

FRESNO, CALIFORNIA

FULTON CORRIDOR SPECIFIC PLAN

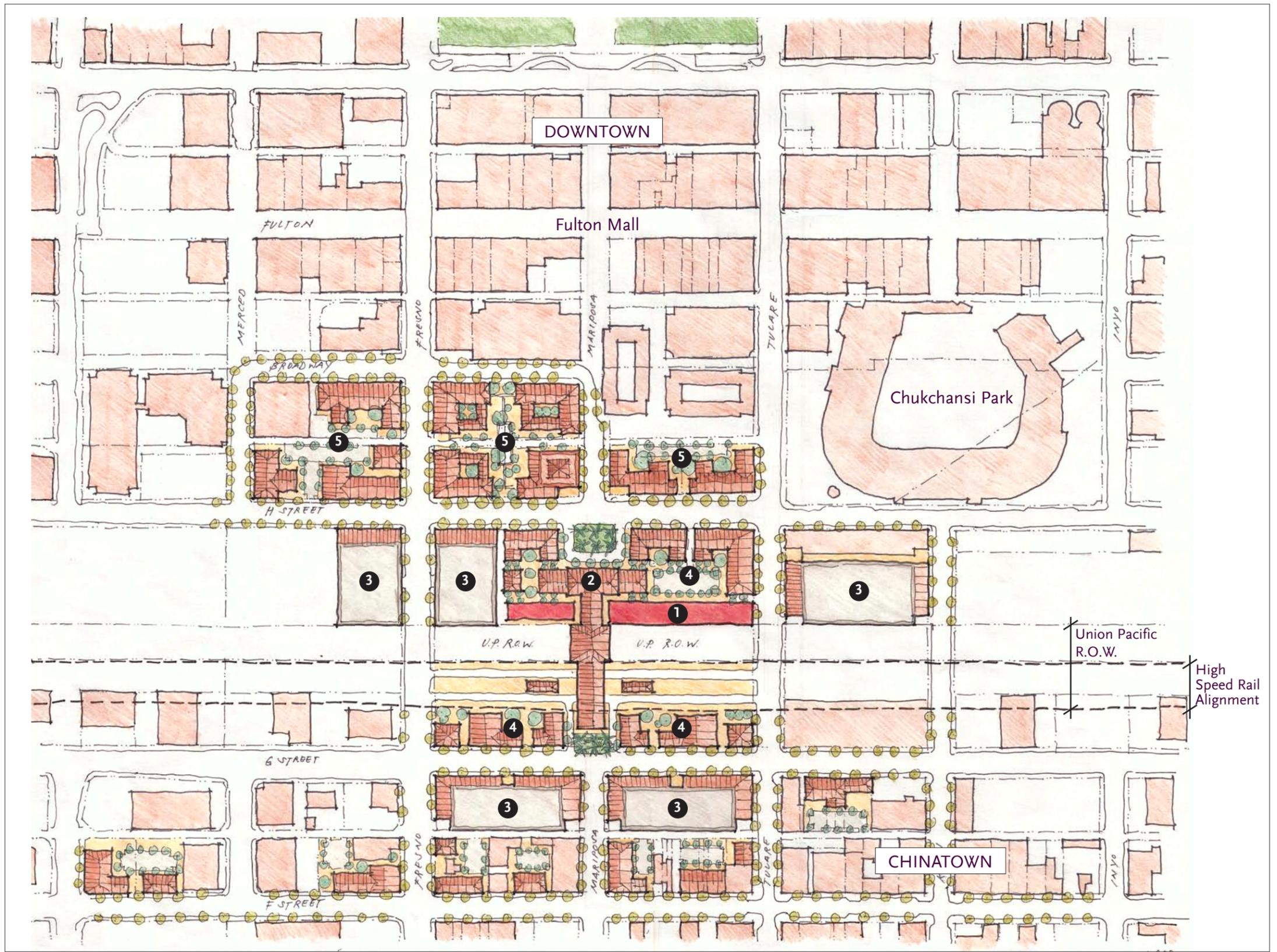
HIGH SPEED TRAIN STATION AREA CONCEPTS

PREPARED FOR THE CITY OF FRESNO, 28 JANUARY 2011



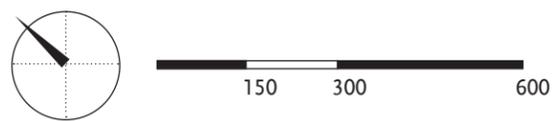
Merits of this scheme

1. Existing Pacific Railroad Depot building retained
2. Distributes new transit parking both east and west of the station
3. Provides new transit parking garages with duplicate floor plans (two parking garages in Chinatown have same floor plan; two parking garages north of station have same floor plan)
4. Provides large development parcels between the station and downtown



KEY

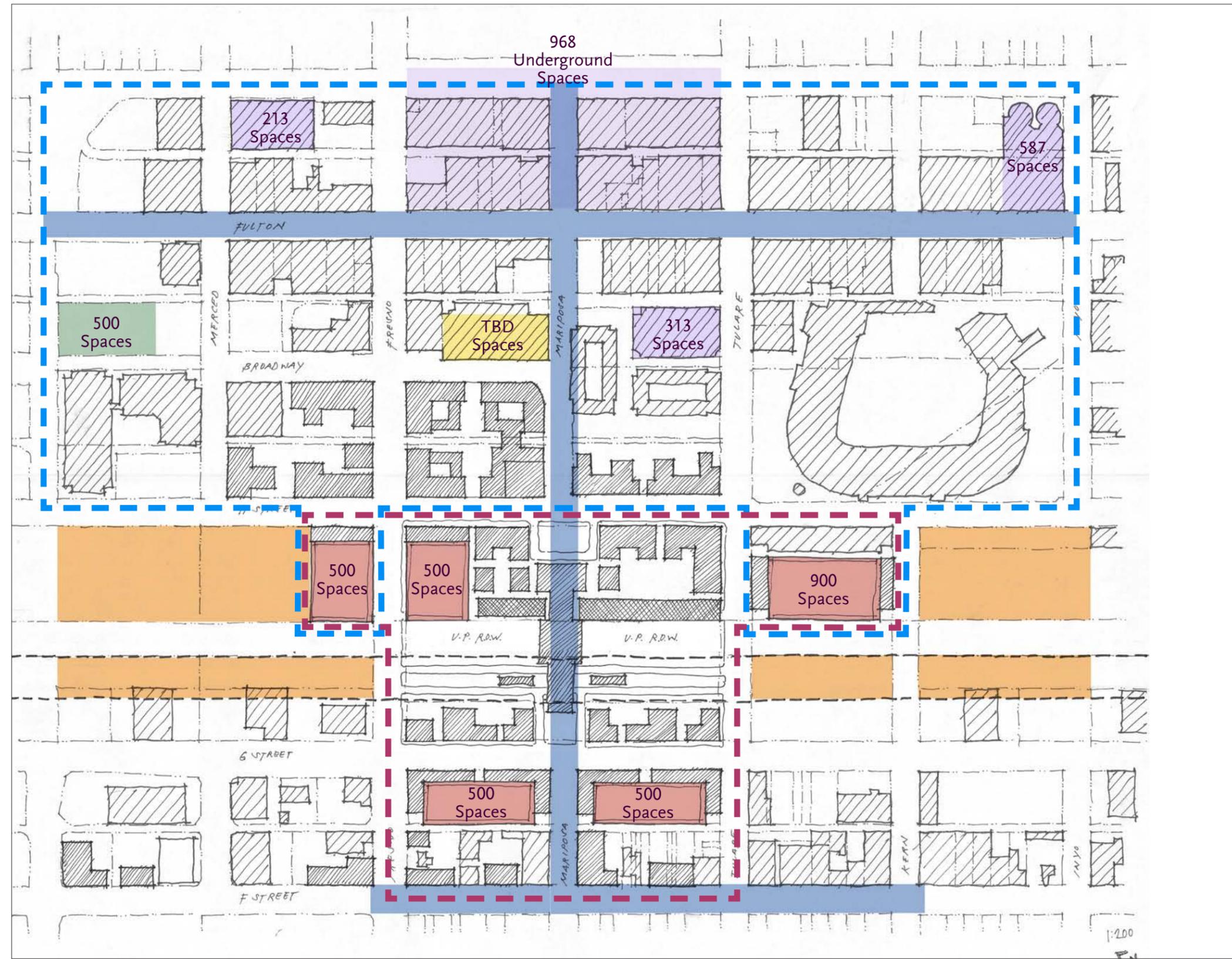
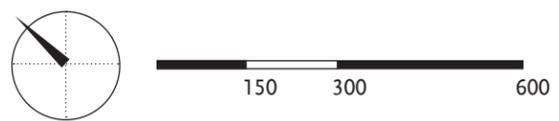
- 1 Existing Southern Pacific Depot
- 2 New High Speed Rail Station
- 3 New Lined Parking Garage w/ Office above Retail
- 4 New Mixed Use Buildings w/ Office above Retail
- 5 New Mixed Use Buildings w/ Housing above Retail



