

DESIGNED DRAFTING

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Operational Statement

Project Description:

Plans to renovate a 10-story building are being submitted by Vincent Palacios of Designed Drafting on behalf of 1101 Fulton Mall LLC and its representative Sevak Khatchadourian. It pertains to 0.29 acres of property in Downtown Fresno zoned D.T.C., located at 1111 Fulton Street, with APN 466-212-04. The existing site currently consists of an office building and the applicant is requesting authorization to convert the building to 99 Live/Work units.

Project Narrative:

The existing 10-story building is the stunning Helm Building located in beautiful Downtown Fresno. It was designed by renowned architect George Kelham and when it was built in 1914 it became Fresno County's first skyscraper. The Helm Building is registered in the Local Register of Historic Resources.

The Helm Building has been sitting vacant for decades and we believe its best use will be to convert it to Live/Work units. Lifestyles and work habits have changed and large buildings in many cities are being converted into Live/Work or residential units.

Currently the first floor is being renovated to 7 retail stores and every effort has been made to remove the haphazard signage, meticulously rework the façades and bring back the glory of the old building.

The new phase of the project will consist of the renovation of floors 2 through 10 and their conversion to 11 Live/Work units per floor for a total of 99 units.

The building has two sets of stairs running from floors 2 to 10 and one set of stairs running from floors 1 to 2. An additional emergency egress set of stairs is proposed to be built on the alley side between floors 1 and 2.

The Live/Work units will range in sizes between 300 sq.ft. and 500 sq.ft., will each have a kitchen and a bathroom, large windows and beautiful views of Downtown Fresno. There will be a common laundry room on every floor. The units will have ultra-efficient independent air conditioning systems and their condensers will be placed on new metal platforms around the existing exterior fire escape on each floor. An electricity generating solar system will be installed on the roof.

The main interior hallway partition walls of the building will be preserved thus minimizing the interior demolition work and noise generation. The staging of the construction work will mostly be from the alley side of the building and therefore the renovation work will not interfere with the vehicular and pedestrian traffic on Fulton St and Mariposa St.

Sincerely,

Vincent Palacios

Designer and authorized agent for Sevak Khatchadourian

APPL. NO. P22-01922 EXHIBIT O DATE 06/28/2022

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT