

## Capital Improvement Project Application – 2017 Cycle VI

Project Title: **H Street Mixed-Use 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  
**H Street Mixed-Use Development**
2. Project description: briefly describe the project goal, scope, and elements to be funded by the Measure C TOD program.

**Funding is being requested for the completion of “offsite” improvements in the public right of way, including the alley, and undergrounding utility overhead lines, excavation and grading, curb and gutters, sidewalks, and street work.**

3. Total project cost: **\$470,000 (Multi-Year Request)**
4. Total TOD fund request: **\$250,000 – Cycle VI and  
\$220,000 – 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: **TFS Investments, 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. TFS Investments, LLC proposes a mixed- use transit oriented development on 1.37 acres of land at southeast corner of Inyo, H, and Mono Street in downtown Fresno. The project consists of 50 residential units (10 of which will be affordable) with 8,000 square feet of retail space, and is located less than ½ mile from the proposed Van Ness/Mariposa BRT station and the future HSR station.**



**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.**

### 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 total number of housing units on the 1.37 acre property achieves an average density of 36.50 units per acre. The project is highly accessible to public transit, as it is located within a half of a mile of transportation facilities including FAX bus lines for 26, 28, 34, and 38. It is also located within 0.6 of a mile to the nearest Amtrak station, and 0.3 of a mile from greyhound bus lines. The project is located with an area that is zoned for C-M, C-4 Commercial, and Community Mixed use.**

The project is also located less than .5 miles away from the proposed BRT station at Van ness/Mariposa and the proposed HSR station at Mariposa/H Streets.

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 50 residential units planned 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 project demand for housing and office/retail in 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)). 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
City View *	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 is within biking distance, if not walking distance, of these planned transit facilities. There are existing FAX bus lines available within one block of the development.**

**Increasing the level of development adjacent to Fulton Street 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.

**The project site consists 1.37 acres, two parcels are vacant, and the remaining parcels have four older commercial warehouses. A 50 unit five-story building is proposed with 8,000 square feet of ground-floor retail. Two of the warehouses will be renovated to accommodate some of the retail proposed. The project as proposed 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 TFS Investments, LLC. TFS Investments, LLC owns and manages several hundred units in the area and also owns and manages retail and office space in the area. The project is slated to be reviewed by the City's Development Review Committee February 2016. Parking policies are transit friendly as proximity to transit locations encourages multi-model options.**

**The project potential qualifies for a waiver of City impact fees in accordance with Ordinance 2015-44 relating to the Exemption of Development Impact Fees for Certain Projects Economically Disadvantaged Neighborhoods which was adopted on December 17, 2015.**

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.

**The project will help to create a sense of place by providing the desirable residential housing and retail near Chukchansi Park, Fulton Street, Saroyan Theatre, the future HSR, BRT, and government offices. Downtown is the hub of many cultural and community events such as Art Hop, Cinco De Mayo, El Grito, and many other local gatherings. The potential economic impact of the project is significant, as it will construct a multi-level building on a vacant parcel, and replace two blighted structures with businesses and residences breathing new life into an area of downtown that has not seen as much revitalizations efforts.**

**TFS Investments, LLC owns residential and commercial developments throughout Fresno, and has earned community 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 off-site improvements are necessary for construction of the mixed-use development. Conceptual renderings will be submitted to the City’s Development Review Committee for review and comments. Capital projects funded by this application are anticipated to begin within six months of approval, and completed within eight months.**

**Details on 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>
<i>Engineering</i>	0
<i>Environmental Documentation</i>	0
<i>Right of Way</i>	0
<i>Construction</i>	\$470,000

**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>
<i>TOD</i>	\$250,000	\$220,000			
<i>Local</i>					
<i>State</i>					
<i>Federal</i>					
<i>Private</i>					
<i>Total</i>	\$250,000	\$220,000			