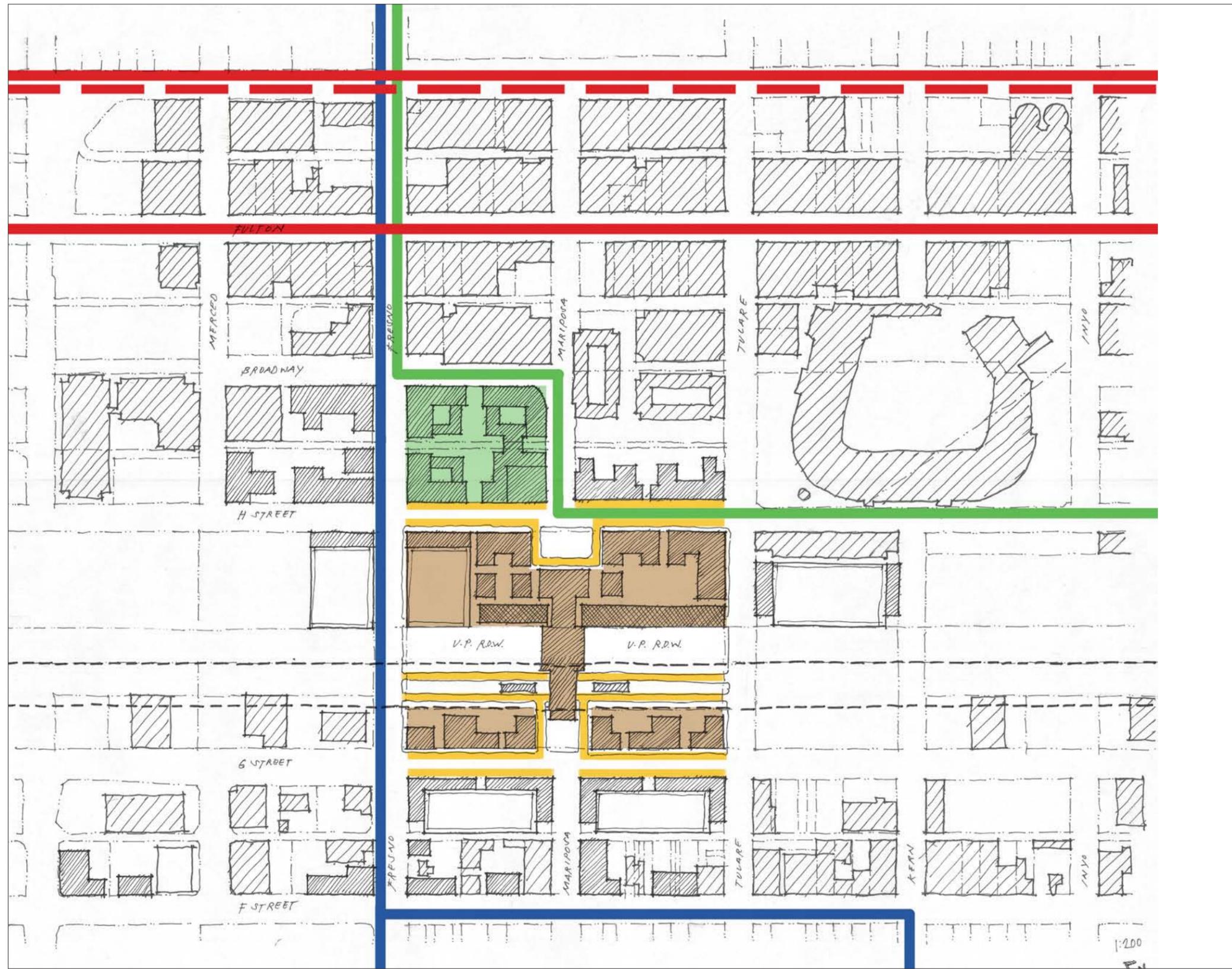
Parking Tabulation

Transit-Serving	2,900 spaces
Downtown-Serving	
Existing	2,081 spaces
Proposed	1,900 spaces (includes 1,400 shared Transit-Serving spaces on the weekends)
TOTAL	5,481 spaces

- Key**
- Proposed Transit-Serving Parking Garage
 - Potential Additional Surface Parking
 - Transit-Serving Parking Area
 - Existing Downtown-Serving Parking Garage
 - Downtown-Serving Parking Area
 - Proposed Downtown-Serving Parking Garage
 - Potential Shared Parking Garage
 - Proposed Primary Retail Access



WEST ALIGNMENT A PARKING STRATEGY



Key

- High Speed Train Station and Bus Station
- Temporary Bus Station
- Bus Rapid Transit Route
- Potential Kiss-and-Ride, Taxi, and Bus curbside queuing
- Proposed Street Car Alignment - Phase 1 (one-way)
- Proposed Street Car Alignment - Phase 1 (two-way)
- Proposed Street Car Alignment - Phase 2 (two-way)



WEST ALIGNMENT A TRANSIT STRATEGY

WEST Alignment A

1. Existing Pacific Railroad Depot building retained
2. New office campus around train station
3. 3 new transit parking garages east of station (2 north of station are twins)
4. 2 new transit parking garages west of station (twins)
5. New housing between station and Downtown
6. New housing between station and Chinatown
7. New major street level Retail along Mariposa east of station connecting station to Fulton Mall
8. New minor street level Retail along Mariposa west of station connecting station to F Street
9. New public green east of station terminating Mariposa.

PROGRAM - Low Density Scenario

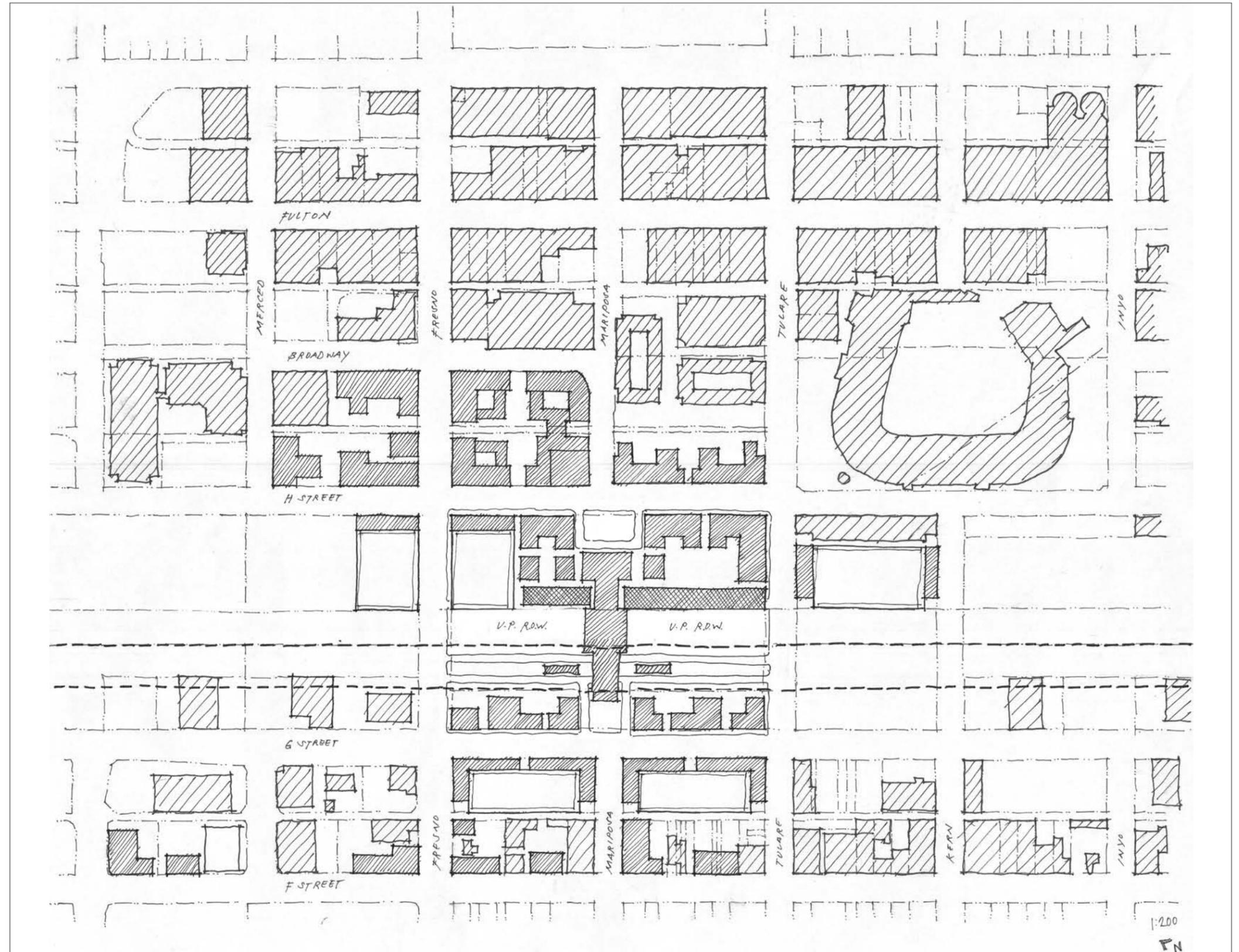
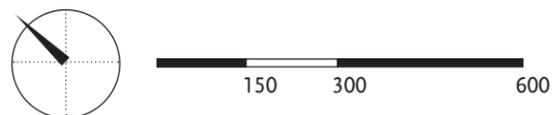
This scenario assumes 2-3 story Residential buildings, 3-4 story Office Buildings, and 5 level Transit Parking Garages. All residential buildings are assumed to be parked within their specific blocks.

