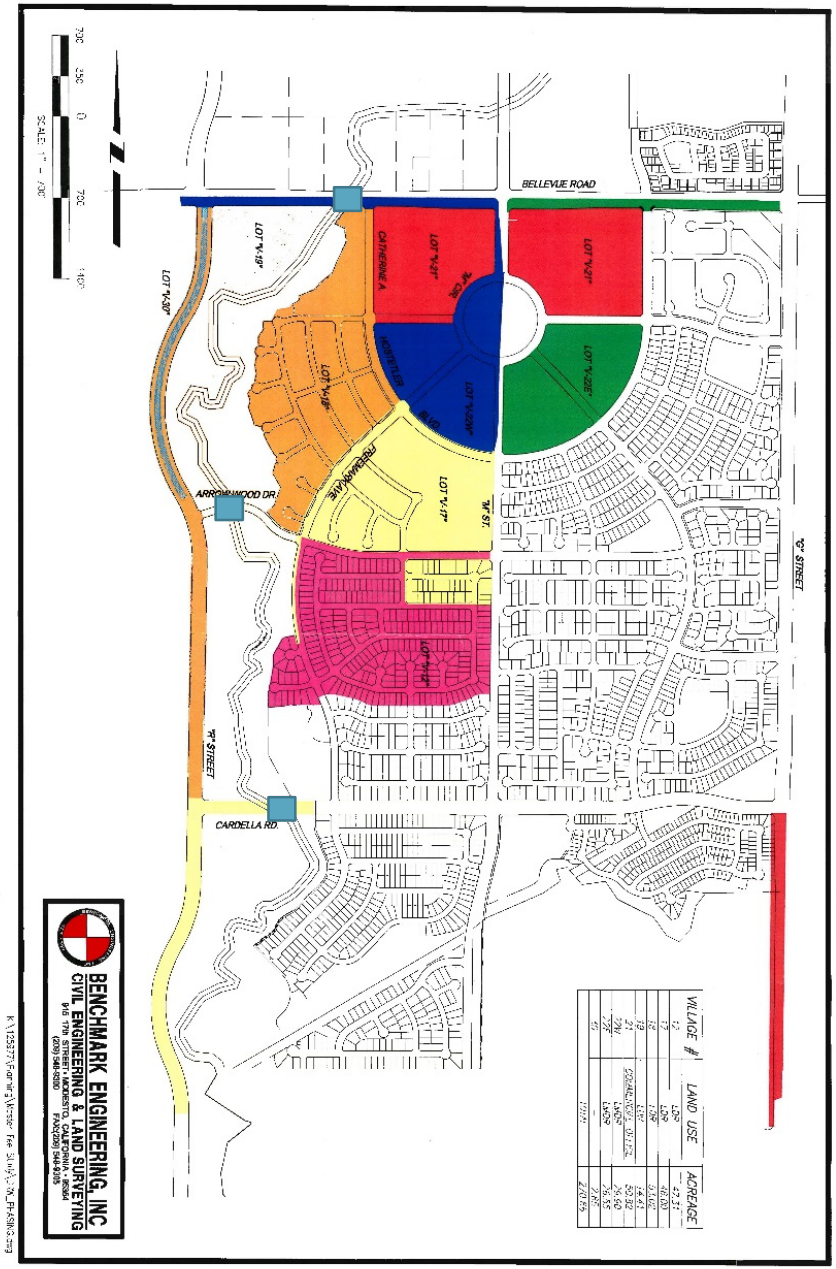
BELLEVUE RANCH WEST

- G Street at Cottonwood Creek
- R Street from current terminus to Bellevue Road
- Bellevue Road from R Street (extended) to G Street
- Bridges
  - Cardella Road
  - Bellevue Road
  - Arrow Wood Drive

