

Southeast Development Area

Public Workshop #1

May 3, 2022

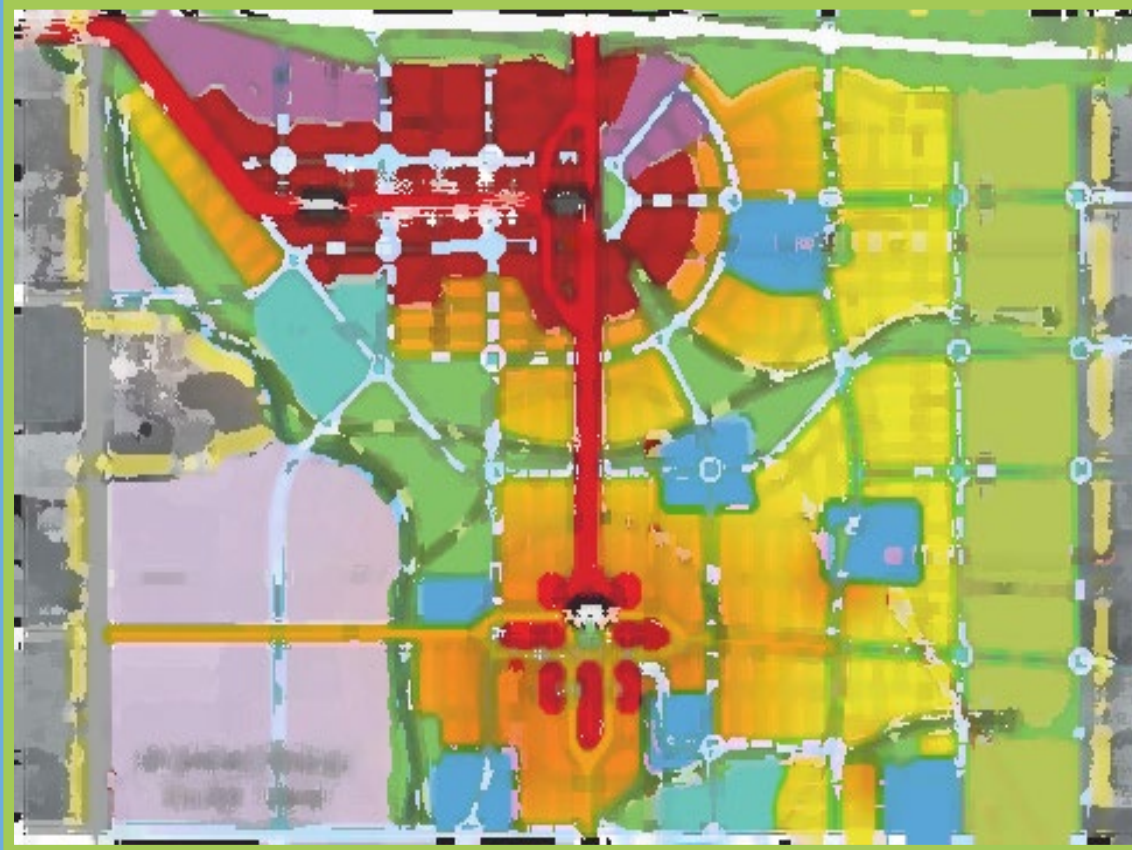


Presentation:

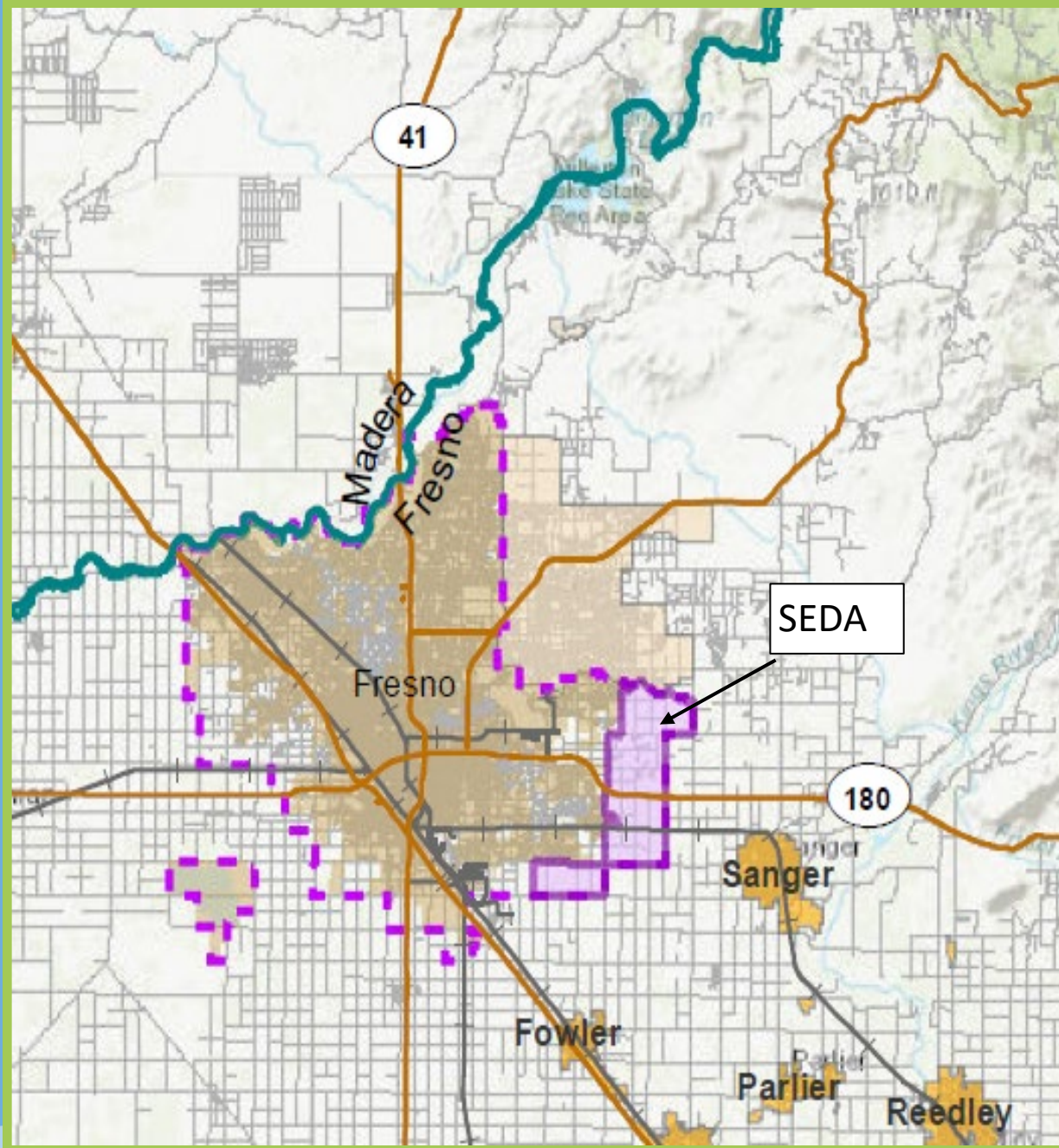
- Why: Background
- What: The Plan
- How: Plan Implementation
- Next steps



