

## Capital Improvement Project Application – 2017 Cycle VI

Project Title: **Van Ness and Stanislaus Development**

Sponsoring Jurisdiction: **City of Fresno**

Application Checklist:

- Twelve hard copies and 1 CD of the complete application
- Completed application form
- Board/Council resolution authorizing project application (due prior to Fresno COG Policy Board meeting on March 24, 2016)
- Vicinity maps showing project locations, entitled land developments related to the project, and local/regional streets, bicycle, transit and highway facilities within and near the project area
- Documentation of support for the project from community groups or individuals (highly encouraged)
- Aerial photo and/or other photographs depicting existing conditions in the project area

### Person Authorized to Submit Application:

I certify that I have reviewed the TOD Capital Improvement Projects Program Guidelines and the information submitted in this application is accurate and in accordance with the guidelines.

Name: Bruce Rudd

Title: City Manager

Signature:

Date:

## Capital Improvement Project Application 2017 Cycle VI

### Project Summary

1. Project Title  
**Van Ness and Stanislaus Development**
2. Project description: briefly describe the project goal, scope, and elements to be funded by the Measure C TOD program.  
  
**This grant will fund offsite street construction, alley, curb, gutter, sidewalks, utility relocation, paving, and streetscape.**
3. Total project cost: **\$351,120 (Multi-Year Request)**
4. Total TOD fund request: **\$200,000 – Cycle VI**  
**\$151,120 – Cycle VII**
5. Sponsoring jurisdiction: **City of Fresno**
6. Primary contact person: **Lupe Perez**
7. Title: **Downtown Revitalization Manager**
8. Address: **2600 Fresno Street**  
**Fresno, CA 93721**
9. Phone: **(559) 621-8371**
10. E-mail: **Lupe.Perez@Fresno.gov**
11. Other project partners: **Upside Enterprises, LLC**

## Capital Improvement Project Description – 2017 Cycle VI

**1. Introduction.** Please provide a description of project objectives, setting, and relationship of the proposed project to existing and planned infrastructures in the project area.

**This project aligns with the City efforts to revitalize downtown. It is located in the Cultural Art's District of Downtown Fresno. Upside Enterprises, LLC proposes a mixed-use transit oriented development on 1.42 acres of land at northeast corner of Van Ness, Stanislaus, and L Streets. The project consists of 70 residential units and 20,000 square feet of office/retail space.**

**The infrastructure at this location is not adequate to serve the new development. This application is for funding of the “offsite” improvements in the public right of way including the alley, and undergrounding utility overhead lines, excavation and grading, curb and gutters, sidewalks, and streetscape. These improvements will complement the traffic-calming streetscape improvements along the length of Van Ness.**



**2. Nexus to Transit Oriented Development.** Describe the nexus of the proposed project to transit oriented development. Through an existing policy or an adopted plan, explain how the project will boost transit ridership, encourage biking & walking and support a livable and viable transit oriented community.

**The development is proposed at northeast corner of Van Ness, Stanislaus, and L Streets, on a site surrounded by the proposed capital improvements. The site is 1.42 acres of land, yielding a housing density of 49.30 units per acre.**

**By virtue of the existing built density, as well as the highly urbanized character of the area, development in Downtown Fresno is intrinsically transit-oriented and pedestrian- and bicycle-friendly. The non-reliance on a private automobile for everyday trips has already led some downtown residents to abandon car ownership. The resulting benefit to transit ridership is automatic and immediate.**

**3. Land Use Characteristics of the Project Area.** Please provide demographic and business profile of the project area. Identify existing and planned residential density, employment intensity and industrial mixes if any in the project area. Please also identify, if applicable, any affordable housing that the project supports.

**Of the 70 residential units, 20% will be affordable. As a part of creating the Fulton Corridor Specific Plan (FCSP), the City of Fresno completed a comprehensive market analysis on the existing employment and housing market, as well as the projected demand for housing and office/retail in the Fulton Corridor (available in full at**

**[http://fresnodowntownplans.com/media/files/FCSP\\_Final\\_Market\\_Analysis\\_Report.pdf](http://fresnodowntownplans.com/media/files/FCSP_Final_Market_Analysis_Report.pdf)**

**f). As the summary of the data provided below indicates, there are almost 32,000 existing jobs already situated in the Fulton Corridor. The housing market demand is estimated to be up to 7,000 units over the next 20 years. There is the potential for 1.2 million to 1.8 million square feet of new office space, and a demand for another 1.3 million to 1.6 million square feet of new regional retail/entertainment in the Fulton Corridor.**

Existing employment .....	31,597 jobs
Housing market demand, 2010–2030 .....	4–7,000 units
New office space market potential, 2010–2035.....	1.2–1.8 million s.f.
New regional retail/entertainment market potential, 2010–2035 .....	1.3–1.6 million s.f.