Roads/Bridges

BELLEVUE RANCH WEST

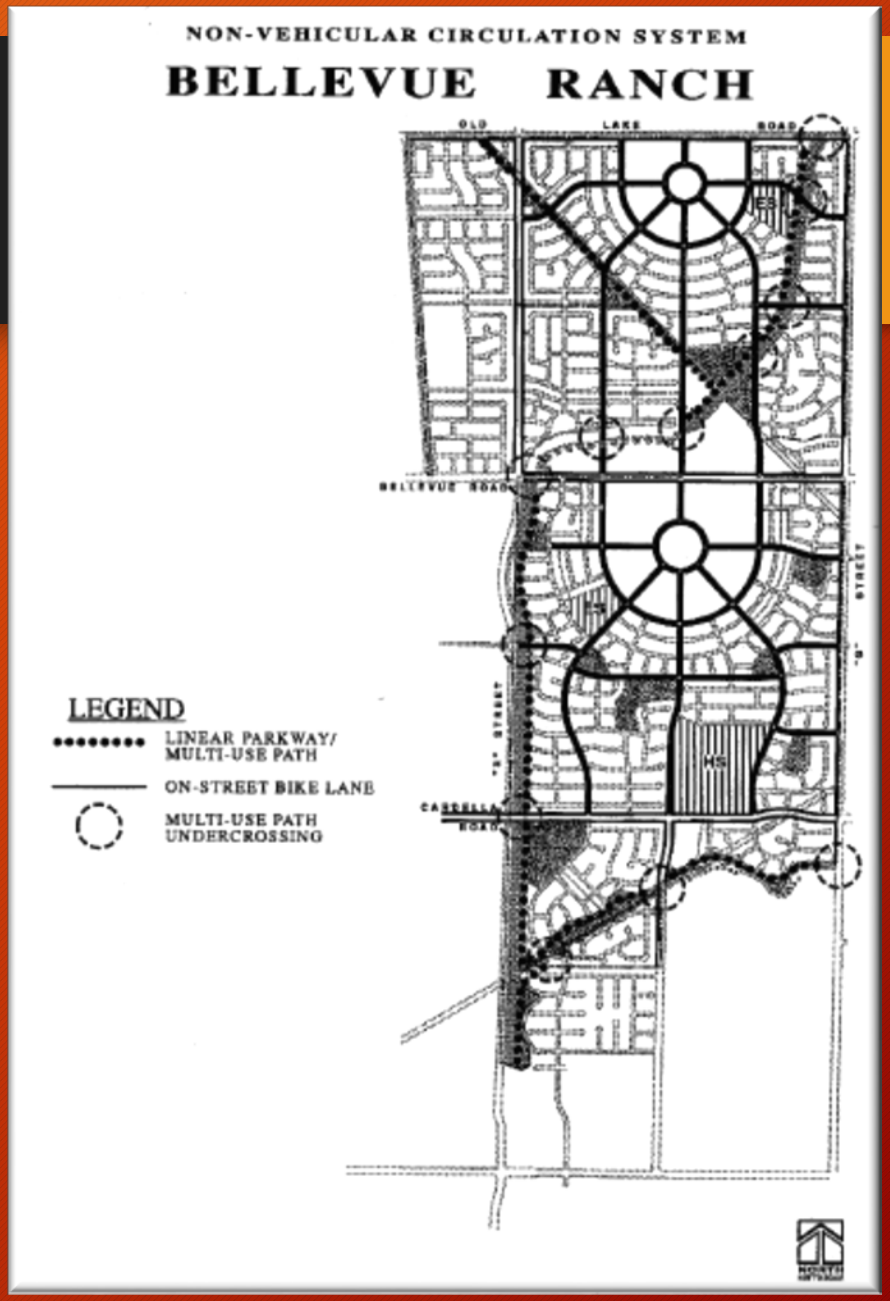
- G Street from Cardella South to Mercy Drive
- R Street from current terminus to Bellevue Road
- Bellevue Road R Street to G Street
- Complete M Circle
- Bridges
  - Cardella Road
  - Bellevue Road
  - Arrow Wood Drive



Bikeways

Class 1 Bike Lanes along arterial and collector roads.

Bike Path along linear parks. Fahrens Creek (north/south) and Cottonwood Creek (east/west)

