

**SOUTHWEST FRESNO SPECIFIC PLAN ANNOTATED OUTLINE
JANUARY 18, 2017**

RECEIVED

2017 JAN 20 AM 8 17

I. PLAN INTRODUCTION

- A. **What is a Specific Plan** – defines a Specific Plan and explains its purpose
- B. **Why Plan Southwest Fresno** – brief narrative about Southwest Fresno history; describes context; explains relationship to other previous plans
- C. **Plan Area and Boundaries** – describes boundaries and delineates SOI versus City limits, referencing context relative to other plans' boundaries such as DNCP and Brownfields Area Wide Plan; explains inclusion of MLK Activity Center;
- D. **Planning Process** – summary of public outreach, engagement (including with youth), and meetings
- E. **Plan Structure and Content** – lists the Plan's chapters and describes content

CITY CLERK, FRESNO CA

II. VISION

- A. **Introduction** - description of visioning process
- B. **Guiding Principles** – lists and describes principles for each of the following topics concepts that came out of topic groups, Steering Committee meetings, and workshops
 - I. Housing
 - II. Retail
 - III. Parks and Open Space
 - IV. Jobs and Economic Development
 - V. Transportation
 - VI. Industrial Compatibility
- C. **Vision** – description of overall conceptual vision, using concepts that came out of topic groups, Steering Committee meetings, and workshops with an emphasis on community environmental health
 - I. Complete Neighborhoods
 - II. Corridors
 - III. Magnets

III. LAND USE AND URBAN FORM

- A. **Introduction** – brief overview of chapter's contents
- B. **Land Use Maps**
- C. **Description of Land Uses** – provides descriptions of land uses in the Preferred Alternative, including residential, commercial, employment, mixed use, public facilities, and open space land use types
- D. **Goals and Policies**
- E. **Development Capacity** - provides the number of new housing units, commercial, mixed use, public facilities, parks, employment, and other land uses

IV. DEVELOPMENT AND DESIGN STANDARDS

- A. **Introduction** – brief overview of chapter's contents
- B. **Use Regulations, Development and Design Standards** – provides use regulations and development standards to guide new development in the Plan Area for the following:
 - I. Base Districts
 - II. Airport Overlay District
 - III. Corridors
 - a) Regional Retail Corridor
 - b) Historic Corridor
 - c) Mixed-Use Corridor
 - d) Jobs Corridor
 - e) Mixed-Use and Jobs Corridor
 - IV. Magnets
 - a) Regional Retail
 - b) Community College
 - V. Complete Neighborhoods
 - Use Citywide Development Code Update as a basis and change only where needed
 - Use Downtown Neighborhoods Community Plan as a reference
 - Use Fresno General Plan as a reference for Crime Prevention Through Environmental Design (CPTED)

V. TRANSPORTATION

- A. **Introduction** – provides context of current transportation network in SW Fresno
- B. **Transportation Improvements** – describes key improvements for various modes of travel in the Plan Area
 - I. Pedestrian
 - Use Active Transportation Plan as a reference
 - II. Transit
 - Include improving connections to future HSR station and FAX
 - Use Downtown Neighborhoods Community Plan (Edison Neighborhood) and Fulton Corridor Specific Plan as references
 - III. Bicycle
 - Use Active Transportation Plan as a reference
 - IV. Trails
 - V. Vehicles/Trucks
 - Include new routing for truck traffic
- C. **Streetscape and Circulation Design Standards** – provides complete streets design standards that will promote walkability and livability in the Plan Area
- D. **Goals and Policies** – includes complete streets design policies that will promote walkability and livability in the Plan Area

VI. PUBLIC FACILITIES

- A. **Introduction** – describes existing context for SW Fresno's public facilities
- B. **Parks and Open Space** – provides inventory of existing parks and needs; describes proposed improvements to existing parks and new parks
 - Coordinate with City's Parks Master Plan planning process
- C. **Education** – describes proposed schools, including a new community college and K-12 schools within complete neighborhoods, training centers, and community centers in Preferred Alternative
- D. **Goals and Policies**

VII. UTILITIES

- A. **Introduction** – describes existing context for SW Fresno's wet and dry utilities
- B. **Wet Utilities Needs Analysis and Improvements (with associated costs)** – describes wet infrastructure needs from new development shown in the Preferred Alternative, including conceptual cost estimates of the needed improvements over the life of the Plan
 - I. Water Supply
 - II. Wastewater
 - III. Storm System
 - IV. Recycled Water Use
- C. **Dry Utilities Needs Analysis and Improvements (with associated costs)** – describes dry infrastructure needs from new development shown in the Preferred Alternative, including conceptual cost estimates of the needed improvements over the life of the Plan
 - I. Electrical
 - II. Fiber Optic
 - III. Gas Systems
- D. **Goals and Policies** – practically addresses the outcomes of the needs analysis, especially addressing coordination between construction and use of utilities between development within the City limits vs. SOI