**In addition to the complete market analysis, the following table identifies recently completed and proposed housing projects.**

Hotel Fresno* .....	79 units...	0.52 acres ..	152.9 units/acre
Pacific SW Bldg. (max. units) 60 .....	0.40 .....		150.0
CityView* .....	45 .....	0.38 .....	118.4
Helm Building (max. units) ....	54 .....	0.52 .....	103.8

JC Penney Building.....	66	0.57	115.8
Vagabond + H St Lofts* .....	64	0.72	88.5
Pearl Building (ex. + new) .....	14	0.17	82.4
Mayflower Lofts* .....	18	0.23	78.3
Broadway/Levinson* .....	52	1.29	40.3
Fulton Village* .....	45	1.19	37.8
Met Block* .....	80	2.12	37.7
Iron Bird Lofts* .....	80	2.32	34.5
Broadway Lofts* .....	23	0.69	33.3
1612 Fulton Street* .....	30	0.97	30.9
<hr/>			
Total of the above.....	710 units.	12.09 acres	58.7 units/acre

*Those projects marked with an \* contain a portion of units that are affordable to income-restricted residents.*

**4. Transportation Characteristics of the Project Area.** Please identify the distance of the proposed project to the nearest BRT station. Describe the transit, bike and walk environment in the project area, and explain, if applicable, how the proposed project will contribute to providing multi-modal transportation choice to people who live or work in the area.

**With its focus on Downtown, the City of Fresno is aggressively working to enhance the transit, biking and walking environment in the project area. BRT stations are planned to be located at the corner of Van Ness Avenue and Mariposa Mall (the current site of the central FAX bus depot), and at Blackstone and Divisadero. The proposed High-Speed Rail station will be located at H and Mariposa Streets. The proposed development which the applicant project will incentivize is within biking distance, if not walking distance, of these planned transit facilities. There are also three existing FAX bus lines that are less than a block from the development.**

**In 2016, the City will begin construction on a park two blocks to the west of the development on Fulton between Calaveras and San Joaquin Streets. Three blocks to the west, the FCSP calls for a linear park and trail system along the west side of H Street stretching through Downtown for bicycles and pedestrians, as well as outdoor recreation. This project is envisioned but not yet funded.**

**Increasing the level of development in the Cultural Arts District that is densely built, as proposed by the applicant project, will increase transit use and contribute to the increased walkability of the area.**

**5. Urban Design & Parking Policy.** Describe the existing or planned design characteristics or policies in the project area. Explain, if applicable, how the project will contribute to creating a positive image of the surrounding areas. Describe, if any, existing or planned parking policies that are transit friendly.

**Until recently, the project site contained a vacant land, a dilapidated gas station, remnants of a fire damaged historic home known as the Nestel Home, and a parking lot. The structures have been razed and cleared, and gas tanks will be removed. All of the new buildings will be three stories tall with ground floor commercial retail which is consistent with other newer transit-oriented development in the area. Adequate parking will be provided on the development site and additional on-street parking will be available in several locations close to the project site.**

**The units will be constructed, owned and managed as rental units by an affiliate of Upside Enterprises, LLC. Upside Enterprises owns and manages office space in the immediate area.**

**6. Green Building.** Please describe, if applicable, any green building element in the project.

**For all downtown projects, the greatest lifecycle environmental benefit compared to the prevailing mode of housing development in the region results from a downtown project's central, walkable location and the emissions that are avoided by not requiring separate automobile trips for work, shopping, and entertainment from a distant suburban home. The proposed development will incorporate the City of Fresno's "Fresno Green" building standards and meet Title 24 of the California Building Code that include a number of resources conservation technologies such as tank-less water heaters, high efficiency HVAC units, solar panels, innovative insulation materials, and drought tolerant native landscaping.**

**7. Quality of Project and Additional Information.** Describe the level of community support for this project. Describe how the proposed project will address the issues in the community, how the project will help create a sense of place, and potential economic impact such as attracting private investment in the project area, etc. Please also identify any potential obstacles to the successful completion of the entire project.

**In December 2015, the Developer attended the Development Review Committee to receive preliminary comments. On February 22, 2016, the Developer will present the project to the Fulton/Lowell Design Review Committee, and will attempt to incorporate comments into their site plan. The project potentially qualifies for a waiver of City impact fees in accordance with Ordinance No. 2015-44 relating to the Exemption of Development Impact Fees For Certain Projects in Economically Disadvantaged Neighborhoods which was adopted on December 17, 2015.**

**The mixed-use residential development has community support and market support. Other similar developments in downtown have occupancy rates above 90% demonstrating that there is a demand for urban housing in the region.**

**8. Project Schedule and Scope of Work.** Please outline the scope of work for this project. Please briefly describe deliverables and anticipated completion dates for each deliverables. Please also provide estimates of project expenses funded by the TOD program, and project revenue for the entire project.