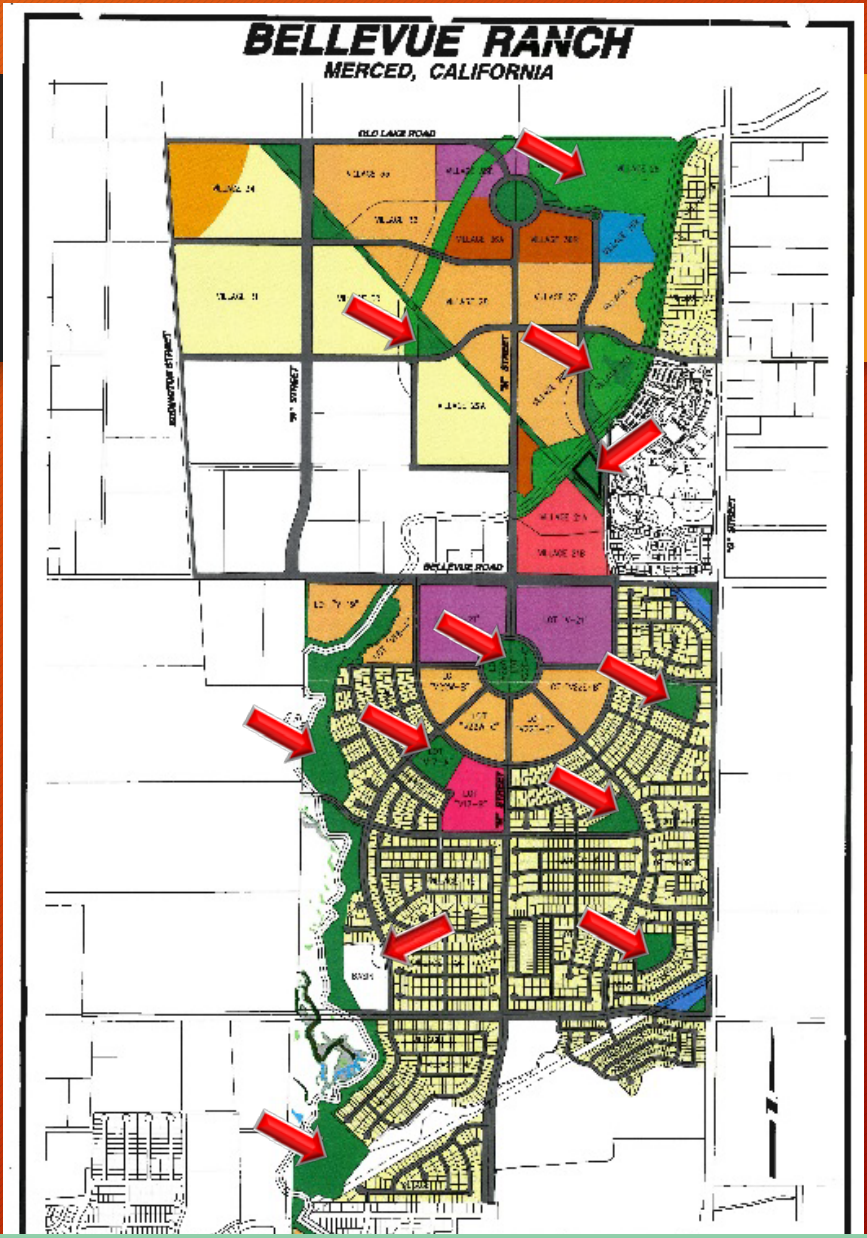


SECTION 4 OPEN SPACE/PARKS

- The Merced Parks & Open Space Plan identifies a park dedication of 5.0 acres per 1,000 population.
- The Plan calls for open space along Fahrens Creek, bicycle/pedestrian paths, natural Creekside amenities and pocket parks.
- The plan identifies a Class I bikeway along Fahrens and Cottonwood Creeks and Class II bikeways along arterial roads.