	East of Station	West of Station
New Retail	81,000 sf	60,000 sf
New Office	100,000 sf	40,000 sf
New Residential (avg. unit size 1,110 s.f.)	275 units	130 units
New Transit Parking	1,900 spaces	1,000 spaces
Other Public Parking - existing	2,081 spaces	-
- new	500 spaces	-

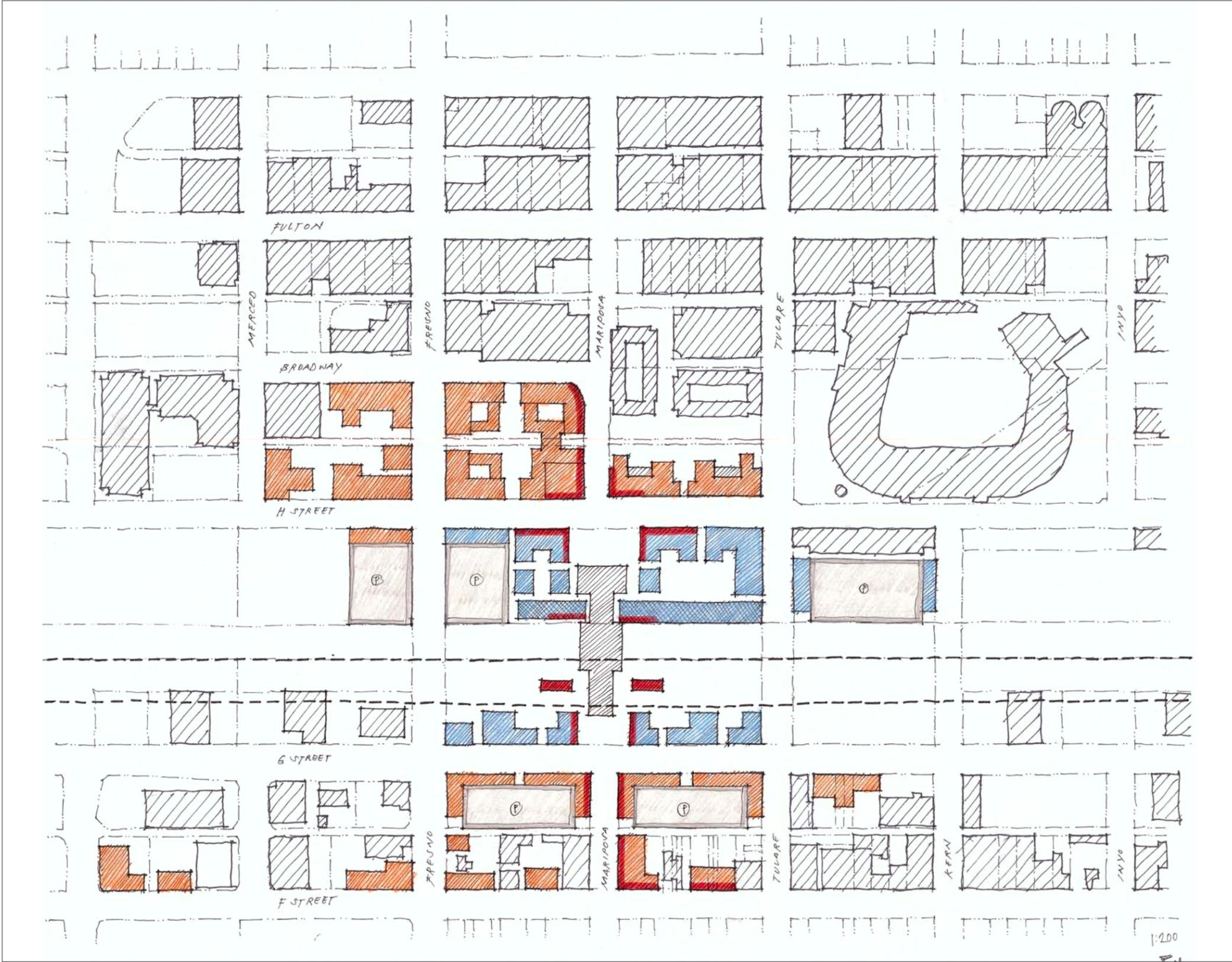
PROGRAM - High Density Scenario

This scenario assumes 3-4 story Residential buildings, 5-8 story Office Buildings, and 5 level Transit Parking Garages. All residential buildings are assumed to be parked within their specific blocks.

	East of Station	West of Station
New Retail	81,000 sf	60,000 sf
New Office	200,000 sf	80,000 sf
New Residential (avg. unit size 1,110 s.f.)	575 units	180 units
New Transit Parking	1,900 spaces	1,000 spaces
Other Public Parking - existing	2,081 spaces	-
- new	500 spaces	-

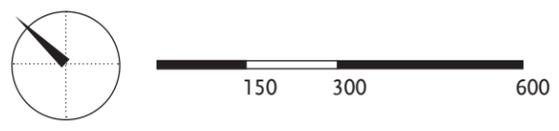


**WEST ALIGNMENT A
FLOOR PLAN**

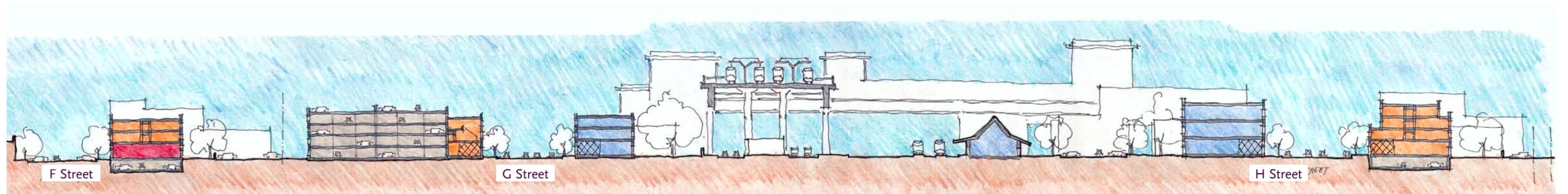


Key

- New Ground Floor Retail
- New Office
- New Residential
- New Parking Garage



**WEST ALIGNMENT A
USE PLAN**



F Street

G Street

H Street

New Mixed Use Building w/ Residential above Retail

New Parking Garage

New Liner Building w/ Office above Retail

New Mixed Use Building w/ Office above Retail

New High Speed Rail Station and Platform

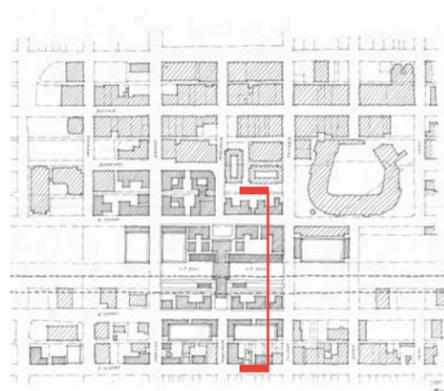
Existing Union Pacific Railroad

Existing Pacific Railroad Depot

New Surface Parking Lot

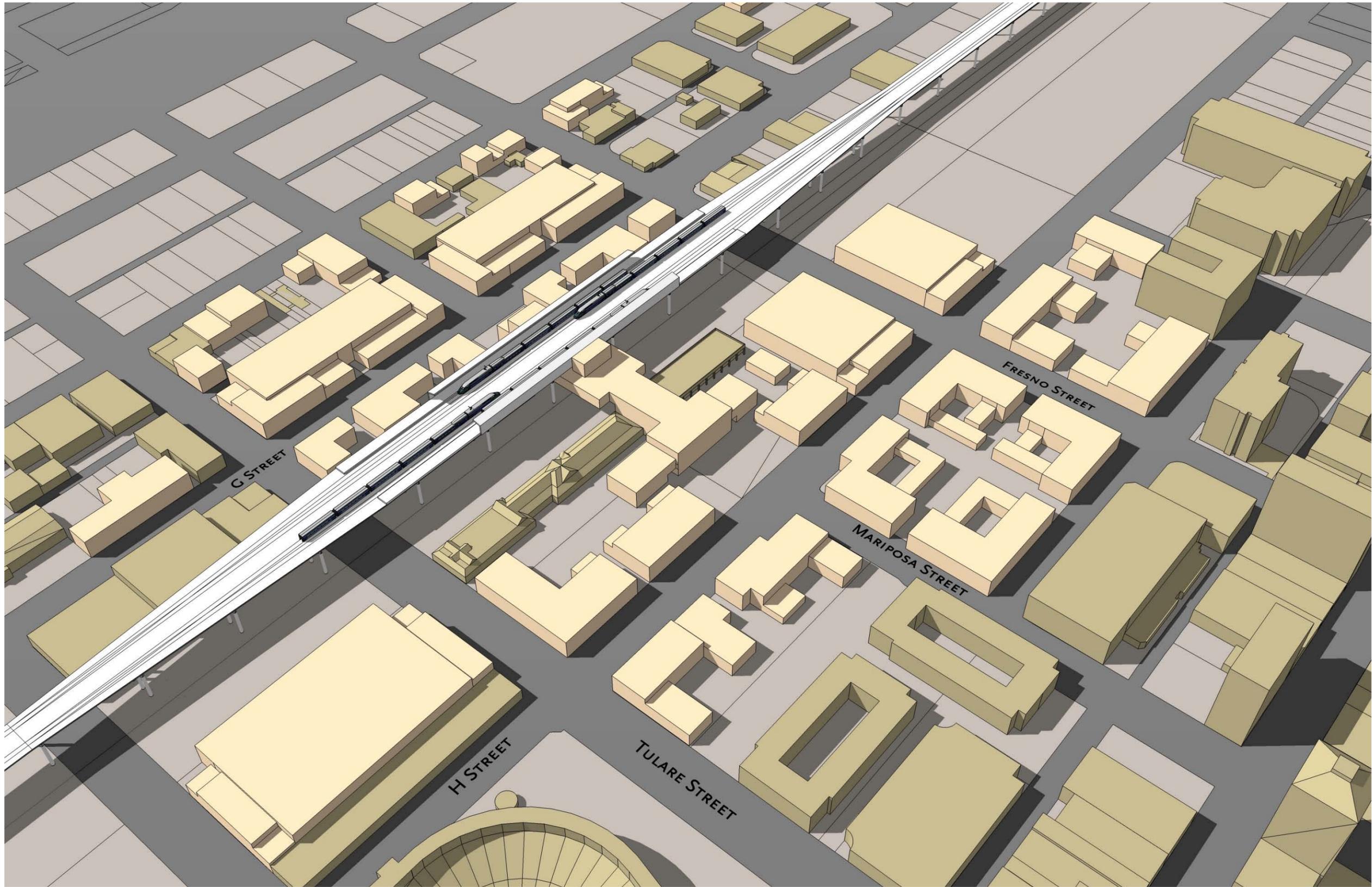
New Mixed Use Building w/ Office above Retail

New Mixed Use Building w/ Residential above Retail



Key

- New Ground Floor Retail
- New Office
- New Residential
- New Parking Garage
- New Flex Space



WEST ALIGNMENT A LOW INTENSITY MASSING

WEST Alignment B

1. Existing Pacific Railroad Depot building retained
2. New office campus around train station
3. 2 new twin transit parking garages east of station
4. 2 new twin transit parking garages west of station
5. New housing between station and downtown
6. New housing between station and Chinatown
7. New major street level Retail along Mariposa east of station connecting station to Fulton Mall
8. New minor street level Retail along Mariposa west of station connecting station to F Street
9. New public green east of station terminating Mariposa.