Why: Background



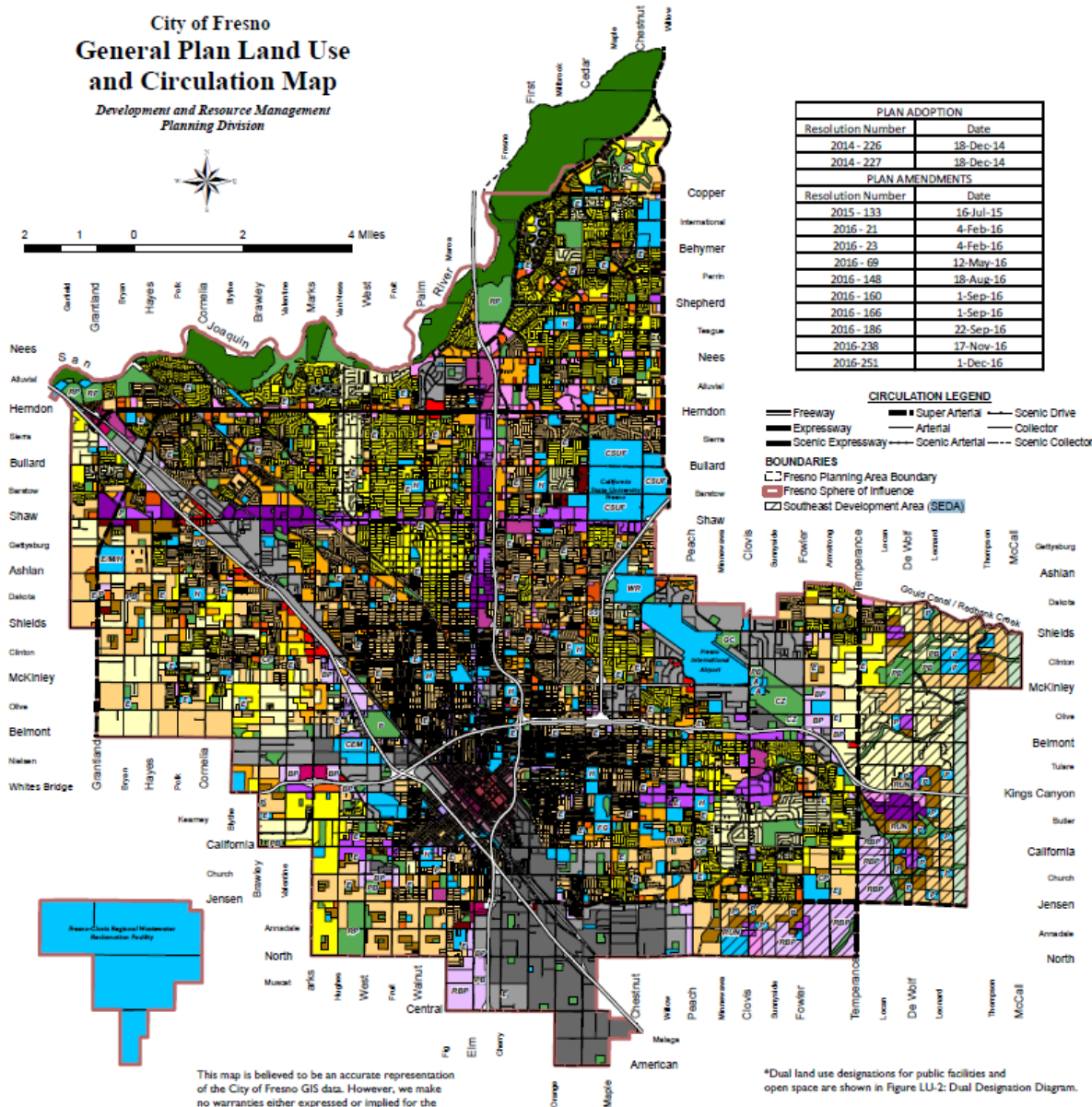
SOUTHEAST DEVELOPMENT AREA



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City of Fresno General Plan Land Use and Circulation Map

Development and Resource Management
Planning Division



- SEDA approved for incorporation into the City in 2006
- Specific Plan and environmental assessment required