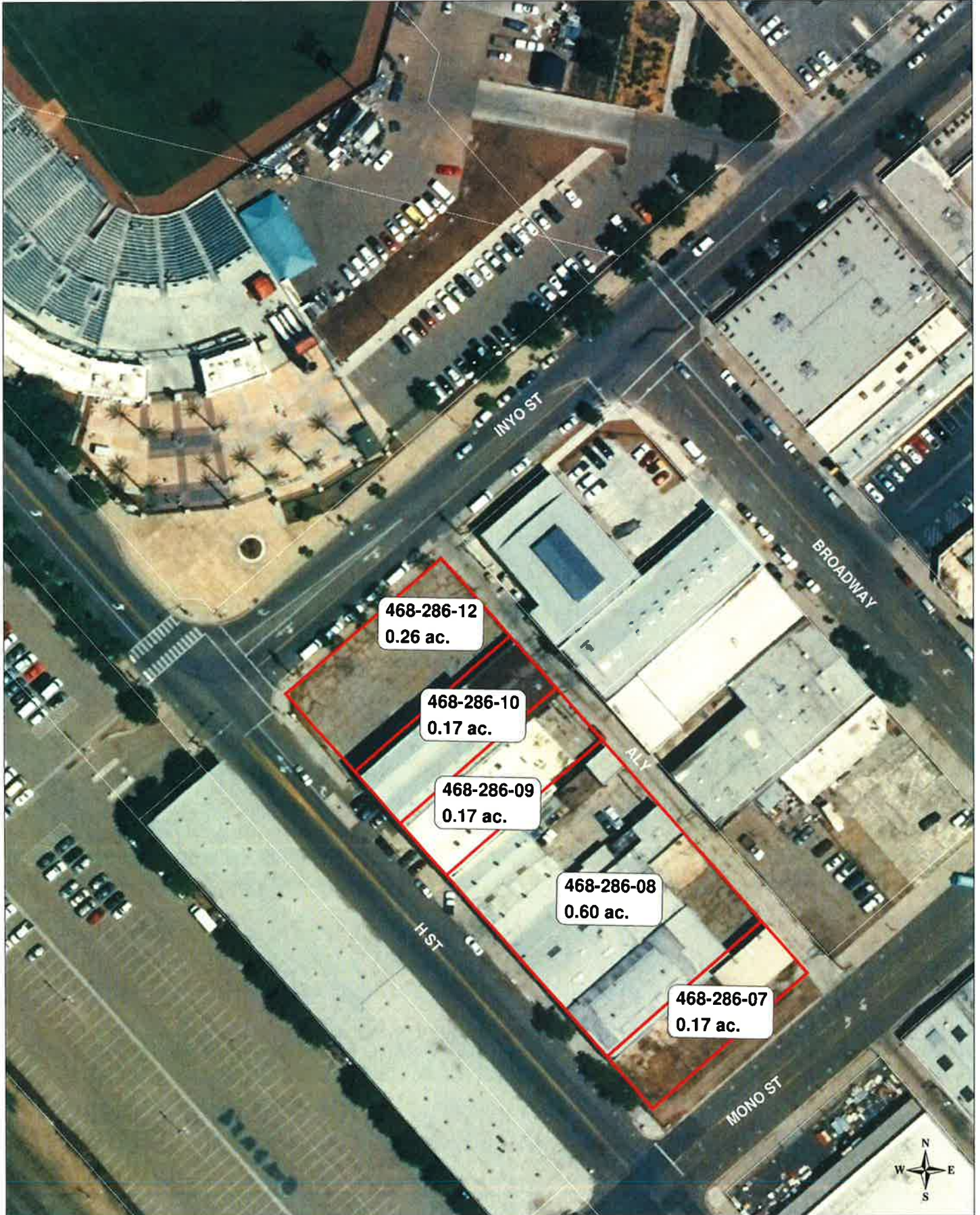
**Exhibit A**  
**City Council Resolution No.**

