

Housing In-fill Incentive Program Project Application – 2016 Cycle V

Project Title: South Stadium

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 Housing In-fill Incentive 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:

Housing In-fill Incentive Program Project Application – 2016 Cycle V

Project Summary

1. Project Title: **South Stadium**
2. Project description: briefly describe the project goal, scope, and elements to be funded by the Measure C TOD program.

This grant will fund the construction of transit-oriented development located on the northwest corner of Fulton and Inyo Streets in downtown Fresno with 50 residential units (10 of which will be affordable) and 10,000 square feet of retail space, less than ½ mile from the proposed Van Ness/Mariposa BRT station and the future HSR station. The Measure C TOD funding will fund approximately 10% of the hard construction costs of the project, which involves the construction of a five-story Type V wood-frame structure with podium parking.

3. Total project cost: **\$711,085**
4. Total TOD fund request: **\$711,085**
5. Sponsoring jurisdiction: **The City of Fresno**
6. Primary contact person: **Lupe Perez**
7. Title: **Downtown Revitalization Manager**
8. Address: **2600 Fresno Street
Fresno, CA 93721**
9. Phone: **(55) 621-8371**
10. E-mail: **Lupe.Perez@Fresno.gov**
11. Other project partners: **Noyan Frazier Capital, LLC**

Housing In-fill Project Description – 2016 Cycle V

1. Introduction

Please provide a description of project objectives, setting, and relationship of the housing project to existing and planned land use and transportation facilities within and near the project area.

Noyan Frazier Capital, LLC propose to develop a five-phase mixed use development covering 4.52 acres of property generally located on the west and east side of Fulton Street between Kern and Inyo Streets and on the north side of Inyo street between Fulton and H Streets.

This application is for funding to support Phase I of this project. Phase I will cover .79 acres of property located on the northwest corner of Fulton and Inyo Streets, and proposes up to a five-story mixed use building that will include 50 multiple family residential units and up to 15,000 square feet of ground floor retail and will involve the demolition of two existing buildings. On November 2, 2015, the City of Fresno approved Conditional Use Permit No. C-15-035 and EA No. C-15-035 for the project.

This project is adjacent to the Fulton Street reconstruction project and if fully funded will also include streetscape improvements (including bike lanes) on Inyo Street, Home Run Alley, and potentially Van Ness Avenue.

The project includes several committed sources of funding; the Measure C TOD grant request is to cover the hard construction costs for the housing and affordable housing component of the project that is not currently covered by other sources.



Current condition of site

2. Nexus to Transit Oriented Development

Please provide total housing units and average density of the project. Explain the nexus of the housing project to transit oriented development and identify the project's transit oriented elements such as accessibility to transit, level of mix uses in the

project area, design, etc.

The total number of housing units is 50 units on .79 acres of property, with an average density of 63.29 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 a FAX bus stop for routes 26, 28, 34, and 38. It is also located with .6 of a mile to the nearest Amtrak station, and .3 of a mile from Greyhound bus lines. The project is located within an area that is primarily zoned for C-M and C-4 Commercial and Community Mixed use. The project is also located less than 0.5 miles away from the proposed BRT station at Van Ness/Mariposa and the proposed HSR station at Mariposa/H.

3. Use of TOD Fund

Please describe how the incentive funding will be expended. Provide details on the project/program the incentive funding will be expended on.

The incentive funding would be expended on apartment building costs. Hard costs are estimated at \$210,000 per unit which includes demolition, site work, utilities, water main expansion, water/sewer connections, and building costs. State sources of funding (the Strategic Growth Council) Affordable Housing and Sustainable Communities grant/loan program can cover site work, utilities, water main expansion, and water/sewer connections costs, but that funding is only a fraction of total building costs. Thus, the Measure C TOD funding is proposed to cover demolition and apartment building costs for a five-story Type V wood-frame-construction building with podium parking. This project will be at prevailing wage as required state funding involved.

4. Affordable Housing

Please identify, if applicable, percentage of affordable housing in the project.

The percentage of affordable housing proposed in this project is: 20%, resulting in 10 units of rent-restricted units at 50% AMI.

