

Exhibit N
Supplemental Materials Provided by Applicant

ID 23-1785: Consideration of Conditional Use Permit Application No. P23-00835, Planned Development Permit Application No. P23-02080, and related Environmental Assessment

From: [Steven Martinez](#)
To: [Darcy Brown](#)
Subject: FW: Meeting Recap
Date: Wednesday, December 6, 2023 11:06:00 AM
Attachments: [SWFSP Process.pdf](#)
[SWFSP Master Plan 2018.pdf](#)
[DA & Parcel Maps.pdf](#)
[Charrettes Planning Sessions.pdf](#)
[WCVD Student Planning Participation.pdf](#)
[Scool Childrens Comments.pdf](#)
[WCVD COF MP Planning Participation.pdf](#)

From: Sylvesta M. Hall <qbbigback@aol.com>
Sent: Friday, December 1, 2023 11:57 AM
To: Steven Martinez <Steven.Martinez@fresno.gov>; Gabriela Olea <Gabriela.Olea@fresno.gov>; Jim Shehadey <jshehadey@redtriangleoil.com>; Steve Shehadey <shehadeys@aol.com>; Tom Shehadey <trshehadey@gmail.com>; SYLVESTA HALL <qbbigback@aol.com>
Subject: Fw: Meeting Recap

External Email: Use caution with links and attachments

Good morning, Steven:

On this past Wednesday 11/29/2023 Jim Shehadey and I met with Councilman Arias and his staff, along with Debbie Darden and Bob Mitchell. The meeting went a little awkwardly due to the fact we were not informed that the Councilman wanted to include the appellants/residents Ms. Darden and Mr. Mitchell in our meeting. We were expecting to discuss the permit appeal and update Councilman Arias on the current activities at West Creek Village Development Project Area and get on the same page with him with upcoming groundbreakings and celebrations events with 2500 MLK, LLC and COF.

Although some topics were discussed that had nothing to do with the concerns raised in the permit appeal, we tried to inform Councilman best as possible. The biggest non appeal issue for us is that Councilman Arias like all of us was blind sided by the announcement of the Starbucks on Tik Tok. We deeply apologized best we could because 2500 MLK had nothing to do with the announcement and we equally were taken by surprise and taken back. Steven, therefore, it is really important that our Councilman is the first to know what is going on at the West Creek Village Development Project Area; it is 2500 MLK, LLC's greatest desire to work hand-in-hand with him on completing all components of the project area.

Steven, the primary issues discussed were:

*** Appellants not informed or aware of NC would be on Church/MLK and**

Specification of the Types of Businesses - SWFSP Adopted October 2017 show Zoning and Uses for MLK Activity Center Magnet Core now West Creek Village Development Project Area (Both Appellants were part of SWFSP Steering Committee for three years 2015 - 2017), **2500 MLK Community Master Plan 2018 Identified Zoning and Uses** (Councilman and both appellants participated in Master Planning Charrettes over six months along with COF, Community Leaders and all ten community schools students and faculty - **said they wanted a Starbucks**), **DA** adopted March 2020 (Both appellants participated and Councilman Arias oversaw June 2023 Addendum for Housing component and NC Lot Line Adjustment identifying Zoning and Uses showing NC on MLK/Church, **COF** informed community and appellants through several public noticing since 2017, **Mayor** informed appellants and community through social media, **and lastly but most importantly** the past five **Planning Commissions and City Councils** have all voted unanimously a combined vote of (**Sixty - zero**) in favor for the West Creek Village Development Project Area Master Planned Community, it's zoning and it's uses.

* **Drive thru poses danger - Traffic Impact Analysis (TIA)** accounts for all components traffic much more than just one drive thru at intersection with three schools - offsites infrastructure expansions account for the 10 surrounding schools, hundreds of houses and apartments at our development and surrounding neighborhood, **SWFSP 2017 EIR** addresses traffic for the entire SWFSP Area not just the West Creek Village Development Project Area, and **Starbucks Site Plan mitigations** address all COF code and ordinances for automobile and pedestrian drive thru dangers and more

* **What are mitigations** - reduced parking, pedestrian ramp, pedestrian designated walkways, wall barriers, signage, traffic calming amenities, entire Master Plan Area infrastructure being expanded to accommodate all components including Starbucks drive thru and much more (Church, MLK, Jensen, Knight, and Walnut all being widen with streets, 12" sidewalks, bike paths, and 16" trails to accommodate pedestrians, automobiles, bikes, and alternative transportation), **please note that our entire site perimeter has been without infrastructure for the history of Southwest Fresno - that is no sidewalks, curbs, gutters, or descent streets**

Steven, please find attached all the documentation you need to prove the appellants and community were not only aware of the zoning and uses the West Creek Village Development Project Area, but they were part of and participated day by day for over five years with the entire planning, therefore their claims in the permit appeal are totally illegitimate, unfounded, ill intended.

It is our hope that our Councilman will use this vast amount of information to withdraw the permit appeal and fully support our project area and West Creek Village Project Area Development Agreement and understand that 2500 MLK, LLC has sacrificed over twelve years of time, talent, and treasure to realize the Goals and Objectives of the Fresno General Plan, SWFSP, FTCCC Plan, and the entire Southwest Fresno Community and we need and want his full support throughout this effort as past and present COF administrations have done.

Please let us know if you need anything else for this process.