To be attached



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

# H Street Project (1.37 acres)

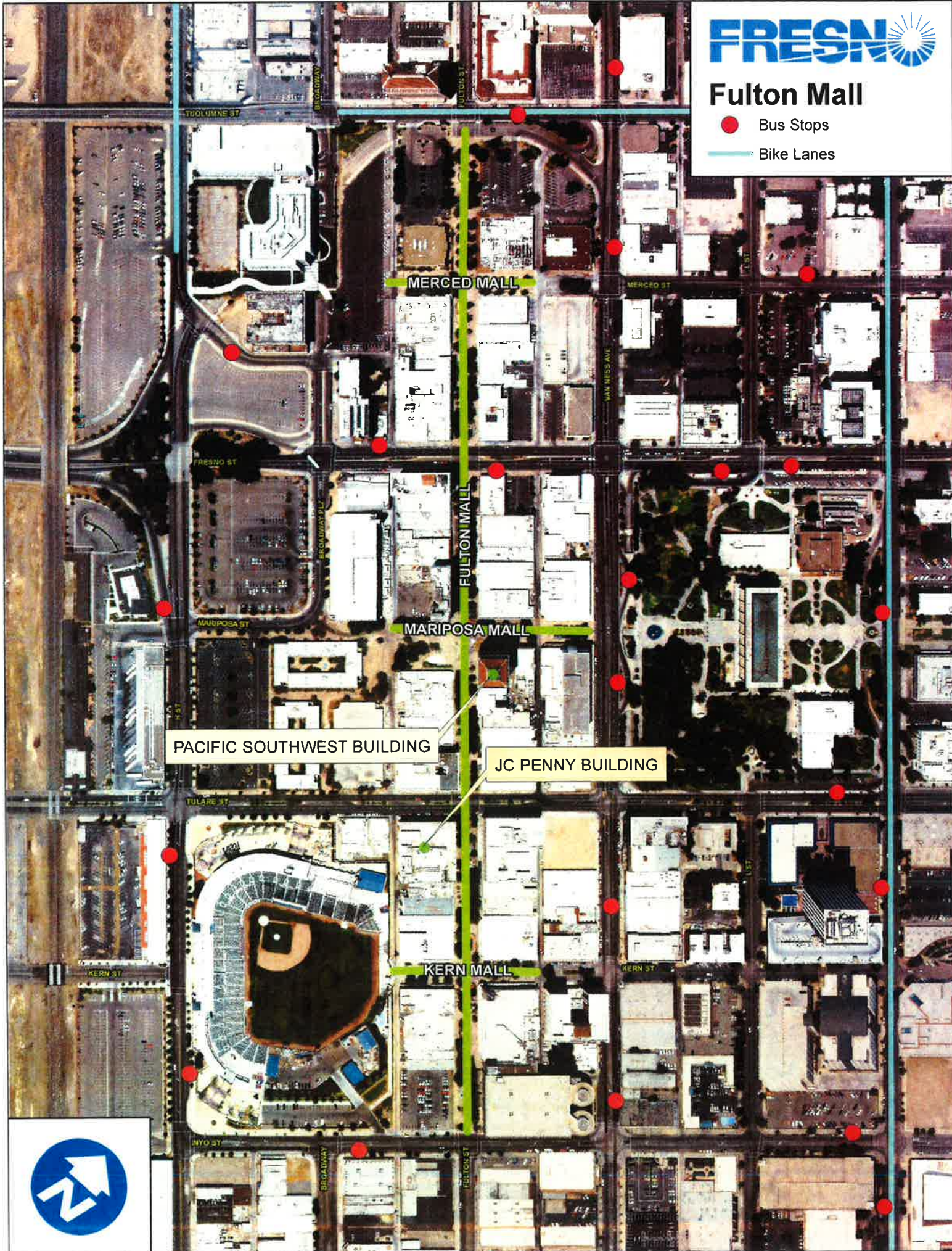






# Fulton Mall

-  Bus Stops
-  Bike Lanes



MERCED MALL

FULTON MALL

MARIPOSA MALL

PACIFIC SOUTHWEST BUILDING

JC PENNY BUILDING

KERN MALL





**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 "H Street" project located within the 700 block of H Street in the South Stadium District.

The south stadium district has become one of the most sought after locations in downtown over the last year. The development of the new Bitwise South Stadium has driven the demand for new entertainment and residential options within the district to all time high. This is an important project to not only downtown, but the abundantly growing tech industry within the district. 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", is written over a light blue grid background.