PROGRAM - Low Density Scenario

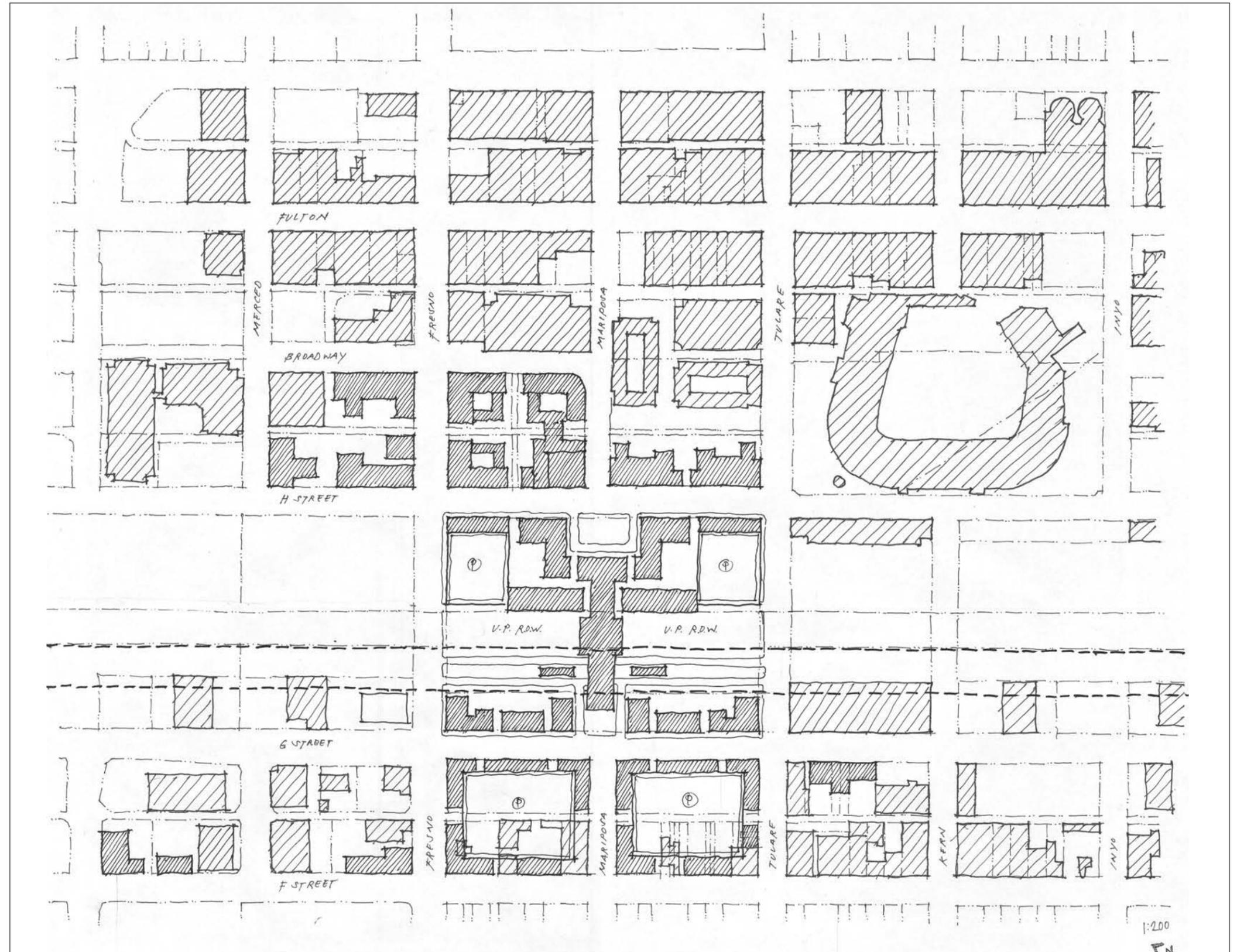
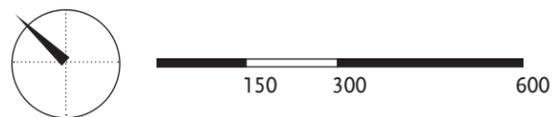
This scenario assumes 2-3 story Residential buildings, 3-4 story Office Buildings, and 5 level Transit Parking Garages. All residential buildings are assumed to be parked within their specific blocks.

	East of Station	West of Station
New Retail	81,000 sf	60,000 sf
New Office	80,000 sf	40,000 sf
New Residential (avg. unit size 1,110 s.f.)	250 units	115 units
New Transit Parking	1,000 spaces	2,000 spaces
Other Public Parking - existing	2,081 spaces	-
- new	500 spaces	-

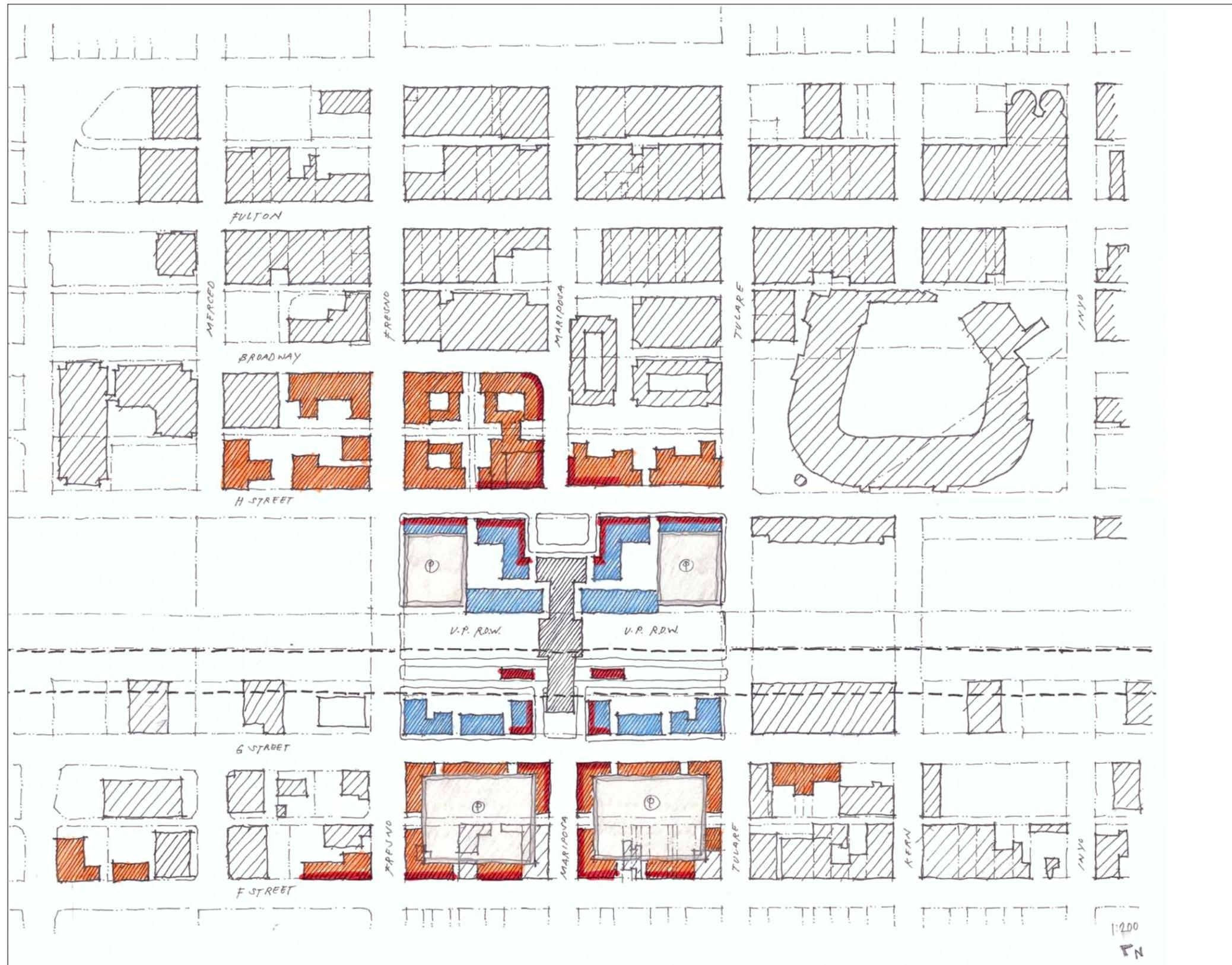
PROGRAM - High Density Scenario

This scenario assumes 3-4 story Residential buildings, 5-8 story Office Buildings, and 5 level Transit Parking Garages. All residential buildings are assumed to be parked within their specific blocks.