Sincere Thanks,

Sylvesta

MLK Activity Center Project Community Meeting #1 Summary

From: qbbigback <qbbigback@aol.com>

To: sceledon <sceledon@fresnobhc.org>; gelenes <gelenes@leadershipcounsel.org>; efernandez <efernandez@leadershipcounsel.org>; awerner <awerner@leadershipcounsel.org>; genoveva <genoveva@culturalasalud.org>; lety <lety@faithinthevalley.org>; andy <andy@faithinthevalley.org>; venise <venise@cncedfund.org>; dolores <dolores@calcleanair.org>; mrocha <mrocha@centrolafamilia.org>; schildress <schildress@fresnohousing.org>; lvasquez <lvasquez@sbcglobal.net>; janecarretero <janecarretero@gmail.com>; marina <marina@habitatfresno.org>; jpestorich <jpestorich@wusd.ws>; debbiearden <debbiearden@comcast.net>; mlynn93706 <mlynn93706@yahoo.com>; marialt03 <marialt03@hotmail.com>; pengyang27 <pengyang27@gmail.com>; William.Belanger <William.Belanger@fresnounified.org>; marta.frausto <marta.frausto@dot.ca.gov>; rkpipesmoke <rkpipesmoke@sbcglobal.net>; lavila <lavila@centrolafamilia.org>; anthroguay <anthroguay@gmail.com>; kieltts <kieltts@gmail.com>; mar.si.lopez <mar.si.lopez@gmail.com>; jmathurin <jmathurin@wfresnofrc.org>; kenmccoypress <kenmccoypress@yahoo.com>; Manuel.mollinedo <Manuel.mollinedo@fresno.gov>; andy.moua <andy.moua@fresnounified.org>; dnankivell <dnankivell@fresno.org>; peter <peter@retailcalifornia.com>; d_r_middleton <d_r_middleton@hotmail.com>; taralynngray <taralynngray@fmbcc.com>; millerboy4life <millerboy4life@icloud.com>; pprince <pprince@fresnohousing.org>; thanrahan <thanrahan@fresnohousing.org>; cass2011 <cass2011@ymail.com>; shawnriggins <shawnriggins@fresnoeoc.org>; brain.king <brain.king@fresnoeoc.org>; president <president@communitydevelopment-inc.com>; yrandles <yrandles@wfresnofrc.org>; cherella.nicholson <cherella.nicholson@gmail.com>; kevin.tatum <kevin.tatum@aol.com>; pat.riddlesprigger <pat.riddlesprigger@fresnounified.org>; shawn.riggins <shawn.riggins@fresnoeoc.org>; hopedailys <hopedailys@gmail.com>; jboyce <jboyce@valleypbs.org>; yrandles <yrandles@wfresnofrc.org>; theodore_wilson <theodore_wilson@cable.com>; CBSb <CBSb@pge.com>; lewis <lewis@retailcalifornia.com>; mwiggss <mwiggss@thefirstteefresno.org>; luisa <luisa@centralcallegal.org>; joey.munoz <joey.munoz@fresnounified.org>; lindsay.sanders <lindsay.sanders@fresnounified.org>; marcuswinston10 <marcuswinston10@gmail.com>; tatehill2 <tatehill2@gmail.com>; paul.mclain-lugowski <paul.mclain-lugowski@fresnoeoc.org>; ibedam <ibedam@gmail.com>; eric.paynecmc <eric.paynecmc@gmail.com>; tiffanymagnum <tiffanymagnum@fresnohousing.org>; mduarte <mduarte@fresnohousing.org>; rkaiser <rkaiser@self-helpcu.org>; officewscog <officewscog@yahoo.com>; info <info@saintrest.org>; shaunea.johnson <shaunea.johnson@saintrest.org>; risingstarfresno <risingstarfresno@hotmail.com>; jeparkssr <jeparkssr@gmail.com>; venise <venise@cncedfund.org>; elloshipmbc <elloshipmbc@sbcglobal.com>; bethelchurch2119 <bethelchurch2119@att.net>; admin <admin@saintscommunity.org>; mgilio <mgilio@gridalternatives.org>; heat93706 <heat93706@yahoo.com>; jobyjones1 <jobyjones1@gmail.com>; mrsj52 <mrsj52@yahoo.com>; kaysmith2665 <kaysmith2665@gmail.com>; mitchellan <mitchellan@yahoo.com>; hest.hens <hest.hens@gmail.com>; floydwhite46 <floydwhite46@gmail.com>; cheesefrancis134 <cheesefrancis134@gmail.com>; reggielthomas <reggielthomas@hotmail.com>; gbministry <gbministry@sbcglobal.net>; ibedam <ibedam@gmail.com>; eforsythe <eforsythe@highlandsenergy.com>; mcdowellwright <mcdowellwrightd@yahoo.com>; lee <lee@treefresno.org>; kevin.gray <kevin.gray@fresno.gov>; hmesserlian <hmesserlian@seiu1000.org>; atu <atu@everyneighborhood.org>; jhhaynes559 <jhhaynes559@gmail.com>; carmenhaynes2003 <carmenhaynes2003@yahoo.com>; phillip90250 <phillip90250@gmail.com>; zanetisha <zanetisha@comcast.net>; amtippin <amtippin@yahoo.com>; maira.aguilar <maira.aguilar@fresno.gov>; sberry <sberry@fresnohousing.org>; b.mcdowell51 <b.mcdowell51@iclocal.com>; becky.barabe <becky.barabe@fresnocitycollege.edu>; lavila <lavila@centrallafamilia.org>; maryannhaynes63 <maryannhaynes63@yahoo.com>; glmjob <glmjob@sbcglobal.net>; mr.beau.reynolds <mr.beau.reynolds@gmail.com>; kimtapscoot <kimtapscoot@comcast.net>; spolyzoides <spolyzoides@mparchitects.com>; jgomeznovy <jgomeznovy@mparchitects.com>; shehadej <shehadej@aol.com>; shehadeys <shehadeys@aol.com>; jshehadey <jshehadey@redtriangleoil.com>; smommer <smommer@larsandersen.com>; isaundershunt <isaundershunt@gmail.com>; oliver.baines <oliver.baines@fresno.gov>; Raymond.Eddy <Raymond.Eddy@fresno.gov>; Laura.Gloria <Laura.Gloria@fresno.gov>; scott.mozier <scott.mozier@fresno.gov>; Tim.Orman <Tim.Orman@fresno.gov>; H.Spees <H.Spees@fresno.gov>; Douglas.Sloan <Douglas.Sloan@fresno.gov>; sophia.pagoulatos <sophia.pagoulatos@fresno.gov>; Mike.Sanchez <Mike.Sanchez@fresno.gov>; Daniel.Zack <Daniel.Zack@fresno.gov>; bbrubaker <bbrubaker@placeworks.com>; canciensteve <canciensteve@gmail.com>; paul.parnell <paul.parnell@scccd.edu>; christine.miktarian <christine.miktarian@scccd.edu>; carole.goldsmith <carole.goldsmith@fresnocitycollege.edu>; shannon.robertson <shannon.robertson@scccd.edu>; lalvarado <lalvarado@alvaradogroup.net>; Levi.Winebrenner <Levi.Winebrenner@fresno.gov>; brian.cummings <brian.cummings@scccd.edu>; Andrew.Benelli <Andrew.Benelli@fresno.gov>; George.cummings <George.cummings@scccd.edu>; ajacobson <ajacobson@sim-pbk.com>; morris <morris@wusd.ws>; jcampbell <jcampbell@wusd.ws>; katie.russell <katie.russell@fresnounified.org>; Andrew.scherrer <Andrew.scherrer@fresnounified.org>; john.leal <john.leal@scccd.edu>; Richard.caglia <Richard.caglia@scccd.edu>; Debora.ikedo <Debora.ikedo@scccd.edu>; Bobby.kahn <Bobby.kahn@scccd.edu>; Ronald.Nishinaka <Ronald.Nishinaka@scccd.edu>; eric.payne <eric.payne@scccd.edu>; Bob.Nelson <Bob.Nelson@fresnounified.org>

Date: Sun, Mar 18, 2018 10:11 am

 MLK Activity Commnit...docx (1.6 MB)

Good Morning Everyone,

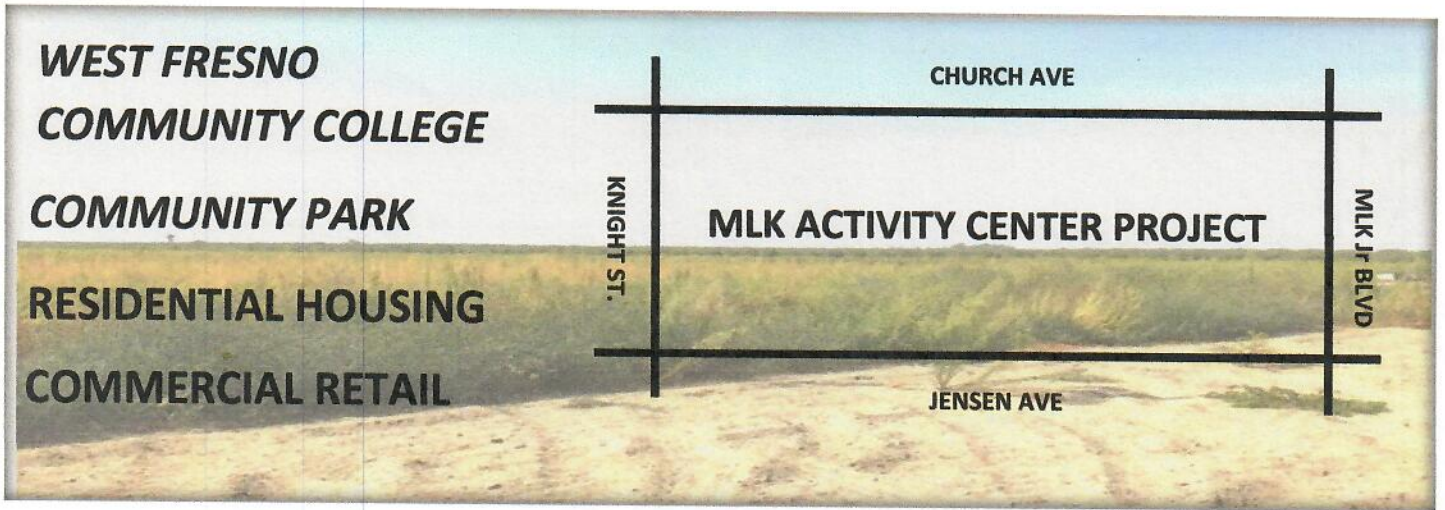
Please find attached the Summary of the first Comprehensive Community Meeting regarding the MLK Activity Center Project Master Planning Process, please keep in mind tomorrow Monday kicks off the Master Plan Meeting Process integrating the Moules & Polyzoïdes Planning Team working with the Students Faculty and Staff of the schools from the 93706 zip code, the Stakeholder Meetings during the day, and the Community Meetings at night.

To everyone involved in this process our Master Planning Group would like to thank all of you in advance for your participation, for finding time to sacrifice your presence and input during this very instrumental time in the history of Fresno, "Let us not become weary in doing good, for at the proper time we will reap a harvest if we do not give up", Amen!

Please spread the word to as many concerned citizens, advocates, agencies, support groups, and outreach organizations interested and concerned as possible, without all of your participation none of this would be possible, we look forward to all of your collaboration and best regards.

