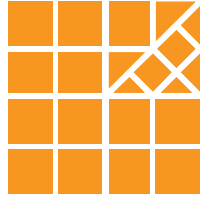
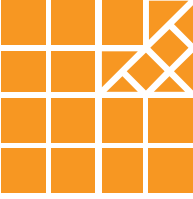


Welcome to Workshop 3



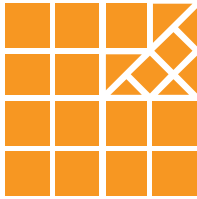
Southwest Fresno Specific Plan and EIR



Tonight's Agenda

- **Welcome and Introductions**
- **Presentation**
 - Other Citywide Planning Efforts
 - Recap of Plan Process
 - Proposed Development Alternatives
- **Clarifying Questions**
- **Choose and Refine Your Preferred Alternative – Small Groups**
- **Small Group Report Back**
- **Next Steps**
- **Public Comment**
- **Adjourn**

Citywide Planning Efforts

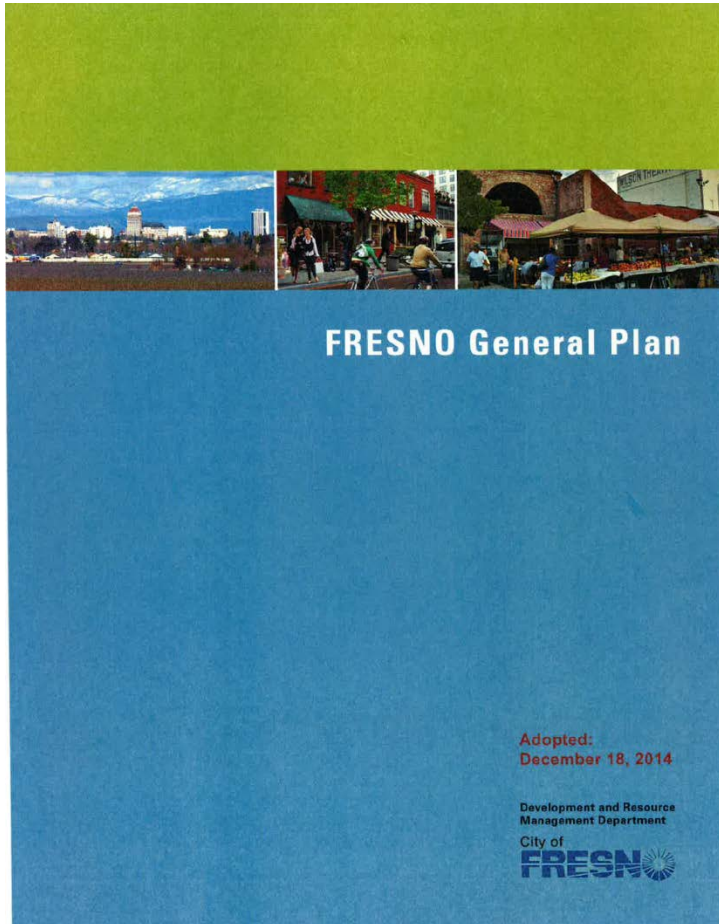
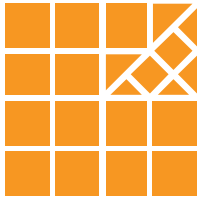


General Plan

**Citywide
Development Code**

**Zoning Map
Update**

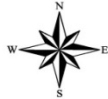
General Plan



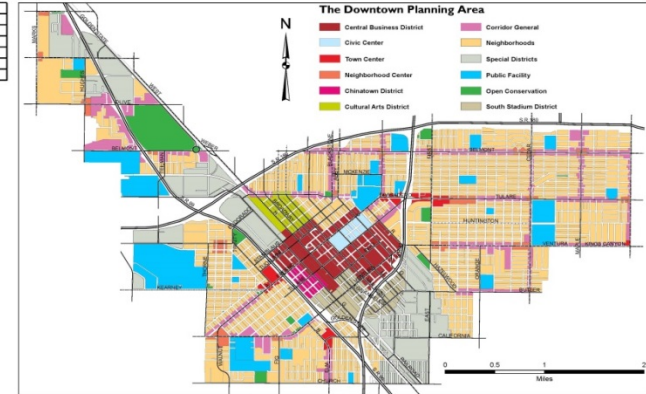
- **Infill development**
- **Complete neighborhoods**
- **Complete Streets**
- **Revitalization of the Downtown and surrounding neighborhoods**
- **Transit oriented development along key corridors**

Adopted December 2014

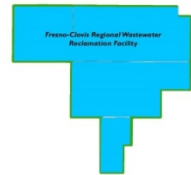
City of Fresno General Plan Land Use and Circulation Map



PLAN ADOPTION	
Resolution Number	Date
2014 - 226	18-Dec-14
2014 - 227	18-Dec-14
PLAN AMENDMENTS	
Resolution Number	Date
2015 - 133	16-Jul-15

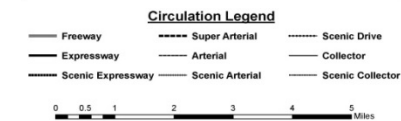


(Proposed downtown land use and circulation classifications are anticipated to be further refined through specific and community plans such as the proposed Fulton Corridor Specific Plan and the Downtown Neighborhoods Community Plan.)

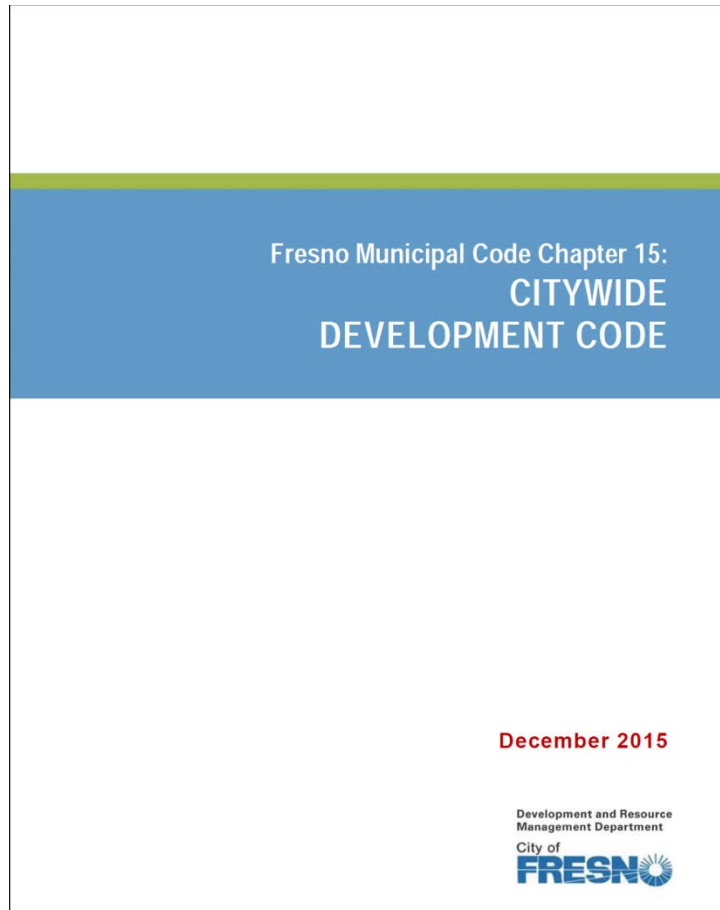
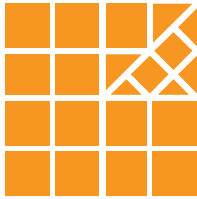


Dual land use designations for public facilities and open space are shown on a supplemental map.

This map is believed to be an accurate representation of the City of Fresno GIS data. However, we make no warranties either expressed or implied for the correctness of this data.



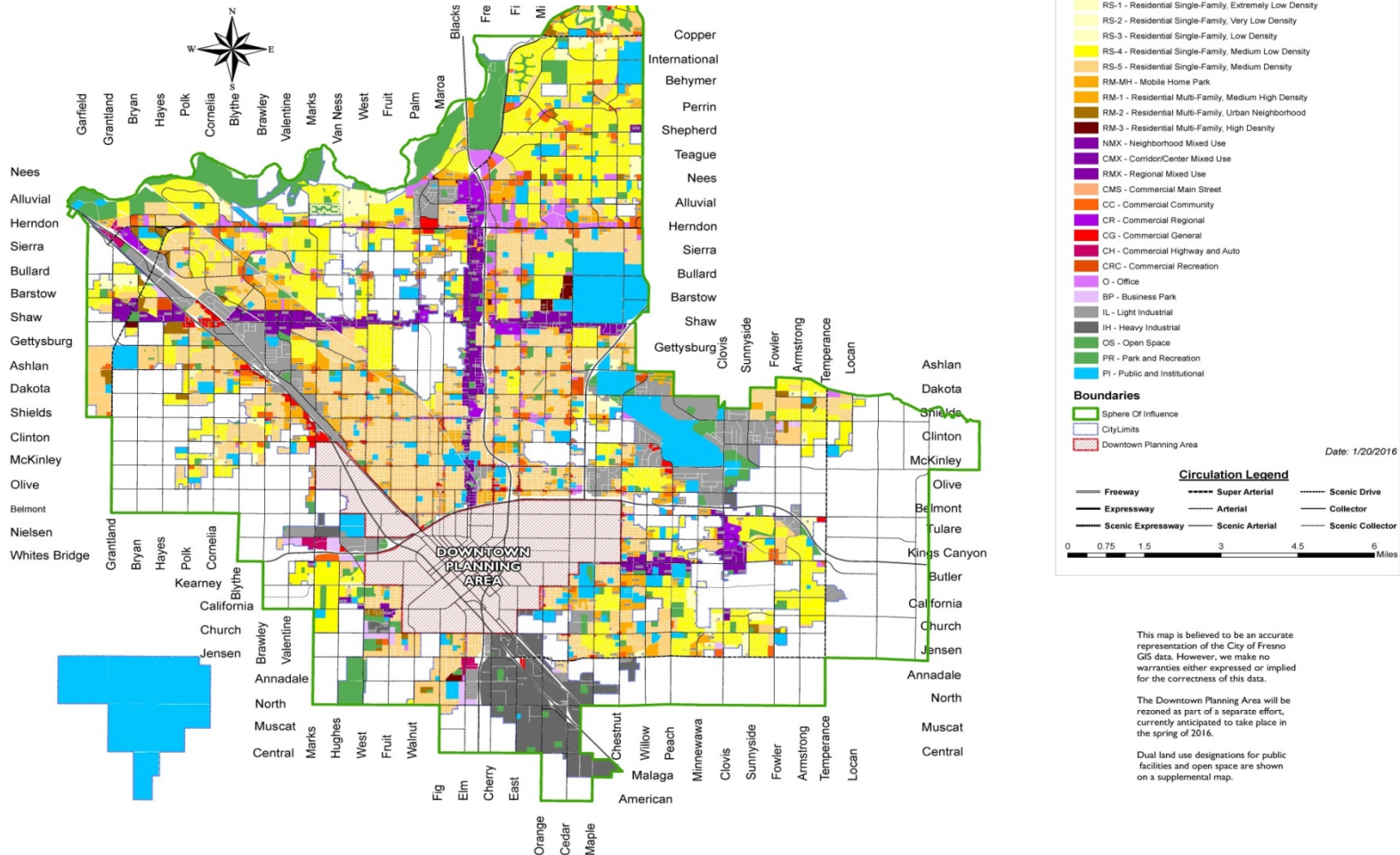
Citywide Development Code



- Includes specific standards for developing property:
- Uses
- Heights
- Setbacks
- Design Standards