Park Sites

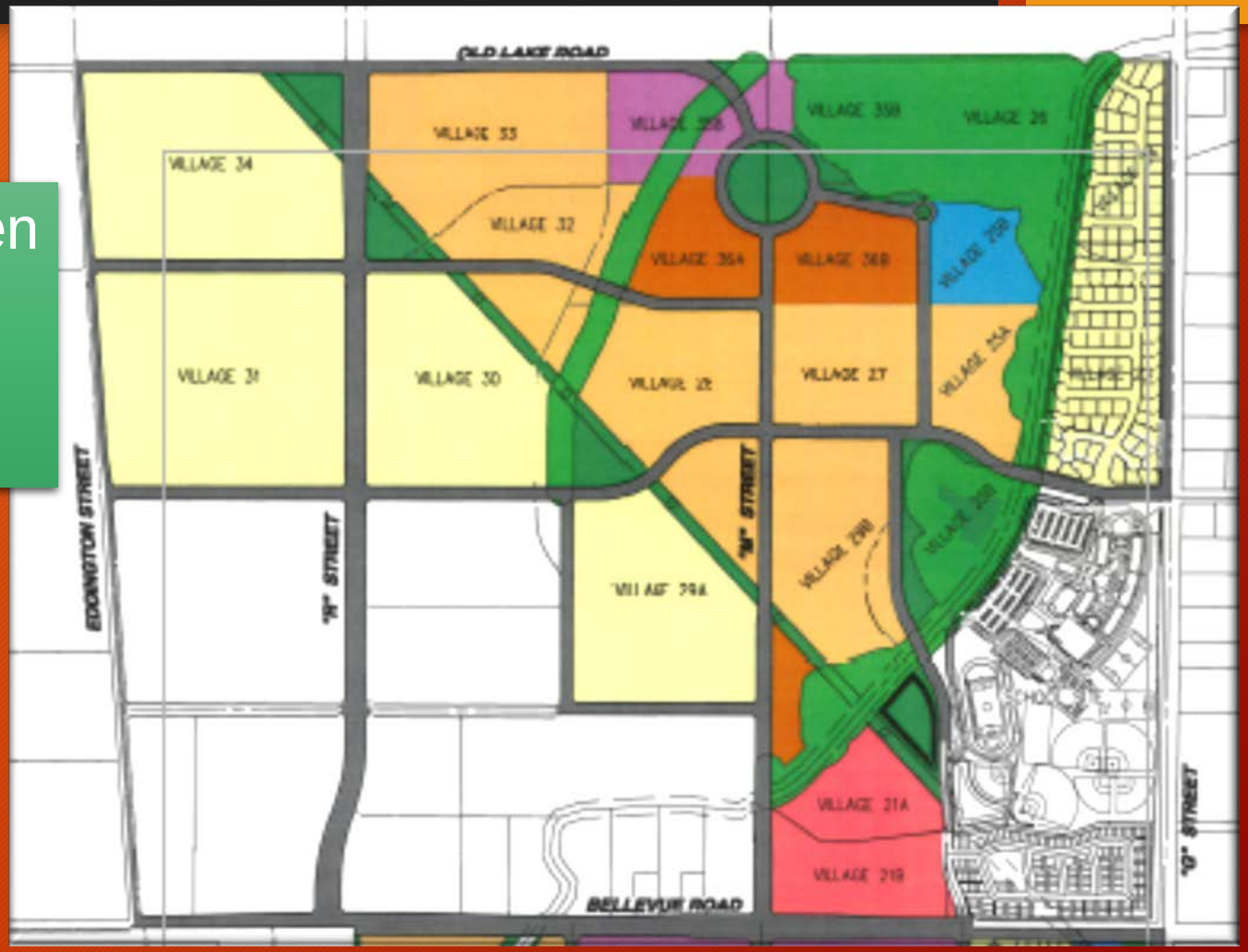
- 3 Park Sites in Bellevue Ranch East
- 2 Park Sites in Bellevue Ranch West (BRW)
- Linear Park in BRW
- 4 Park Sites in Bellevue Ranch North (BRN)
- Open Space and Linear Park in BRN



Future land use changes needed for some of the open space in BRN.

