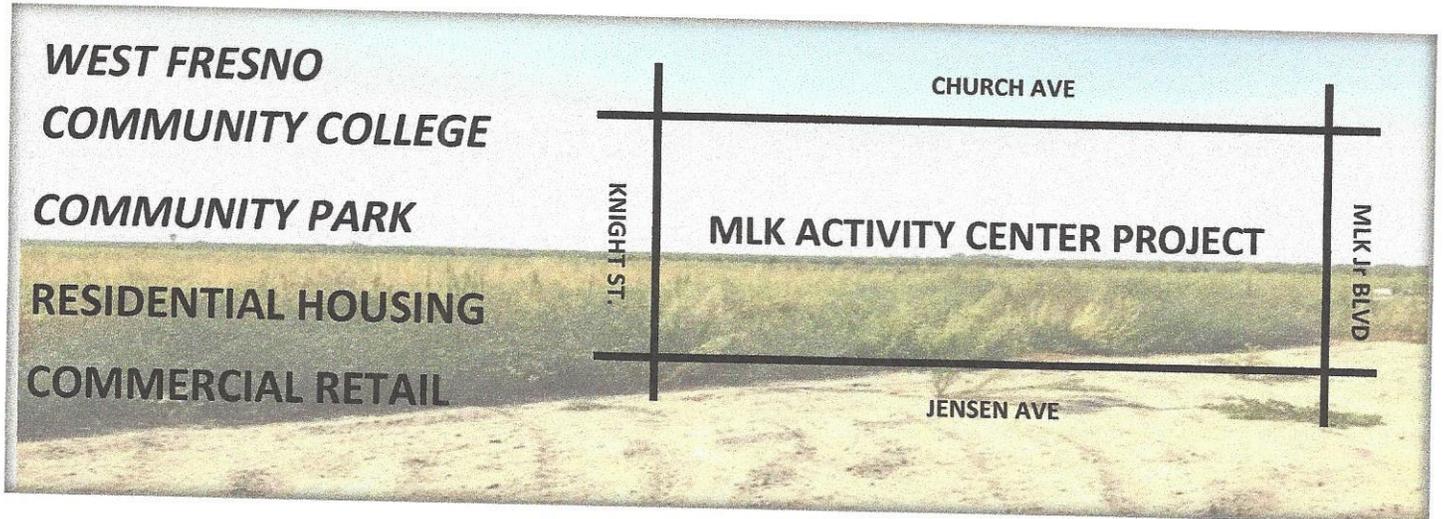


2500 MLK, LLC
MLK ACTIVITY CENTER PROJECT
(SOUTHWEST FRESNO SPECIFIC PLAN MAGNET CORE PROJECT)



- SOUTHWEST FRESNO RESIDENTS -
BE A PART OF WHAT'S BEING BUILT IN YOUR NEIGHBORHOOD
Give Your Input of What You Envision