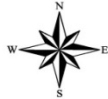
Adopted December 2015

Zoning Map Update

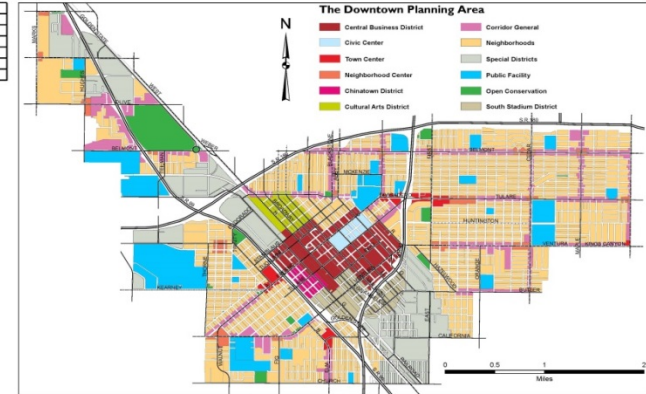


Adopted February 2016

City of Fresno General Plan Land Use and Circulation Map



PLAN ADOPTION	
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2014 - 226	18-Dec-14
2014 - 227	18-Dec-14
PLAN AMENDMENTS	
Resolution Number	Date
2015 - 133	16-Jul-15



(Proposed downtown land use and circulation classifications are anticipated to be further refined through specific and community plans such as the proposed Fulton Corridor Specific Plan and the Downtown Neighborhoods Community Plan.)

LEGEND

- RESIDENTIAL**
 - Low Density (1-3.5 D.U./acre)
 - Medium Low Density (3.6-4 D.U./acre)
 - Medium Density (5.0-12 D.U./acre)
 - Medium High Density (12-16 D.U./acre)
 - Urban Neighborhood (16-30 D.U./acre)
 - High Density (30-45 D.U./acre)
- COMMERCIAL**
 - Main Street
 - Community
 - Recreation
 - General
 - Highway & Auto
 - Regional
- EMPLOYMENT**
 - Office
 - Business Park
 - Regional Business Park
 - Light Industrial
 - Heavy Industrial
- MIXED USE**
 - Corridor/Center Mixed Use
 - Regional Mixed Use
 - Neighborhood Mixed Use
- OPEN SPACE**
 - Clear Zone
 - Commercial-Recreational
 - Community Park
 - Flood Control Project
 - Golf Course
 - Lake, Pond
 - Multi-Use
 - Neighborhood Park
 - Outdoor Environmental education area
 - Open Space
 - Ponding Basin
 - Ponding Basin (Park use)
 - Regional Park
- PUBLIC FACILITIES**
 - Public/Quasi-public Facility
 - Special School
 - Elementary School
 - Elementary & Middle School
 - Elementary, Middle & High School
 - Middle School
 - High School
 - College
 - School with Park
 - Airport
 - Cemetery
 - Church
 - Community Activity Center
 - Convalescent Hospital
 - Fairgrounds
 - Fire Station
 - Government Offices
 - Hospital
 - Medical Center
 - Neighborhood Center
 - PG & E Substation
 - Police Dressing Station
 - Water Recharge Basin
 - Waste Water Treatment Facility
- BUFFER**
 - Buffer
- BOUNDARIES**
 - Existing Fresno Sphere of Influence
 - Fresno Planning Boundary
 - Downtown Neighborhoods
 - Southeast Development Area (SEDA)

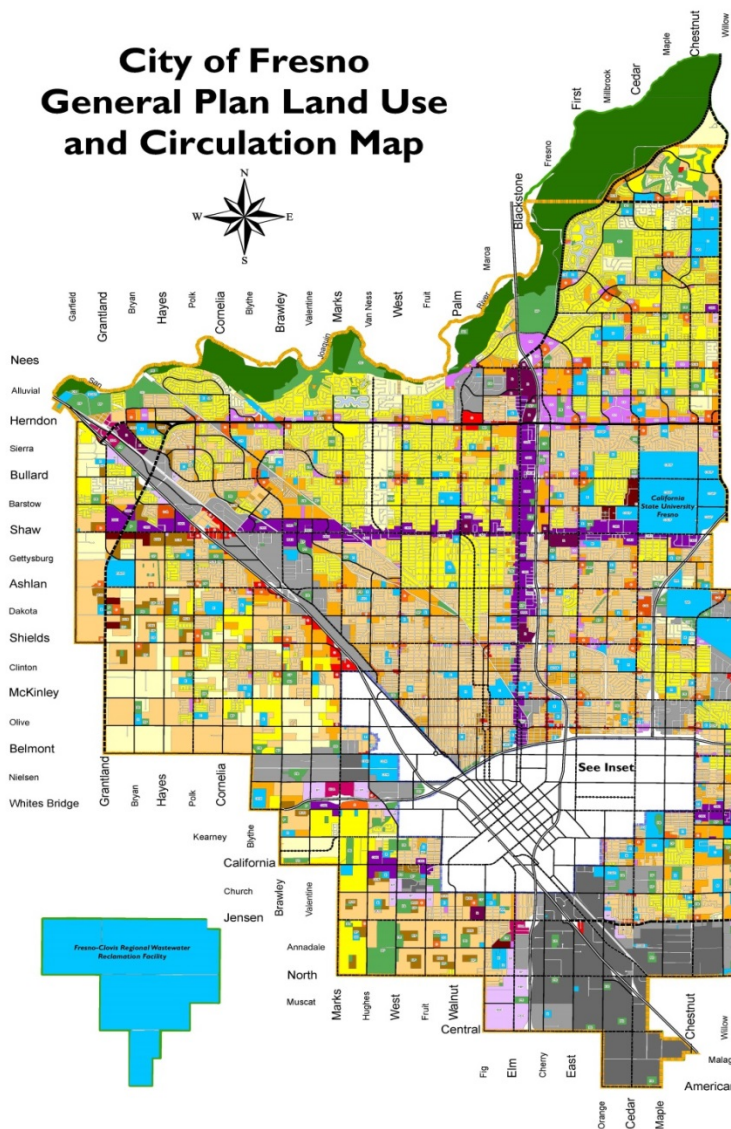
v. 12/30/2015

Circulation Legend

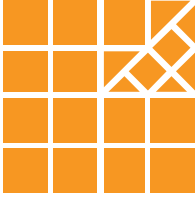
- Freeway
- Expressway
- Scenic Expressway
- Super Arterial
- Arterial
- Scenic Arterial
- Scenic Drive
- Collector
- Scenic Collector



Dual land use designations for public facilities and open space are shown on a supplemental map.
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Citywide Planning Efforts



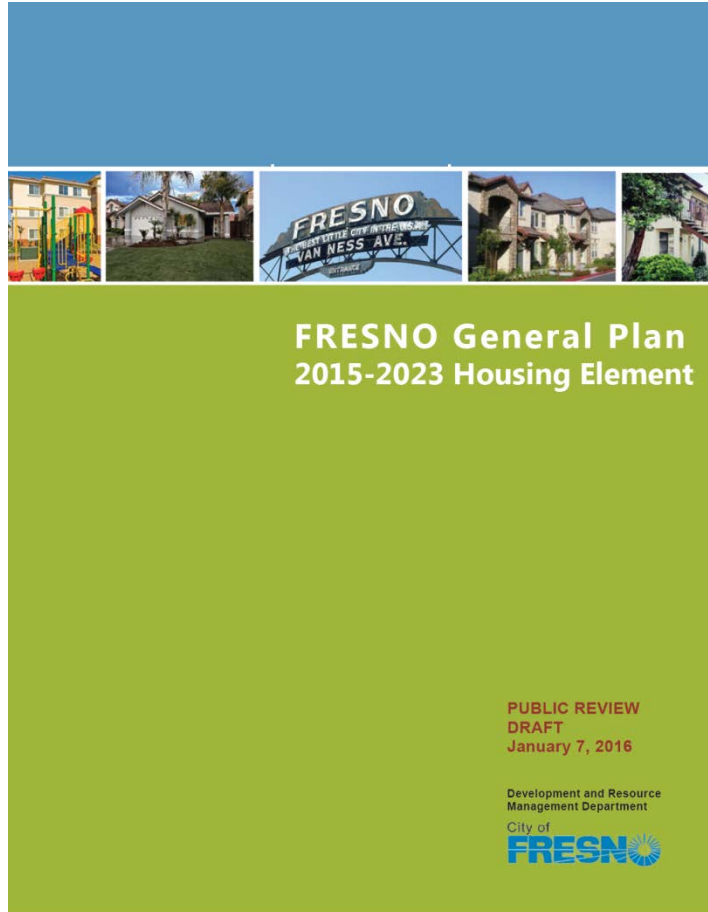
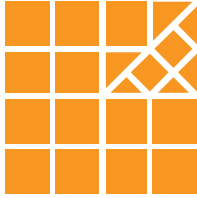
General Plan

Housing Element Update

**Citywide
Development Code**

**Zoning Map
Update**

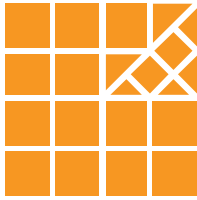
Housing Element



- A Chapter of the General Plan
- Housing Plan for the next 8 years
- Public Comment period ends on February 29, 2016