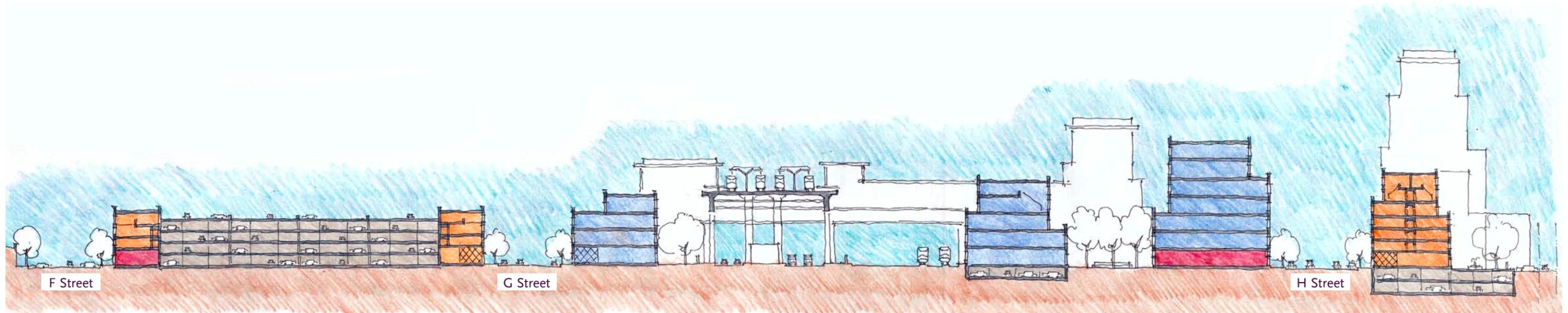
	East of Station	West of Station
New Retail	81,000 sf	60,000 sf
New Office	160,000 sf	80,000 sf
New Residential (avg. unit size 1,110 s.f.)	525 units	160 units
New Transit Parking	1,000 spaces	2,000 spaces
Other Public Parking - existing	2,081 spaces	-
- new	500 spaces	-



**WEST ALIGNMENT B
FLOOR PLAN**



WEST ALIGNMENT B USE PLAN



F Street

G Street

H Street

New Liner Building w/ Residential above Retail

New Parking Garage

New Liner Building w/ Residential above Retail

New Mixed Use Building w/ Office above Retail

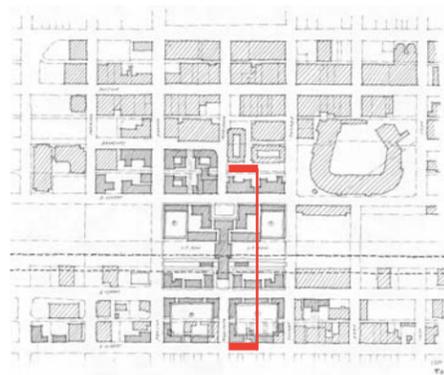
New High Speed Rail Station and Platform

Existing Union Pacific Railroad

New Office

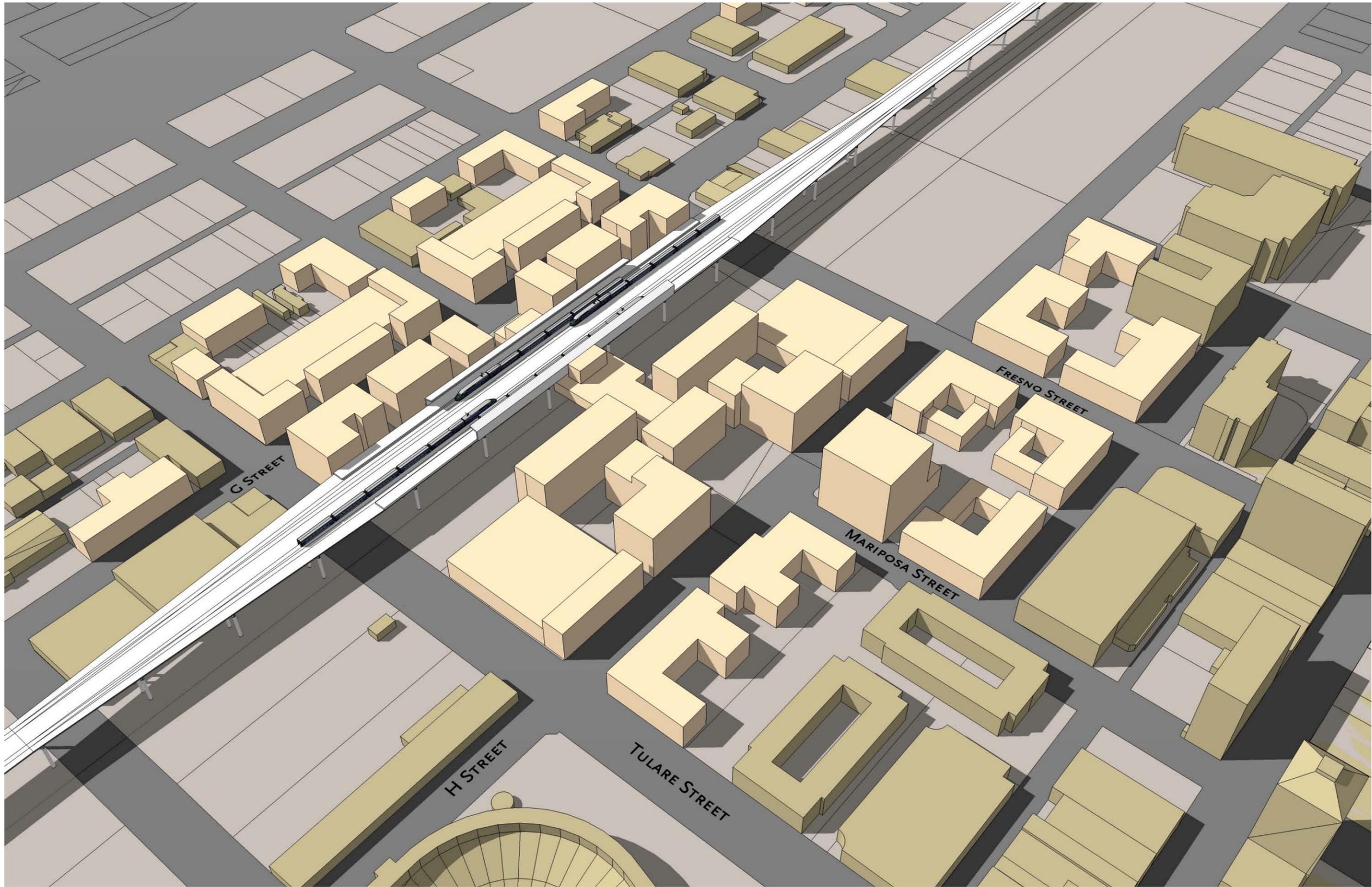
New Mixed Use Building w/ Office above Retail

New Mixed Use Building w/ Residential above Retail



Key

- New Ground Floor Retail
- New Office
- New Residential
- New Parking Garage
- New Flex Space



WEST ALIGNMENT B HIGH INTENSITY MASSING

EAST Alignment A

1. Existing Pacific Railroad Depot building retained
2. New office campus around train station
3. 0 new transit parking garages east of station
4. 4 new transit parking garages west of station (2 twin ones west of G Street)
5. New housing between station and downtown
6. New housing between station and Chinatown
7. New major street level Retail along Mariposa east of station connecting station to Fulton Mall
8. New minor street level Retail along Mariposa west of station connecting station to F Street

PROGRAM - Low Density Scenario

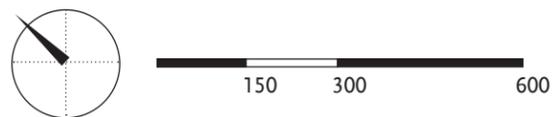
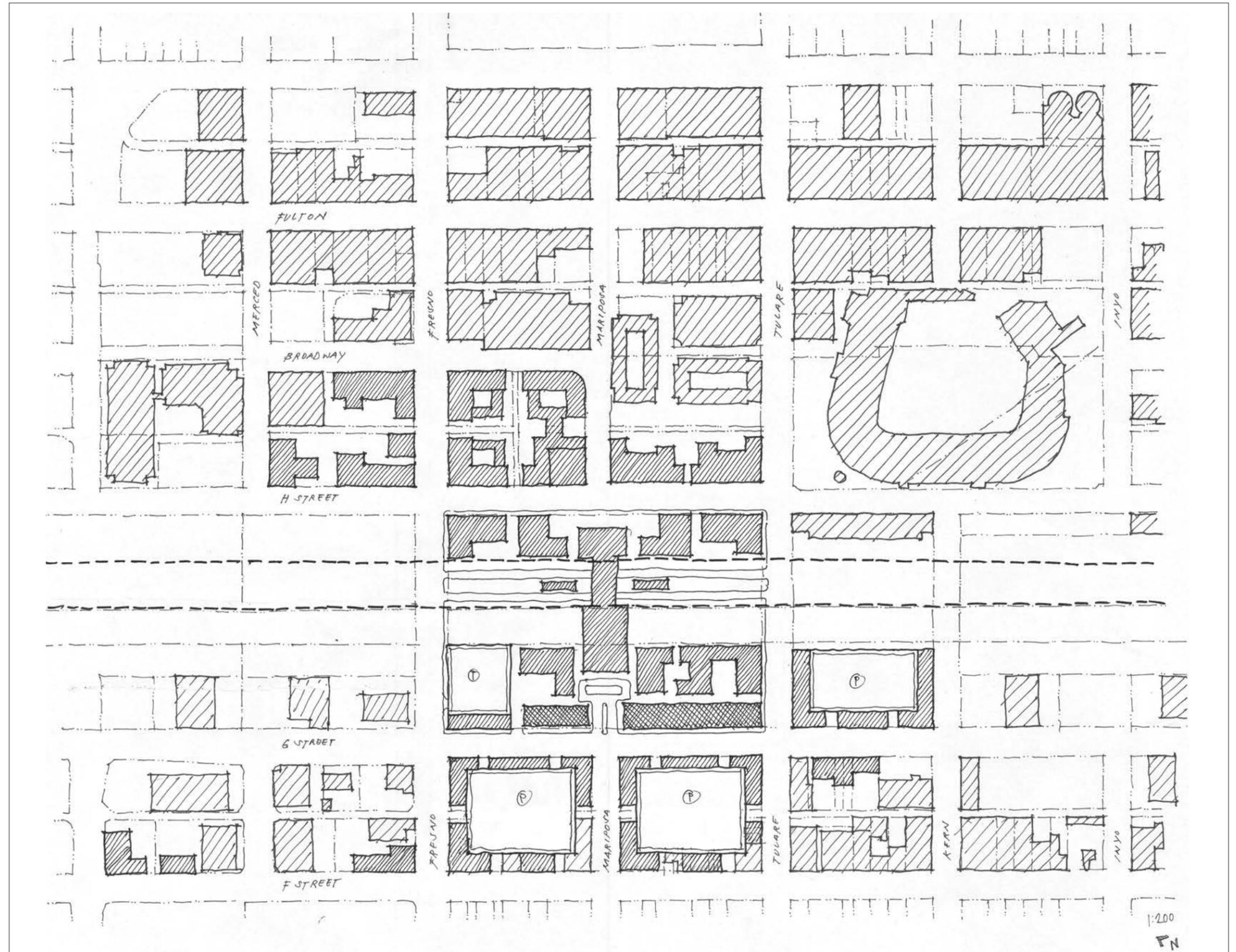
This scenario assumes 2-3 story Residential buildings, 3-4 story Office Buildings, and 5 level Transit Parking Garages. All residential buildings are assumed to be parked within their specific blocks.