5. 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" standards and meet Title 24 of the California Building Code that include a number of resource conservation technologies such as

tankless water heaters, solar panels, innovative insulation materials, and drought-tolerant and native landscaping. In addition, 10 electric vehicle-charging stations are proposed to be included on-site in addition to on-site bike locker storage.

6. Project Schedule and Scope of Work

Item	Amount	Measure C TOD	Other
Demolition	\$35,000	\$35,000	\$0
Building Costs - Apartments	\$7,395,000	\$676,085	\$6,718,915

Project expenses (TOD fund)

Project Revenue (all sources)

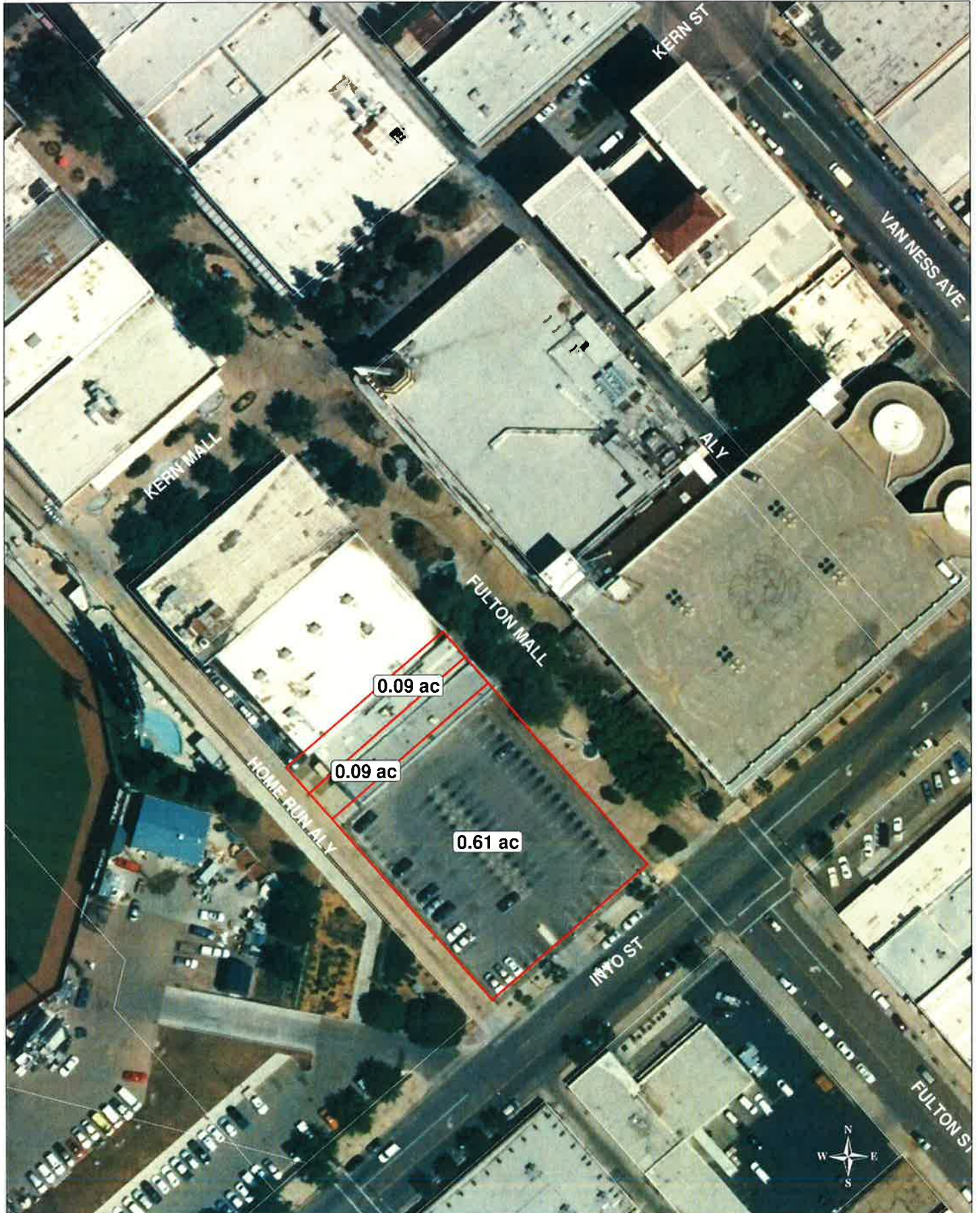
Source	Amount	Timeline
Measure C TOD	\$711,085	Award April 2016
City Impact Fee Waiver	\$495,270	Committed
Land Cost	\$432,280	February 2016
4% Tax Credit Equity	\$766,302	Committed
Developer Equity	\$1,400,000	Committed
AHSC Loan (state)	\$1,283,069	Award September 2016
AHSC Grant (state)	\$1,900,000	Award September 2016
Perm Loan	\$7,000,000	Contingent upon AHSC Award
TOTAL	\$14,019,006	