SOUTHEAST DEVELOPMENT AREA

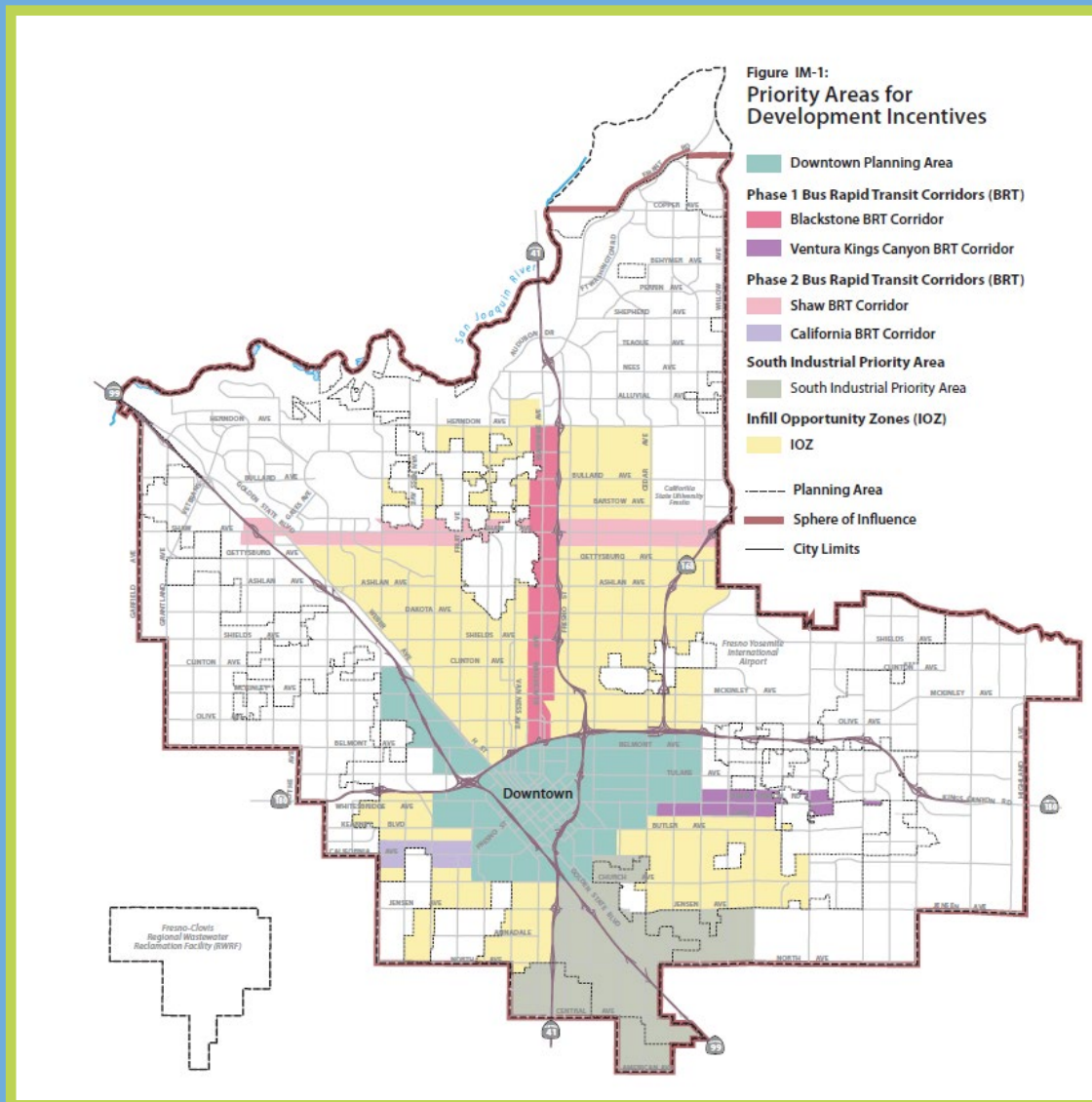


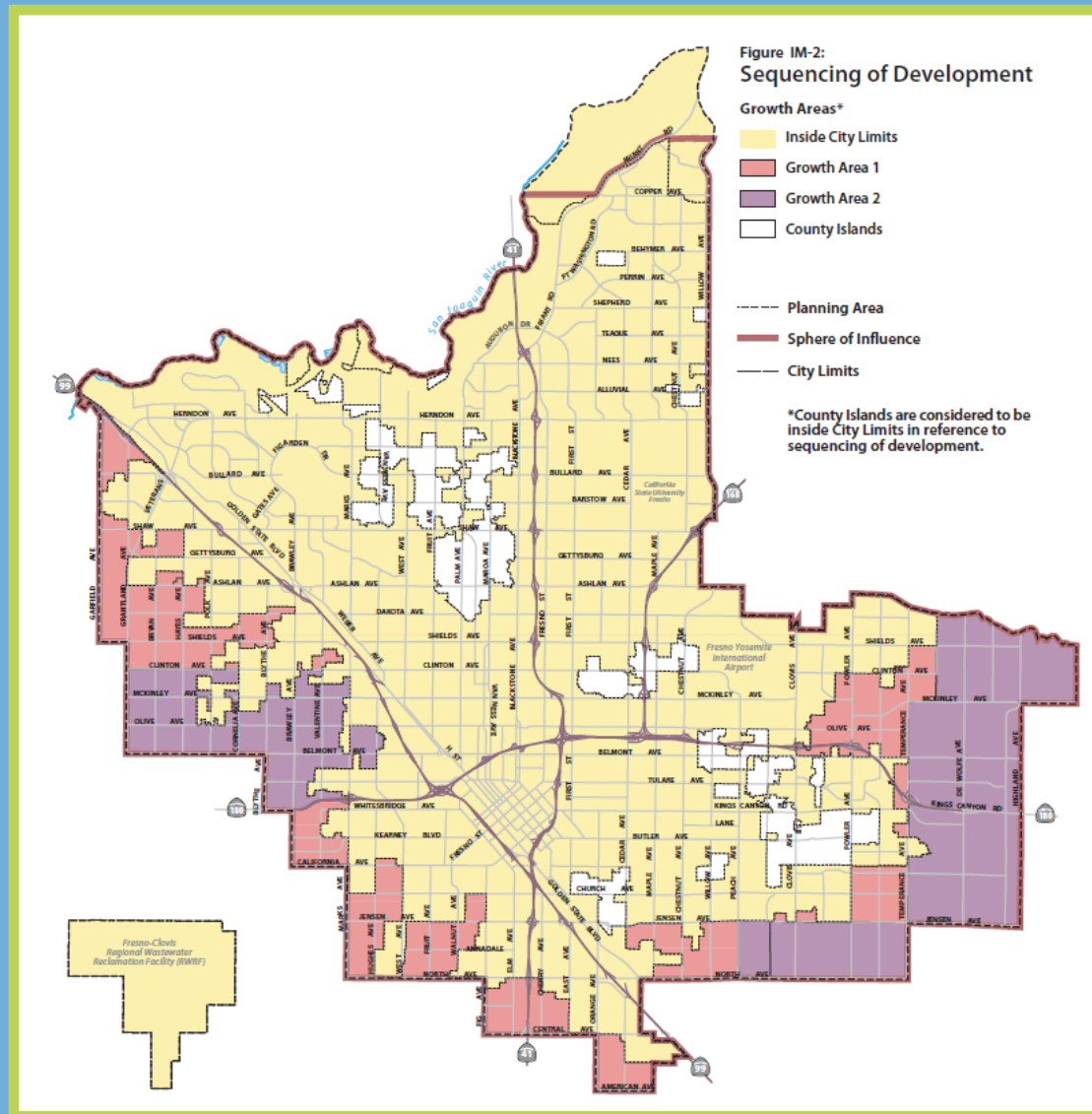
FRESNO General Plan

Adopted:
December 18, 2014

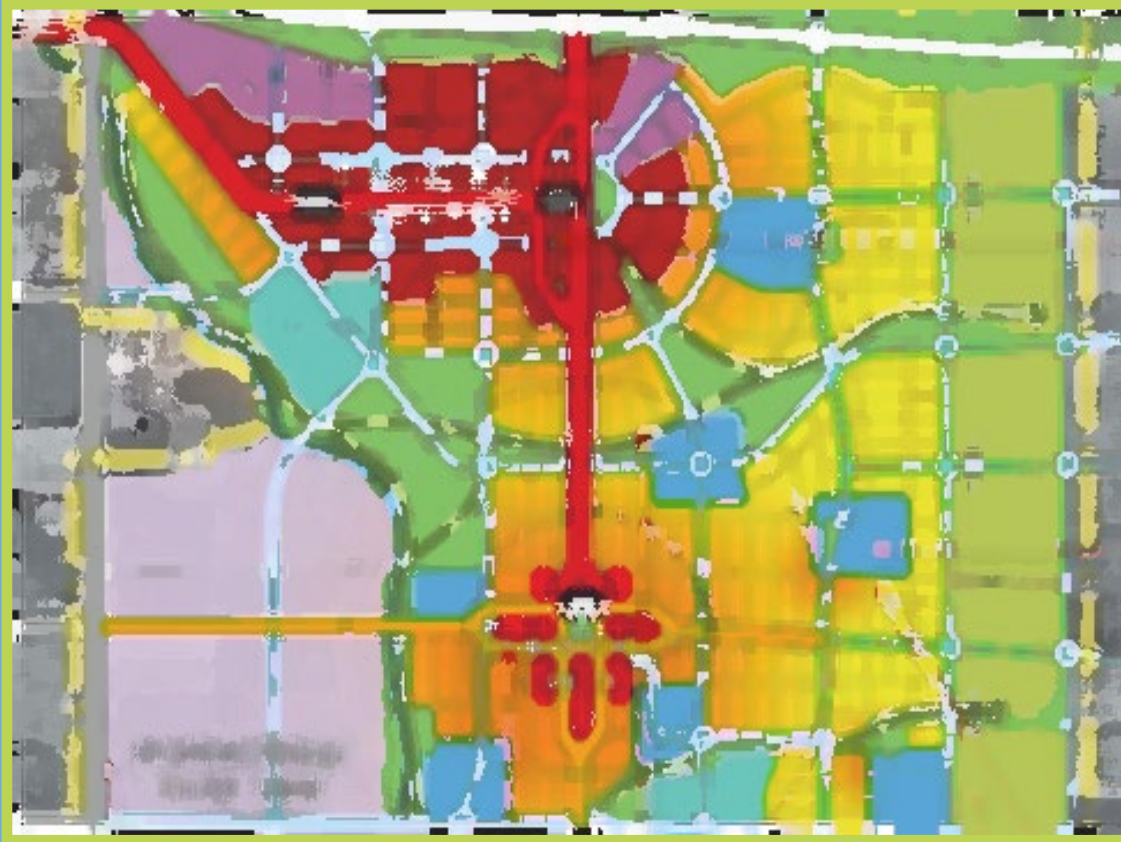