**COMMUNITY LEADERSHIP & STAKEHOLDER
DISCOVERY MEETINGS**
Master Planning and Site Design

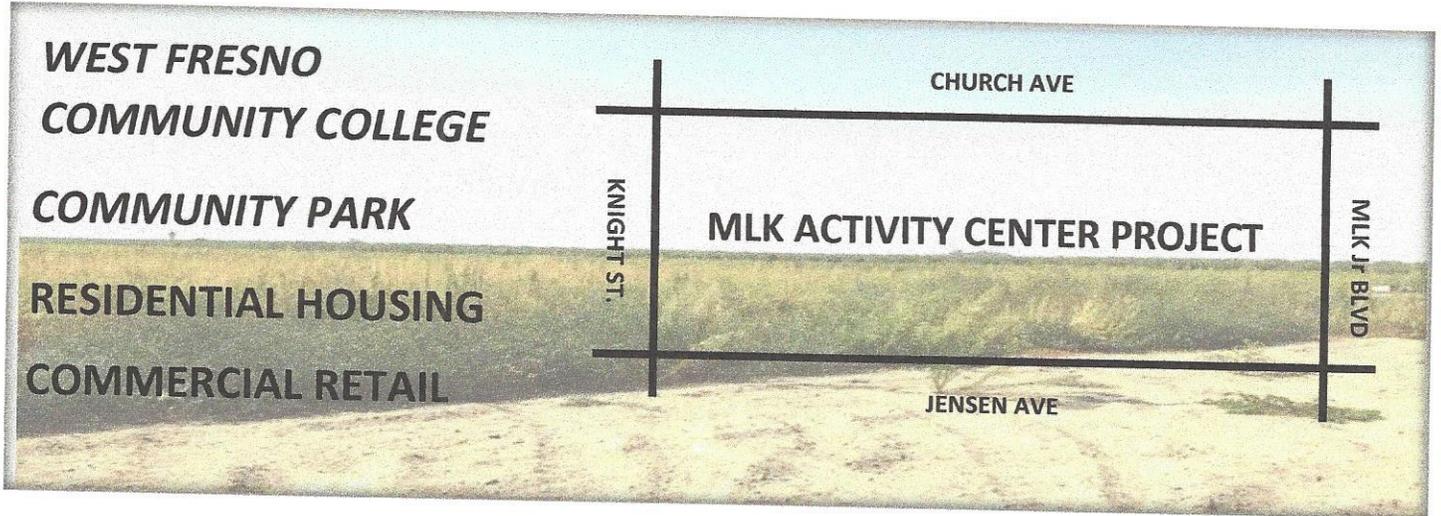
February 7, 2018

| | |
|----------------------|------------------|
| City of Fresno | 8:30 - 10:30 am |
| SCCCD | 10:30 - 12:30 am |
| Client Group | 1:30 - 3:30 pm |
| Century Builders | 3:30 - 5:00 pm |
| Community Leadership | 6:00 - 7:30 pm |



Glory Bound World Outreach Ministries
916 S. Waterman Avenue Fresno, Ca. 93706

2500 MLK, LLC
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SOUTHWEST FRESNO RESIDENTS
BE A PART OF WHAT'S BEING BUILT IN YOUR NEIGHBORHOOD

Give Your Input of What You Envision
COMMUNITY CHARRETTEs

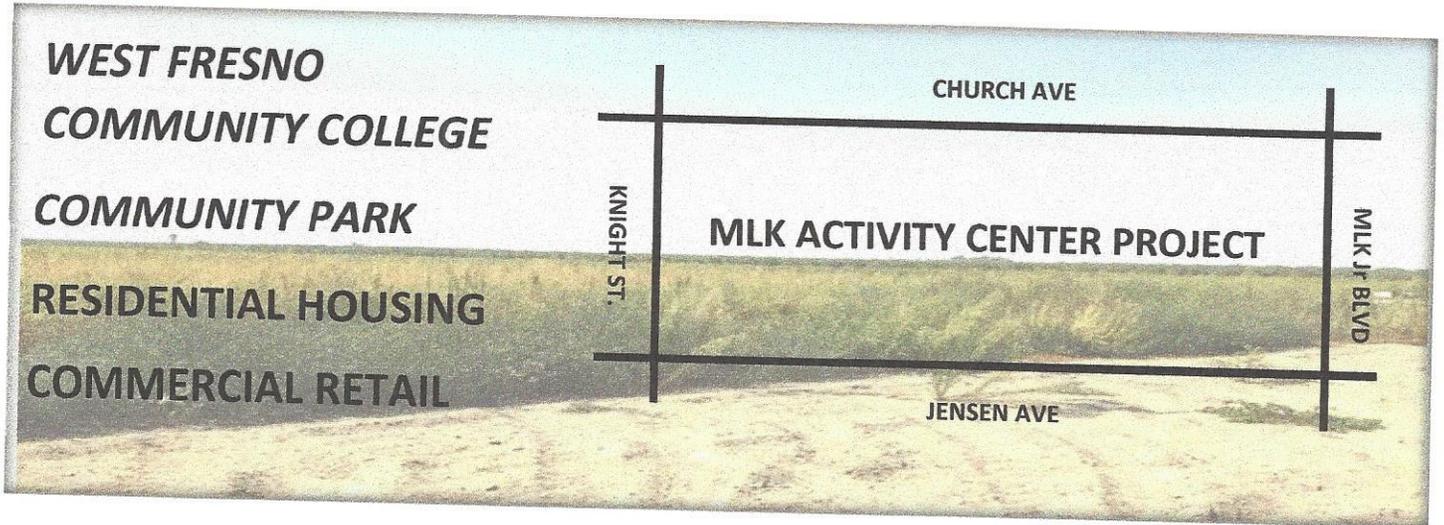
Master Planning and Site Design

| | |
|-------------------|----------------|
| February 26, 2018 | 6:00 – 7:30 pm |
| MARCH 19, 2018 | 6:00 - 7:30 pm |
| MARCH 20, 2018 | 6:00 - 7:30 pm |
| MARCH 21, 2018 | 6:00 - 7:30pm |



Rutherford B. Gaston Middle School Multi-Purpose Building
1100 E. Church Avenue Fresno, Ca. 93706 (559) 457-3400