	East of Station	West of Station
New Retail	81,000 sf	60,000 sf
New Office	60,000 sf	100,000 sf
New Residential (avg. unit size 1,110 s.f.)	250 units	115 units
New Transit Parking	0 spaces	3,250 spaces
Other Public Parking - existing	2,081 spaces	-
- new	500 spaces	-

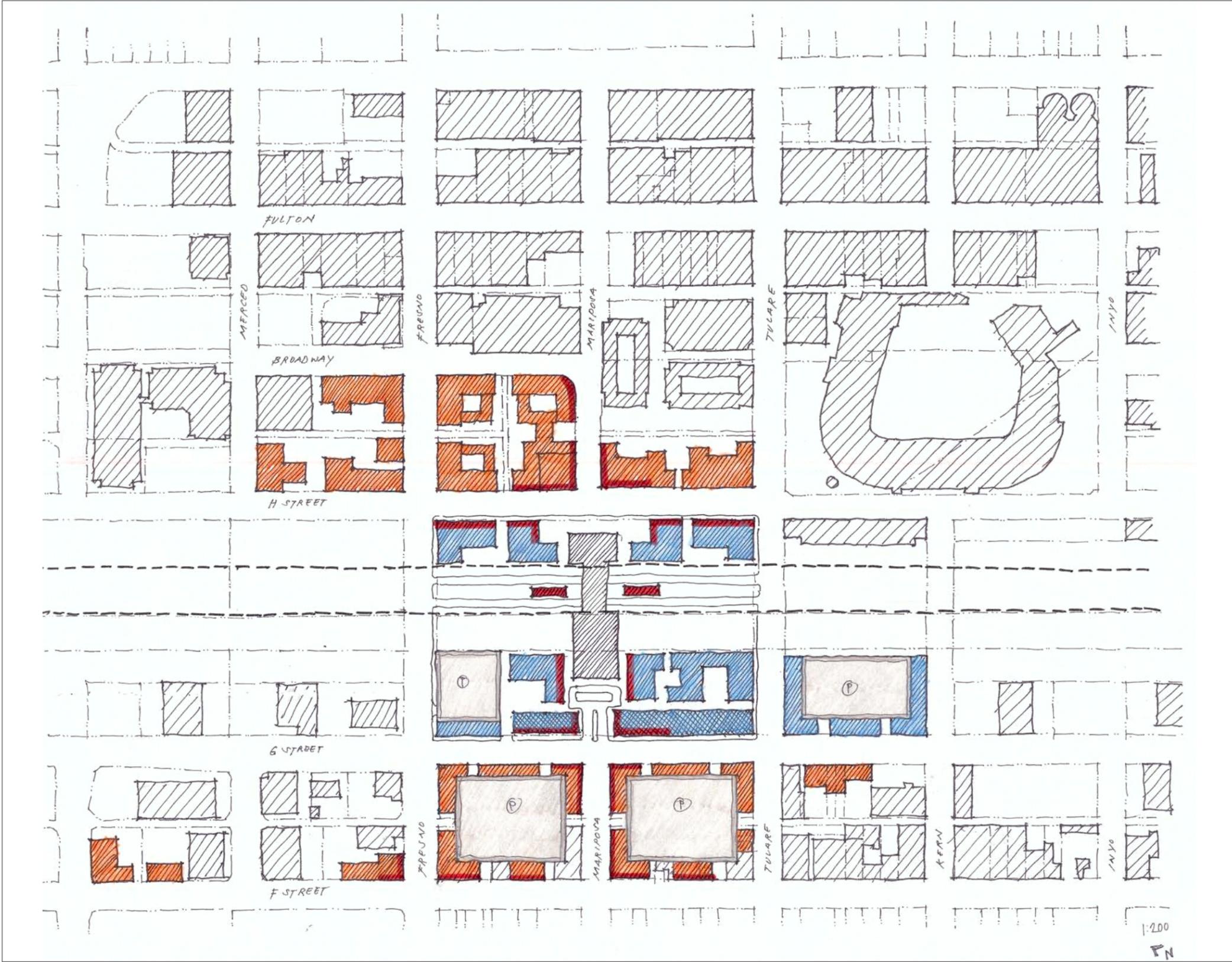
PROGRAM - High Density Scenario

This scenario assumes 3-4 story Residential buildings, 5-8 story Office Buildings, and 5 level Transit Parking Garages. All residential buildings are assumed to be parked within their specific blocks.

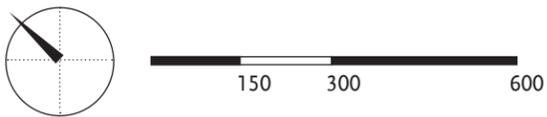
	East of Station	West of Station
New Retail	81,000 sf	60,000 sf
New Office	120,000 sf	200,000 sf
New Residential (avg. unit size 1,110 s.f.)	525 units	160 units
New Transit Parking	0 spaces	3,250 spaces
Other Public Parking - existing	2,081 spaces	-
- new	500 spaces	-



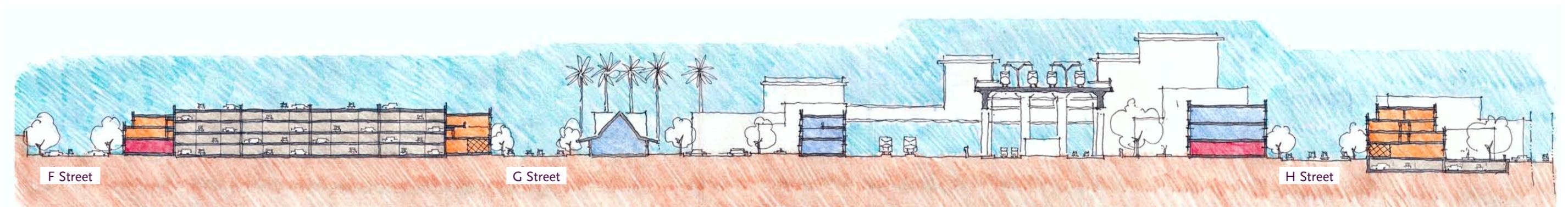
**EAST ALIGNMENT A
FLOOR PLAN**



- Key**
- New Ground Floor Retail
 - New Office
 - New Residential
 - New Parking Garage