Development and Resource
Management Department
City of
FRESNO 

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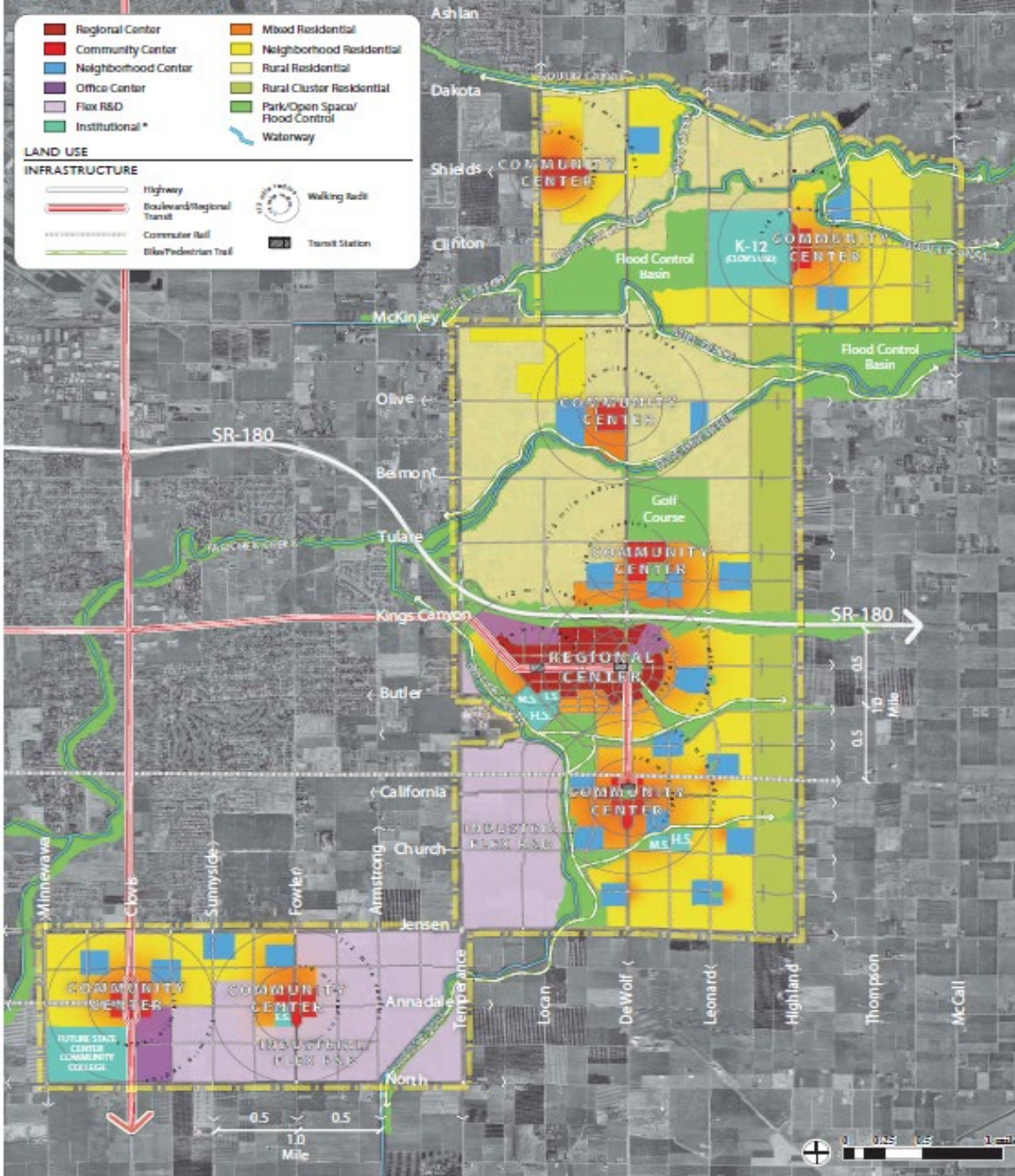




