

# DOWNTOWN FRESNO

## PHASE II APPLICATION

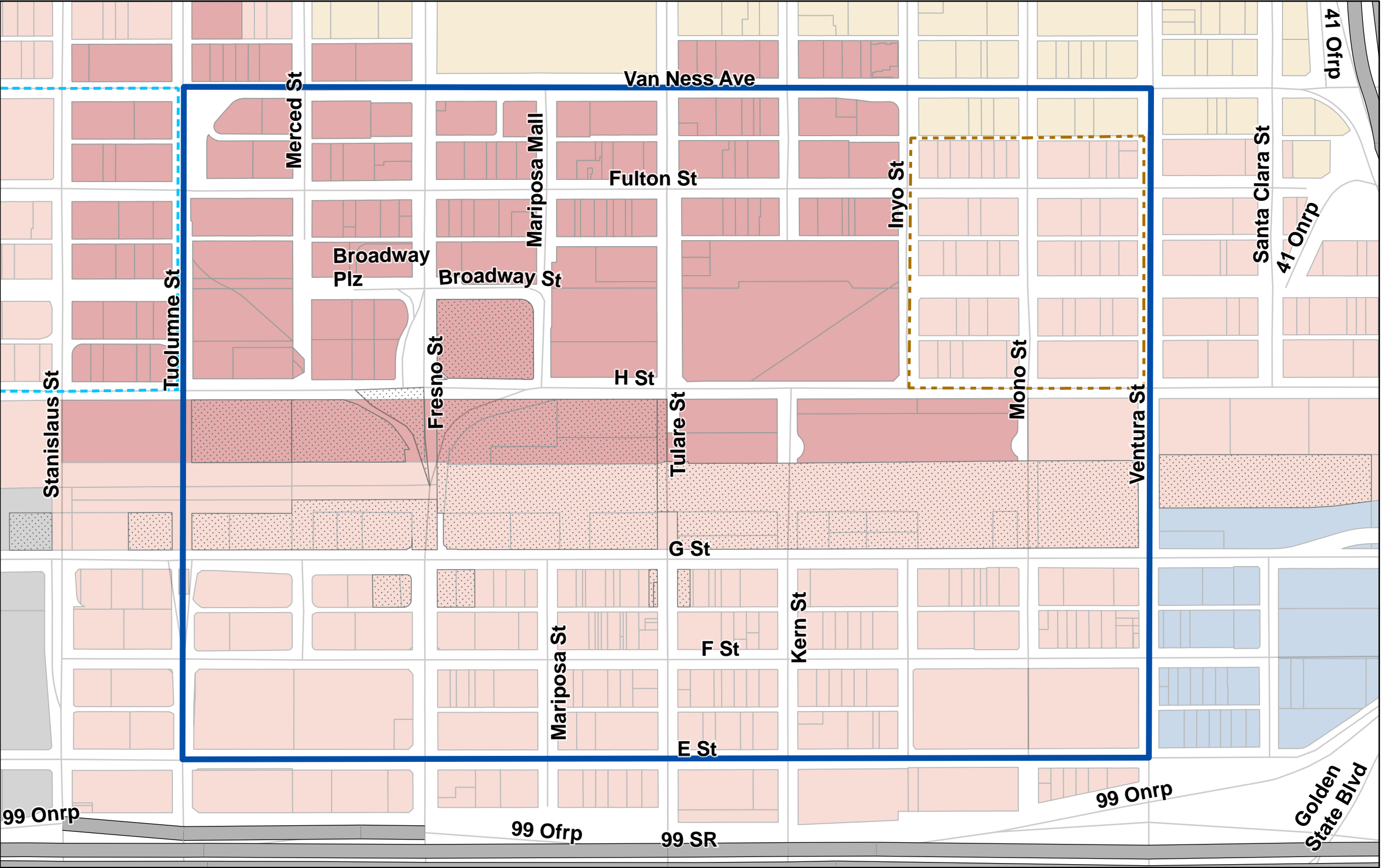
Infill Infrastructure Grant – Catalytic (IIGC)  
Qualifying Infill Areas

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### 19. CQIA Site Plan

*The following is a dimensioned map from the City of Fresno's GIS Department and a complete description of the Catalytic Qualifying Infill Area boundaries and adjacent land uses.*



Project Boundary Area

High Speed Rail Station Site

Brewery District

Cultural Arts District

Freeway

Streets

Zoning

Downtown Core (DTC)

Downtown General (DTG)

Downtown Neighborhood (DTN)

Heavy Industrial (IH)

Light Industrial (IL)

Neighborhood Mixed Use (NMU)

No Value (NV)

Public and Institutional (PI)

Park and Recreation (PR)

Residential Single-Family, Medium Density (RS-5)

Area size (acres): 232 acres

**APN(s) that establish the area:** The CQIA includes all APNs in the area of Downtown Fresno enclosed by Van Ness Avenue, Ventura Street, E Street, and Tuolumne Street. A full list of specific APN numbers for this area can be provided upon request.

**Current or planned land use:** The sites proposed for new housing developments include a CVS store, a frontage road in front of the CVS, Fresno Housing headquarters, surface parking lots, vacant commercial buildings, a vacant warehouse, and vacant or damaged historic buildings. In the greater CQIA area, land uses include apartments, office buildings, and commercial buildings.

Current or planned zoning: DTN and DTC

**Adjacent Land Uses**  
**North:** North of the CQIA is a mix of civic buildings, restaurants, offices, retail, and apartments.  
**East:** East of the CQIA is a mix of civic buildings, restaurants, offices, retail, and apartments.  
**South:** South of the CQIA is a mix of restaurants, offices, retail, and apartments.  
**West:** West of the CQIA is a mix of restaurants, offices, retail, and apartments.

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Feet

COF-GIS - Documents\COF GIS Team\Projects\IIGC CQIA Zoning Map

Updated: 4/10/2023