Exhibit A
City Council Resolution



To be inserted

Exhibit B
Project Vicinity Map

South Stadium Parcels



Fulton Mall

-  Bus Stops
-  Bike Lanes



PACIFIC SOUTHWEST BUILDING

JC PENNY BUILDING



Exhibit C
Letter of Support and Project Detail

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 "South Stadium" project located at the south end of the Fulton Mall.

There is a lot of momentum in downtown right now, and this project will be the much needed catalyst that downtown Fresno needs around the Stadium. We fully support this application and project.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Blair", is written over a light gray grid background.

Aaron Blair, President & CEO
ablair@downtownfresno.org
Downtown Fresno Partnership
845 Fulton Mall
Fresno, CA 93721
(559) 549-9423 office
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 + Email: info@lcfresno.com

“ Our Business is Building Yours ”

January 28, 2016

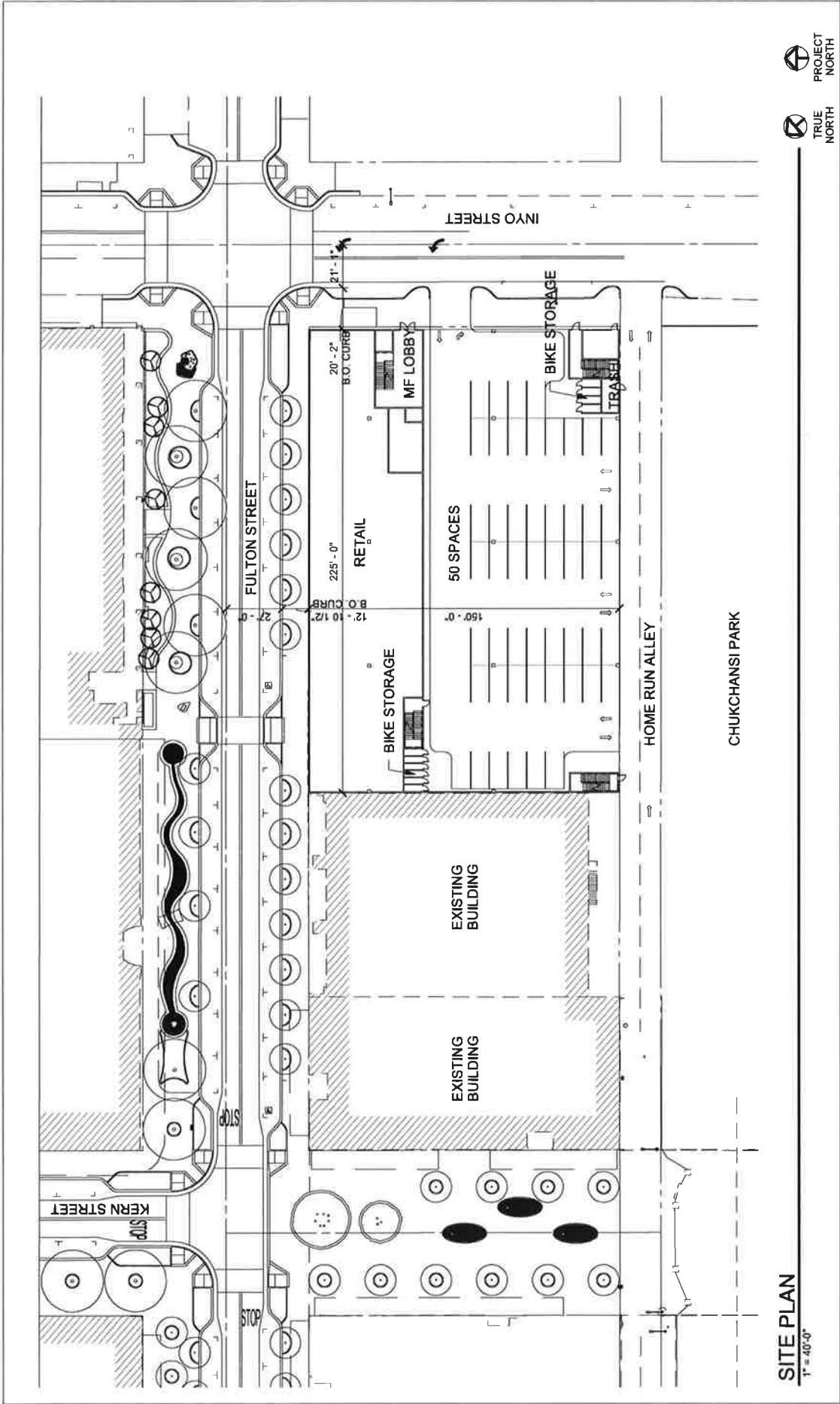
**“South Stadium Mixed-use Project
Fresno, California**