Adoption expected in March/April 2016

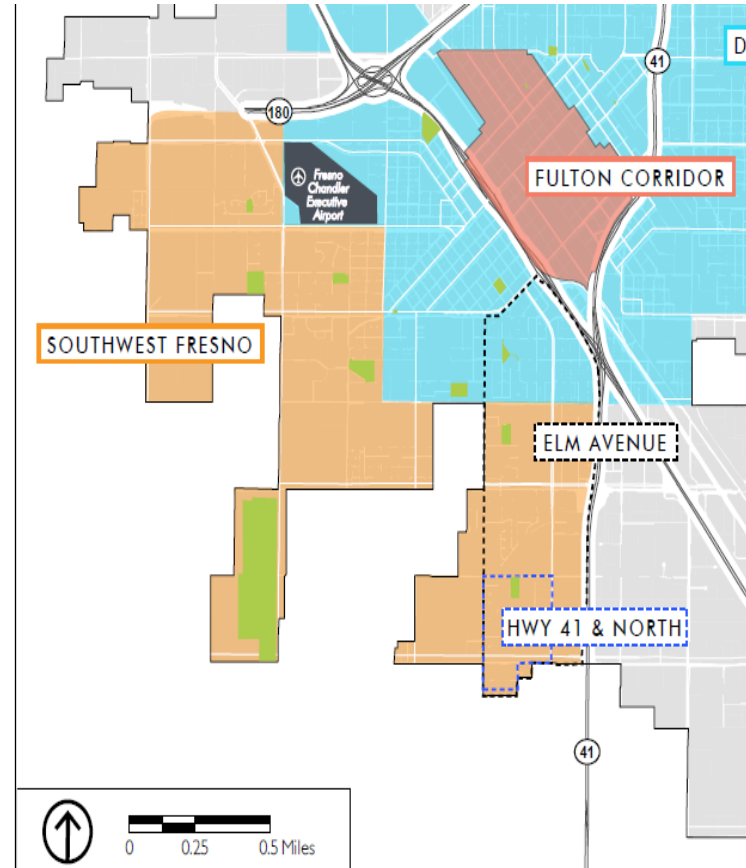
Southwest Fresno Specific Plan



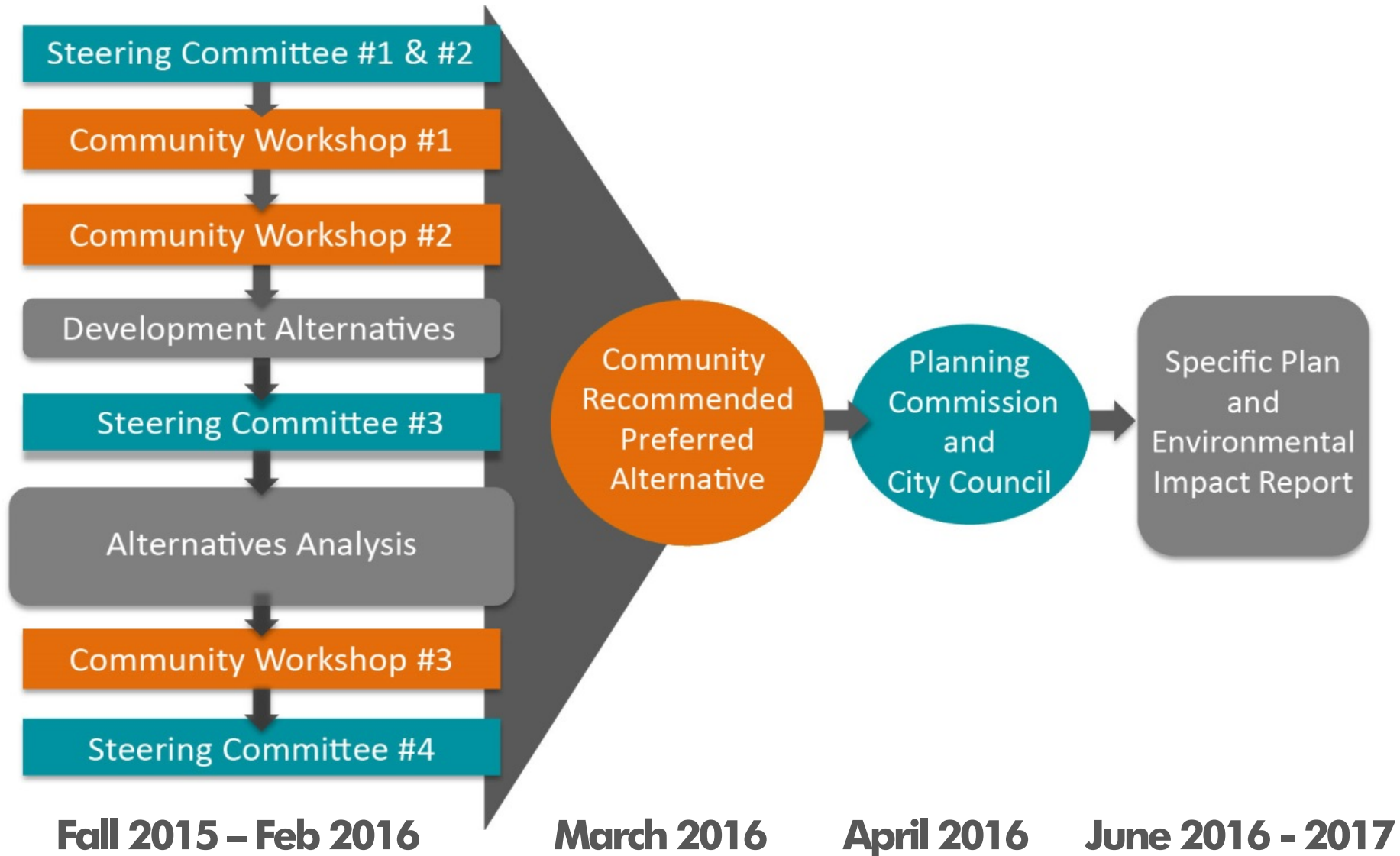
■ Refinement of the General Plan

- May include different land uses and area-specific standards

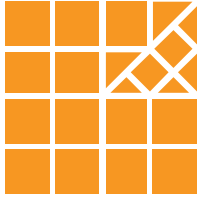
■ First of several specific plans to be completed in Fresno over the next few years



Define a Clear Vision



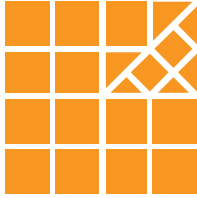
Topic Groups



- **Neighborhood-Serving Retail**
- **Housing**
- **Jobs & Economic Development**
- **Industrial Compatibility**
- **Parks & Open Space**
- **Transportation**
- **Community Environmental Health**



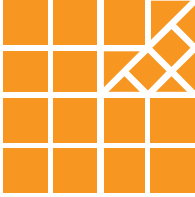
Alternatives for Development



- Themes developed by Steering Committee using feedback from Topic Groups
- 3 distinctive ways to focus new development
- You choose and create your preferred alternative tonight



Concepts for All Alternatives



- **Industrial uses are addressed in all alternatives. They are either relocated, rezoned for non-industrial, or rezoned for clean industrial.**
- **Job uses shown in alternatives could include business parks or smaller offices.**
- **A community college could be in any alternative. Its potential is dependent on College District interest.**
- **Existing parks would be improved with new amenities in all alternatives.**
- **Existing roads would be maintained and repaired in all alternatives. Truck routes may be rerouted or removed.**
- **Existing housing would be rehabilitated in all alternatives.**

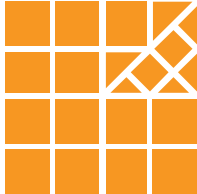
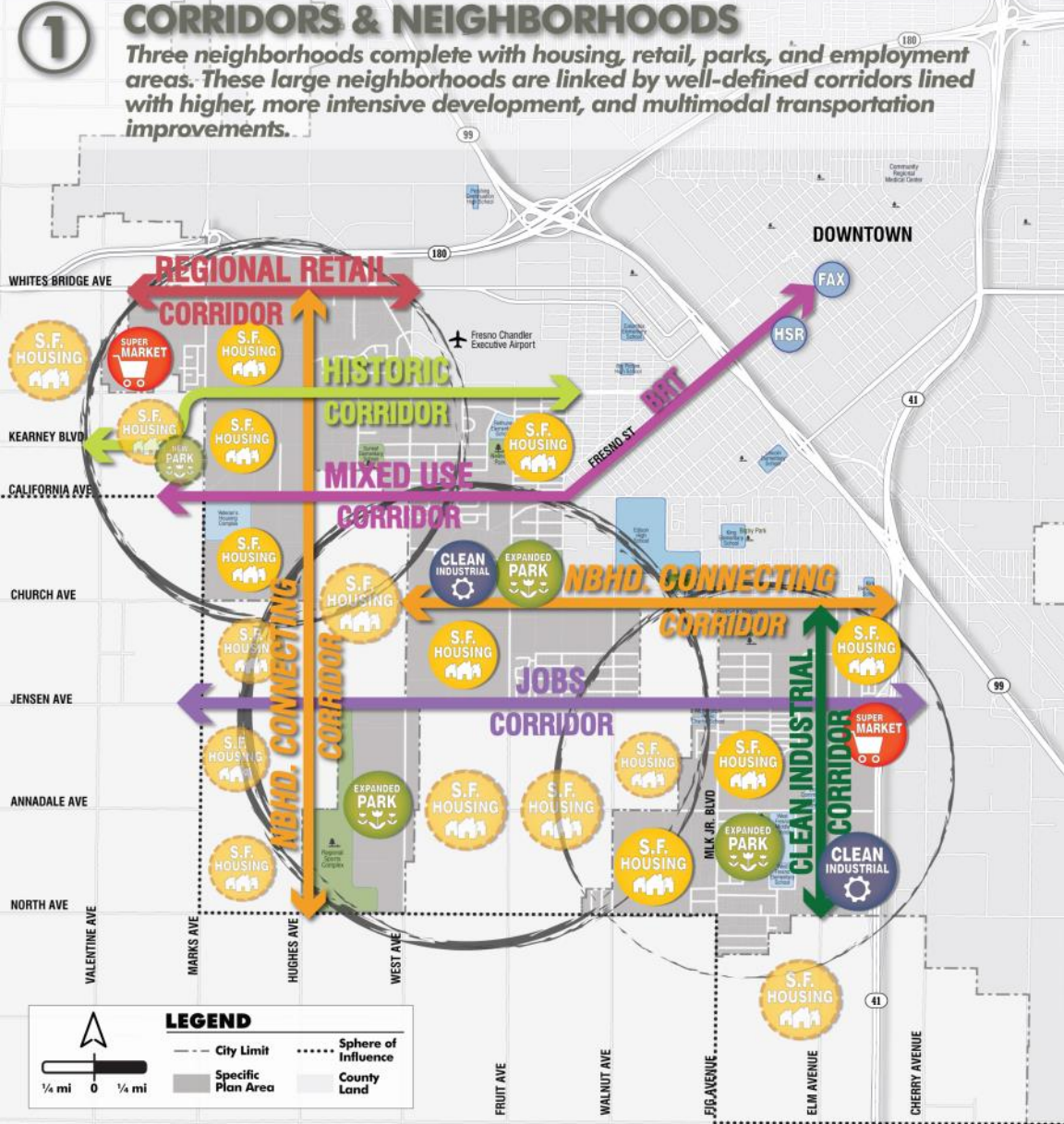


SOUTHWEST FRESNO SPECIFIC PLAN

1

CORRIDORS & NEIGHBORHOODS

Three neighborhoods complete with housing, retail, parks, and employment areas. These large neighborhoods are linked by well-defined corridors lined with higher, more intensive development, and multimodal transportation improvements.