2500 MLK, LLC
MLK ACTIVITY CENTER PROJECT
(SOUTHWEST FRESNO SPECIFIC PLAN MAGNET CORE PROJECT)



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COMMUNITY CHARRETTE MEETINGS

Master Planning and Site Design

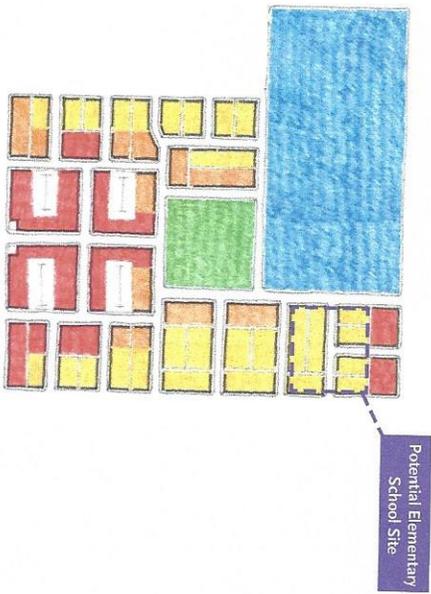
| | |
|----------------|----------------|
| March 12, 2018 | 6:00 - 8:00 pm |
| March 19, 2018 | 6:00 - 8:00 pm |
| March 20, 2018 | 6:00 - 8:00 pm |
| March 21, 2018 | 6:00 - 8:00 pm |



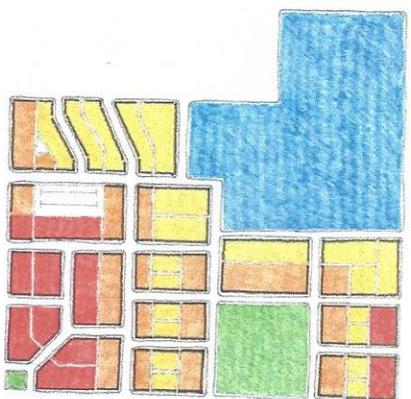
Rutherford B. Gaston Middle School Multi-Purpose Building
1100 E. Church Avenue Fresno, Ca. 93706 (559) 457-3400

Project Criteria

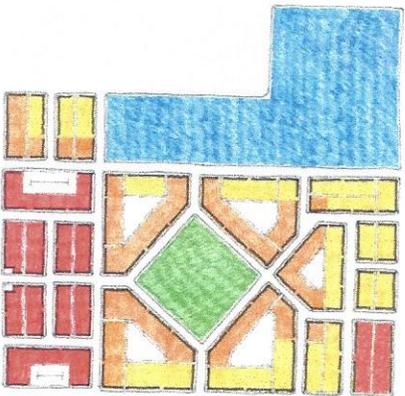
1. Vision-based design that results in project-specific zoning.
2. An urbanism of streets and blocks.
3. Street connectivity to surrounding neighborhoods and community facilities.
4. Distributed multi-modal traffic, including walking in well landscaped streets.
5. Accessibility to and visibility of the Community Park.
6. Single or multiple parks?
7. Relationship of Community Park to College Campus.
8. A College Campus that is integrated with the neighborhood.
9. Accessibility to and visibility of Town Center.
10. Up to 325,000 sf mixed-use, neighborhood-serving Town Center.
11. Balance between single-family and multi-family types.
12. Mix of market-rate and affordable housing.
13. Multi-family housing built around and facing the Community Park.
14. What building types are suitable along the arterial roads?
15. Surface parking most likely, and located behind buildings.