VIII. IMPLEMENTATION

- A. **Introduction**
- B. **Overall Implementation Strategy**
- C. **Funding and Financing Tools**
 - I. Needed public improvements
 - II. Funding mechanisms/sources
- D. **Financing Strategies**
- E. **Economic Investment Strategies**
 - I. Retail anchor tenant recruitment
 - II. Business development assistance and training
 - III. Business startup assistance and training
 - IV. Labor force education and training
 - V. Home ownership
 - VI. Neighborhood enhancement

- F. **Implementation actions/program of activities (matrix)** – identifies actions, program activities, relevant implementing policies, responsible party, and timeframe, including prioritized actions for the next three years

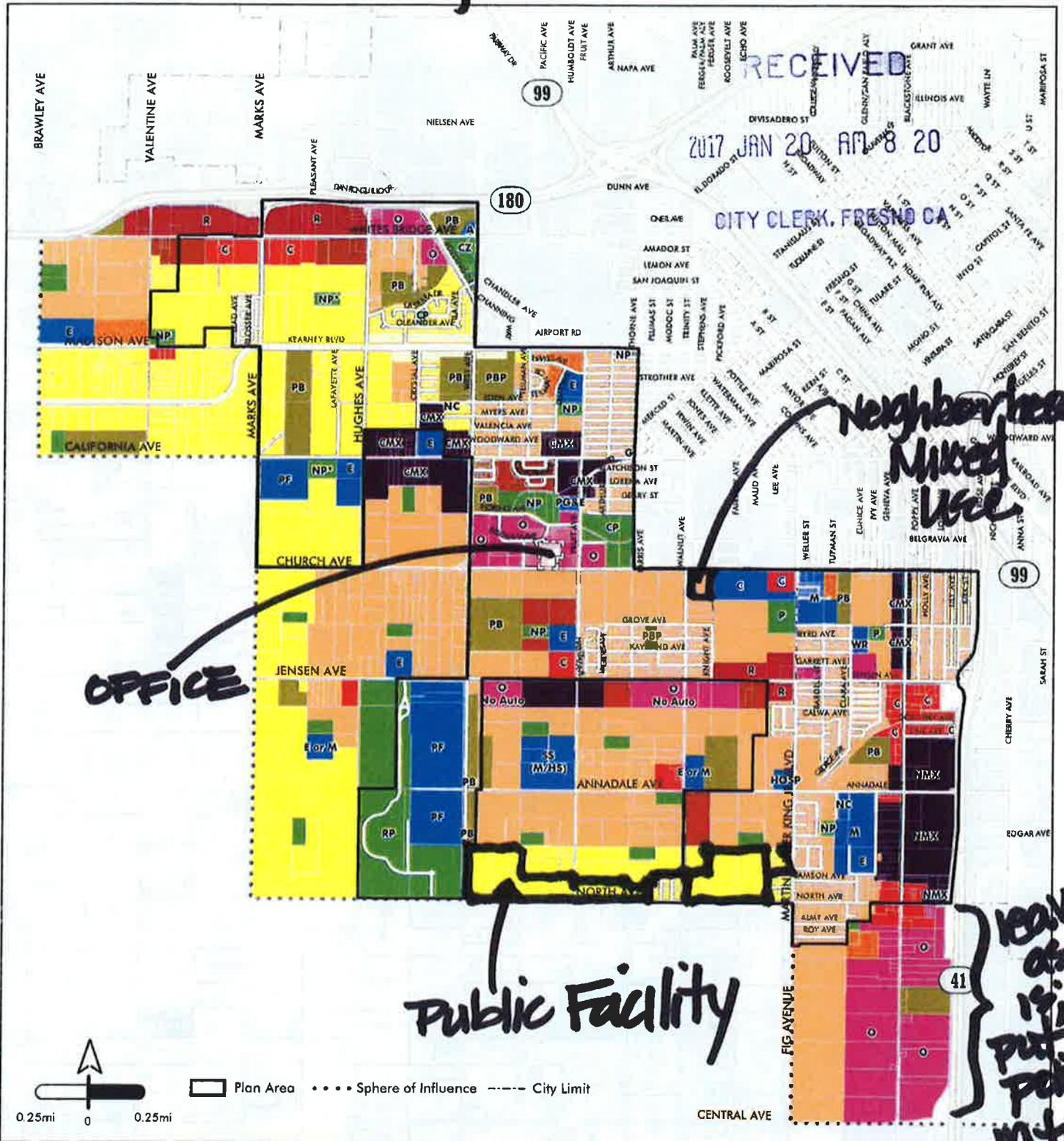


Figure 6. Draft Preferred Alternative Land Use Map (11-8-16)

RESIDENTIAL

- Low Density (1 - 3.5 du/ac)
- Medium-low Density (3.5 - 6 du/ac)
- Medium Density (5 - 12 du/ac)
- Medium-high Density (12 - 16 du/ac)
- Urban Neighborhood (16 - 30 du/ac)

EMPLOYMENT

- Office
- Office Restricted

Office land use designation includes cultural institutions, government offices, clinics, instructional services, social service facilities, auto/vehicle services and rentals (unless restricted with "No Auto," and more.