**Aaron Blair**, President & CEO  
[ablair@downtownfresno.org](mailto:ablair@downtownfresno.org)  
**Downtown Fresno Partnership**  
845 Fulton Mall  
Fresno, CA 93721  
(559) 549-9423 office  
[www.downtownfresno.org](http://www.downtownfresno.org)



Commercial + Professional Office + Industrial + Agricultural

State of California Contractors License #891883  
2045 N. Fine Ave + Fresno, California 93726  
Message: 559.291.1922 + Facsimile: 559.314.6190  
On the web at [lcfresno.com](http://lcfresno.com) + Email: [info@lcfresno.com](mailto:info@lcfresno.com)

“ **Our Business is Building Yours** ”

**January 27, 2016**

## **H Street Mixed-Use Development**

**Fresno, California**

The project as proposed is along H St, between Inyo and Mono and be a phased mixed-use apartment/retail building consisting of 50 residential units that include affordable units, and 8,000 SF of retail. The three existing early 1900's buildings will be renovated.

Infrastructure in this area is not adequate to serve new housing development. The public right-of-way boarding the project requires upgrades, as well as water/sewer, and underground overhead utility poles.

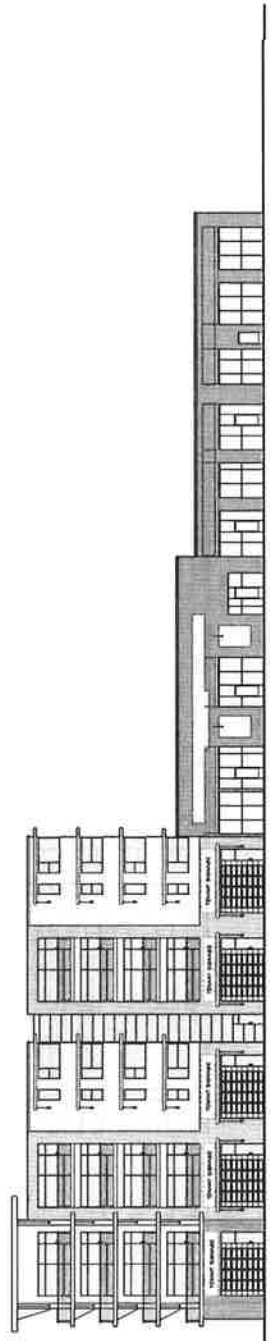
The scope of work includes: roughly 1100 linear feet of new ADA sidewalks with adjacent curbing and gutters, 8 approaches, 2 street corner ramps, 6 ADA accessible ramps with ADA compliant railings and roughly 420 linear of new water/sewer utility service in the rear alleyway. The total cost (soft and hard) of this phase is estimated to be \$470,000.

The total timeframe for plans, permits and construction is 6-8 months.

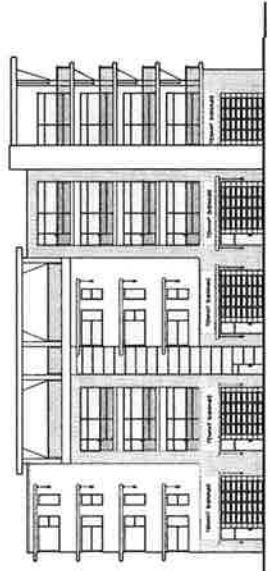
**Bill Cummings**  
**Legacy Construction**  
[Bill@LCFresno.com](mailto:Bill@LCFresno.com)