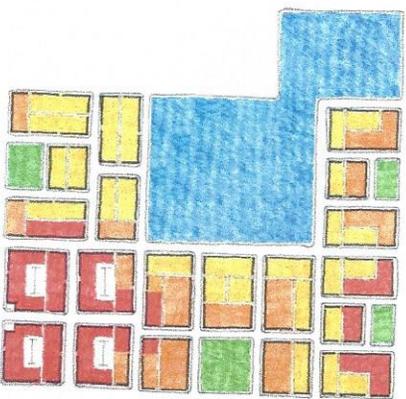
Scheme 1



Scheme 2



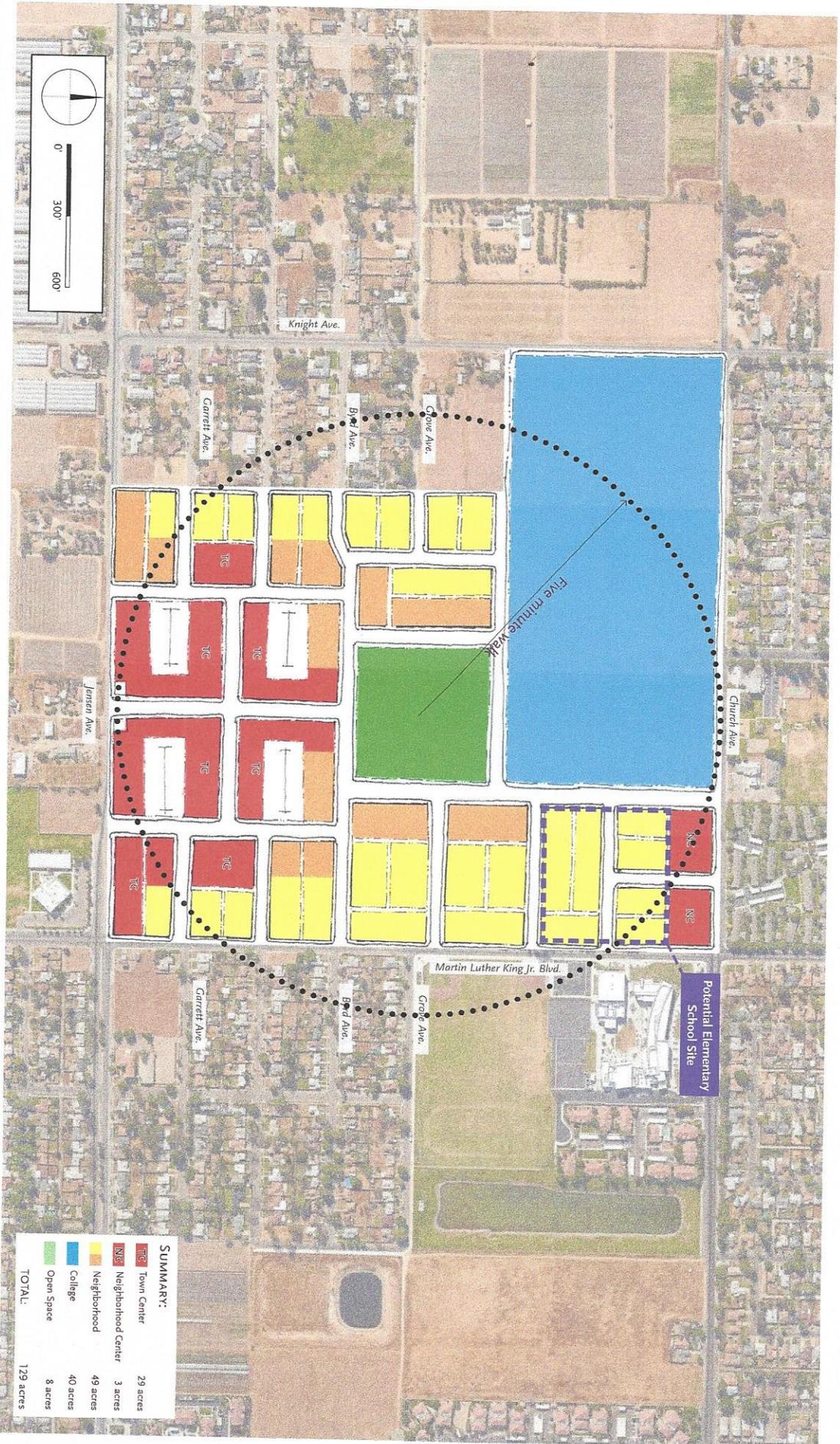
Scheme 3



Scheme 4

FOUR SCHEMES AT A GLANCE

SCHEME 1



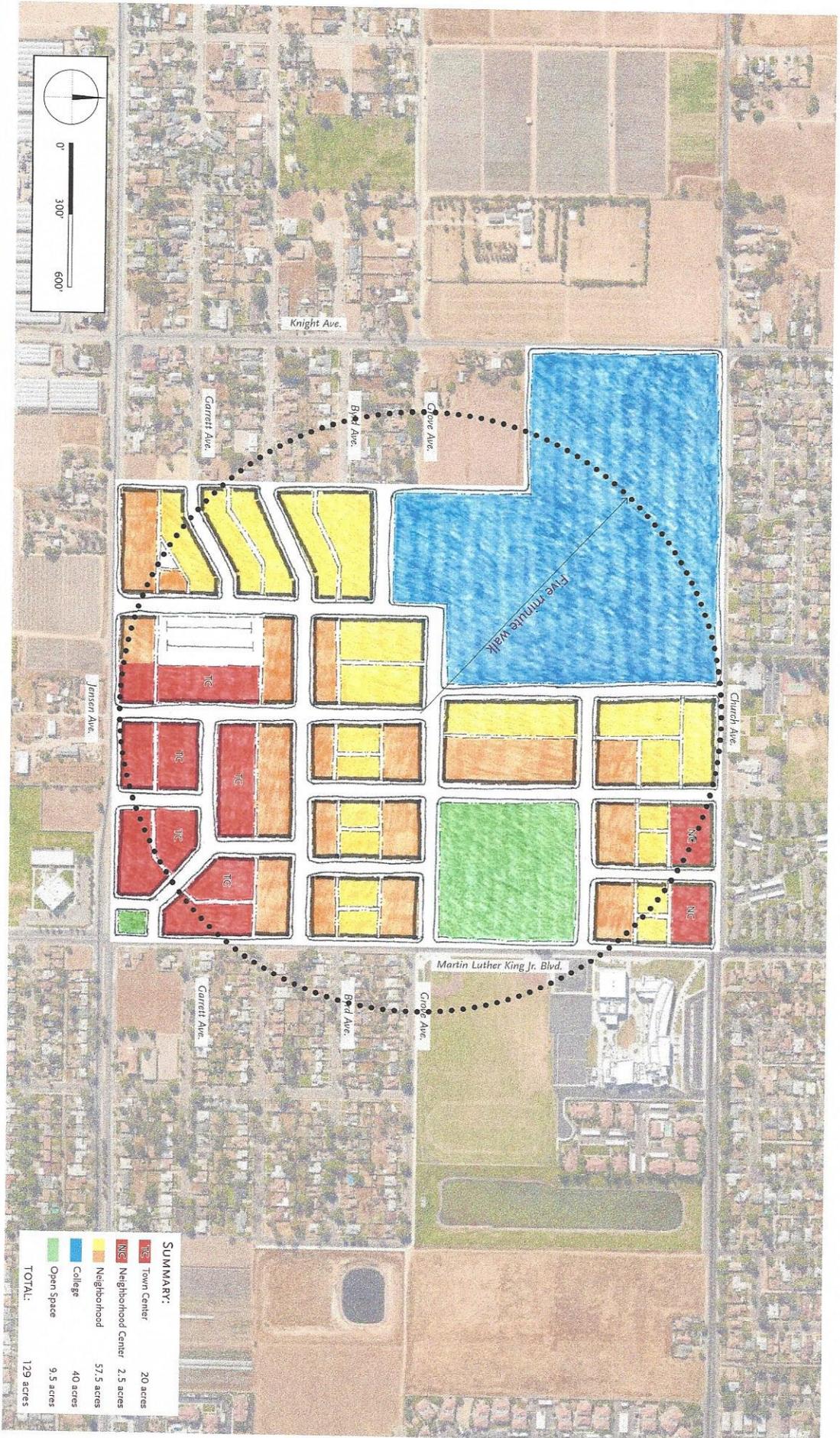
SUMMARY:

| | | |
|---------------|---------------------|------------------|
| TC | Town Center | 29 acres |
| NC | Neighborhood Center | 3 acres |
| NE | Neighborhood Center | 49 acres |
| College | College | 40 acres |
| Open Space | Open Space | 8 acres |
| TOTAL: | | 129 acres |