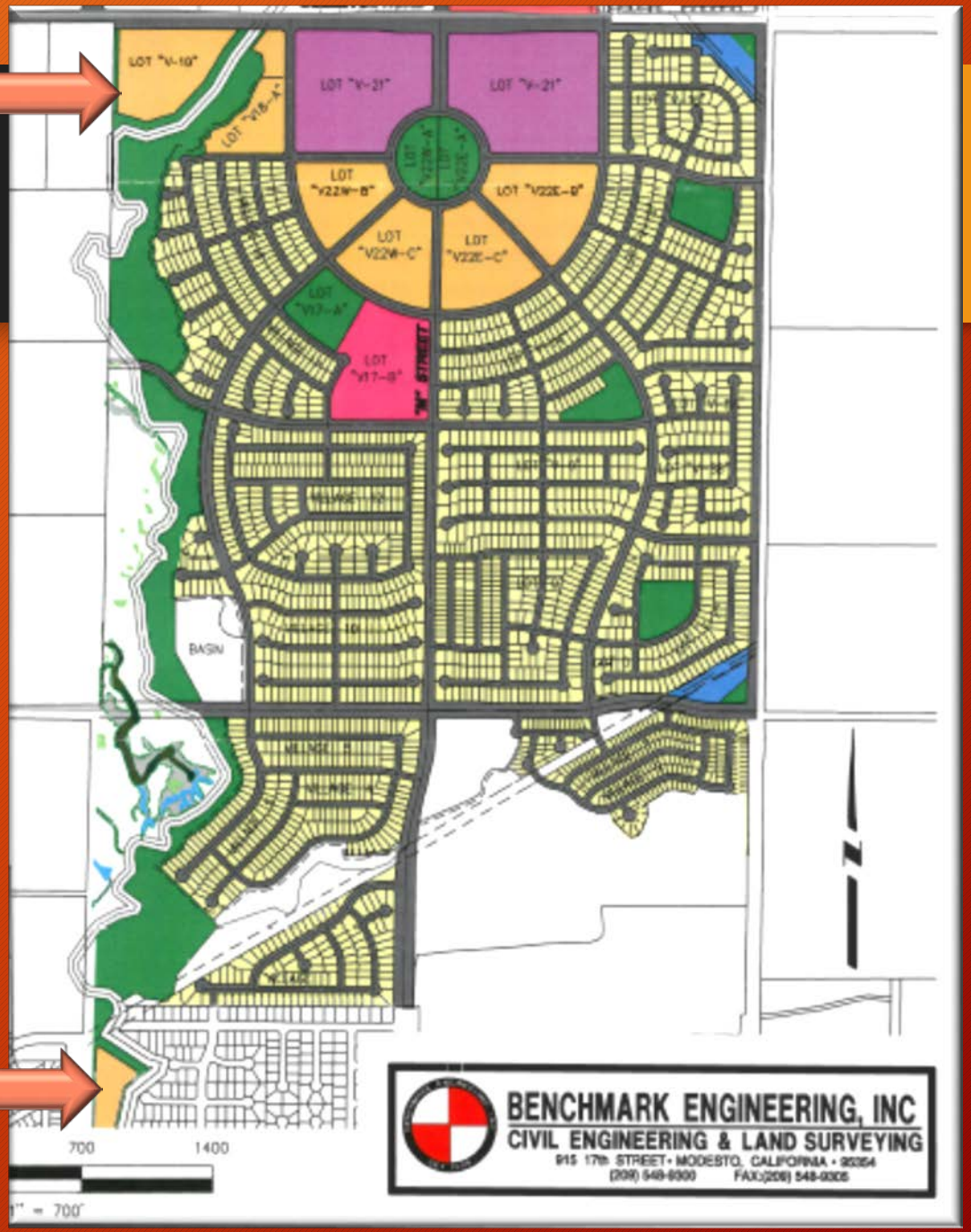
Future Changes to Open Space

Additional open space due to biological issues.



Future Changes To Open Space

Change from Open Space to Multi-Family



SECTION 6 INFRASTRUCTURE SEQUENCING

Bellevue Ranch Master Development Plan (MDP) Table 6.1
Major Infrastructure Phasing
~~(Revised & Adopted by City Council on June 21, 2004)~~
~~(Revision & Adopted by Planning Staff on August 17, 2005)~~
(Revision & Adopted by Planning Commission on June 18, 2008)

The following table shows the same circulation and major infrastructure improvements listed in the MDP Table 6.1,adopted by the City Council May 15, 1995, in the columns for contiguous and non-contiguous improvements. Two new columns have been added to show the village interior improvements as well as concurrent construction phasing. This table indicates when certain improvements are **warranted** by Sub-Phase development. It does not address funding sources or the timing of available funding. In general, each Developer shall be responsible for construction of the warranted improvements, with the exception of wells, which the City will construct.

The Sub-Phases have been reorganized to show the order in which the Villages are now expected to be developed by Crosswinds and Woodside, for the area south of Bellevue Road. North of Bellevue Road the order shown in the adopted Table 6.1 shall be maintained except as noted. MDP Villages 6, 11, 13 and 19 have been excluded from this proposed sequence due to floodplain constraints.

Bellevue Ranch Master Development Plan
Table 6.1—Major Infrastructure Phasing

Sub-Phase (Village)	Contiguous Improvements	Non-Contiguous Improvements	Interior Improvements	Villages Able to Construct out of sequence with this sub-phase
BIIP I	None	• M St (Barclay Rd. to Lehigh)(1/2 street) • M St Cottonwood Creek Bridge (1/2 Street) • Well Site (G St/ Cardella Rd)	• BIIP I Collectors • Sewer, Drain and Water • Detention Basins DB-P, T and U • Storm Drain and Sewer Pump Stations Outfalls	• Village 15, 16, 8A, 14 and 9
8A	None	None	• V-8A streets and utilities	• Concurrent with BIIP I
15	None	• Fire Station Dedication	• Village-15 streets and utilities	• Concurrent with BIIP I
1	• M St: Lehigh to Cottonwood Ck (1/2 Street) • M St: Cottonwood Bridge (1/2 street) and bike crossing	• M St: Cottonwood Ck to Cardella Rd intersection (1/2 street)	• V-1 streets and utilities	• None Note: Sub-Phase (Village) 1 is not dependent on Sub-Phases BBIP I, 8A, and 15.
9	None	None	• V-9 streets and utilities	• Concurrent with BIIP I