**The proposed improvements are necessary for construction of the mixed use development. Capital improvements for this project are expected to begin within six months of receiving approval, and be completed within a year.**

**Details of the proposed work are provided with the Downtown Partnership’s attached letter of support (Exhibit C).**

Project expenses (TOD fund)

<i>Item</i>	<i>Amount</i>
<b><i>Engineering</i></b>	<b>0</b>
<b><i>Environmental Documentation</i></b>	<b>0</b>
<b><i>Right of Way</i></b>	<b>0</b>
<b><i>Construction</i></b>	<b>\$351,120</b>

*Project Revenue (all sources)*

<i>Source</i>	<i>Year</i>				
	<i>2017</i>	<i>2018</i>			
	<i>Year 1 (\$)</i>	<i>Year 2 (\$)</i>	<i>Year 3 (\$)</i>	<i>Year 4 (\$)</i>	<i>Year 5 (\$)</i>
<b><i>TOD</i></b>	<b>200,000</b>	<b>151,120</b>			
<b><i>Local</i></b>					
<b><i>State</i></b>					
<b><i>Federal</i></b>					
<b><i>Private</i></b>					
<b><i>Total</i></b>	<b>200,000</b>	<b>151,120</b>			

**Exhibit A**  
**City Council Resolution No.**



**Exhibit B**  
**Project Vicinity Map**

# Van Ness & Stanislaus



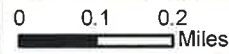
# FAX "Q" - Blackstone/Kings Canyon BRT Project Fresno, CA



- BRT Alignment
- BRT Stations (51 Total)
- BRT One-Way Direction
- BRT Two-Way Direction



## DOWNTOWN FRESNO BRT ROUTING



Sources: Esri, DeLorme, NAVTEQ, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, and the GIS User Community

See Downtown Inset Map for Routing Details



Sources: Esri, DeLorme, NAVTEQ, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, and the GIS User Community

**Exhibit C**

**Letter of Support and Project Details**

January 26, 2016



Kristine Cai  
Fresno Council of Governments 2035 Tulare Street  
Fresno, CA 93721

Subject: Proposed TOD Funding Request

Dear Ms. Cai,

The purpose of this letter is to indicate our support for the City of Fresno's 'TOD' funding application. Specifically, the City's request for the proposed "Van Ness and Stanislaus project" project located within the Mural District in downtown Fresno.

The mural district has become the premier location to live downtown over the last couple years. The development of additional mixed-use units is critical to maintaining the success that we have enjoyed. We fully support this application and project. If you have any questions please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Blair".

Aaron Blair  
President/CEO  
Downtown Fresno Partnership

To whom it may concern:

Based on draft preliminary development costs, I estimate that the off-site costs for the development at Van Ness and Stanislaus would be in excess \$351,120 or \$12,000 per unit.

Off-site development would be:

- Sidewalk improvements on Van Ness Avenue
- Sidewalk improvements on E. Stanislaus Street
- Sidewalk improvements on L Street
- Alley Improvements
- Wet utility extensions and upgrades
- Dry utility extensions

If you have any questions on this, please call me at 916-872-3132.