Sincere Thanks,
Sylvesta

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

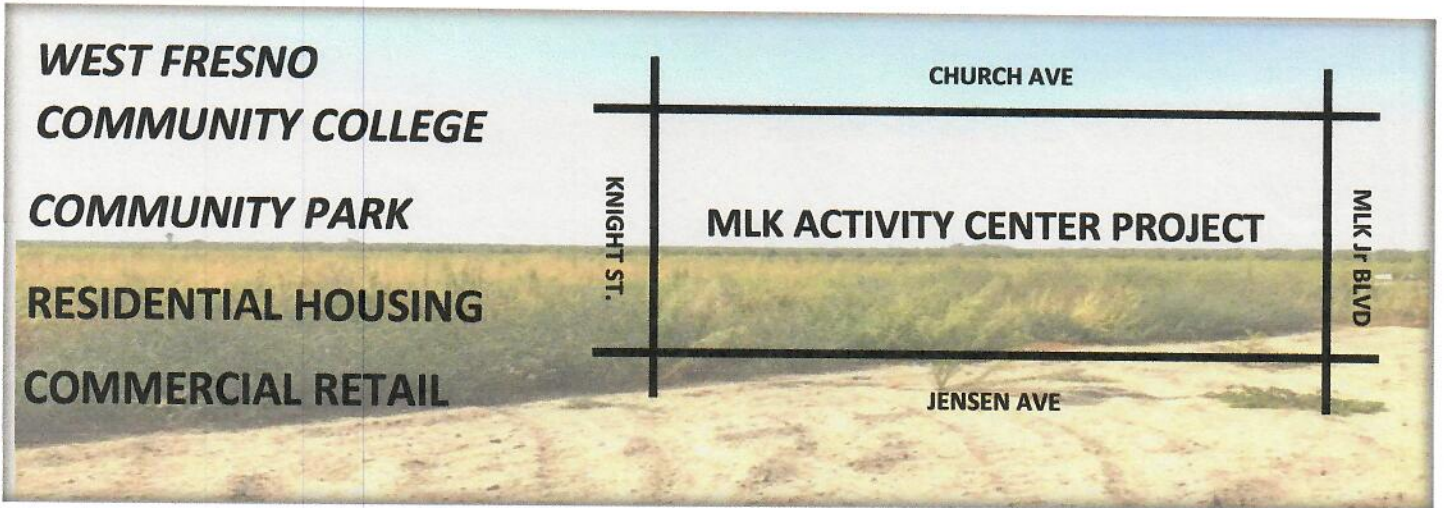
February 7, 2018

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
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 CHARRETTEs

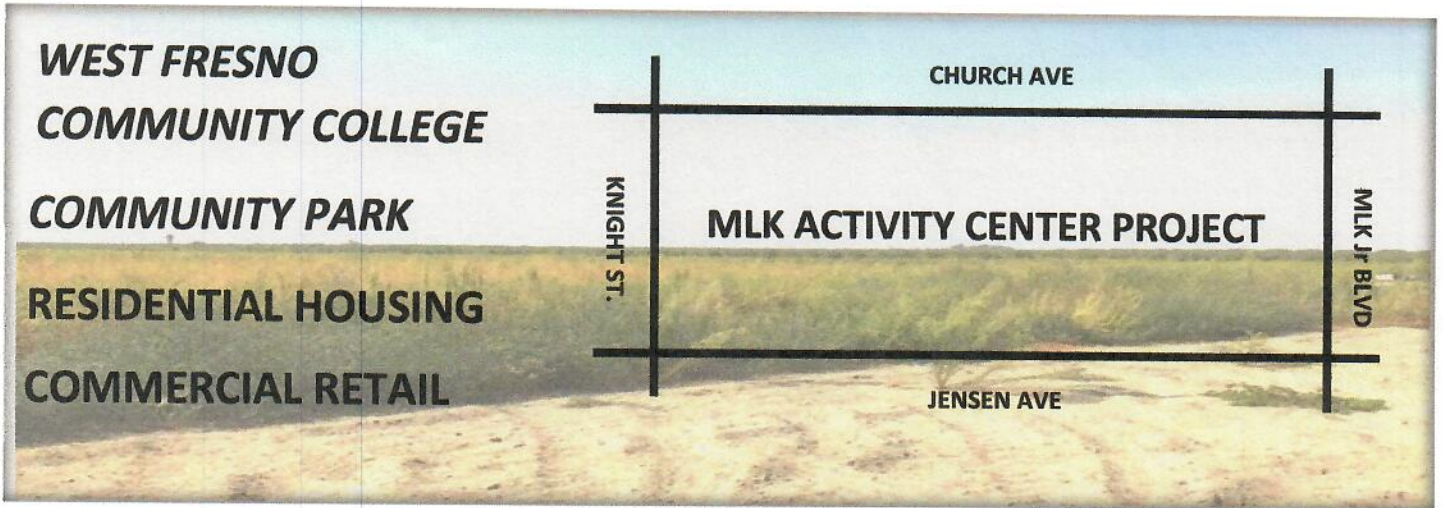
Master Planning and Site Design

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)



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

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

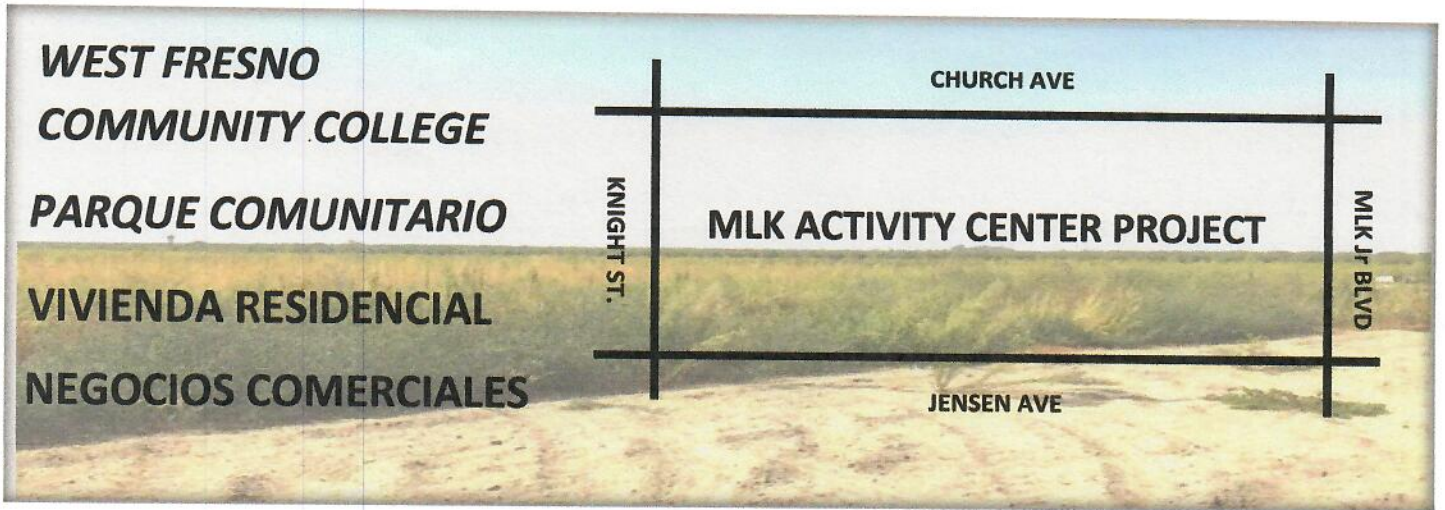


Rutherford B. Gaston Middle School Multi-Purpose Building
1100 E. Church Avenue Fresno, Ca. 93706 (559) 457-3400

2500 MLK, LLC

PROYECTO DEL CENTRO DE ACTIVIDADES

(Centro Magnetico del Plan Especifico del Sudoeste de Fresno)



**RESIDENTES DEL SUROESTE DE FRESNO
SER PARTE DE QUE SE ESTA CONSTRUYENDO EN SU VECINDARIO**

Da Tu Opinion de Lo Que Imaginas

Reunion de la Comunidad

Plan Maestro y Diseno del Sitio

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**

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.

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

MOULE & POLYZOIDES

ARCHITECTS AND URBANISTS

MEETING SUMMARY

Project: MLK Activity Center Project Master Plan / Southwest Fresno Specific Plan (Magnet Core)

Date: February 7, 2018, 8:30 – 10:30 am

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

Re: **Stakeholder Meeting #1 with City Staff**

Attendees: Moule & Polyzoides: Stefanos Polyzoides; Juan Gomez-Novy.
2500 MLK, LLC: Sylvesta Hall; John Shehady; Jim Shehady.
City of Fresno: Laura Gloria (City Manager Division): Andrew Benelli (Public Works); Jill Gormley (Public Works); Scott Mozier (Public Works); Olivier Baines (Councilmember, District 3); Raymond Eddy (Council District 3); Irma Yepez-Perez (Parks); Tony Hernandez (Parks); Levi Winebrener (Parks).

Purpose: Discuss City's understanding and expectations for the site, including park design and program, street design, and zoning/density requirements in order to establish the master plan design parameters.

Topics discussed during the meeting are summarized by category.

I. ACTION ITEMS SUMMARY

1. **2500 MLK, LLC** to reach out to community and encourage them to help think of names/themes for the development and/or the park (perhaps during March 12 Community Meeting?)
2. **M&P** to follow up with Laura Gloria regarding whether it is okay to move and/or break up the park.
3. **M&P** to follow up with Irma Yepez-Perez to receive a copy of the grant application so that consultant team's landscape architect can review.
4. **Consultant team's civil engineer** to contact Scott Mozier regarding connecting new streets to existing streets (Jensen, MLK, Church, Knight, and Walnut).
5. **Consultant team's traffic engineer** to contact Scott Mozier and fire department regarding new street design limitations.
6. **M&P and Landscape Consultant** to meet with Jill Gormley regarding design and routing of Class I trail during Charrette.

MOULE & POLYZOIDES

ARCHITECTS AND URBANISTS

MEETING AGENDA

Project: MLK Activity Center Project Master Plan / Southwest Fresno Specific Plan (Magnet Core)
Date: February 7, 2018, 8:30 – 10:30 am
Location: Glory Bound World Outreach Ministries, 916 S. Waterman Avenue, Fresno 93706
Re: Stakeholder Meeting #1 with City Regarding Community Park
Attendees:

Purpose: Discuss City's understanding about community expectations for the site, park design parameters, zoning parameters and how the park integrates into the project site and the surrounding community.

Agenda:

1. Introductions
2. Zoning parameters (blended/average density) and other design parameters
3. City's understanding of Community expectations about the area, the site, and the park
4. Park location, size, disposition, program, and parking, and relation to other parks and open spaces (Gaston Middle School; Hinton Park; in proposed City College; etc.) and Specific City requirements
5. Grants
6. Class 1 Path/Trail design and location
7. Other

II. GENERAL

1. This project should be model for other centers throughout entire city of Fresno.
2. Consideration should be given to integrating the park into the neighborhoods.
3. All project elements – college, park, neighborhoods, and mixed-use center – should be well connected and integrated.
4. The development and/or the park needs to have a unique identity and name. Themes/names should be local to the area. Possible sources include agriculture, local historic figures, words/concepts associated with Martin Luther King’s legacy, etc.

Action Item: 2500 MLK, LLC to reach out to community and encourage them to help think of names/themes for the development and/or the park (perhaps during March 12 Community Meeting?)

III. ZONING

1. The location and boundary between zones is flexible. Zones can be pushed and pulled provided the total area of each zone is retained.
2. State statute requires that underlying zoning cannot be adjusted until two years after annexation approval. However, the college is not subject to this statute, so its associated zoning boundaries can be adjusted immediately.
3. Parks/open space are allowed within all the zones. However, residential uses are not allowed within the Open Space zone.
4. Zoning amendment process generally takes about 120 days and requires an environmental assessment, review by the Planning Commission and City Council.
5. The Plan Development procedure allows density averaging. (For instance, if one part of the RS-5 zone is developed at 5 du/acre, then another part could be higher than the allowed 12 du/acre, provided the average density does not exceed 12 du/acre).
6. Potential density bonuses that could be applied to development within the site include an affordable housing density bonus and a TOD density bonus.

IV. COMMUNITY PARK

1. Consider introducing a multi-use park that can be jointly used with the college, particularly the sports fields. Under this scenario the college could help fund and/or implement maintenance of the park.
2. Park(s) should connect to each other and to the surrounding neighborhoods with exquisite sidewalks, trails, streets.
3. Design the park to be unique to Southwest Fresno. The park name or theme could even help establish or be the identity of this development.
4. Park can potentially be moved and/or broken up into smaller parks.

Action Item: M&P to follow up with Laura Gloria regarding whether it is okay to move and/or break up the park.

5. Inspiration Park

- a. A new, recently opened approximately 8 acre park located in North Fresno.
 - b. The park cost approximately \$10 million to build.
 - c. The proposed MLK Activity Center park could share similar program elements.
6. Potential MLK Activity Center park program elements:
- a. Splash pad.
 - b. Provide a continuous walking path circuit that runs around the approximate perimeter of the park. Path should be well lit.
 - c. Picnic tables, barbecues, pavilions.
 - d. Dog Park. There is currently no dog park in Southwest Fresno. Consider locating the dog park next to multi-family uses.
 - e. Sports fields.
 - i. The sports program is in need of lighted sports fields. There is demand for soccer fields.
 - ii. Sports fields should provide adequate space around the perimeter of the field to ensure errant balls do not interfere with other activities, end up in streets and parking lots, etc.
 - iii. Artificial turf can be okay – more expensive to build, but less expensive to maintain.
 - f. Consider using sports field for stormwater storage during major events.
7. Need to design park to help reduce incidence of crime and homeless “loitering.” Possible strategies include:
- a. “Eyes on the park” – facing surrounding buildings towards the park and minimizing hedges, landscaping, and walls that block views into and out of the park.
 - b. Constant programming with events, games, and other activities.
8. Lighting
- a. All lighting should use low energy fixtures and use light/darkness sensors.
 - b. For field lighting, consider using low horizon LED light fixtures that reduce glare onto surrounding uses. Also, consider the placement of the field (and its light fixtures) in relation to surrounding uses.
9. Landscaping. Use drought tolerant landscaping. Consider using Buffalo Grass for fields?
10. All equipment (lighting, irrigation, splash pads), play equipment, furniture, etc. should be standard and easy to maintain.
11. Parking
- a. Consider shared parking for college and park patrons
12. Funding and costs
- a. Grant sources are: Transformative Climate Communities (TCC), per the Urban Greening Category, is funding half the \$9 million park cost. The TCC funding will cover the cost to purchase the land, design the park, and possibly some construction. The City will fund the other half and will pay for construction and maintenance costs.

Action Item: M&P to follow up with Irma Yopez-Perez to receive a copy of the grant application so that consultant team's landscape architect can review.

- b. The performance of TCC-funded grants need to be tracked for a duration of 40 years after completion.
- c. Establishing the location of the park is critical. The City cannot secure funding until the City owns the land that will accommodate the park.
- d. Need to be realistic about cost to construct park so that features are no "value engineered" out.

V. HOUSING

- 1. 1/3 of the multi-family housing (MFH) is projected to be market rate. The remaining 2/3 will be subsidized.
- 2. Single-family housing (SFH) will be market-rate and, as of now, will cover approximately 20 acres and will more than likely face MLK, Jr. Boulevard, just south of the Community Park.
- 3. The ratio of total (SFH + MFH) market rate housing to affordable housing is approximately 50/50.
- 4. The community would like commercial and single family houses introduced in the project area, but not multi-family. However, market-rate multi-family (versus subsidized rental) would be more acceptable to the community.
- 5. The Negative Mitigated Declaration accounted for approximately 650 units on this site.

VI. COLLEGE

- 1. The City College boundary has been modified so that it is set back approximately 300 feet behind MLK, Jr. Boulevard.

VII. STREETS, TRAILS, AND TRANSPORTATION

- 1. The site is extremely flat. Connecting new streets at grade will be challenging since changing the grade of the existing streets is difficult and expensive. Driveway aprons are not a problem.

Action Item: Consultant team's civil engineer to contact Scott Mozier regarding connecting new streets to existing streets (Jensen, MLK, Church, and Knight).

- 2. The consultant teams goal is to create internal streets that fit the context – neighborhood streets, for instance, should be different than town center streets.
- 3. Internal street designs are governed by Public Works standards. These standards can be adjusted, but ultimately, the minimum widths will be determined by the Fire Department.

Action Item: Consultant team's traffic engineer to contact Scott Mozier and fire department regarding new street design limitations.

4. Land acquisitions for existing street rights-of-way (Jensen, MLK, Church) are not required.
5. Pedestrian and bicycle access between the college, the park, and the town center should be provided.
6. Consideration should be given to introducing a bus turn around at the park or at the proposed Town Center (near Jensen and MLK).
7. Bike paths/trails
 - a. Class I Trails.
 - i. Class I trails are planned along Jensen Avenue and Church Avenue. (Per Southwest Fresno Specific Plan Figure 5-2, the Church Avenue trails starts to the east and passes along the site to the Hinton Community Center and Park, where it veers off to the north).
 - ii. A Class I trail could conceivably be introduced along MLK, Jr. Boulevard. However, note there is a planned north-south Class I trail along Walnut Avenue.
 - iii. The Class I trail can veer away Jensen Avenue and/or Church Avenue, through the site – it does not need to stay immediately adjacent to these streets.
 - iv. The Class I trail should be lined with ample trees to provide shade during Fresno’s hot summers and should be well lit. Note there has been a problem with theft of copper wiring from outdoor fixtures.
 - v. Houses/buildings should be oriented towards the trail to provide “eyes on the trail.”
 - vi. The minimum Class I right-of-way is 26 feet, comprised of a 12 foot wide path + 2 foot wide clear area adjacent to each side of the path + landscaping for the remaining width.
 - vii. The Class I trail should connect area schools and parks.
 - viii. The Class I rights-of-ways will need to be dedicated.

Action Item: During Charrette: M&P and Landscape Consultant to meet with Jill Gormley regarding design and routing of Class I trail during Charrette.

- b. Class II paths are also planned along Jensen Avenue and Church Avenue. The Class I and Class II types are provided on the same street in order to accommodate different types of users. (Note that Figure 5-2 also shows Class II lanes along MLK, Jr. Boulevard, along Walnut Avenue, and cutting through the site along the Grove Avenue alignment.

VIII. UTILITIES

1. Recycled water is slated to be brought down Jensen Avenue.

IX. PHASING

1. Phase I will more than likely be the college. Phase II will more than likely be the park. Other development will follow.

MOULE & POLYZOIDES

ARCHITECTS AND URBANISTS

MEETING AGENDA

Project: MLK Activity Center Project Master Plan / Southwest Fresno Specific Plan (Magnet Core)
Date: February 7, 2018, 1:30 – 3:30 pm
Location: Glory Bound World Outreach Ministries, 916 S. Waterman Avenue, Fresno 93706
Re: Stakeholder Meeting #3 with Client Group
Attendees:

Purpose: Discuss Client Group's vision for the site and potential program/product types.

Agenda:

1. Discuss input from previous stakeholder meetings and upcoming Community Leader meeting
2. Site opportunities and constraints (Client Group)
3. General community expectations for site (Client Group)
4. Discuss site strategies: density averaging; interconnected street network, open space, relationship and interconnection of various elements
5. Preliminary program for multi-family housing: rental, for sale, affordable; (Client Group)
6. Preliminary program for Town Center: retail, commercial, and residential mix; retailing strategy, etc.
7. Other

MOULE & POLYZOIDES

ARCHITECTS AND URBANISTS

DRAFT MEETING SUMMARY

Project: MLK Activity Center Project Master Plan / Southwest Fresno Specific Plan (Magnet Core)
Date: February 7, 2018, 8:30 – 10:30 am
Location: Glory Bound World Outreach Ministries, 916 S. Waterman Avenue, Fresno 93706
Re: Stakeholder Meeting #3 with Century Builders
Attendees: Moule & Polyzoides: Stefanos Polyzoides; Juan Gomez-Novy.
2500 MLK, LLC: Sylvesta Hall; John Shehady; Jim Shehady, Steve Shahedy.
Century Builders: Leonel Alvarado, Adam Avila

Purpose: Discuss Century Builders vision for the site and potential program/product types.

Topics discussed during the meeting are summarized by category.

I. ACTION ITEMS SUMMARY

1. **M&P** to send Century Builders examples of houses with alley accessed garages.
2. **M&P, Century Builders, and Client Group** to tour houses/development within the area. Potential date is February 26.
3. **Century Builders** to put together questions for a survey that gauges community interest/affordability for housing on the site. Survey to be handed out to attendees of March 12 Community meeting and to be returned during March 19 Charrette.
4. **Century Builders** invited to attend the March 12 Community Meeting and the Charrette during the week of March 19.

II. COMMENTS

1. The goal for the MLK Activity Center is to provide an interconnected network with narrow streets and parking accessed from behind or with garages pushed back 20 feet behind building frontage. Single family houses could also be laid out in a bungalow court configuration. Century builders is open to this method of development and would like to see examples.

Actions:

- *M&P to provide Century Builders with examples of alley-accessed houses.*
- *M&P, Century Builders, and Client Group to tour houses/development within the area. Potential date is February 26.*

2. The community would like to see single family houses built on the site.
3. A housing study needs to be generated in order to understand the market.

Action: Century Builders to put together questions for a survey that gauges community interest/affordability for housing on the site. Survey to be handed out to attendees of March 12 Community meeting and to be returned during March 19 Charrette.

4. The projected amount of single-family housing for this site is 20 acres. Target would be around 3.5 – 4 du/acre gross. Could be up to 4.5 du/acre on 4,000 sf lots, depending on street width. This would result in anywhere between 70 and 90 houses.
5. The ideal location for single-family housing is in the center of the site. However, the most cost effective location to build single-family housing is near existing utility infrastructure, which, based on how the site is zoned, is currently located within MLK, Jr. Boulevard. Accordingly, the most cost effective location to build single family housing is along the west side of MLK, Jr. Boulevard between the park and the town center. However, if the community park is relocated to the center of the site and is built first, then single family housing could tie into the parks already built infrastructure, and be located more towards the center of the site.
6. If goal is to attract people living outside Southwest Fresno to buy houses here, need to improve the roads that provide access to the site (Jensen, Church, MLK), provide ample lighting, and attractive landscaping. These improvements have to reach all the way to the site. Note, funding has been approved for improving Jensen Avenue from the east to Walnut Avenue. A good example of changes that are occurring are at California and Walnut.
7. Fresno is currently a seller's market. There is not enough inventory to meet demand.
8. Currently approximately 100 single family homes are being built on MLK, Jr. Boulevard south of the site.
9. Single family developers cannot afford to develop in this market unless there is some sort of subsidy. 25% - 30% of home cost is fees, translating into \$25,000 - \$30,000 for a \$250K - \$350K house. The California Housing Assistance Program is one way of bridging the gap, but it is only available in rural areas, not within the City of Fresno. Assistance from the City is key to developing housing on this site.
10. If the neighborhood is designed as an amenity, house sizes can be smaller.
11. A nearby elementary school or one on the site would improve the marketability of houses on the site.
12. There are many people in Southwest Fresno that have enough capital to purchase new homes.
13. Harlan Ranch is an example of a development that uses an HOA to maintain the neighborhood. However, monthly fees are around \$200/month.

MOULE & POLYZOIDES

ARCHITECTS AND URBANISTS

MEETING AGENDA

Project: MLK Activity Center Project Master Plan / Southwest Fresno Specific Plan (Magnet Core)
Date: February 7, 2018, 3:30 – 5:30 pm
Location: Glory Bound World Outreach Ministries, 916 S. Waterman Avenue, Fresno 93706
Re: Stakeholder Meeting #4 with Century Builders
Attendees:

Purpose: Discuss Century Builders vision for the site and potential program/product types.

Agenda:

1. Introductions
2. Background/projects built to date (Century Builders)
3. Preliminary vision for the site (Century Builders)
4. Preliminary program and target market(s), if known (Century Builders).
5. Integration of single-family houses into project site and surrounding community
6. Other

MOULE & POLYZOIDES

ARCHITECTS AND URBANISTS

MEETING AGENDA

Project: MLK Activity Center Project Master Plan / Southwest Fresno Specific Plan (Magnet Core)
Date: February 7, 2018, 6:00 – 7:30 pm
Location: Glory Bound World Outreach Ministries, 916 S. Waterman Avenue, Fresno 93706
Re: **Stakeholder Meeting #5** with Community Leaders
Attendees:

Purpose: Discuss Community Leaders vision for the site and potential program/product types.

Agenda:

1. Introductions
2. Brief project overview and process
3. Project goals
4. Community Leader Input;
 - a. Are project goals and types of places shown correct for this site?
 - b. What do you and the community at large envision for site?
 - c. What is missing from the community? From Fresno?
 - d. What are examples of places you and the community like?
 - e. What do you not want to see here?
5. Other

MOULE & POLYZOIDES

ARCHITECTS AND URBANISTS

DRAFT MEETING SUMMARY

Project: MLK Activity Center Project Master Plan / Southwest Fresno Specific Plan (Magnet Core)
Date: February 7, 2018, 8:30 – 10:30 am
Location: Glory Bound World Outreach Ministries, 916 S. Waterman Avenue, Fresno 93706
Re: **Stakeholder Meeting #1 with Community Leaders**
Attendees: Moule & Polyzoides: Stefanos Polyzoides; Juan Gomez-Novy.
2500 MLK, LLC: Sylvesta Hall; John Shehady; Jim Shehady.
Community Leaders: See attached list

Purpose: Discuss Community Leaders vision for the site.

Topics discussed during the meeting are summarized by category.

I. COMMUNITY COMMENTS

1. How will single-family homes be affordable for single-family home developers?
2. How minimize gentrification after development is built?
3. Will “at-risk” members of the community be accommodated?
4. State College
5. What type of retail is proposed for this site?

Response: MLK 2500, LLC has reached out to Winco, Burlington Coat Factory, Chick Filet, Ross, Planet Fitness

6. Need to generate a place that attracts retailers.
7. Need to generate a place that has special character that attracts people as a place to visit, not just shop.
8. Uses/activities community would like to see or not see on the site/Southwest Fresno:
 - a. A place where people can socialize in positive ways and that is an inviting destination for nearby neighbors
 - b. Retail and services that directly benefit Southwest Fresno
 - c. A mix of national brand retail and local retail and space for starter businesses.

- d. Affordable retail space where merchants from the community can set up businesses.
 - e. Movie theater.
 - f. Dry cleaners.
 - g. Car wash.
 - h. There are too many liquor stores and bars in Southwest Fresno. No more liquor stores or bars.
 - i. A better community center.
 - j. A place where youth in the 16 – 20 year old range can go for activities.
 - k. A park similar to Inspiration Park, which just recently opened in North Fresno.
 - l. Lake with fish in it.
 - m. Interactive art that reflects Fresno’s history, character, culture, etc.
 - n. Quality schools are needed in Southwest Fresno.
 - o. A Washington Unified School District school (Note SCCCD has agreements with Fresno Unified School District, not Washington Unified School District).
 - p. Support bringing vocational training to Southwest Fresno. Students should not have to wait until they are in college to begin learning vocations and trades.
9. Need good lighting.
 10. Would like to see local workers get access to work, especially construction jobs when project is developed.
 11. Southwest Fresno is the most pedestrian unfriendly place in Fresno.
 12. There is a group called the Fresno Street Saints which provides programs for youth to build resiliency, promote healthy life choices, and engender emotional and coping skills.
 13. What will project look like?
 14. What is address of community college (i.e., where will it face?)
 15. Community needs to be appraised of what is developed.
 16. Development should have a unique, attractive name that reflects Southwest Fresno’s character, history, culture, etc.