H & Inyo



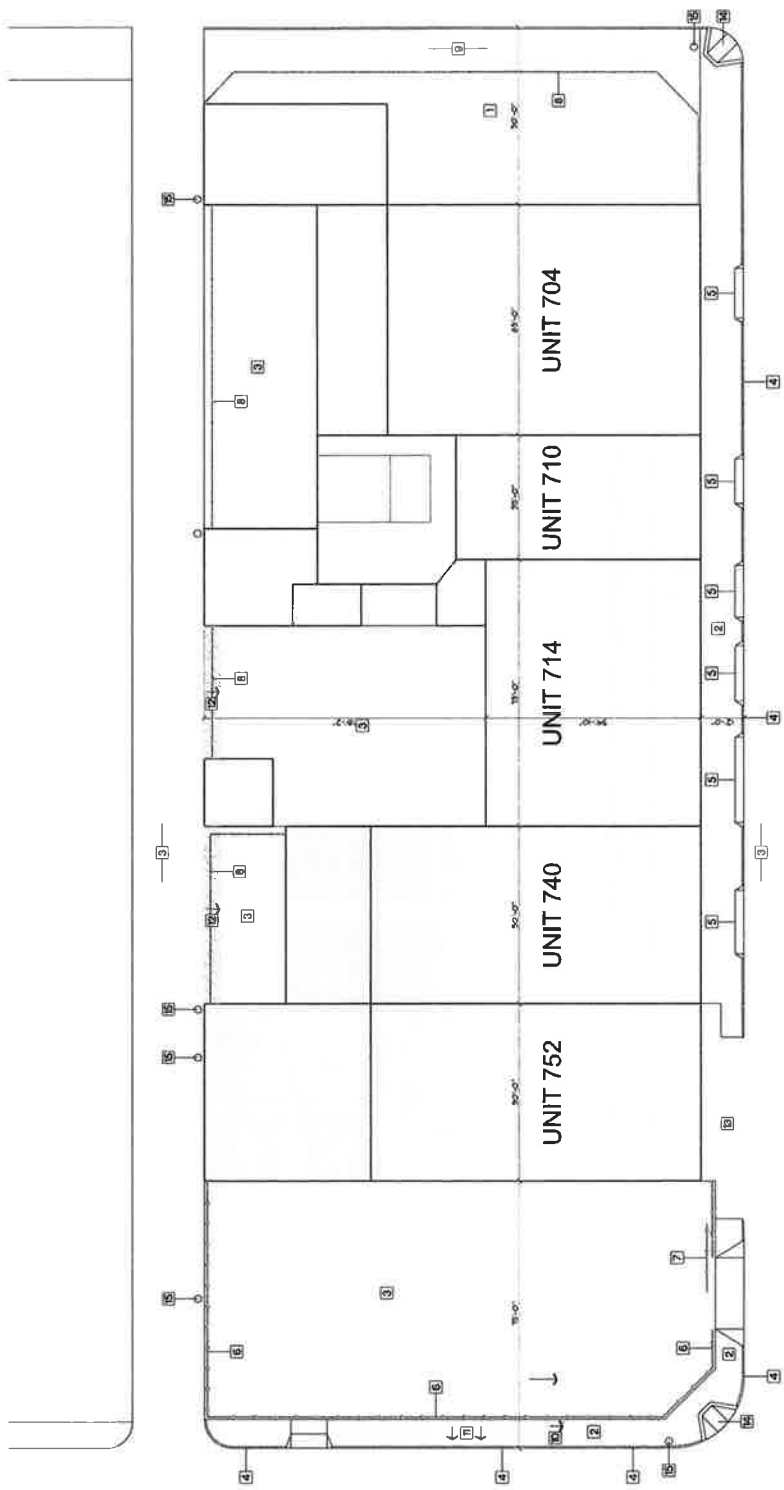
Elevation - West



Elevation - North



H & Inyo



**Site Plan - Existing Conditions**

No.	Description
1	Existing unimproved area
2	Existing concrete walkway or sidewalk
3	Existing asphalt (AS) paving
4	Existing concrete curb
5	Existing curb approach
6	Existing metal fence
7	Existing metal mesh or screen gate
8	Existing door or frame
9	Existing window or frame
10	Existing roof or frame
11	Single slope greater than 2% in direction of storm flow
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**Site Plan Key Notes**

1. The purpose of this document is to make note of those conditions which will require attention in accordance with the City and the City of Fresno Planning Department.
2. All dimensions are approximate. Survey and CNE Engineering drawings will be required prior to commencement of construction documents.