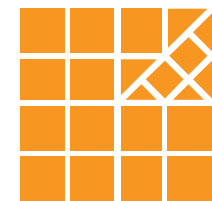
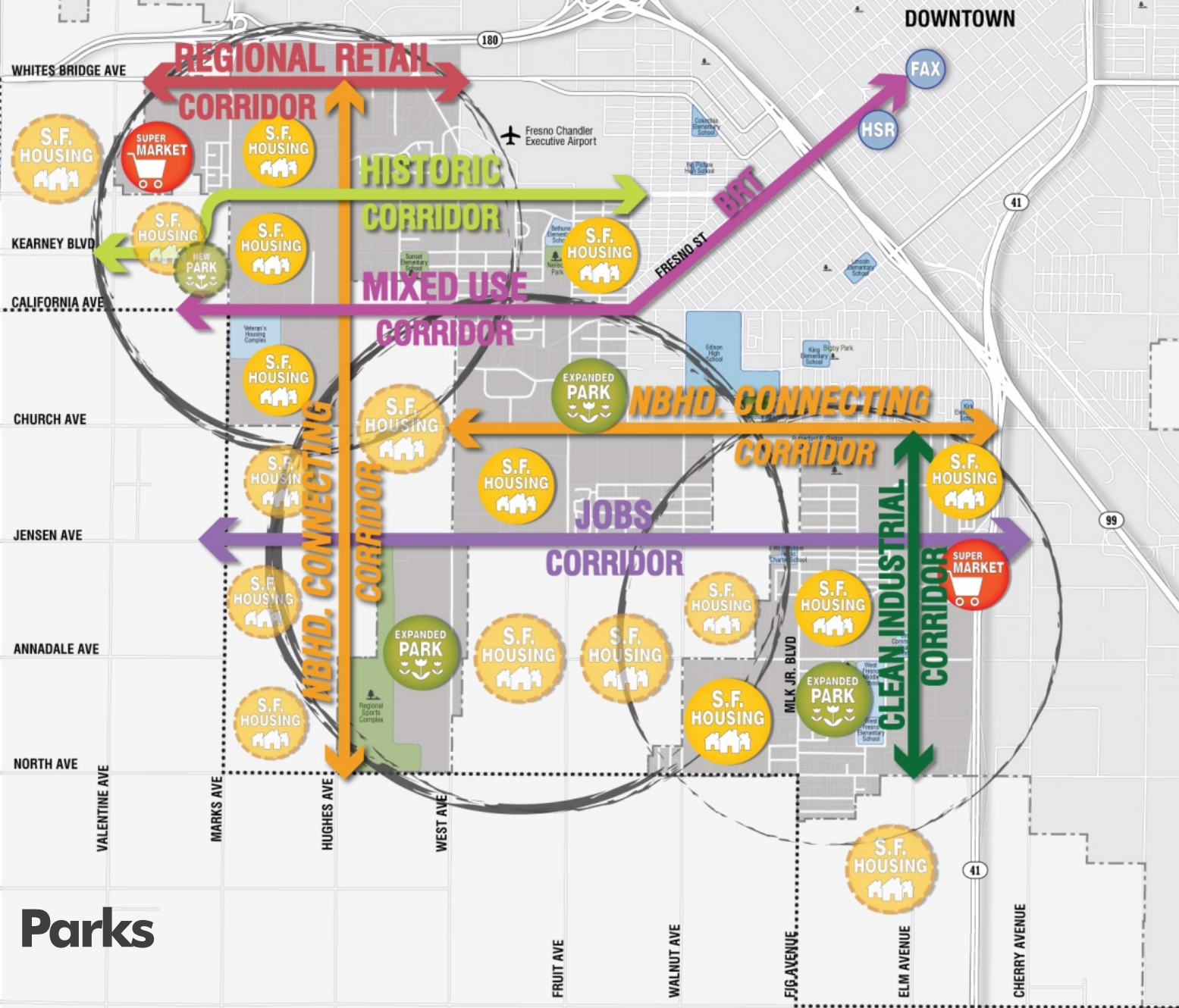
Alternative 1



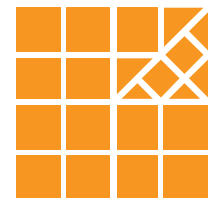
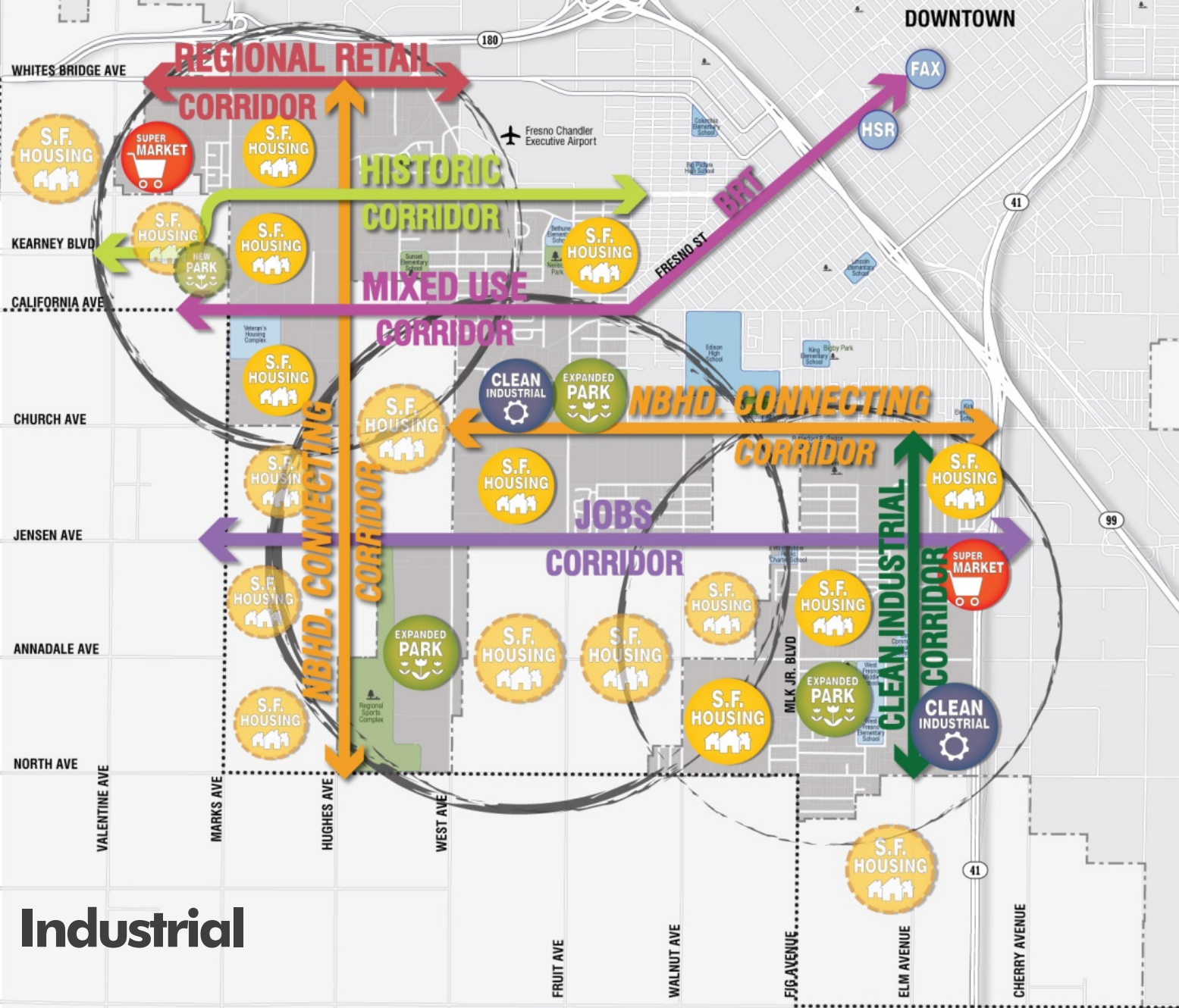
Neighborhoods



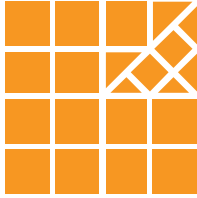
Supermarket locations



Parks



Alternative 1: Corridors & Neighborhoods



- **3 neighborhoods**
- **Well-defined corridors with the most development and transportation improvements**
- **The most housing and commercial of all alternatives**
- **Commercial businesses along corridors are supported by higher density uses, including housing**