MOULE & POLYZOIDES

ARCHITECTS AND URBANISTS

MEETING AGENDA

Project: MLK Activity Center Project Master Plan / Southwest Fresno Specific Plan (Magnet Core)
Date: February 7, 2018, 10:30 – 12:30 pm
Location: Glory Bound World Outreach Ministries, 916 S. Waterman Avenue, Fresno 93706
Re: Stakeholder Meeting #2 with SCCCD
Attendees:

Purpose: Discuss SCCCD's preliminary vision for the site, program requirements, and integration of the proposed campus into park it integrates into the project site and the surrounding community.

Agenda:

1. Introductions
2. Status of land acquisition west of Knight Avenue
3. City Colleges' preliminary vision for the site: commuter campus or residence campus; arrival mode of students by car, bike, foot, or bus.
4. Program, open space, and parking requirements.
5. Surrounding uses, activities that would be beneficial/supportive of the campus.
6. Integration of campus into project site and surrounding community
7. Other

MOULE & POLYZOIDES

ARCHITECTS AND URBANISTS

DRAFT MEETING SUMMARY

Project: MLK Activity Center Project Master Plan / Southwest Fresno Specific Plan (Magnet Core)
Date: February 7, 2018, 8:30 – 10:30 am
Location: Glory Bound World Outreach Ministries, 916 S. Waterman Avenue, Fresno 93706
Re: **Stakeholder Meeting #2** with State Center Community College District (SCCCD) and Washington Unified School District (WUSD)
Attendees: Moule & Polyzoides: Stefanos Polyzoides; Juan Gomez-Novy.
2500 MLK, LLC: Sylvesta Hall; John Shehady; Jim Shehady.
SCCCD: Shannon Robertson, George Cummings, Aaron Jacobson
WUSD: Randy Morris, Joey Cambell.

Purpose: Discuss SCCC'D's preliminary vision for the site, program requirements, and integration of the proposed campus into the project site and the surrounding community. Also discuss the project's relationship to WUSD.

Topics discussed during the meeting are summarized by category.

I. ACTION ITEMS SUMMARY

1. SCCC'D to provide a program and preliminary site plan by February 26.

II. GENERAL

1. The goal is to be able to generate an environment where kids can go from Kindergarten through College without having to rely on a car.

III. COMMUNITY COLLEGE

2. Embrace the "Community" portion of "Community College."
3. Walnut Avenue site (south of Church Avenue and west of Knight Avenue alignment):
 - a. SCCC'D just opened escrow for the approximately 13 acre between the MLK site and Walnut Avenue.
 - b. One question is whether Knight Avenue continues through to Church Avenue.

4. SCCCD received \$106.9 million dollar TCC urban greening grant that can be used for permeable paving, green space, and bicycle and pedestrian facilities/amenities.
5. Program:
 - a. Phase 1 buildings will be approximately 80,000 sf
 - b. Phase 2 will add an additional approximately 40,000 sf.
 - c. At full build-out in approximately 20 – 25 years there will be 4,000 – 5,000 students.
 - d. Technical training in auto repair and maintenance, collision repair, and electric vehicle repair.
 - e. Provide transportation hub and electric bus charging.
 - f. General education with Associate of Arts (AA) degree.
6. M&P recommendations
 - a. Interconnected street network
 - i. M&P recommended the introduction of an interconnected network on the entire site – including through the community college – in order to provide pedestrian, bicycle, and vehicular access between the college and the proposed park, neighborhood, and town center; to provide access from the neighborhoods north of Church Avenue to the proposed MLK Activity Center Park and town center beyond; and to meet State requirements to reduce vehicle miles travelled.
 - ii. The College expressed hesitation over introducing streets, including Knight Avenue – through the college site.
 - b. Reorient and move the campus
 - i. M&P recommended reorienting the campus property so it is more square in shape (retaining its 40 – 45 acre area) and moving it to the northwest quadrant of the site (west of Knight Avenue and south of Church Avenue).
 - ii. SCCCD pointed out that it has completed an environmental analysis for the rectangular shape and that reorienting the campus would require further environmental analysis.
 - c. M&P requested that the SCCCD provide a program and preliminary site plan for a February 26 meeting in Fresno.

Action Item: SCCCD to provide a program and preliminary site plan by February 26.

IV. WASHINGTON UNIFIED SCHOOL DISTRICT

1. WAUSD Schools are at capacity. The school district needs to grow. The school district is investigating a site near Annadale Avenue and Ivy Avenue.
2. Another school will be needed to accommodate the future children in this MLK Activity Center development.

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 / 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 20, 2018, 2018, 6:00 – 8:00 pm
Location: Rutherford B. Gaston Middle School Library
Re: Community Meeting #3



Purpose: Receive input from the community regarding the consultant team's preliminary vision for the Town Center, the Neighborhood, and the Park.



The Consultant team began with a presentation that included:

- A description of the town center, including its layout and retail strategies. The site is very ready for retail and the area is underserved. Shopping center developers are beginning to move into under-retailed communities. More food, groceries, basic goods, clothing stores and shoe stores, and grocery store, including a full-service grocery store or a public market where farmers come and sell their goods.
- A description of the neighborhood and housing.
-

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

1. Do not want to become another East Palo Alto in terms of gentrification. Do not want to be priced out.
2. Will houses be built first or retail? What is the phasing?
3. How people going to get in and out of the community and the community college? How many traffic lights are going to be installed? Do not want to see congestion.
4. Do not want to see excessive speeds along Jensen, MLK, and church.
5. Internal (local) streets are only two lanes?
6. Want this project to get started. Southwest Fresno needs this project.
7. Build housing first to increase density. There is so much demand, the retail can come first.

8. Like the River Park concept.
9. Will the college help attract more people to the town center? Yes, especially restaurants.
10. Would like to see art galleries.
11. How much will these houses cost and will they be prefabricated?
12. How will this development affect the existing homes in the area?
13. Many homes that are being built now have bedrooms that are too small.

Comments received during the table sessions are attached.

MLK ACTIVITY CENTER MASTER PLAN

Charrette Schedule

Charrette Location: Rutherford B. Gaston Middle School Library
1100 E. Church Avenue, Fresno CA. 93706

ARRIVAL – MARCH 18, 2018:	
Focus: Site Visit	
2:00 – 5:00 pm	Site visit (MLA)

DAY 1 – MARCH 19, 2018:	
Focus: Project Components and Public Realm	
8:30 – 9:00 am	Arrive
9:00 am – 12:00 pm	AM Design Session
9:00 – 11:00 am	<p>Meeting with City staff (Public Works, Fire Department, Parks, DARM, FAX, and County Stormwater) to discuss:</p> <ul style="list-style-type: none"> Proposed plan to date, including land use areas (college, town center, neighborhood center, parks, neighborhood), street and open space network, Class I bike lane routing. Street cross section standards, including incorporation of Class I/Class II bike lanes. Storm water management strategies and how new streets tie into existing streets (Church, MLK Jr., Jensen, Knight) Bus/future BRT routing (M&P, MLA, Swift, Crabtree, Client Group)
12:00 – 1:00 pm	Lunch Session (Studio-MLA and Paul Crabtree): Streets, Open Space, Landscape, and Sustainable Infrastructure – Stakeholders, Client Group, and City Invited
12:00 – 1:00 pm	Lunch Session with Students
1:00 – 6:00 pm	PM Design Session
1:30 - 2:30 pm	Meeting with Client Group to discuss Retail Strategy/Town Center Design/Neighborhood Retail Design (M&P, Gibbs)
2:30 – 3:30 pm	Meeting with College to discuss College Design (M&P, Client Group)
3:30 – 4:30 pm	Meeting with Alvarado Group to discuss Single-Family Component (M&P, Client Group)
6:00 pm – 8:00 pm	Community Meeting: Streets and open space.

DEVELOPMENT AGREEMENT

This Development Agreement (the Agreement) is made this 5th day of MARCH, 2020, by and between the CITY OF FRESNO, a municipal corporation, (the City) and 2500 MLK, LLC, a California limited liability company (the Master Developer). City and Master Developer are hereinafter sometimes collectively referred to as the "Parties" and each may be referred to as a "Party".

RECITALS

A. Pursuant to Sections 65864 through 65869.5 of the California Government Code (the Development Agreement Laws), the City is authorized to enter into binding development agreements with Persons (as hereinafter defined) having legal or equitable interest in real property for the development of such real property. As a Charter City, the City may not be limited to the Development Agreement Laws to enter into development agreements. Nevertheless, the City has elected to enter this Agreement under the Development Agreement Laws and in accordance with Fresno Municipal Code Sections 15-6001 et seq.

B. Master Developer owns the real property legally described on attached Exhibit A-1, which is referred to herein as the "Master Developer Property", and comprises an area that is approximately 89.68 gross acres within the West Creek Village Project Area described below.

C. Master Developer conveyed to State Center Community College District (SCCCD) the real property described on Exhibit A-2, referred to herein as the Fresno City College-West Fresno Satellite Parcel.