EAST ALIGNMENT A USE PLAN



F Street

G Street

H Street

New Liner Building w/ Residential above Retail

New Parking Garage

New Liner Building w/ Residential above Retail

Existing Pacific Railroad Depot

New Surface Parking Lot

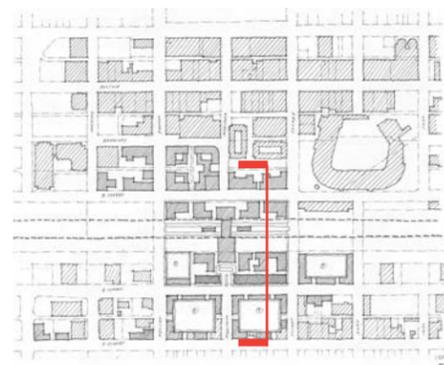
New Office

Existing Union Pacific Railroad

New High Speed Rail Station and Platform

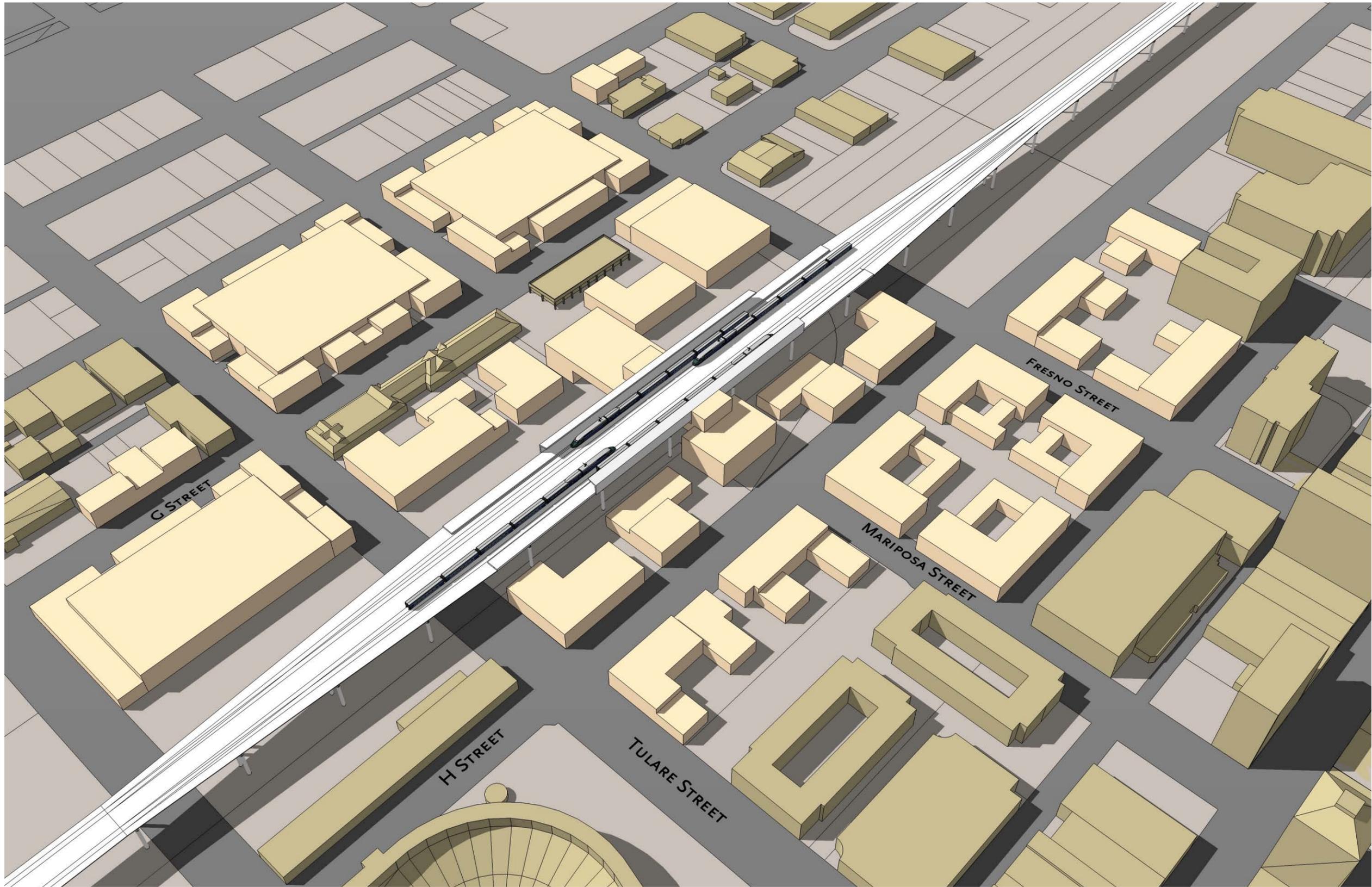
New Mixed Use Building w/ Office above Retail

New Mixed Use Building w/ Residential above Retail



Key

- New Ground Floor Retail
- New Office
- New Residential
- New Parking Garage
- New Flex Space



EAST ALIGNMENT A LOW INTENSITY MASSING

EAST Alignment B

1. Existing Pacific Railroad Depot building retained
2. New office campus around train station
3. 0 new transit parking garages east of station
4. 6 new transit parking garages west of station (2 twin plans)
5. New housing between station and downtown
6. New housing between station and Chinatown
7. New major street level Retail along Mariposa east of station connecting station to Fulton Mall
8. New minor street level Retail along Mariposa west of station connecting station to F Street

PROGRAM - Low Density Scenario

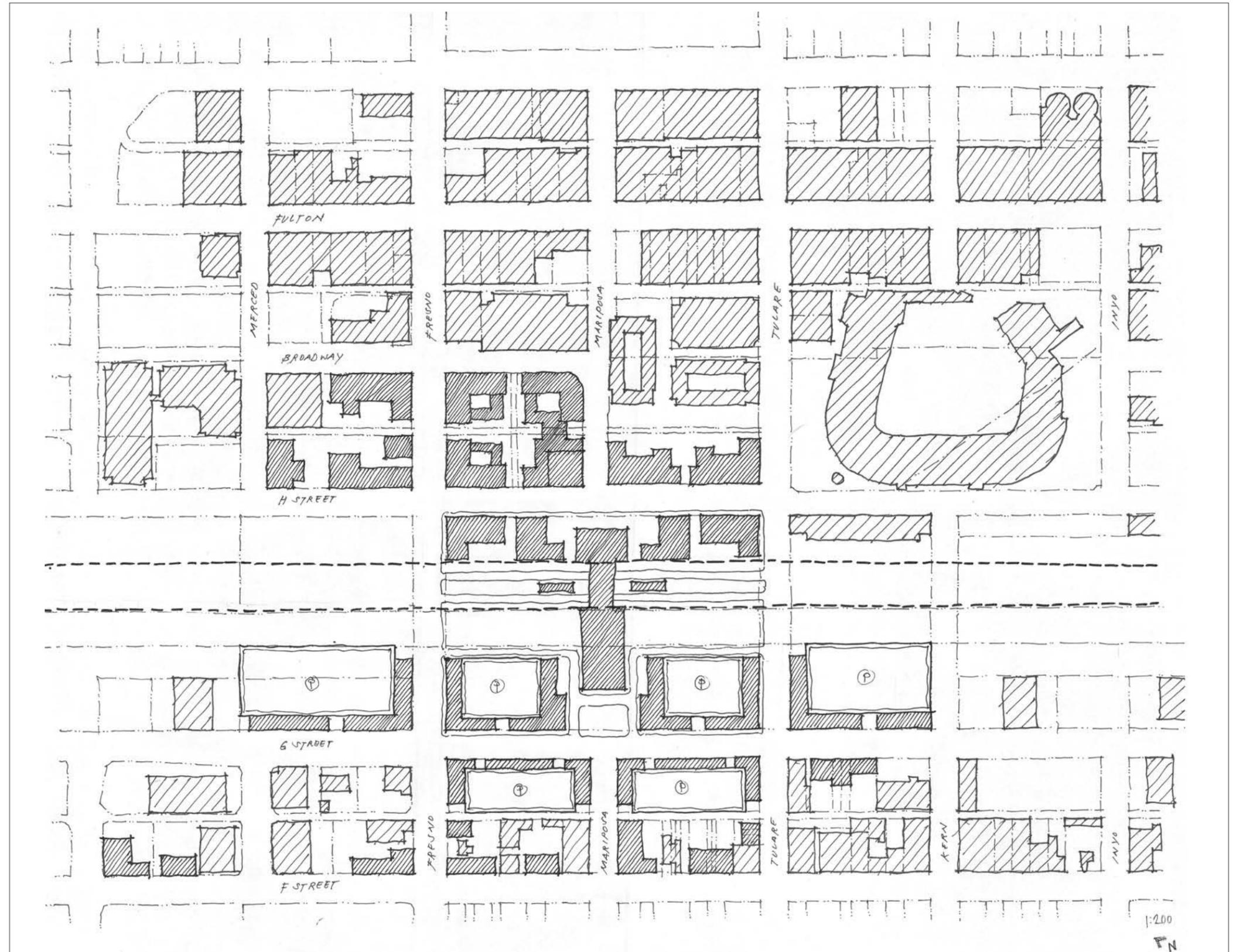
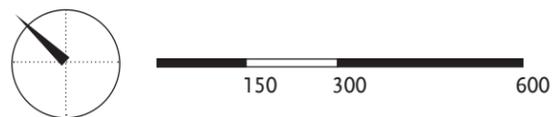
This scenario assumes 2-3 story Residential buildings, 3-4 story Office Buildings, and 5 level Transit Parking Garages. All residential buildings are assumed to be parked within their specific blocks.

	East of Station	West of Station
New Retail	81,000 sf	60,000 sf
New Office	60,000 sf	100,000 sf
New Residential (avg. unit size 1,110 s.f.)	250 units	130 units
New Transit Parking	0 spaces	3,000 spaces
Other Public Parking - existing	2,081 spaces	900 spaces
- new	500 spaces	-