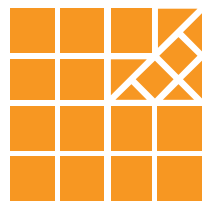
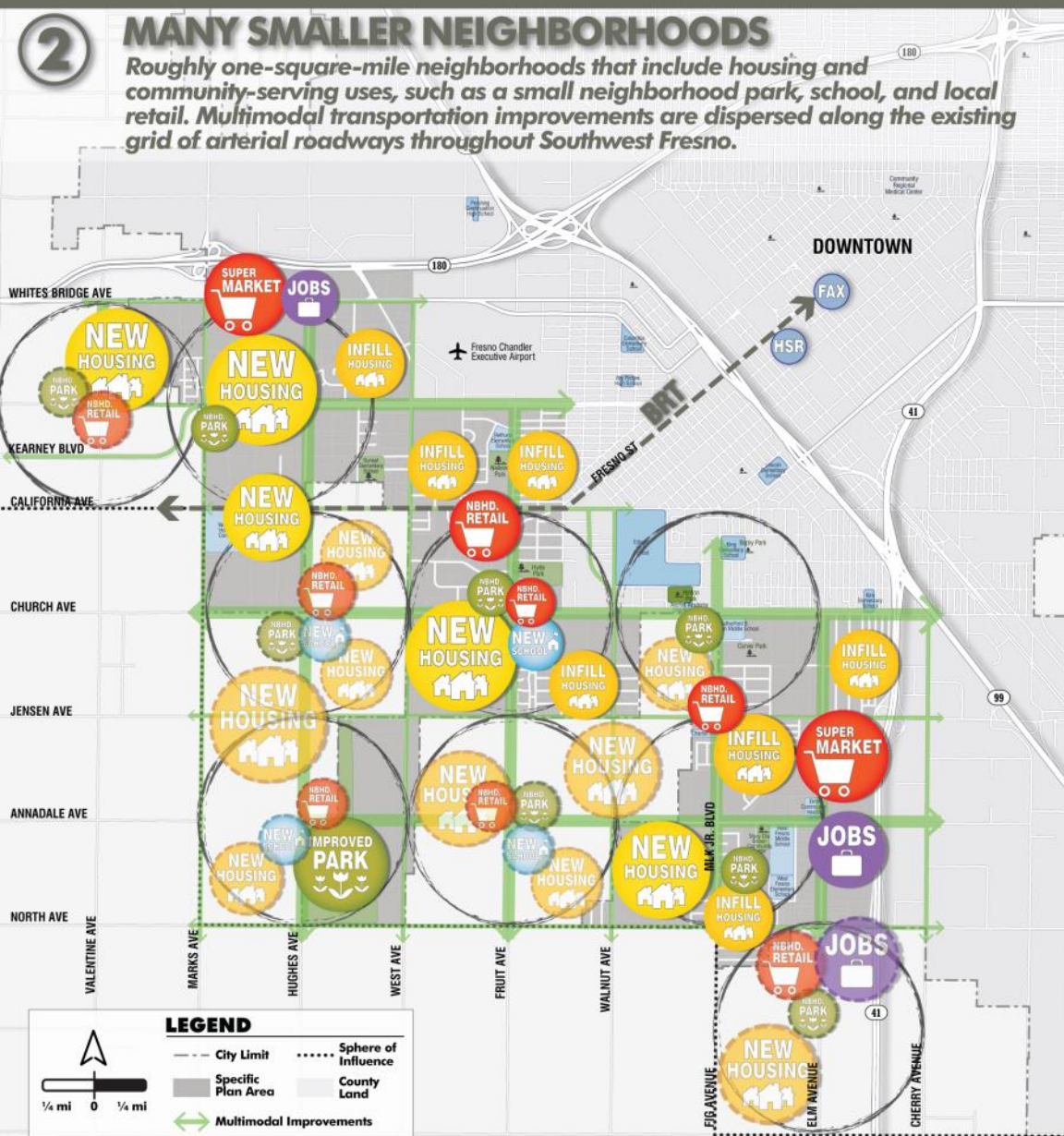


SOUTHWEST FRESNO SPECIFIC PLAN

2

MANY SMALLER NEIGHBORHOODS

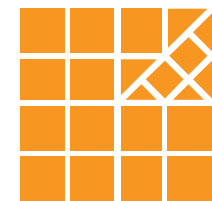
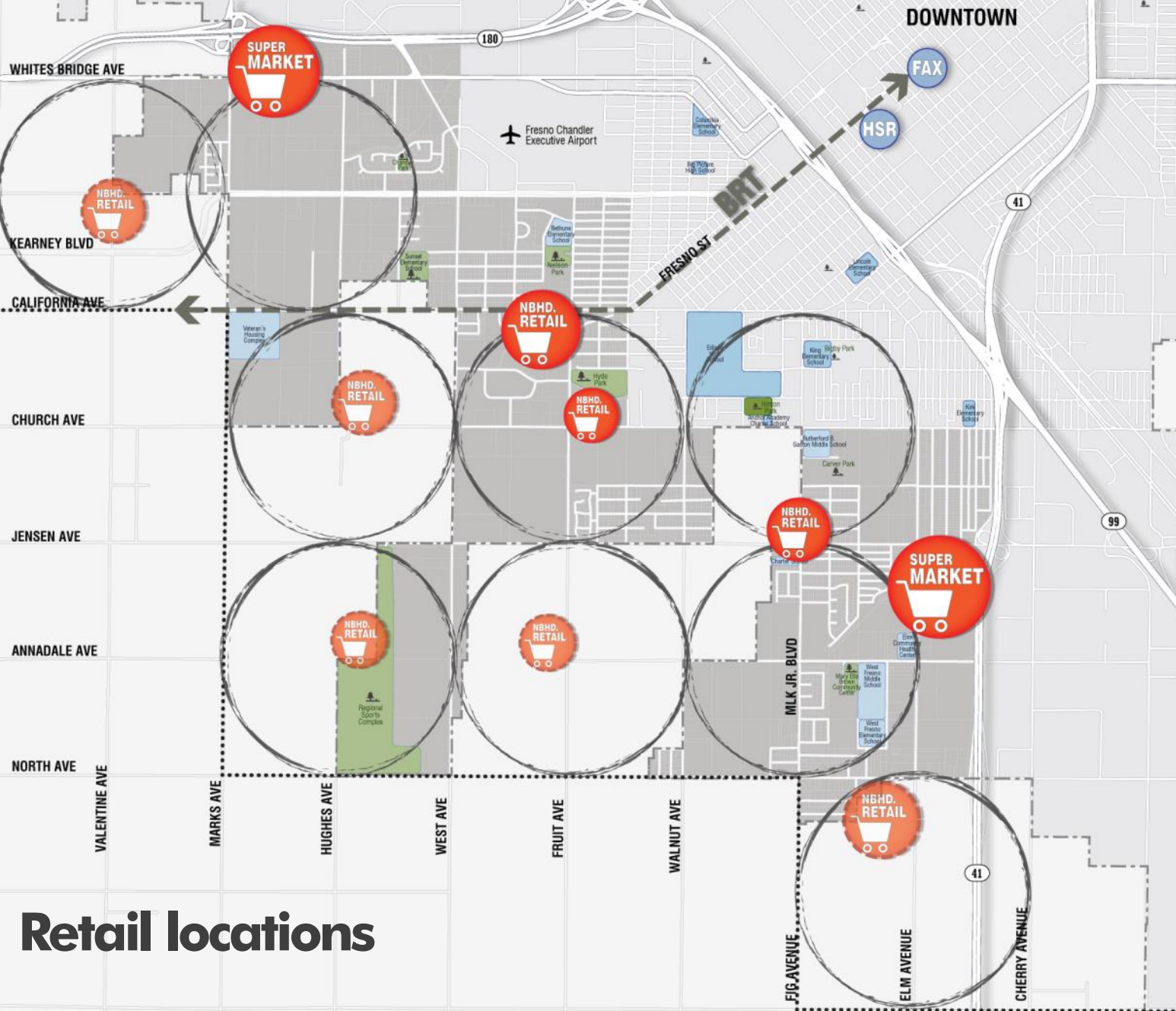
Roughly one-square-mile neighborhoods that include housing and community-serving uses, such as a small neighborhood park, school, and local retail. Multimodal transportation improvements are dispersed along the existing grid of arterial roadways throughout Southwest Fresno.



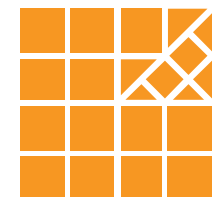
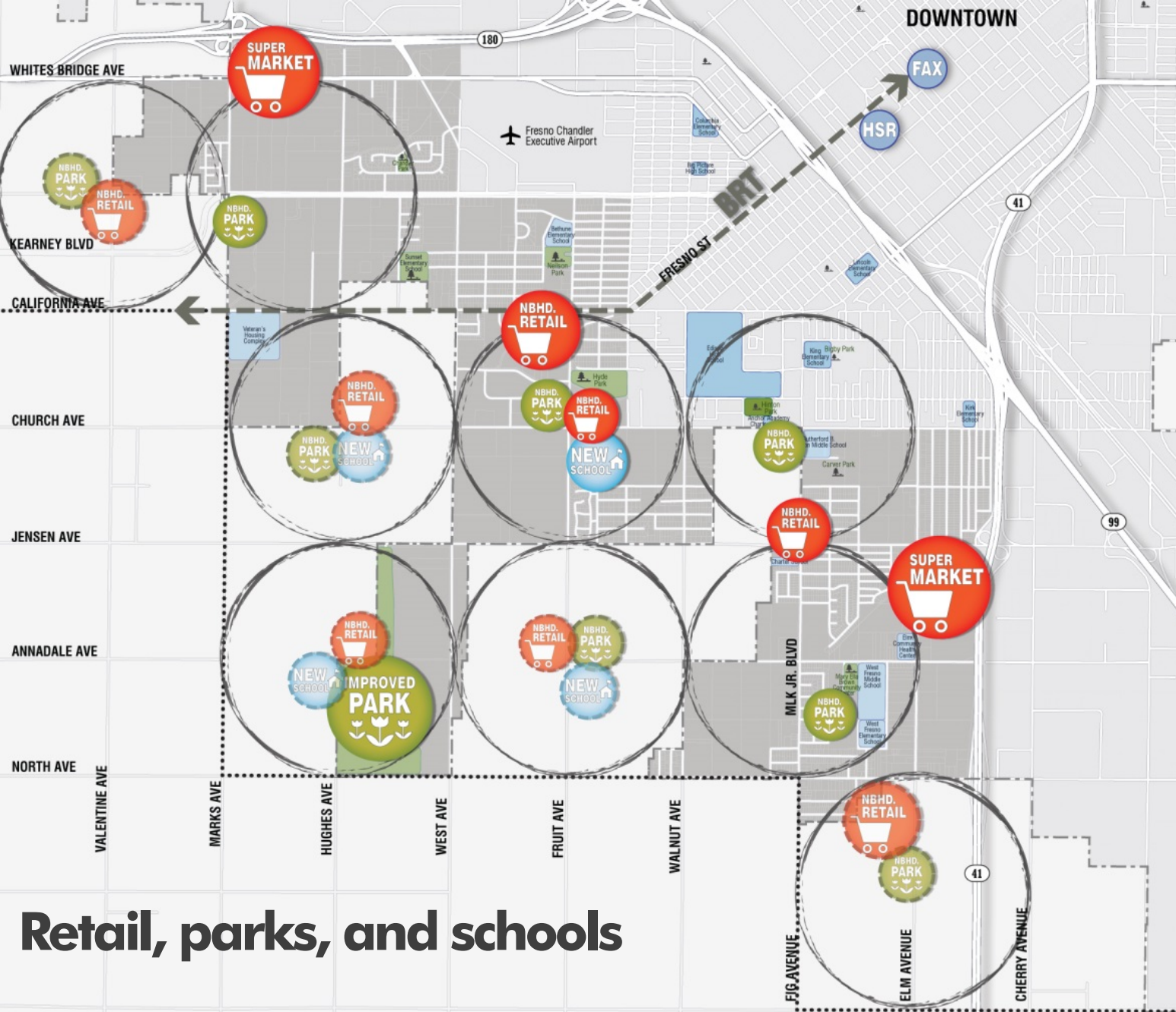
Alternative 2