What : The Plan

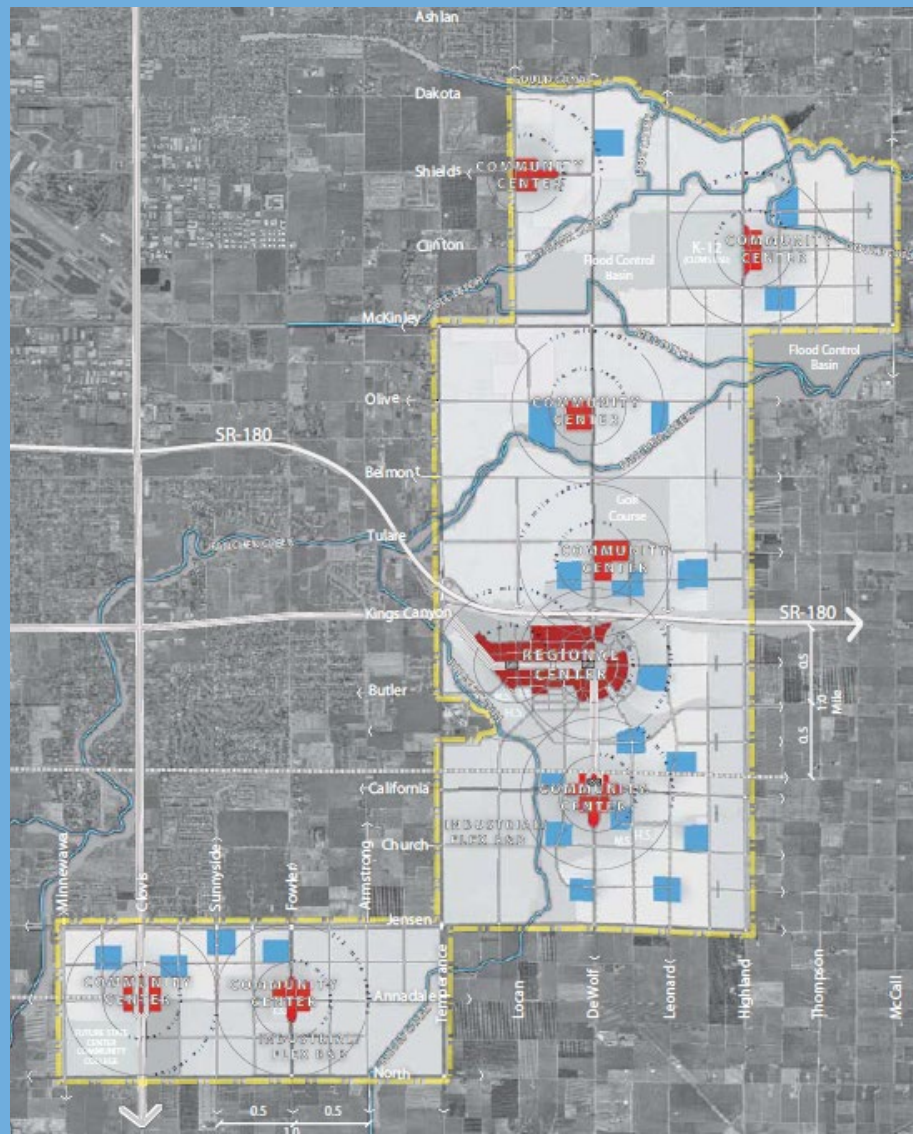


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- 45,000 housing units
- 37,000 jobs
- Phased over 20 years