D. The property described on Exhibits A-1 and A-2 is referred to herein collectively as the West Creek Village Project Area (formerly known as the MLK Activity Center Project Area). The West Creek Village Project Area is an approximately 115 acre area in the City, bounded generally by Martin Luther King Blvd. on the east, East Church Avenue on the north, South Knight Avenue on the west, and East Jensen Avenue on the south.

E. The following entitlements (the Prior West Creek Village Approvals) were previously adopted by the City in connection with the planning of a West Creek Village Project Area for the development of a master planned project comprising Medium Density Residential for 54.48 acres, Community Commercial for 2.4 acres, Regional Commercial for 22.52 acres, Park for 9.63 acres and Public Facility - College designation for 26.55 acres: (i) Plan Amendment No. A-17-007 (Resolution No. 2017-231); (ii) Prezone Application No. R-17-010 (Ordinance No. 2017-43/Bill No. B-43); and, (iii) Tentative Parcel Map No. TPM-17-06 (Resolution No. 2017-232).

F. The Prior West Creek Village Approvals were approved by the Fresno City Council on August 24, 2017, at a duly noticed public meeting and after due review and consideration of: (i) the report of City staff on the Prior West Creek Village Approvals; (ii)

M. The Subsequent Approvals establish the following land use designations for the Master Developer's Property (referenced acreages are gross acres): Community Park for 11.74 acres; Medium High Density Residential, for 21.32 acres; Medium Density Residential for 26.58 acres; Community Commercial for 3.08 acres; and, Regional Commercial for 26.96 acres.

N. The Subsequent Approvals further establish the following zone districts for the Master Developer's Property (referenced acreages are gross acres): PR for 11.74 acres; RM-1 Residential Multi Family, for 21.32 acres; RS-5 Residential Single Family for 26.58 acres; CC - Community Commercial for 3.08 acres; and, CR Regional Commercial for 26.96 acres.

O. The West Creek Village Project means the development of Master Developer's Property consistent with the land uses and zonings designated in the Prior West Creek Village Approvals, as revised by the Subsequent Approvals. The Prior West Creek Village Approvals, as revised by the Subsequent Approvals, are referred to herein as the West Creek Village Approvals.

(i) Master Developer has filed an additional application consistent with the Subsequent Approvals to amend the previous Tentative Parcel Map No. TPM-17-06. This application, Tentative Parcel Map Application No. 2019-02 will be assessed pursuant to CEQA and processed consistent with the procedures set forth in the Fresno Municipal Code and this Agreement subsequent to any action on the Subsequent Approvals and this Agreement.

P. The West Creek Village Project is a vital tool for implementing the objectives and policies of the Southwest Fresno Specific Plan, adopted by Council on October 26, 2017. Specifically, it directly implements Policy LU-1. 1 which calls for the establishment of a magnet core at the West Creek Village Project Site designed to attract a significant amount of new development. It implements Goal LU-5 which calls for a diverse range of housing types in Southwest Fresno, preserving Southwest Fresno's character as a primarily single-family residential community while providing higher-density housing in high activity areas. Through the commercial portions of the West Creek Village Project, it implements Policy LU-6. 1 which calls for encouragement of larger regional retail development at key locations, including the West Creek Village Project Site. Through the inclusion of the Park Amenity, it directly implements Goal PF-2 of increasing the overall amount of usable parkland within Southwest Fresno by adding a new park over 11 gross acres. It directly implements Policy PF-6. 3 by facilitating a new community college campus within the West Creek Village Project Area. By implementing these vital goals and policies in the Southwest Fresno Specific Plan, the West Creek Village Project provides substantial benefit to the City and its residents.

Q. Master Developer filed the DA Application for approval of this Agreement in order to: (1) vest the land use and zoning policies established in the Existing City Requirements (as hereinafter defined) as of the Adoption Date (as hereinafter defined)

PARCEL MAP NO. 2019-02

PHASE 1 OF VESTING TENTATIVE PARCEL MAP NO. 2019-02
 BEING A SUBDIVISION OF PORTIONS OF THE SOUTHWEST QUARTER OF THE
 SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 SOUTH, RANGE 20 EAST, M.D.B. & M.
 IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
 Surveyed and Platted in JUNE of 2020 by Lars Andersen & Associates, Inc.
 CONSISTING OF FOUR SHEETS SHEET 2 OF 4 SHEETS



VICINITY MAP
NOT TO SCALE

RECORD TITLE INTEREST STATEMENT:

THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THIS SUBDIVISION, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND OFFER FOR DEDICATION FOR PUBLIC USE THE PARCELS AND EASEMENTS SPECIFIED ON SAID MAP AS INTENDED FOR PUBLIC USE FOR THE PURPOSES SPECIFIED THEREIN.

2000 M.K. LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

MANAGERS

MEMBERS

BY: _____	BY: _____
STEPHEN J. SHEHADEY	STEPHEN J. SHEHADEY, MANAGER
BY: _____	BY: _____
JAMES L. SHEHADEY	JAMES L. SHEHADEY, MANAGER
BY: _____	BY: _____
JOHN L. SHEHADEY	BLUE OCEAN DEVELOPMENT AMERICA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
BY: _____	BY: _____
SILVESTA M. HALL	SILVESTA M. HALL, MANAGING MEMBER

NOTARY'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
 COUNTY OF _____
 ON _____ BEFORE ME, _____ NOTARY PUBLIC
 PERSONALLY APPEARED _____
 WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED EXECUTED THE INSTRUMENT.
 I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
 WITNESS MY HAND.
 SIGNATURE _____
 PRINT NAME: _____
 COUNTY: _____
 COMMISSION NO.: _____ COMMISSION EXPIRATION: _____

NOTARY'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
 COUNTY OF _____
 ON _____ BEFORE ME, _____ NOTARY PUBLIC
 PERSONALLY APPEARED _____
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STATE OF CALIFORNIA
 COUNTY OF _____
 ON _____ BEFORE ME, _____ NOTARY PUBLIC
 PERSONALLY APPEARED _____
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STATE OF CALIFORNIA
 COUNTY OF _____
 ON _____ BEFORE ME, _____ NOTARY PUBLIC
 PERSONALLY APPEARED _____
 WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED EXECUTED THE INSTRUMENT.
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 SIGNATURE _____
 PRINT NAME: _____
 COUNTY: _____
 COMMISSION NO.: _____ COMMISSION EXPIRATION: _____



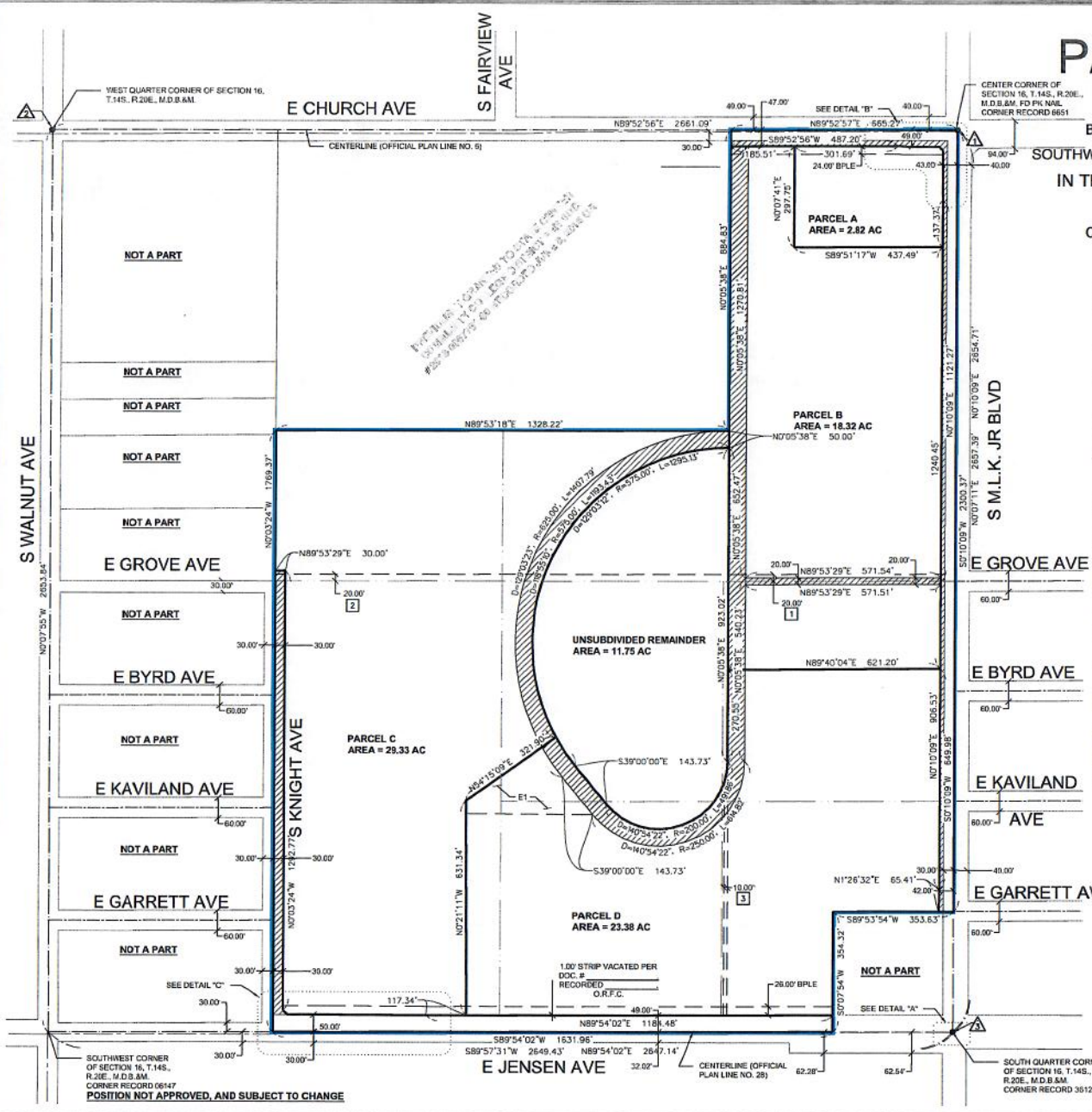
LARS ANDERSEN & ASSOCIATES, INC.
 CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
 4694 WEST JACQUELYN AVENUE FRESNO CALIFORNIA 93722
 TEL: 559 276-2790 FAX: 559 276-0850 WWW.LARSANDERSEN.COM
 JOB NO. 16057.00 DATE: April 15, 2021 SHEET 2 OF 4