**General Notes:**

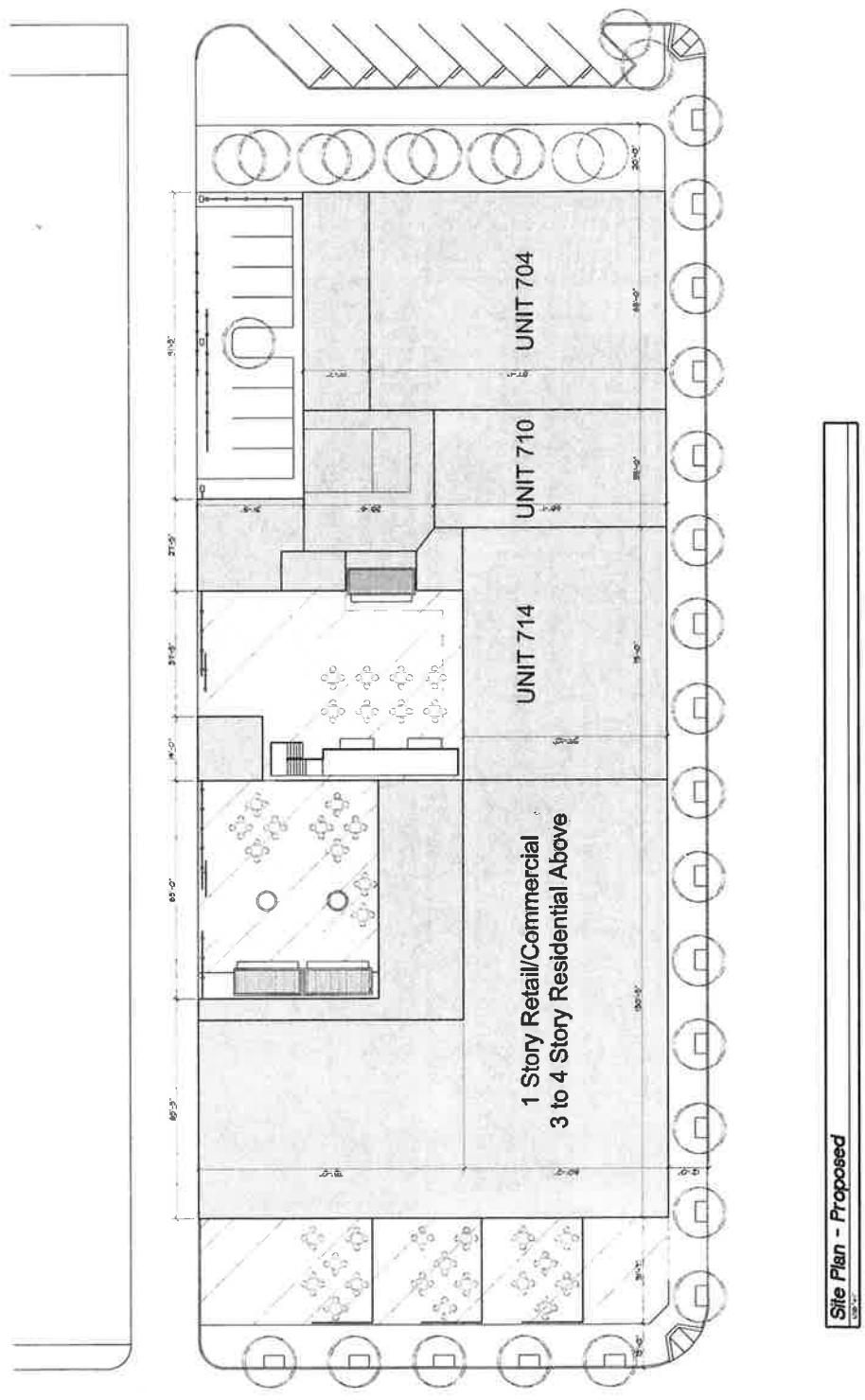
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H & Inyo



Site Plan - Proposed



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