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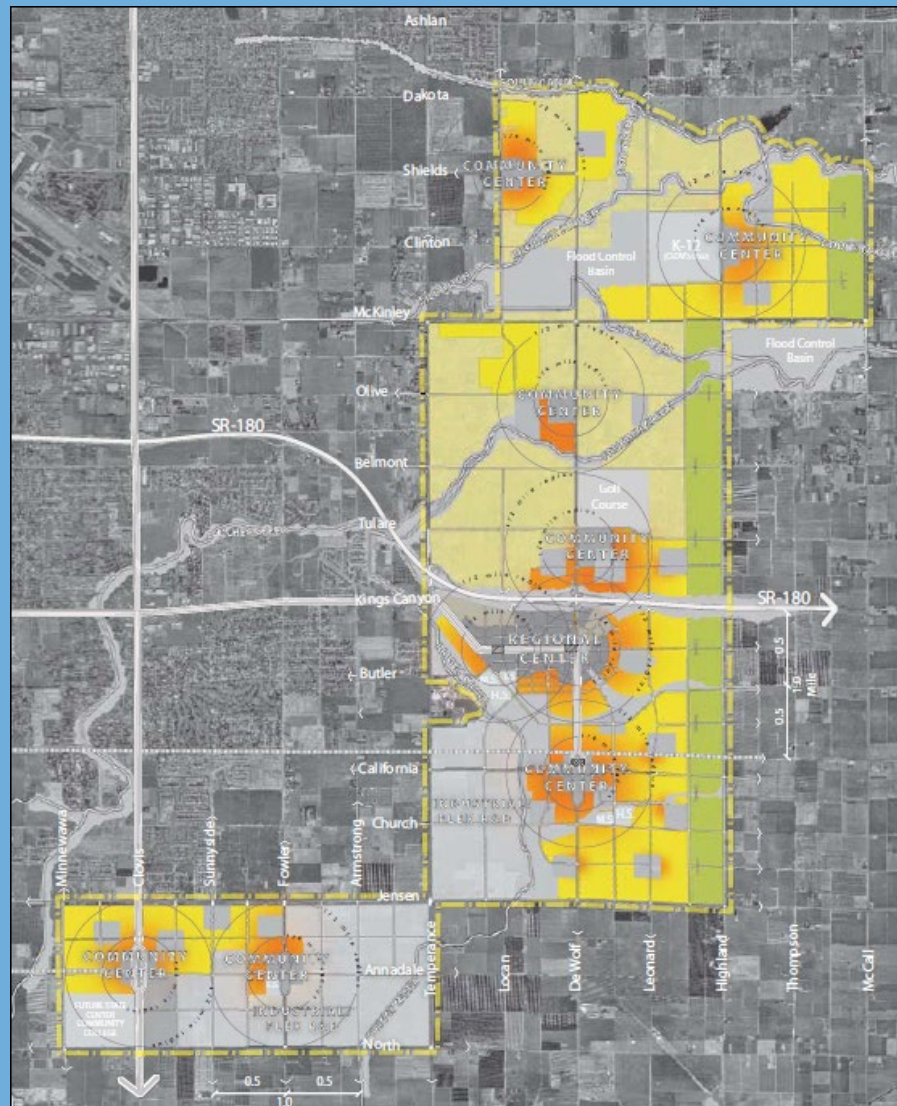
Stapleton (Denver, CO) Town Center Design



San Elijo (San Marcos, CA) Town Center Design



Daybreak (South Jordan, UT) Neighborhood Center Design

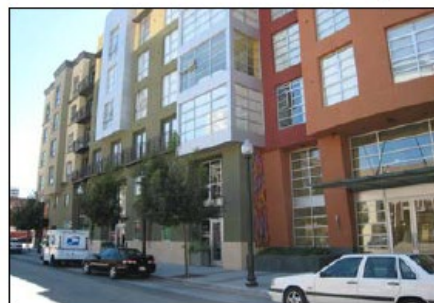


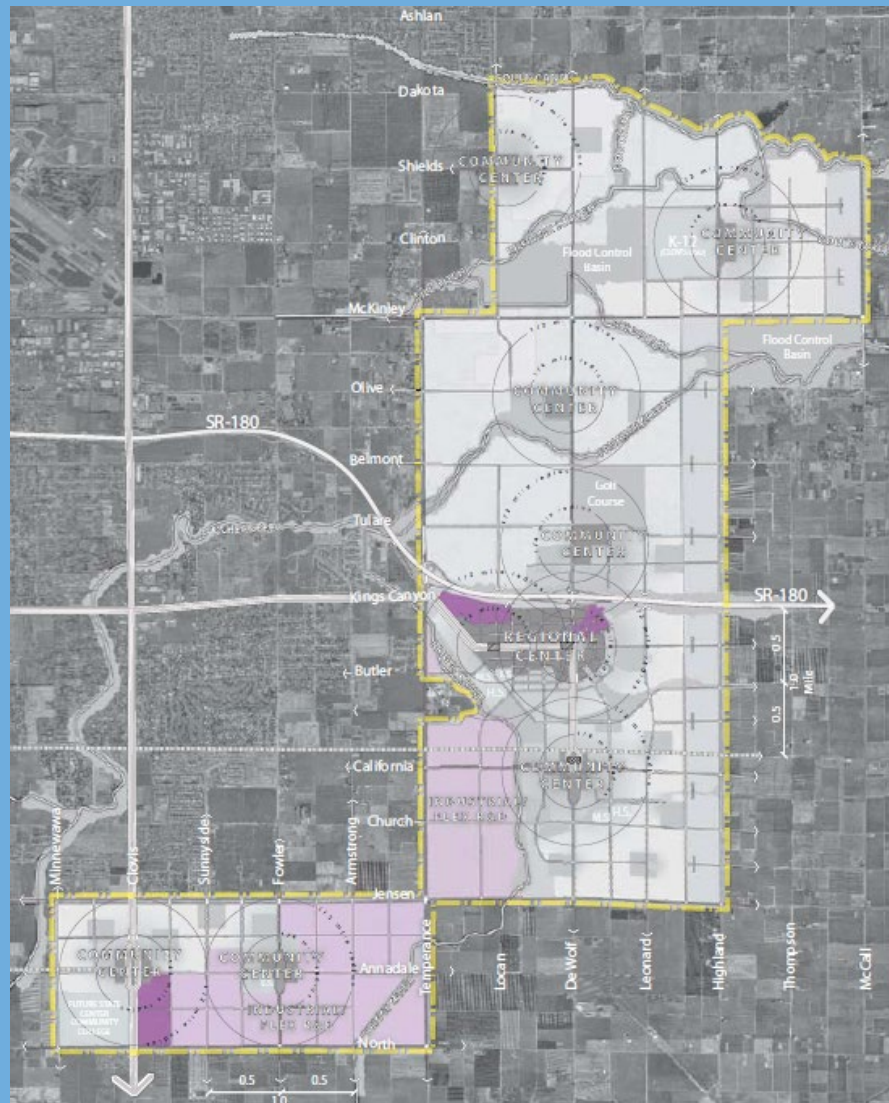
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A Mix of Housing Choices in the SEGA

A variety of single family housing types, as well as townhome and multifamily options, offer choices to a mix of incomes, age groups, and lifestyles.