Item	Total Request	Unit Cost	Total Units
Hard Costs – Apartment Building Costs	\$711,085	\$13,922	50

Sincerely,

**Bill Cummings
Legacy Construction
Bill@LCFresno.com
540-520-2062 (Cell)**





SITE PLAN
1" = 40'-0"

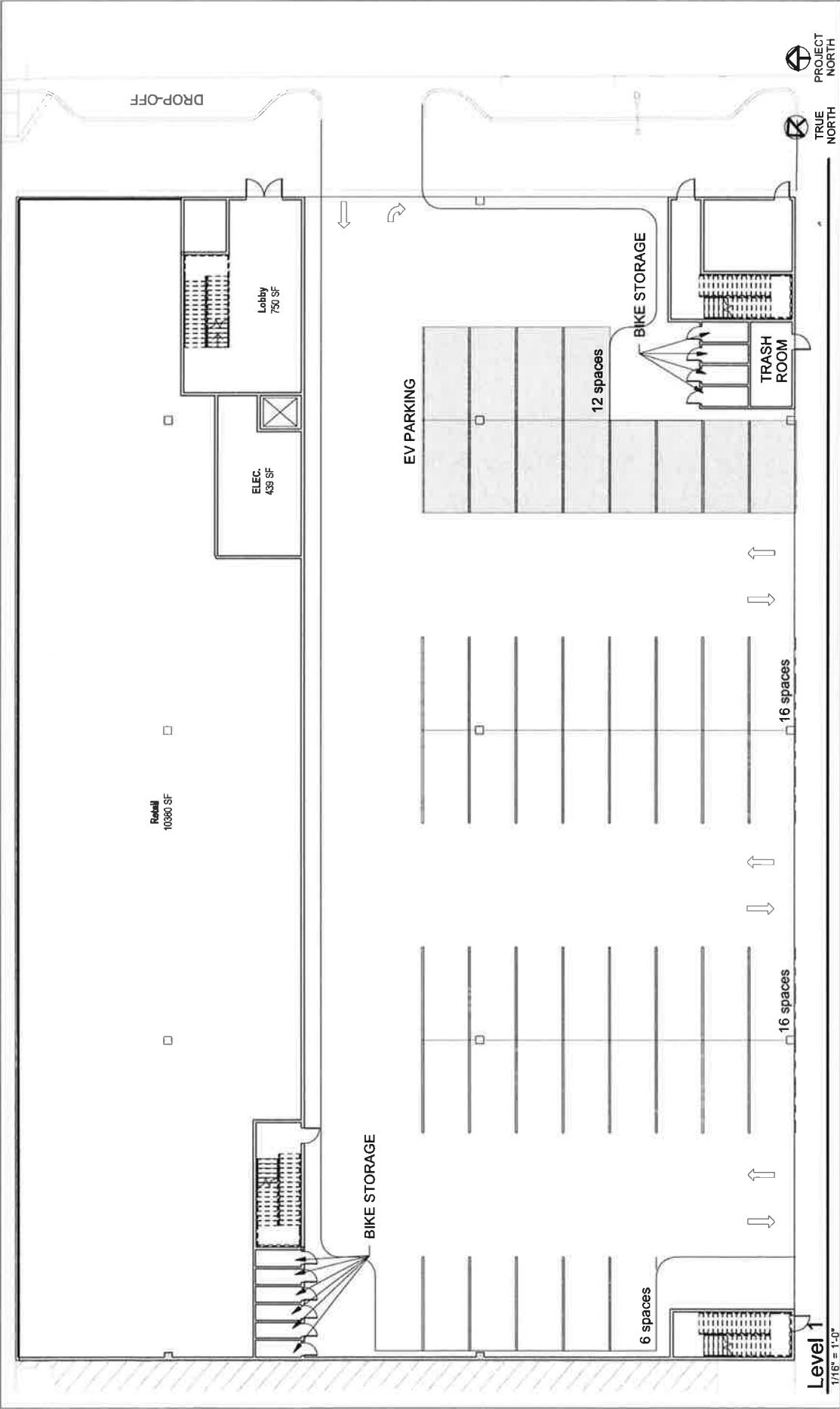


OMNIPLAN
ARCHITECTS

FULTON STREET FRESNO

SITE PLAN

February 18, 2015



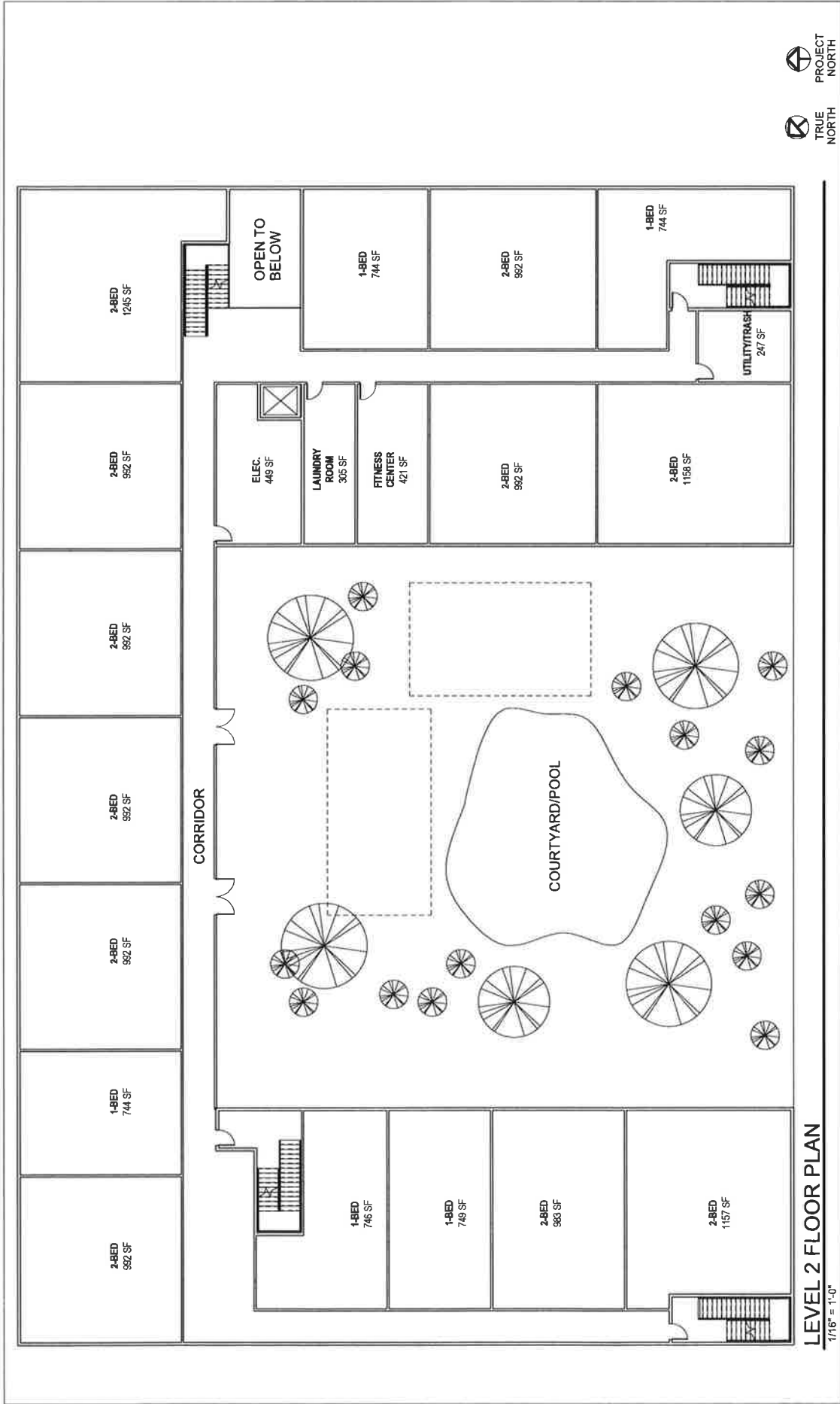