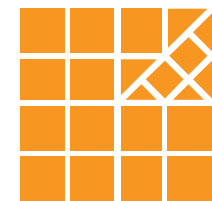
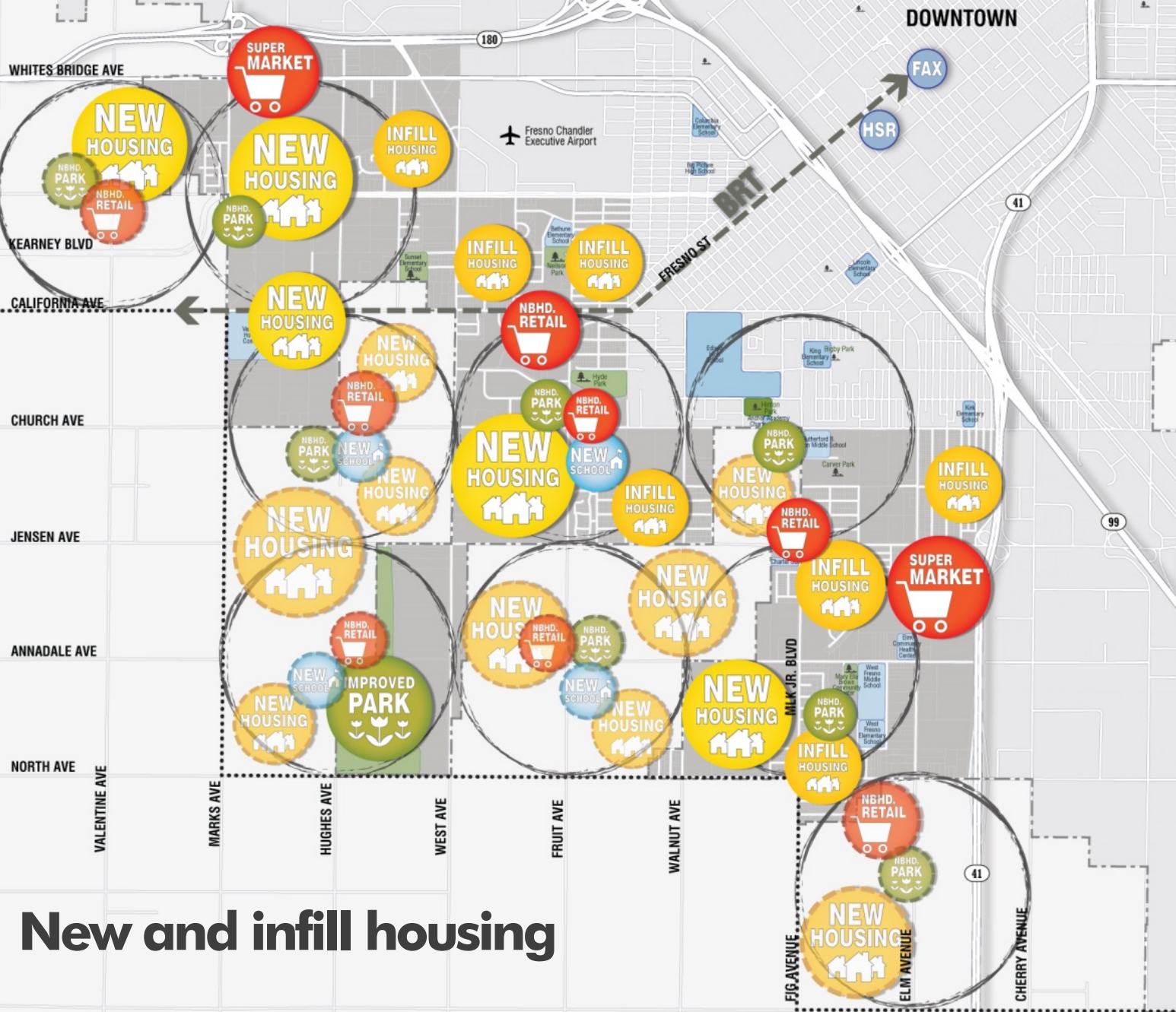
Neighborhoods



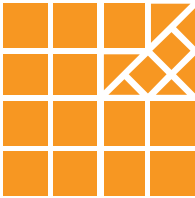
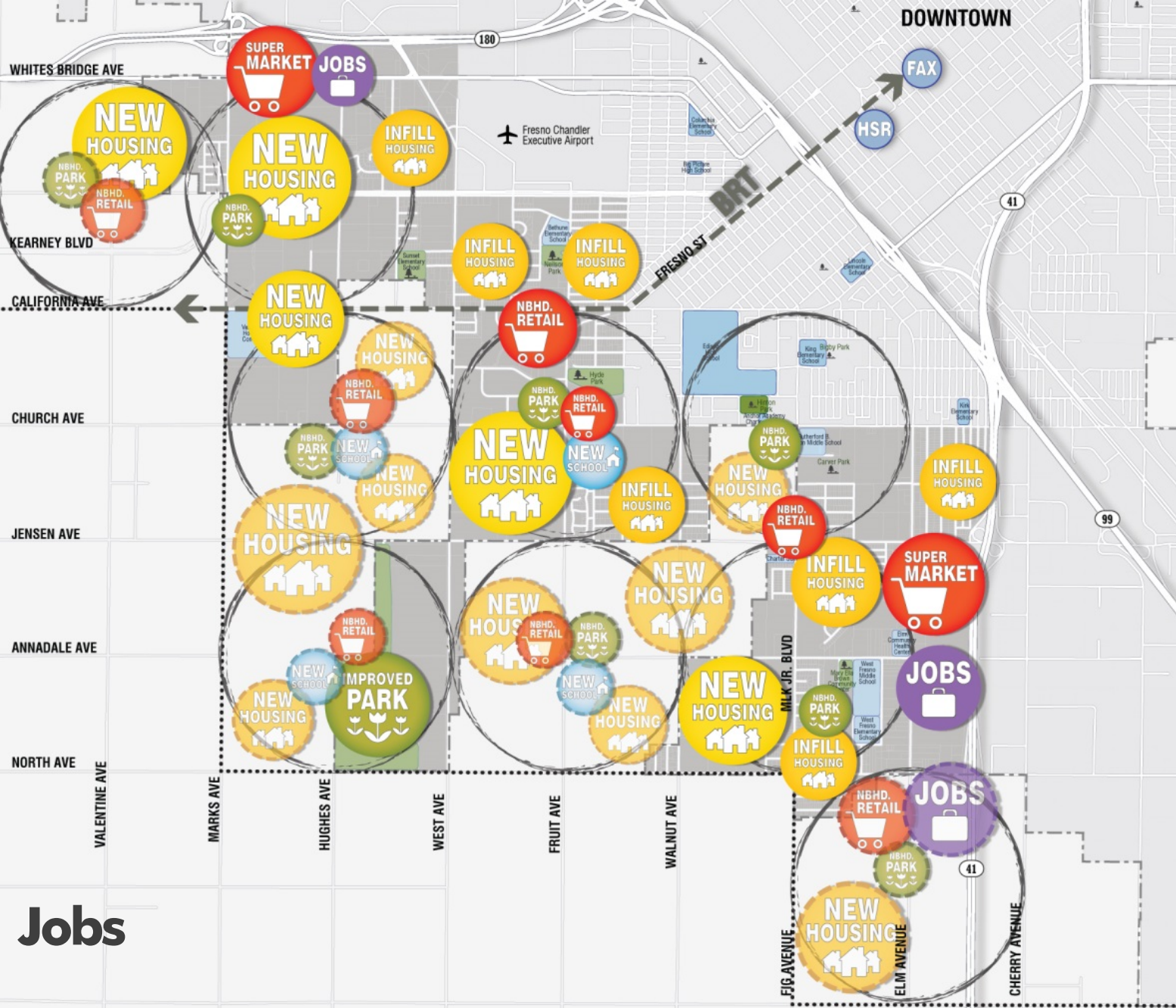
Retail locations

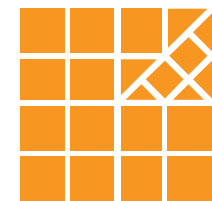
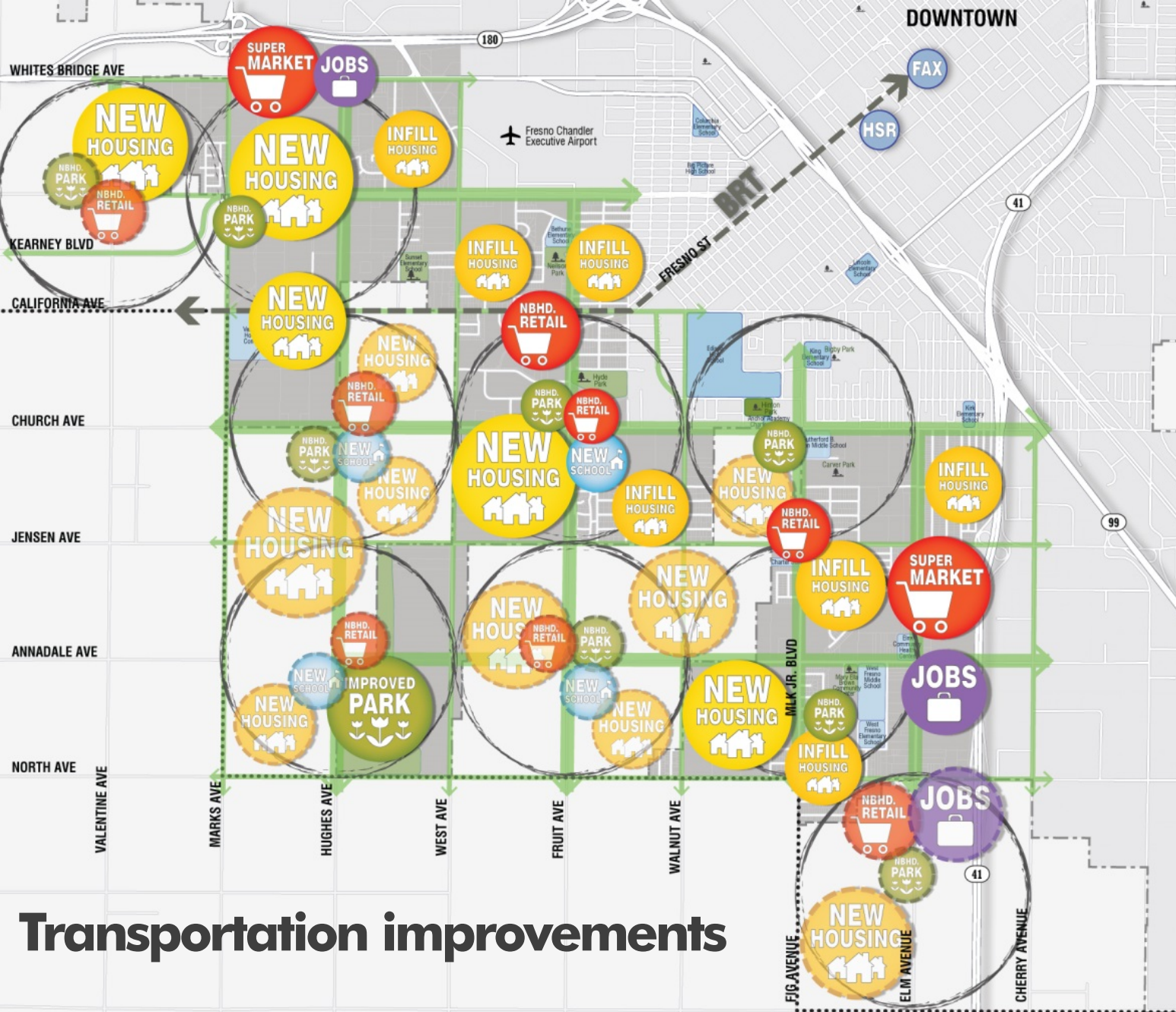