COMMERCIAL

- Community
- Regional
- General

MIXED USE

- Corridor/Center Mixed Use
- Neighborhood Mixed Use

PUBLIC FACILITIES

- Elementary School
- Middle School
- Airport
- Church
- Hospital
- Neighborhood Center
- PG&E Station
- Water Recharge Basin
- Special School
- College

OPEN SPACE

- Park
- Neighborhood Park
- Neighborhood Park (Mission Ranch)
- The exact location of these parks within the future Mission Ranch development are to be determined in a future planning process.
- Community Park
- Regional Park
- Clear Zone
- Ponding Basin
- Ponding Basin Park

RECEIVED

JAN 20 AM 8 21

Southwest Fresno Specific Plan & Program EIR Project Schedule

CITY CLERK, FRESNO CA

2016

2017

Project Tasks

- APR
- MAY
- JUN
- JUL
- AUG
- SEPT
- OCT
- NOV
- DEC
- JAN
- FEB
- MAR
- APR
- MAY
- JUN
- JUL
- AUG
- SEP
- OCT
- NOV

1 Project Initiation and Existing Conditions Review

2 Community Engagement Initiation

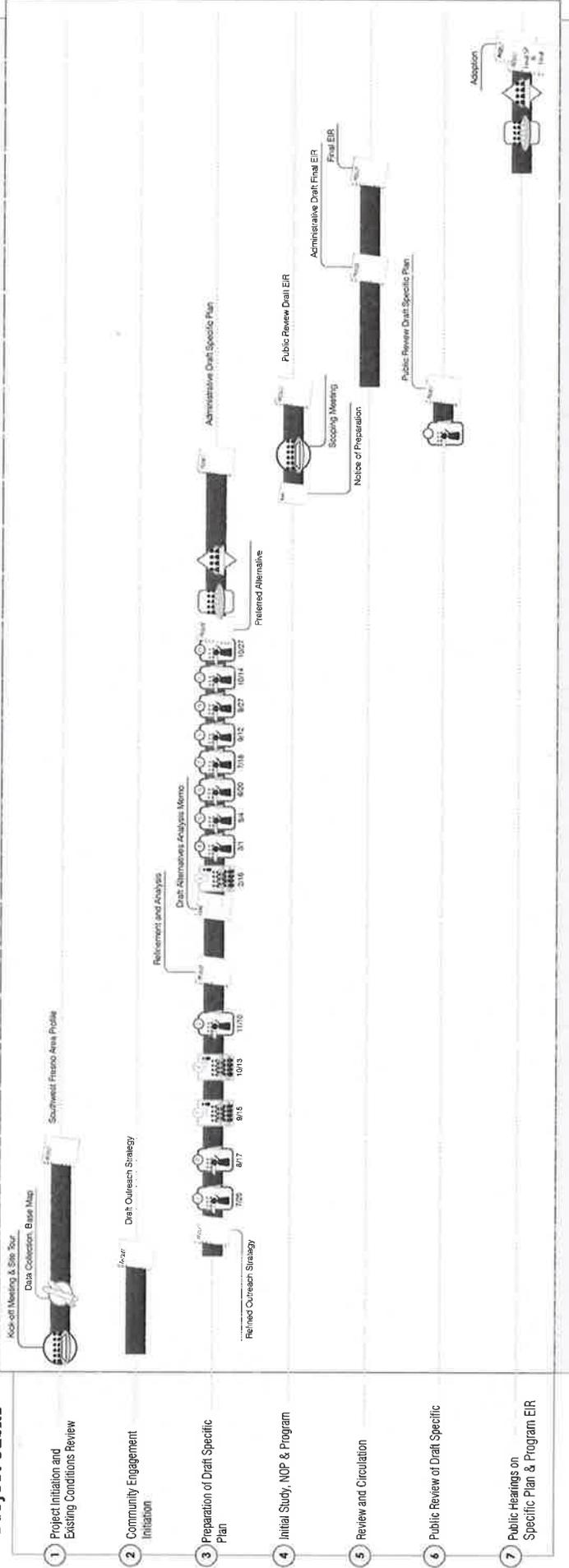
3 Preparation of Draft Specific Plan

4 Initial Study, NOP & Program

5 Review and Circulation

6 Public Review of Draft Specific

7 Public Hearings on Specific Plan & Program EIR



Steering Committee Meeting

Community Workshop

Planning Commission

City Council Hearing