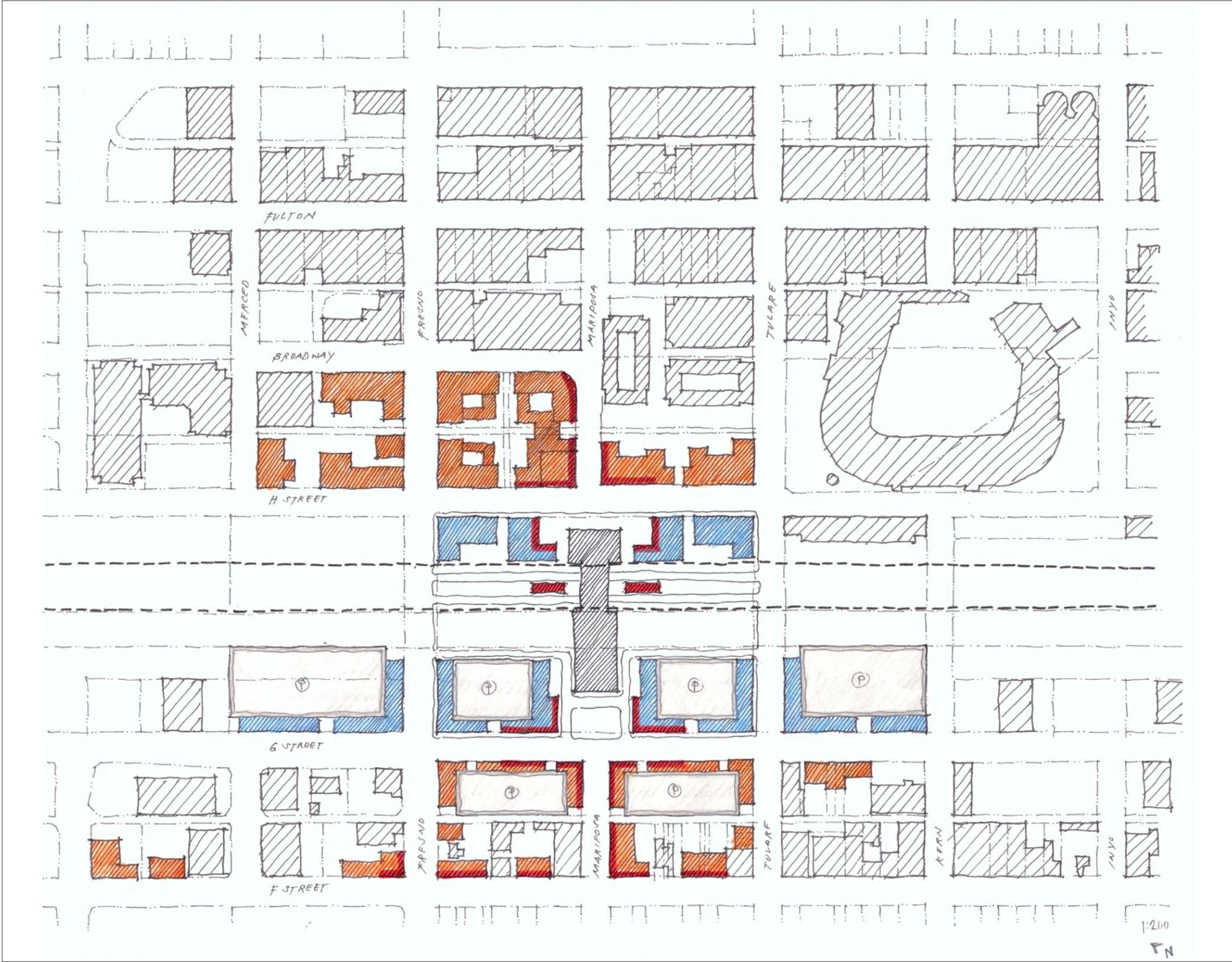
PROGRAM - High Density Scenario

This scenario assumes 3-4 story Residential buildings, 5-8 story Office Buildings, and 5 level Transit Parking Garages. All residential buildings are assumed to be parked within their specific blocks.

	East of Station	West of Station
New Retail	81,000 sf	60,000 sf
New Office	120,000 sf	200,000 sf
New Residential (avg. unit size 1,110 s.f.)	525 units	180 units
New Transit Parking	0 spaces	3,250 spaces
Other Public Parking - existing	2,081 spaces	900 spaces
- new	500 spaces	-



**EAST ALIGNMENT B
FLOOR PLAN**



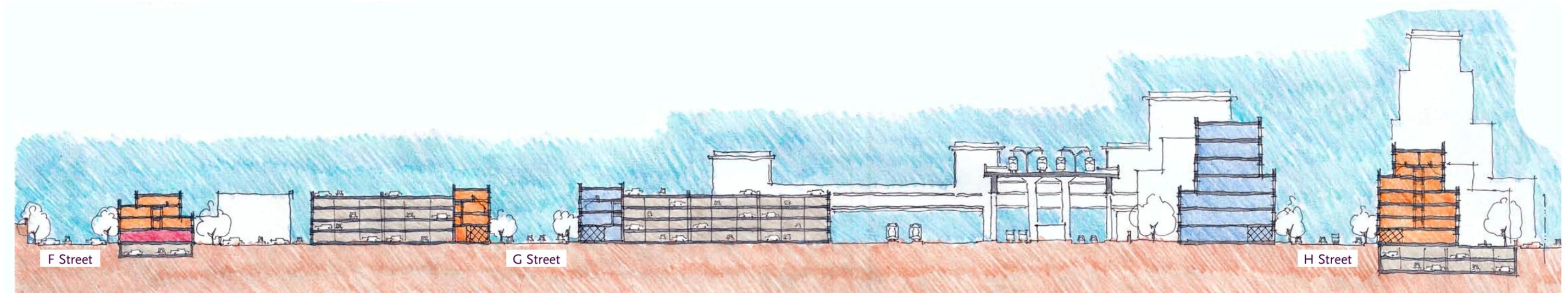
Key

- New Ground Floor Retail
- New Office
- New Residential
- New Parking Garage



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N

EAST ALIGNMENT B USE PLAN



F Street

G Street

H Street

New Mixed Use Building w/ Residential above Retail

New Parking Garage

New Liner Building w/ Residential above Retail

New Liner Building w/ Office above Retail

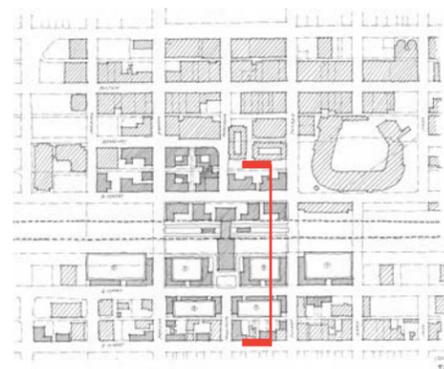
New Parking Garage

Existing Union Pacific Railroad

New High Speed Rail Station and Platform

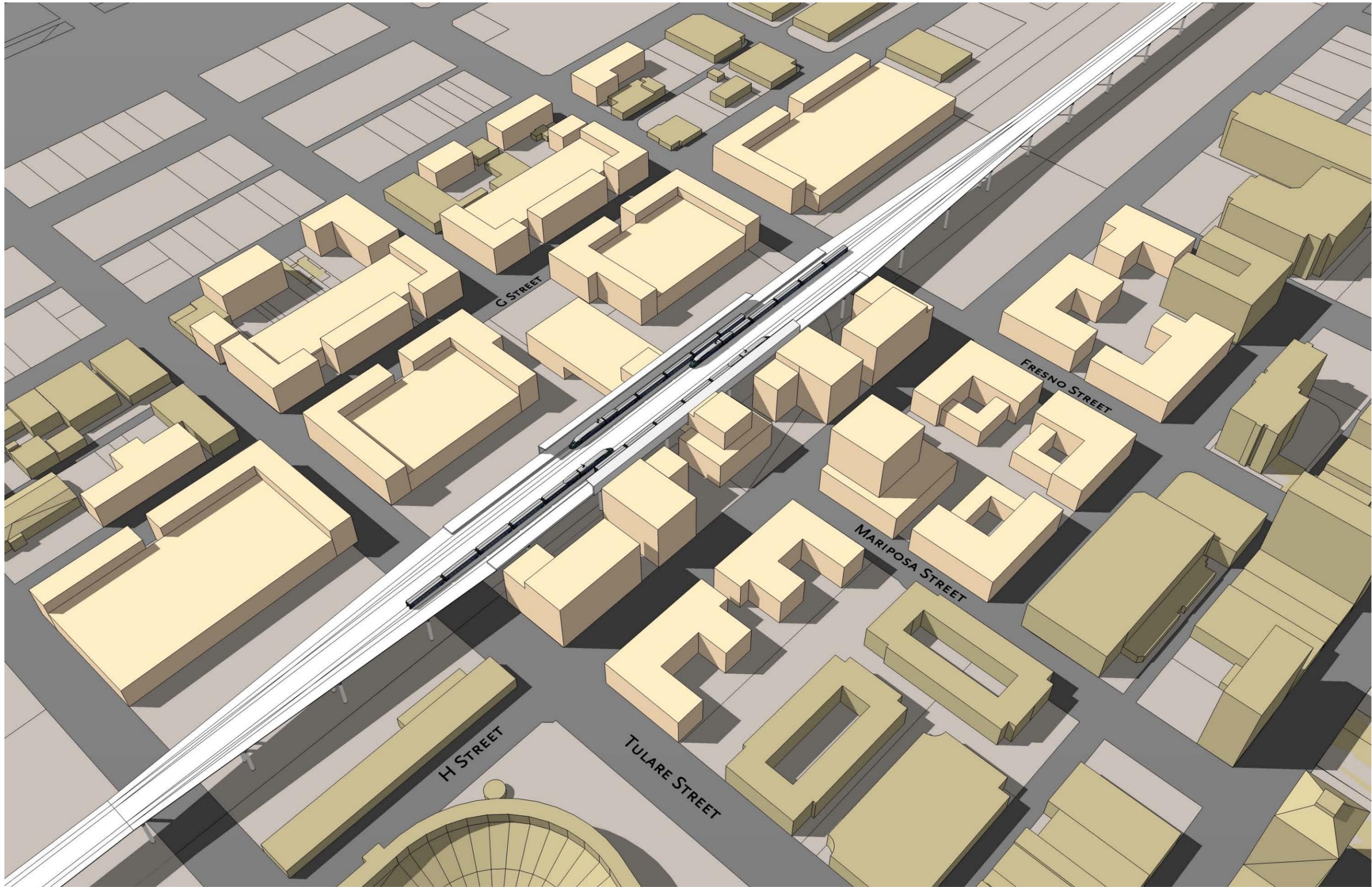
New Mixed Use Building w/ Office above Retail

New Mixed Use Building w/ Residential above Retail



Key

- New Ground Floor Retail
- New Office
- New Residential
- New Parking Garage
- New Flex Space



EAST ALIGNMENT B HIGH INTENSITY MASSING