TABLE 6.1

ADOPTED WITH BRMDP IN 1995
REVISED IN 2004, 2005, & 2008

Table 6.1 Explained

- Divided by Villages
- Contiguous Improvement Requirements
- Non-contiguous Improvement Requirements
- Interior Improvements Requirements
- Villages able to construct out of phase

BIIP – Backbone Infrastructure Improvement Plan

Bellevue Ranch Master Development Plan
Table 6.1—Major Infrastructure Phasing

Sub-Phase (Village)	Contiguous Improvements	Non-Contiguous Improvements	Interior Improvements	Villages Able to Construct out of sequence with this sub-phase
BIIP I	None	• M St (Barclay Rd. to Lehigh)(1/2 street) • M St Cottonwood Creek Bridge (1/2 Street) • Well Site (G St/ Cardella Rd)	• BIIP I Collectors • Sewer, Drain and Water • Detention Basins DB-P, T and U • Storm Drain and Sewer Pump Stations Outfalls	• Village 15, 16, 8A, 14 and 9

Revisions to Table 6.1

- A number of changes have been made to Table 6.1.
- Changes shifted the timing of infrastructure improvements between villages.
- Changes removed certain improvements from the plan.
- Removed Villages 6, 11, 13, and 19.

Cost of Infrastructure

- The developer estimates the cost for backbone infrastructure for Bellevue Ranch West to be approximately $30,600,000.
- The cost estimate for backbone infrastructure for Bellevue Ranch North is approximately $21,600,000.
- Some costs are reimbursable from the City's Public Facilities Financing Plan (PFFP).
- Staff is working with developer on a plan to revise Table 6.1 to more evenly spread the cost of this infrastructure.
- Staff is also looking into a development fee for Bellevue Ranch to help with the costs of these improvements.

Loss of units due to biological constraints

- Large amount of land is now undevelopable due to biological constraints.
- This reduces the total number of lots and units able to be constructed.
- The cost of infrastructure per lot/development is higher due to the loss of this land.

Future Revisions to Table 6.1

- Shifting the responsibility for certain improvements between villages to distribute the cost more evenly.

- Possible removal of certain improvements due to environmental constraints.

BELLEVUE RANCH

Upcoming Projects

- Tentative Map for Village 23 in Bellevue Ranch North.
- General Plan Amendment for Bellevue Ranch West.
- General Plan Amendment for Bellevue Ranch North.

Things to come….

TSM for Village 23

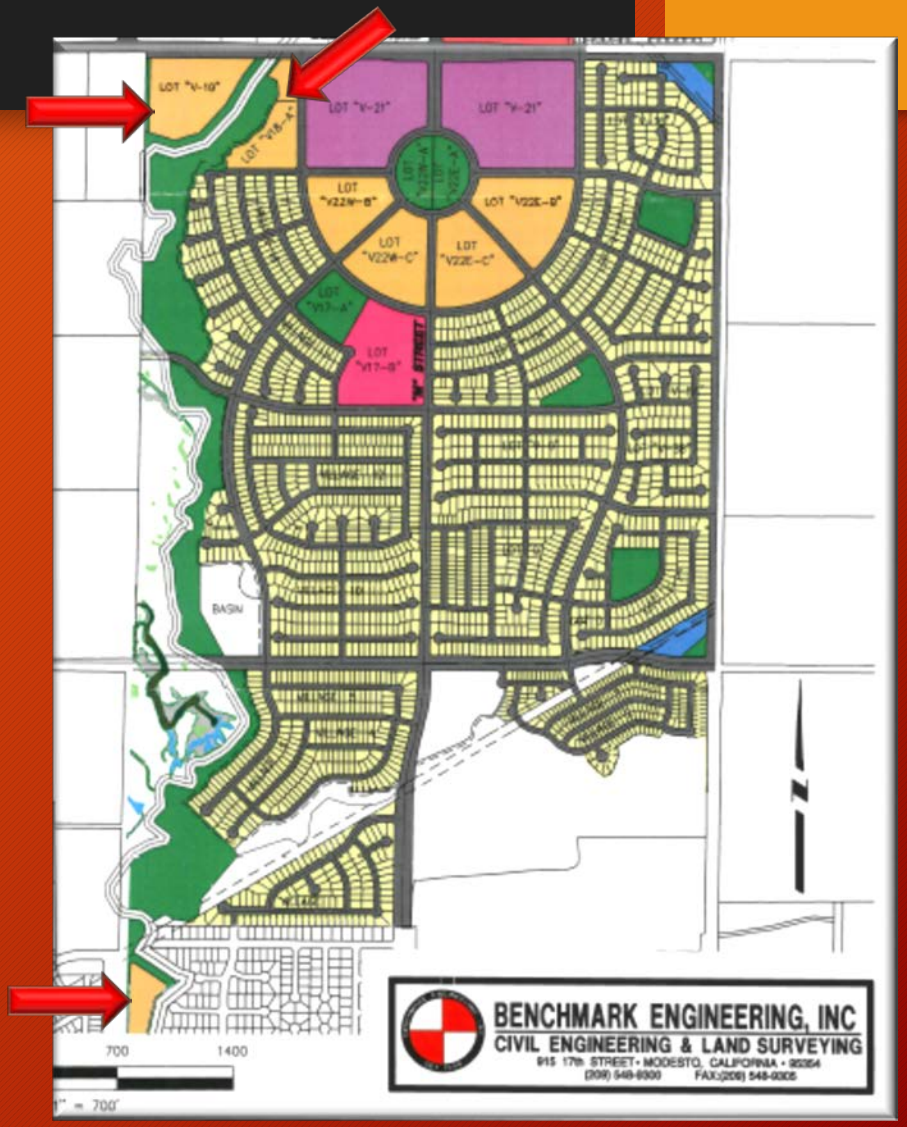
Gated Community.