SCHEME 1



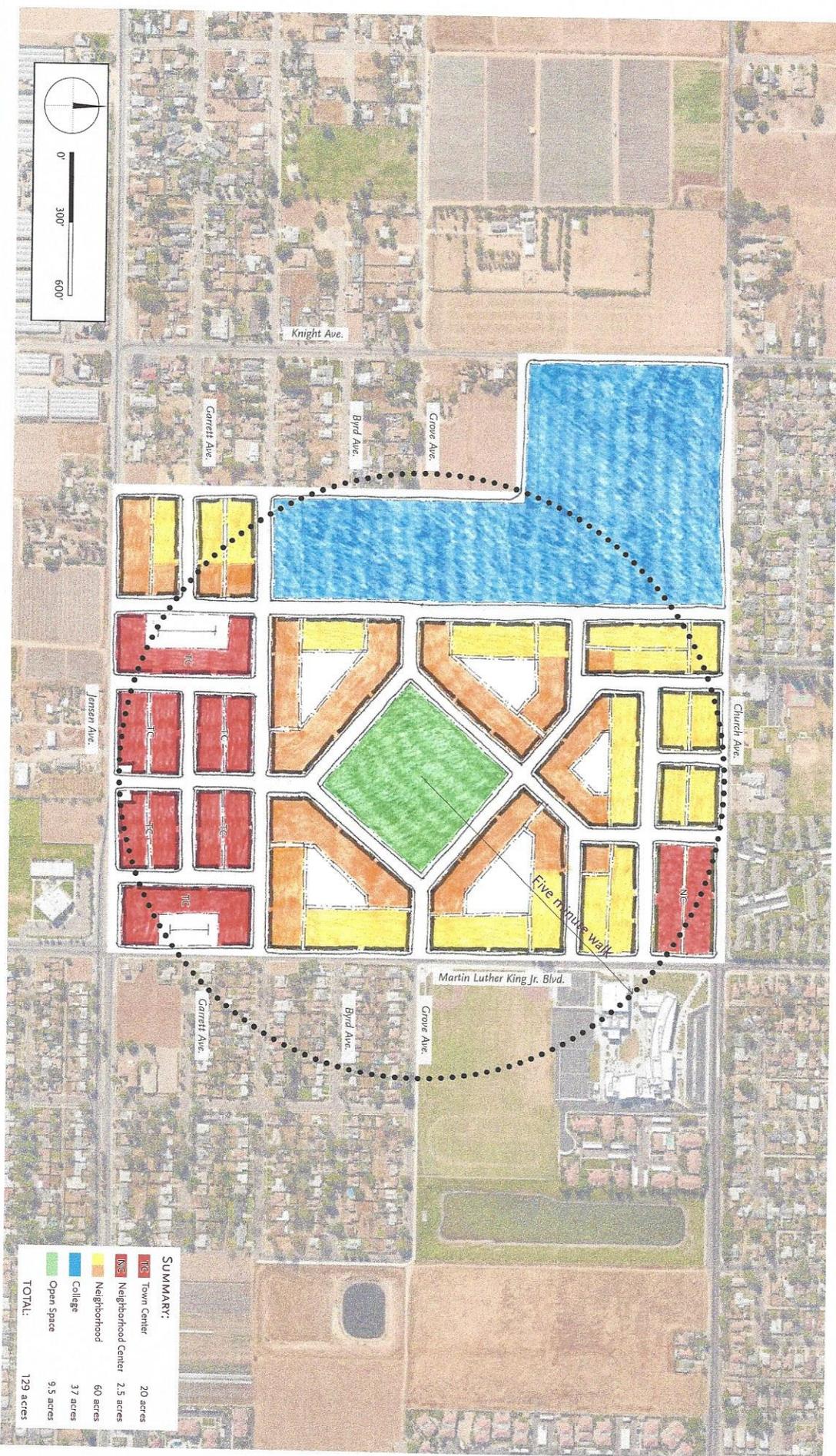
SCHEME 2



SUMMARY:

| | | |
|---------------|---------------------|------------------|
| TC | Town Center | 20 acres |
| NC | Neighborhood Center | 2.5 acres |
| N | Neighborhood | 57.5 acres |
| College | College | 40 acres |
| Open Space | Open Space | 9.5 acres |
| TOTAL: | | 129 acres |