Retail, parks, and schools



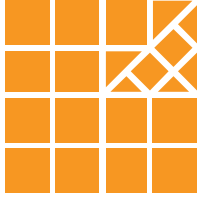
New and infill housing





Transportation improvements

Alternative 2: Many Smaller Neighborhoods



- **Roughly one-square-mile small neighborhoods**
- **Dispersed lower-density development**
- **The least housing and commercial of all alternatives**
- **Each neighborhood has housing, some neighborhood-serving retail, school, and a park**
- **Transportation improvements dispersed among existing arterials**



SOUTHWEST FRESNO SPECIFIC PLAN

3

NEIGHBORHOODS AROUND MAGNET USES

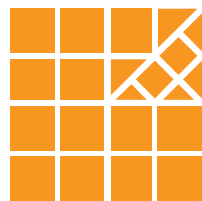
Three neighborhoods developed around higher intensity cores each with a primary magnet use. Each neighborhood core is ringed with housing and/or employment areas that support the core. The neighborhoods are linked with pedestrian and bicycle connections that follow the existing water canals and roadways with less vehicular traffic.



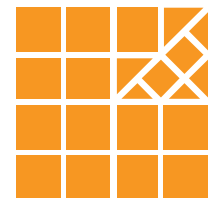
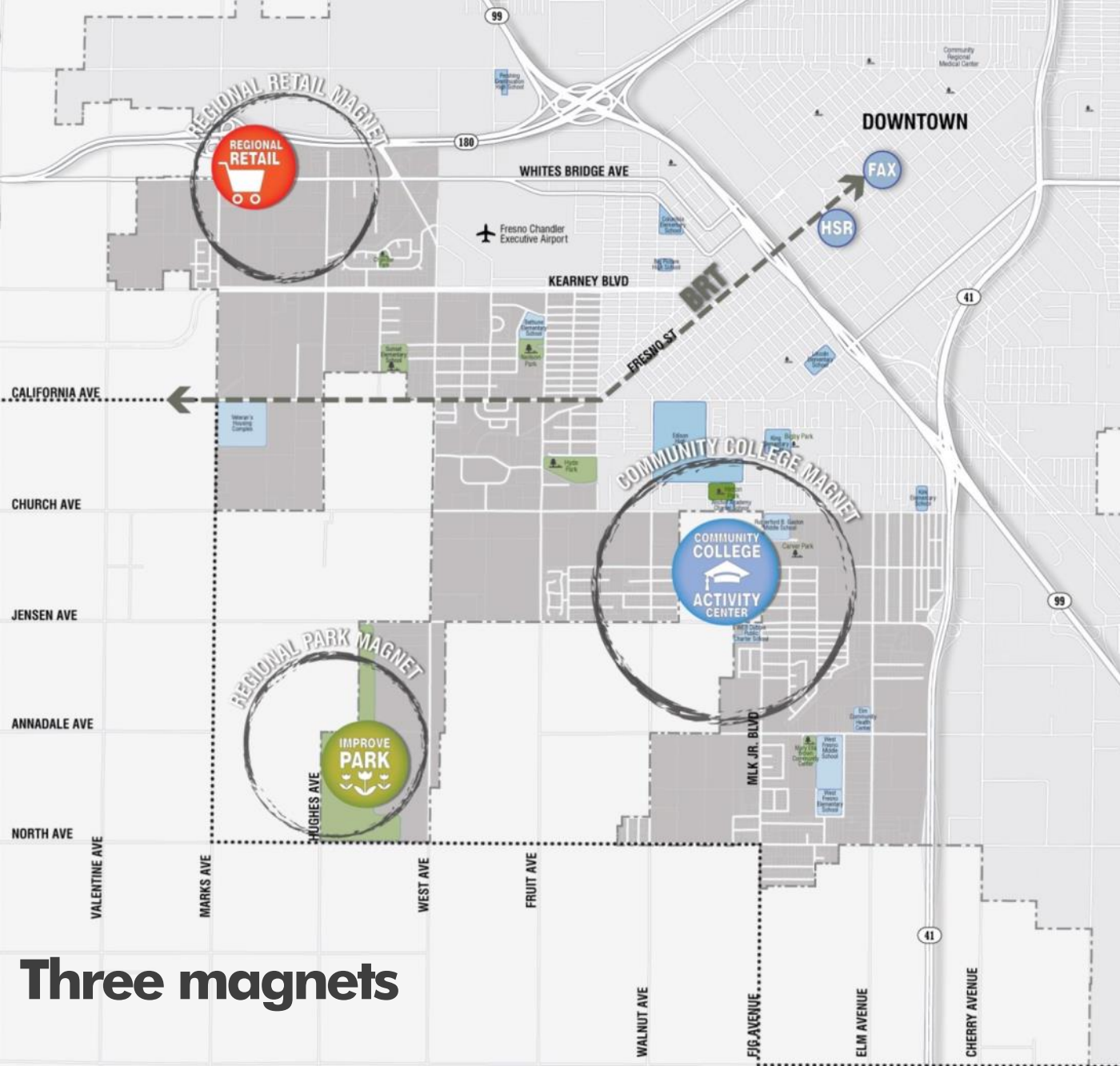
LEGEND

- City Limit
- Specific Plan Area
- Sphere of Influence
- County Land
- Multimodal Improvements

Scale: 1/4 mi, 0, 1/4 mi



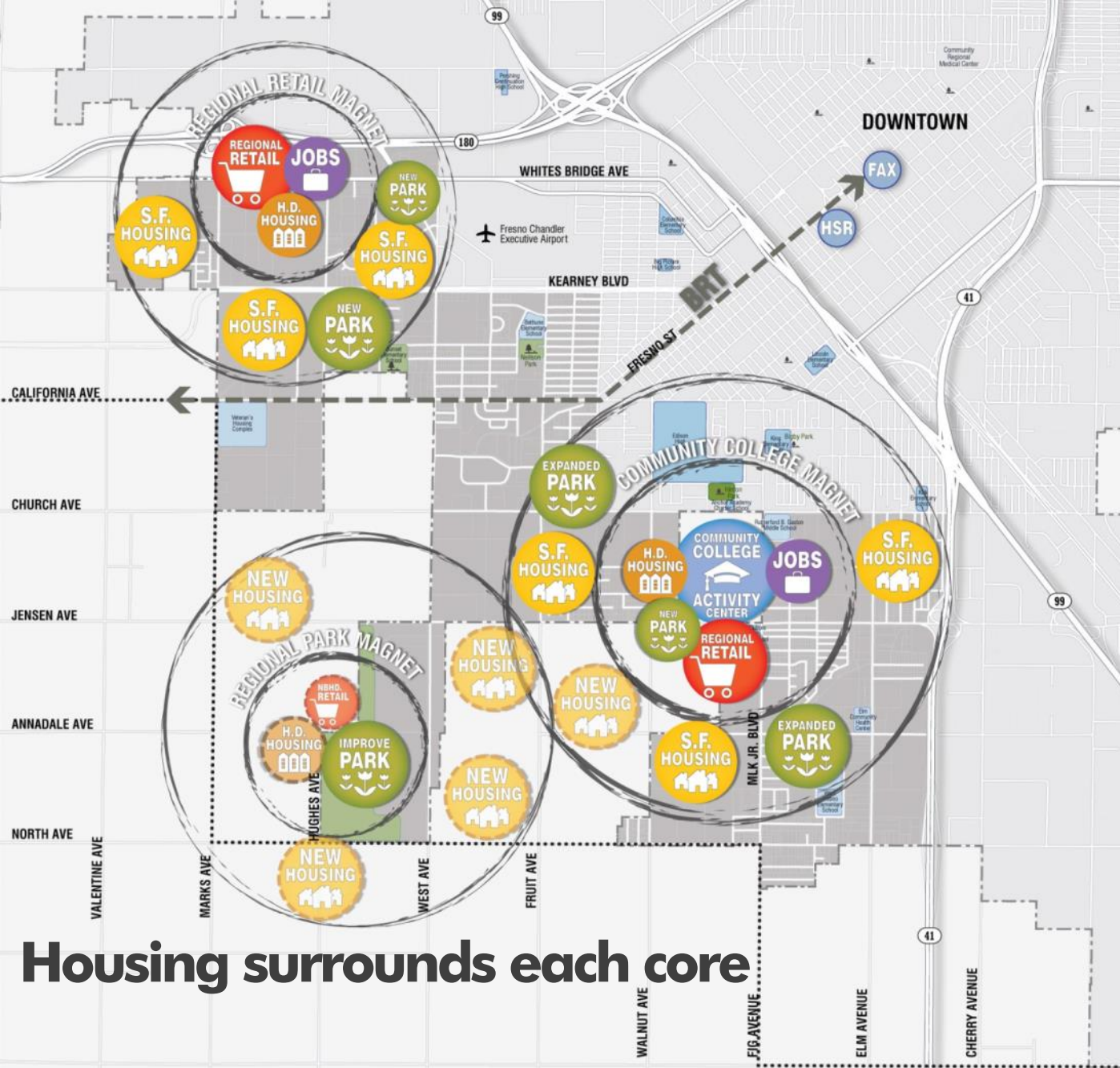
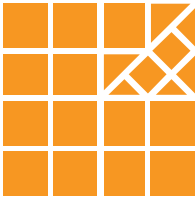
Alternative 3