Between 60 and 70 lots.

General Plan Amendment

Bellevue Ranch West

- Amend the Land Use Designation for Villages 18, 19, and R Street site.
- Change to multi-family residential.



General Plan Amendment

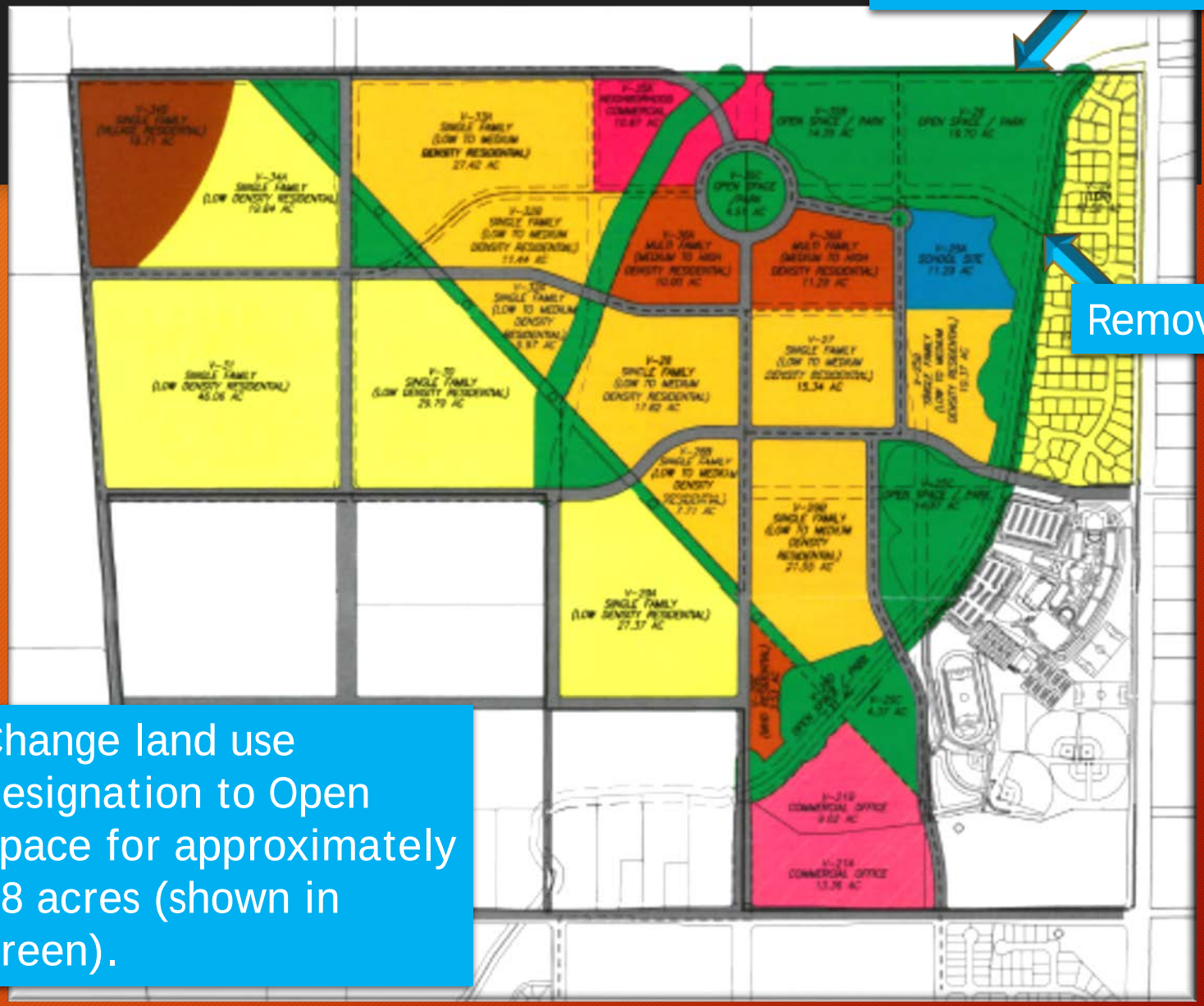
Bellevue Ranch North

Remove ¼-mile collector bridge between Villages 23 & 24.

Change land use designations due to biological constraints.

Determine alignment for Old Lake Road.