SOUTHEAST DEVELOPMENT AREA

Office Centers



Flexible Research & Development Areas



Institutional

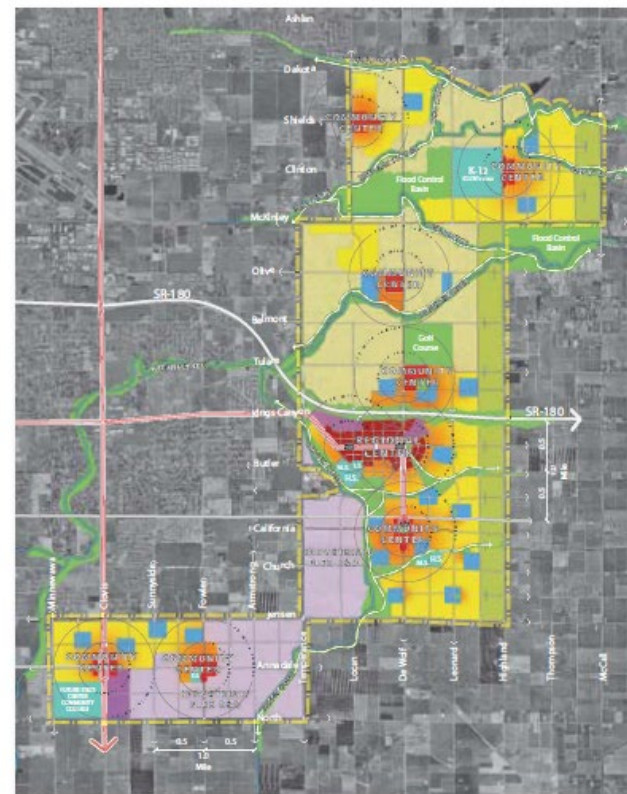
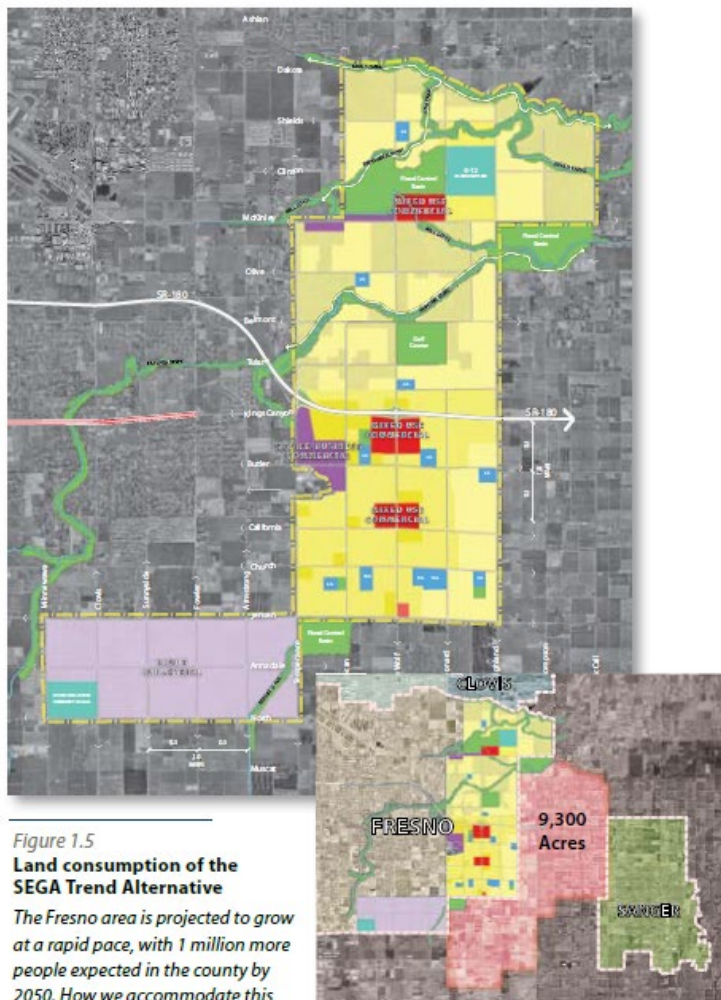


Mixed-Use Centers



Employment Options in the SEGA

The employment districts and mixed-use centers of the SEGA can accommodate a diverse range of employment types and serve to attract emerging innovative industries to Fresno.



Desired Outcomes

1. Fiscal Responsibility
2. Social Equity
3. Environmental Sustainability



Fiscal Responsibility

- Phasing
- Infrastructure
- Maintenance



Social Equity

- Affordable Housing
- Open Space & Schools
- Transportation Options
- Jobs
- Energy-wise