TRUE NORTH
PROJECT NORTH

February 18, 2015
2

FULTON STREET FRESNO GROUND FLOOR

OMNIPLAN
ARCHITECTS

Level 1
1/16" = 1'-0"



February 18, 2015
3

FULTON STREET FRESNO SECOND FLOOR

LEVEL 2 FLOOR PLAN
1/16" = 1'-0"

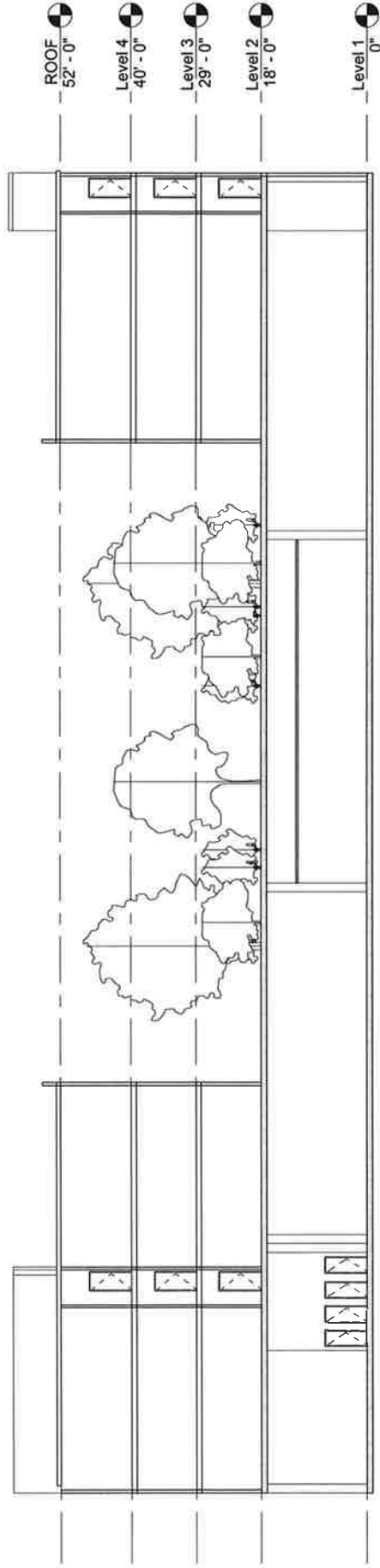
STRUCTURAL FRAMING SYSTEM

LEVEL ONE - ON-GRADE CONCRETE PODIUM (TYPE 1)
LEVELS TWO-FOUR - WOOD CONSTRUCTION (TYPE V)
ROOF - WOOD TRUSS

STAIR/ELEVATOR SHAFTS - 8" REINFORCED CMU WALLS

MATERIALS

EXTERIOR - BRICK MASONRY VENEER WITH
CEMENT PLASTER, ARCHITECTURAL PANELS
FOR ACCENT FEATURES



BUILDING SECTION

1/16" = 1'-0"

OMNIPLAN
ARCHITECTS

FULTON STREET FRESNO

**STRUCTURAL
NARRATIVE**

February 18, 2015

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Exhibit D
Photo of Site