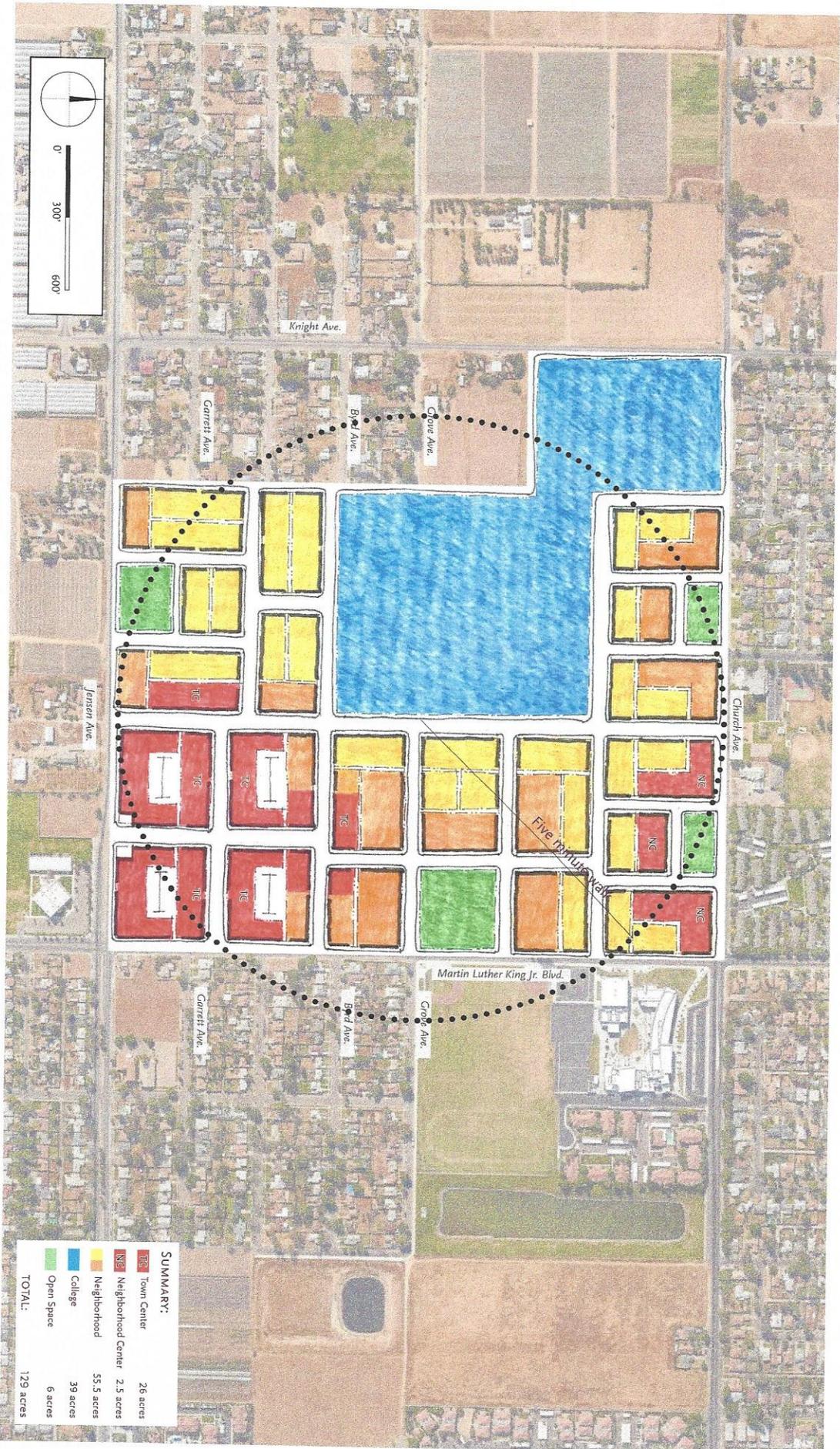
SCHEME 3



SUMMARY:

| | | |
|---------------|--------------|------------------|
| | Town Center | 20 acres |
| | Neighborhood | 60 acres |
| | College | 37 acres |
| | Open Space | 9.5 acres |
| TOTAL: | | 129 acres |

SCHEME 4





MOULE & POLYZOIDES

ARCHITECTS AND URBANISTS

MEETING SUMMARY

Project: MLK Activity Center Project Master Plan / Southwest Fresno Specific Plan (Magnet Core)
Date: March 19, 2018, 2018, 6:00 – 8:00 pm
Location: Rutherford B. Gaston Middle School Library
Re: **Community Meeting #2**

Purpose: Receive input from the community regarding the consultant team's preliminary open space network and sustainable storm water strategies.

The Consultant team began with a presentation that included:

- A description of two community park alternatives and various park program components that could occur within them, including active and passive recreation and natural habitat elements.
- The park network, including smaller green spaces called "gardens" which can provide open space, but also cleanse water and accommodate trees with large canopies.
- Safe streets that promote sociability, assist in wayfinding and place-making, and reduce fatalities from accidents.
- Sustainable storm water strategies versus conventional strategies where all rain water is treated as a resource, rather than a waste product.

Following the presentation, attendees asked the following questions and provided the following comments:

1. What is park size? 13 acres has to be minimum of 9.65 acres.
2. Where is edge of park?
3. Don't put some of existing trees species.
4. Is City going to be responsible for maintenance of trees. City does not maintain trees now.
5. Southwest Fresno landscape is not maintained – Edison Computech is an example.

6. How homes be bought if cannot afford them. Do not want to be priced-out. This project will study demand, affordability, credit-worthiness. First-time homebuyer programs and housing assistance programs.
7. A name for park: Cactus Garden.
- 8.

Comments received during the table sessions are attached.

MOULE & POLYZOIDES

ARCHITECTS AND URBANISTS

MEETING SUMMARY

Project: MLK Activity Center Project Master Plan / Southwest Fresno Specific Plan (Magnet Core)
Date: March 12, 2018, 6:00 – 8:00 pm
Location: Rutherford B. Gaston Middle School Multi-Purpose Building
Re: **Community Meeting #1**

Purpose: Receive input from the community regarding the consultant team's assessment of the MLK Activity Center site and preliminary concepts for the site.