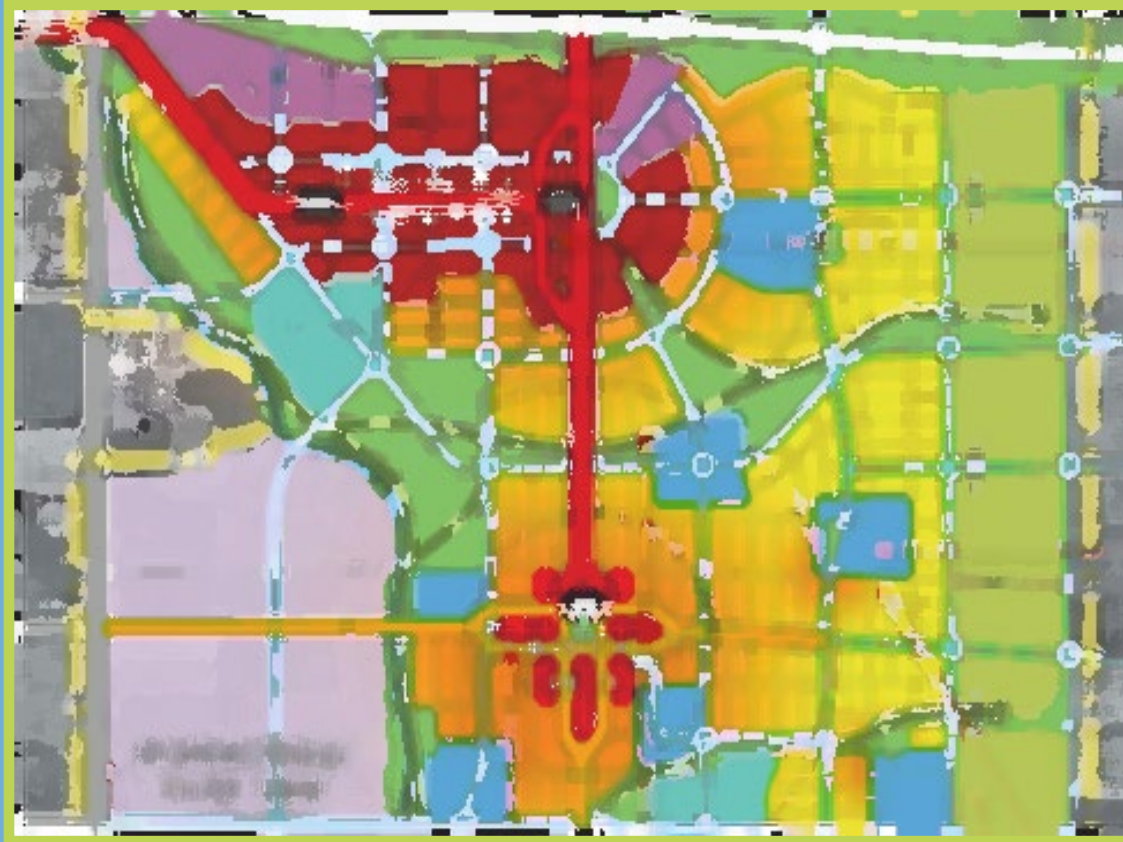


Environmental Sustainability

- Higher Density + complete communities
- Jobs/housing balance
- Active transportation
- Energy and water-wise development



How: Implementation



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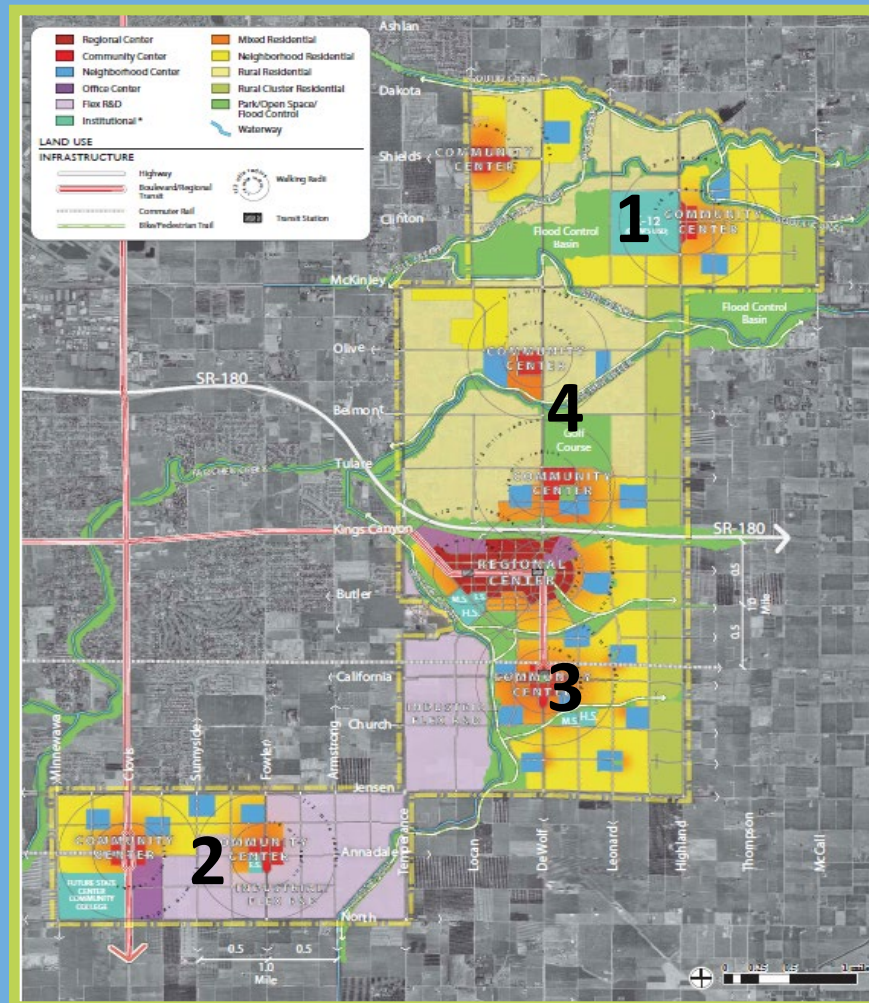
Plan Components

- Specific Plan – Policies and Map
- Environmental Impact Report
- Infrastructure Plan
- Infrastructure Financing Plan
- Development Code Update
- Phasing Plan

How Can You Influence the Plan?

- Policy Ideas
- Phasing Input
- Implementation Ideas





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PUBLIC WORKSHOPS:
SPRING 2022



EIR COMMENT PERIOD:
LATE SUMMER



PLAN RELEASED: SPRING
2022



PLANNING COMMISSION
PUBLIC HEARING (S)-FALL
2022



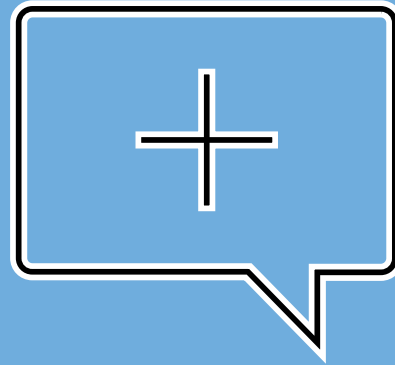
CITY COUNCIL PUBLIC
HEARING (S)-FALL 2022



IMPLEMENTATION: 2023
+

SOUTHEAST DEVELOPMENT AREA

How to Comment



- May 17 Public Workshop
- May 31 Public Workshop
- Comment cards
- Survey – coming soon
- Custom Meetings
- Website



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