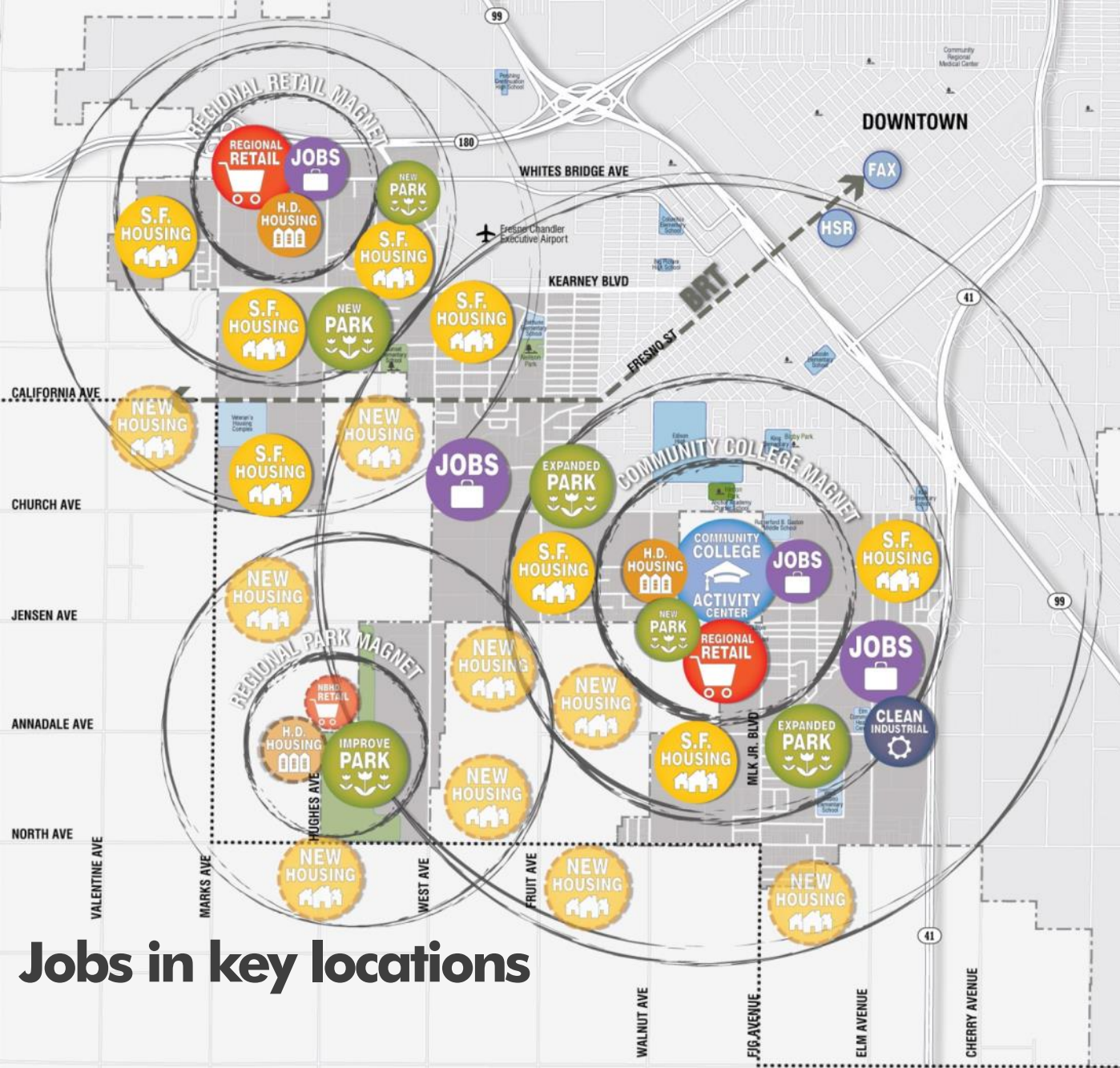
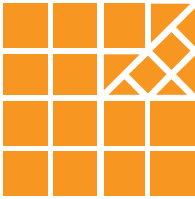
Three magnets

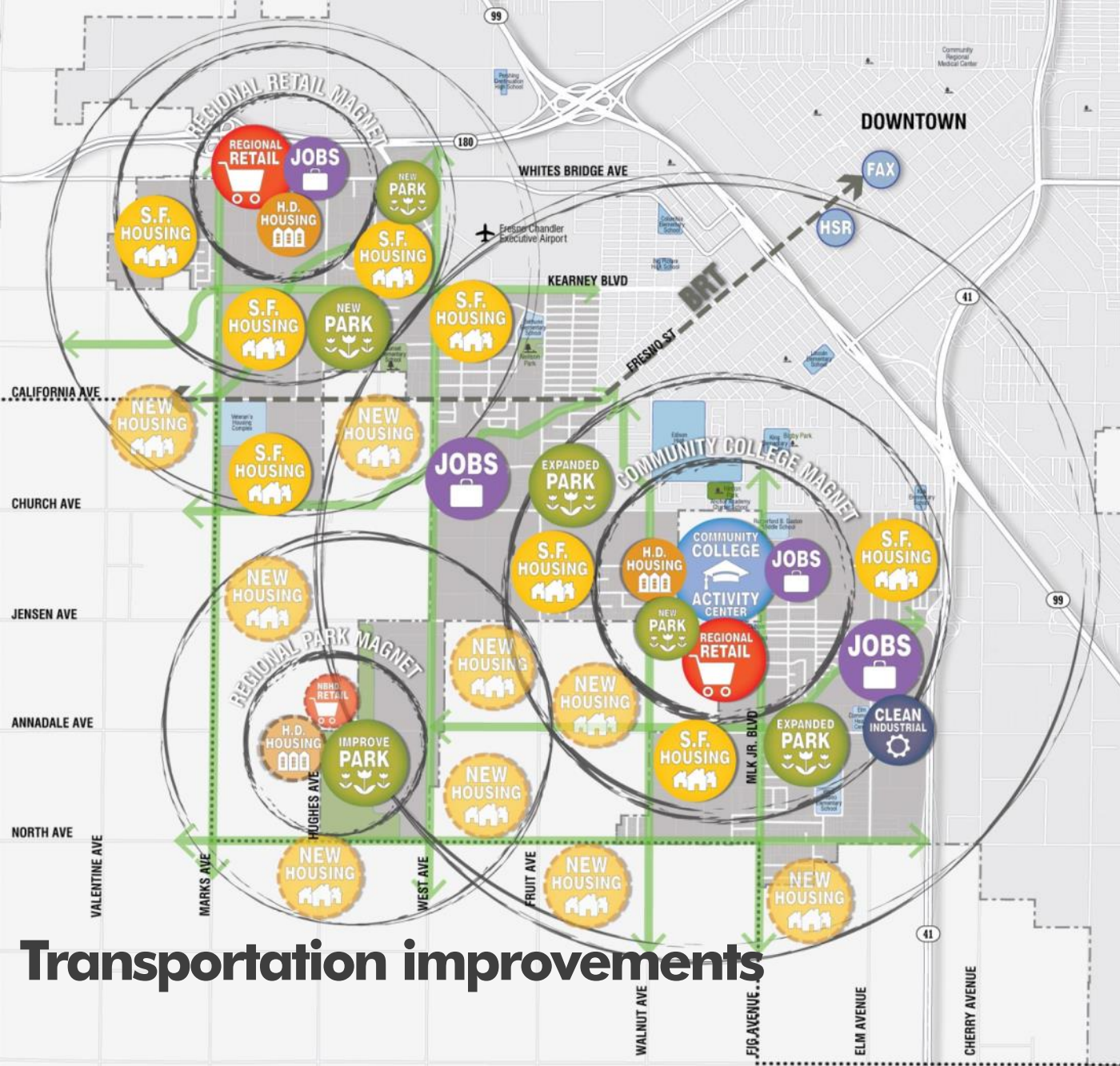
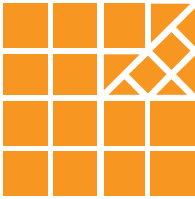


Retail, housing, jobs & parks in core



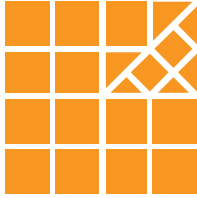
Housing surrounds each core





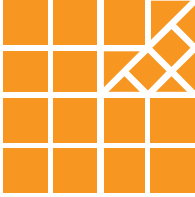
Transportation improvements

Alternative 3: Neighborhoods around Magnet Uses



- **3 large neighborhoods centered around higher intensity magnet cores:**
 - Regional Retail
 - Community College
 - Regional Sports Complex
- **Moderate amount of housing and commercial compared to all alternatives**
- **Each neighborhood has higher density housing, retail, and employment at core**
- **Transportation improvements link the cores; ped/bike improvements along existing canals**

Types of Housing



New infill housing in existing older single-family residential neighborhood



Large single-family housing consistent with the character of the Historic Corridor



New single-family housing as a part of a large housing development

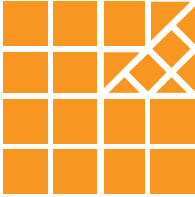


Various types of housing along one street



Mixed-use higher-density housing along a corridor

Types of Office

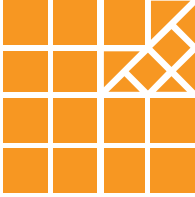


Professional offices and retail



Large office building along a corridor

Types of Commercial



Supermarkets provide local and regional access to a broad variety of foods and goods



Regional retail establishments along a corridor



Big-box retail developments provide a range of stores and services

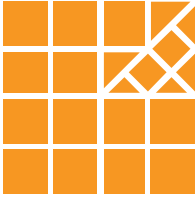


Neighborhood retail at the corner of a street



Commercial development around a community college in Fresno

Types of Open Space



Neighborhood park with playground and other amenities

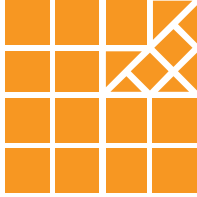


Different uses, including housing, adjacent to a larger park facility



Park with playground facilities

Pedestrian Improvements



Wide sidewalks provide more space for pedestrians and streetscape amenities like lighting and trees



Adequate sidewalks and pedestrian connections should be provided at magnet cores

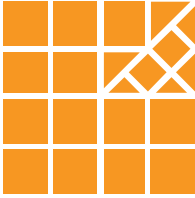


Pedestrian facilities for neighborhood commercial and services



Trails provide transportation and recreational connections

Transportation Improvements



Bus stop within a residential neighborhood



Transit along a corridor

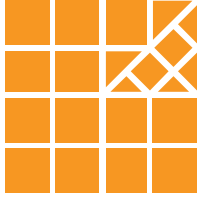


Bike lane along a residential street

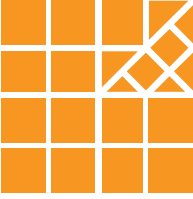


Bikeways can provide connections between magnets and surrounding residential development

Selecting a Preferred Alternative



- **Break into small groups**
 - Maps and materials provided at each table
- **Discuss how each alternative addresses the topics**
 - Topic groups' ideas for alternatives provided at each table
- **Pick your group's preferred alternative and identify what you would change about it**
- **Report back to everyone**



Next Steps

- **Compile feedback from this meeting**
- **Steering Committee will review your feedback and determine the Preferred Alternative**
- **Team will prepare and present the Preferred Alternative to Planning Commission and City Council**