Thank you,

Chris Westlake

559-437-4842 Direct Office

916-872-3132 Cell



"L" Street



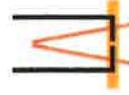
Van Ness Avenue



East Stanislaus Street

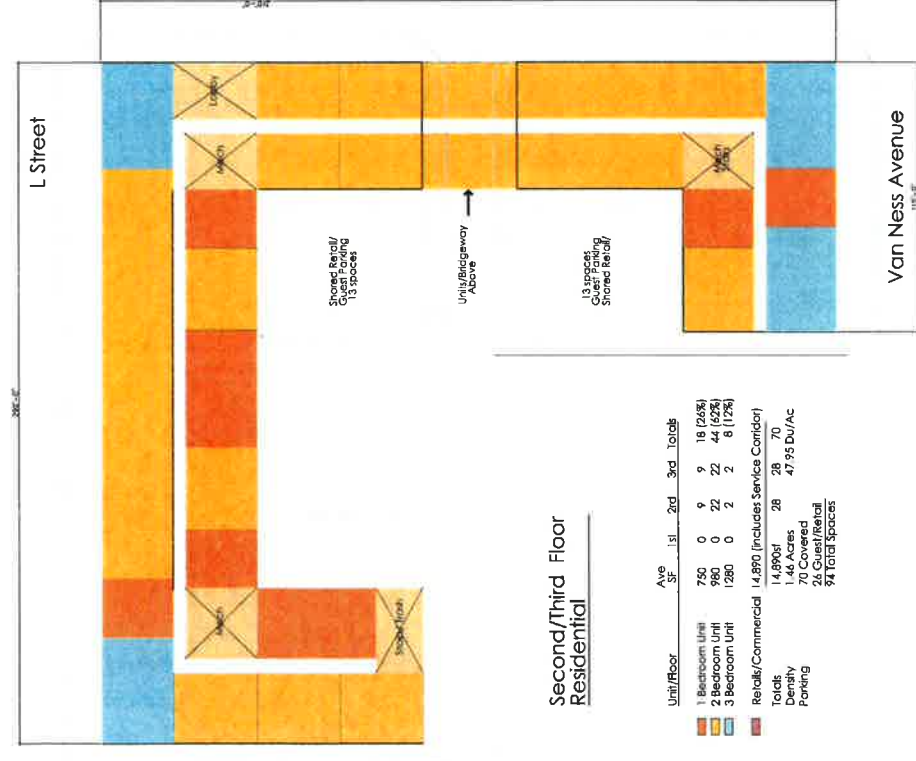
## Conceptual Exterior Elevations

Scale: 1/10"=1'-0"  
November 16, 2015



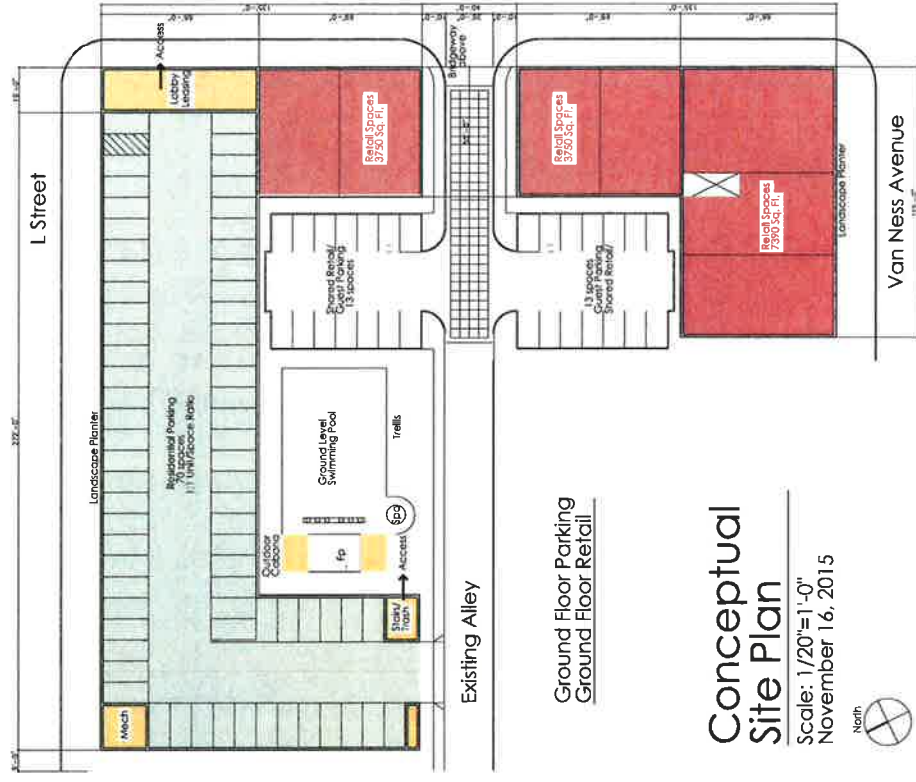
LEE JACOЕ ARCHITECTURE  
CORPORATE

# Downtown Apartments Fresno, California Upside Enterprises, LLC



**Second/Third Floor Residential**

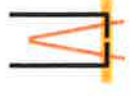
Unit/Floor	Ave. Sq. Ft.	1st	2nd	3rd	Totals
1 Bedroom Unit	750	0	9	9	18 (26%)
2 Bedroom Unit	980	0	22	22	44 (62%)
3 Bedroom Unit	1280	0	2	2	8 (12%)
<b>Totals</b>	<b>14,890</b> (Includes Service Corridor)	<b>0</b>	<b>28</b>	<b>28</b>	<b>70</b>
Density	44 Acres				47.95 DU/Ac
Parking	70 Covered				24 Covered/Retail
					<b>92 Total Spaces</b>



**Ground Floor Parking  
Ground Floor Retail**

**Conceptual Site Plan**

Scale: 1/20"=1'-0"  
November 16, 2015



LEE JACOЕ ARCHITECTURE  
INCORPORATED

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**Downtown Apartments  
Fresno, California**  
**Upside Enterprises, LLC**

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**Exhibit D**  
**Photo of Site**