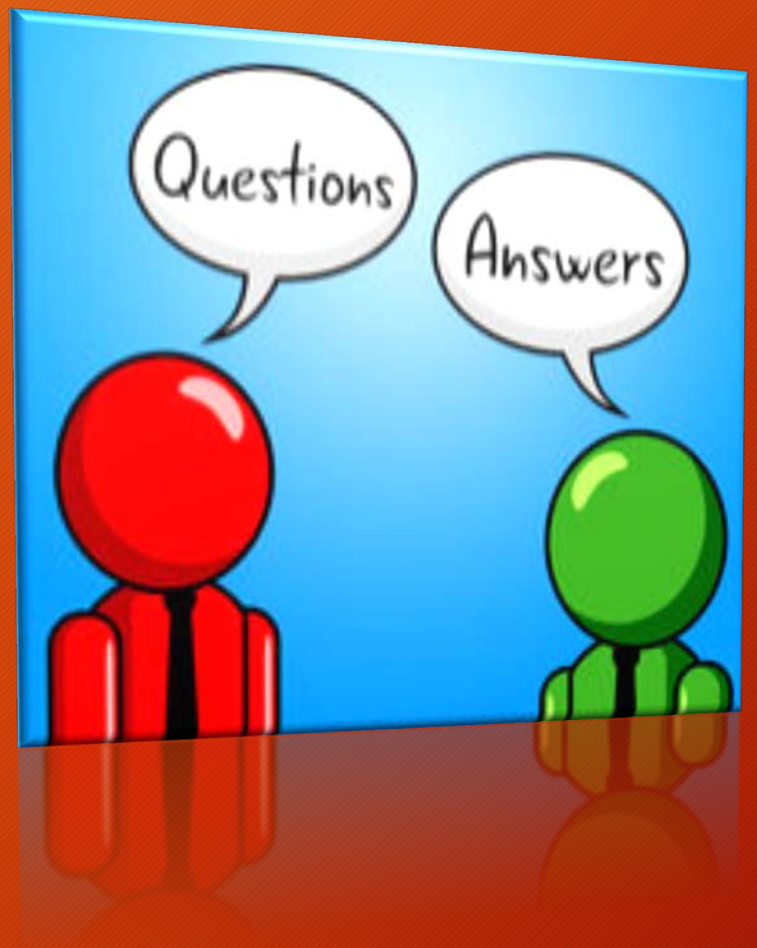
Determine Alignment of Old Lake Road.



Remove bridge.

Change land use designation to Open Space for approximately 48 acres (shown in green).

LOT AND UNIT COUNT

Phase	Single-Family Lots	Multi-Family Units
Bellevue Ranch East	1,015	415
Bellevue Ranch West	1,245	800
Bellevue Ranch North	1,365	685
TOTAL	3,625	1,900
ORIGINAL ESTIMATES FROM BRMDP		
SINGLE-FAMILY	4,084 to 4,979	
MULTI-FAMILY		759 to 1,669

QUESTIONS…..