The Consultant presented key existing site conditions; examples of neighborhoods, campuses, buildings, and park elements that convey the intended design approach that will be applied to the MLK Activity Center site; and four alternatives schemes for the site. Program components of the site include a Community College, a Community Park, a Town Center, a neighborhood-serving retail area, a neighborhood that accommodates single-family and multi-family housing, and a potential elementary school. Comments from attendees were then received as one general assembly and then in smaller groups. These comments, categorized by topic, are summarized below:

1. Schemes:

- a. Majority of attendees preferred Scheme #2 with a park in the center of the site adjacent to and to the south of the Community College.
- b. Several community members liked the way the multi-family housing was distributed in Scheme #1 (not all in one location).

2. General:

- a. Residents of Southwest Fresno have been waiting for a project such as this for over 50 years.
- b. Make sure work can be provided for residents who live in the community, including constructing the project and in retail stores.

- c. Concern over whether the proposed MLK Activity Center Development will need to acquire properties located east of MLK, Jr. Boulevard, north of Church Avenue, west of Kinight Avenue and Walnut Avenue, and especially south of Jensen Avenue. The consultant confirmed that the aforementioned properties are not part of this MLK Activity Center project.

3. Uses attendees would like to see in the MLK Activity Center include:

- a. Movie theatre
- b. Dollar Tree
- c. Walmart
- d. Affordable housing
- e. Bank
- f. Uses that DO NOT entice school kids to skip class (such as banks).
- g. Quality stores
- h. Stores/markets that sell fruits and vegetables.

4. Retail

- a. No strip center across the street from the school. An invitation for causing student problems.
- b. Must have a plaza in the commercial area.
- c. Concern about access to commercial uses from adjacent streets.
- d. Are happy that retail and services will be located within the neighborhood.

5. Housing

- a. Keep residential housing affordable. Do not want to see people who have been living in this area for many years driven out by high housing prices.
- b. The multifamily housing should be house like- no corridors or elevators
- c. The multifamily housing should be located around the park.
- d. The housing and the houses should be compatible in form.
- e. The Market Creek project in San Diego is a good example of the type of development that could be introduced on this site.

6. Streets and Connectivity

- a. Keep Walnut Avenue pedestrian-friendly.
- b. Introduce walkable streets.
- c. Provide easy access to schools.
- d. New development should provide street connectivity.
- e. Concern about whether alleys are appropriate in Southwest Fresno.

7. Community College

- a. Street through campus may be a safety hazard
- b. There needs to be a strong connection between the Community College and the Edison campus

- c. The Community College will provide education and vocational training for Southwest Fresno residents, improving their ability to find good jobs.

8. Parks and Landscape.

Look



- a. The park should be at the center of all the plan's components, including the school, the college and the town center.
- b. Tree canopied streets are very desirable in this climate;



MOULE & POLYZOIDES

ARCHITECTS AND URBANISTS

MEETING SUMMARY

Project: MLK Activity Center Project Master Plan
Date: February 26, 2018, 12:00 – 1:00 pm
Location: Via telephone
Re: Presentation for March 12 Community meeting and block/open space alternatives
Attendees: Moule & Polyzoides: Stefanos Polyzoides; Juan Gomez-Novy, Vinayak Bharne
2500 MLK, LLC: Sylvesta Hall; Jim Shehady, Steve Shehady.

Purpose: Discuss presentation for March 12 Community meeting and block/open space alternatives.

Topics discussed during the teleconference are as follows:

1. The master plan will assume two-story multi-family development. Accordingly, during the community meetings we will mention that all development is to be two-story maximum. Moule & Polyzoides will adjust all imagery in the PowerPoint presentation to be two-story maximum.
2. The development schemes should show neighborhood-serving retail at the corner of MLK Jr. Boulevard and Church Avenue. M&P will adjust the alternatives accordingly.
3. Locating the Community Park in the middle of the site will result in infrastructure being extended into the center of the site, enabling development to occur around it.
4. Locating the park next to the Community College will enable parking to be shared, with some (or all) of the Community Park parking located on the College site, rather than in the neighborhood. The College is open to this parking arrangement.
5. Consideration should be given to the location and phasing of single-family housing.
6. 2500 MLK, LLC is in discussion with the Washington Unified School District regarding potentially locating a school on the site. Since a school requires approximately 10 acres, the best place to locate such a school is on the College site - otherwise too much developable land within remaining portions of the site will be sacrificed.

Actin Item: 2500 MLK, LLC to review presentation and provide comments within next week or so.