PARCEL MAP NO. 2019-02

PHASE 1 OF VESTING TENTATIVE PARCEL MAP NO. 2019-02

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 SOUTH, RANGE 20 EAST, M.D.B. & M. IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA

Surveyed and Platted in JUNE of 2020 by Lars Andersen & Associates, Inc.
CONSISTING OF FOUR SHEETS SHEET 3 OF 4 SHEETS



Notes:

- SET 3/4" IRON PIPE, FLUSH TAGGED L.S. 9279. (UNLESS OTHERWISE NOTED AT ALL PARCEL CORNERS AND ANGLE POINTS.)
- ALL MEASUREMENTS AND BEARINGS NOT REFERENCED ARE CALCULATED.
- SET DURABLE MONUMENTS PER THE FRESNO MUNICIPAL CODE.

Found Monument Notes:

- FOUND PK NAIL AT POSITION FOR CENTER 1/4 CORNER OF SECTION 16, 1425. FHS TIES ON CORNER RECORD NO. 6651 ON FILE WITH FRESNO COUNTY SURVEYOR
- FD CORNER TIES PER CR 6763 IN FRESNO COUNTY RECORDS; SECTION LINE LANDS ON MANHOLE.
- FD PK NAIL PER RECORD OF SURVEY BK 55 PG 28 IN FRESNO COUNTY RECORDS, ACCEPTED AS NORTH 1/4 CORNER OF SECTION 21.

Monument Legend:

- FOUND AND ACCEPTED MONUMENT AS NOTED.
- SET 3/4" x 30" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 9279", DOWN 6".
- SET 3/4" x 30" IRON PIPE, UP 4" IN 6" x 30" P.C.C. MONUMENT, DOWN 4" WITH PLASTIC PLUG STAMPED "LS 9279".

Basis of Bearings:

THE BEARING NORTH 0°10'09" EAST FOR THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS SHOWN ON MAP FILED IN BOOK 56 OF RECORD OF SURVEYS, AT PAGES 28, 29, 30, AND 31, FRESNO COUNTY RECORDS, WAS USED AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS MAP.

LEGEND

- () R1 RECORD DATA PER AMENDED MAP OF TRACT NO. 2305 FILED IN VOLUME 28 PAGE 49 OF PLATS IN FRESNO COUNTY RECORDS.
- () R2 RECORD DATA PER RECORD OF SURVEY FILED IN BOOK 55 PAGE 28 OF RECORD OF SURVEYS IN FRESNO COUNTY RECORDS.
- () R3 RECORD DATA PER RECORD OF SURVEY FILED IN BOOK 51 PAGE 20 OF RECORD OF SURVEYS IN FRESNO COUNTY RECORDS.
- () R4 RECORD DATA PER TRACT MAP NO. 1230 FILED IN VOLUME 15 PAGE 73 OF PLATS IN FRESNO COUNTY RECORDS.
- () R5 RECORD DATA PER FRESNO COUNTY MAP FILED IN VOLUME 02 PAGE 68 OF PLATS IN FRESNO COUNTY RECORDS.
- () R6 RECORD DATA PER RECORD OF SURVEY FILED IN BOOK 47 PAGE 90 OF RECORD OF SURVEYS IN FRESNO COUNTY RECORDS.
- () R7 RECORD DATA PER TRACT MAP NO. 1150 FILED IN VOLUME 15 PAGE 03 OF PLATS IN FRESNO COUNTY RECORDS.
- O.R.F.C. ORIGINAL RECORDS OF FRESNO COUNTY
- F.C.R. FRESNO COUNTY RECORDS.
- PUE INDICATES PUBLIC UTILITIES EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- BPLE INDICATES LANDSCAPE, BIKE, AND PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- BLUE BORDER INDICATES LIMIT OF THIS SUBDIVISION.
- INDICATES AREA NOW OFFERED FOR DEDICATION TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES
- EXISTING CITY EASEMENT FOR CONSTRUCTING, RECONSTRUCTING, ENLARGING, OPERATING, OR REPAIRING SAID PIPELINE. RECORDED IN BOOK 6400, PAGE 107 OF OFFICIAL RECORDS.
- EXISTING CITY EASEMENT FOR CONSTRUCTING, RECONSTRUCTING, ENLARGING, OPERATING, OR REPAIRING SAID PIPELINE. RECORDED IN BOOK 7108, PAGE 890 OF OFFICIAL RECORDS.
- EXISTING SAN JOAQUIN LIGHT AND POWER CORPORATION EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES. RECORDED IN BOOK 599, PAGE 442 OF OFFICIAL RECORDS.

Easement Notes

E1 An Easement granted to the City of Fresno for Storm Basin Purposes recorded Instrument No. _____ O.R.F.C. 2021 25



LARS ANDERSEN & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
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JOB NO. 16057.00 DATE: April 15, 2021 SHEET 3 OF 4

SOUTHWEST CORNER OF SECTION 16, T.14S., R.20E., M.D.B. & M. CORNER RECORD 06147 POSITION NOT APPROVED, AND SUBJECT TO CHANGE

SOUTH QUARTER CORNER OF SECTION 16, T.14S., R.20E., M.D.B. & M. CORNER RECORD 3612

PARCEL MAP NO. 2019-02

PHASE 1 OF VESTING TENTATIVE PARCEL MAP NO. 2019-02
 BEING A SUBDIVISION OF PORTIONS OF THE SOUTHWEST QUARTER OF THE
 SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 SOUTH, RANGE 20 EAST, M.D.B. & M.
 IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA

Surveyed and Platted in JUNE of 2020 by Lars Andersen & Associates, Inc.
 CONSISTING OF FOUR SHEETS SHEET 4 OF 4 SHEETS

Notes:

- SET 3/4" IRON PIPE, FLUSH, TAGGED L.S. 9278, (UNLESS OTHERWISE NOTED) AT ALL PARCEL CORNERS AND ANGLE POINTS.
- ALL MEASUREMENTS AND BEARINGS NOT REFERENCED ARE CALCULATED.
- SET DURABLE MONUMENTS PER THE FRESNO MUNICIPAL CODE.

Found Monument Notes:

- △ FOUND PK NAIL AT POSITION FOR CENTER 1/4 CORNER OF SECTION 16, 1420. FITS TIES ON CORNER RECORD NO. 0651 ON FILE WITH FRESNO COUNTY SURVEYOR
- △ FD CORNER TIES PER CR 6763 IN FRESNO COUNTY RECORDS; SECTION LINE LANDS ON MANNHOLE.
- △ FD PK NAIL PER RECORD OF SURVEY BK 55 PG 28 IN FRESNO COUNTY RECORDS, ACCEPTED AS NORTH 1/4 CORNER OF SECTION 21.

Monument Legend:

- FOUND AND ACCEPTED MONUMENT AS NOTED.
- SET 3/4" x 30" IRON PIPE WITH PLASTIC PLUG STAMPED "L.S. 9279; DOWN 8"
- ⊙ SET 3/4" x 30" IRON PIPE, UP 4" IN 8" x 30" P.C.C. MONUMENT, DOWN 6" WITH PLASTIC PLUG STAMPED "L.S. 9279"

Basis of Bearings:

THE BEARING NORTH 0°10'09" EAST FOR THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS SHOWN ON MAP FILED IN BOOK 55 OF RECORD OF SURVEYS, AT PAGES 28, 29, 30, AND 31, FRESNO COUNTY RECORDS, WAS USED AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS MAP.

LEGEND

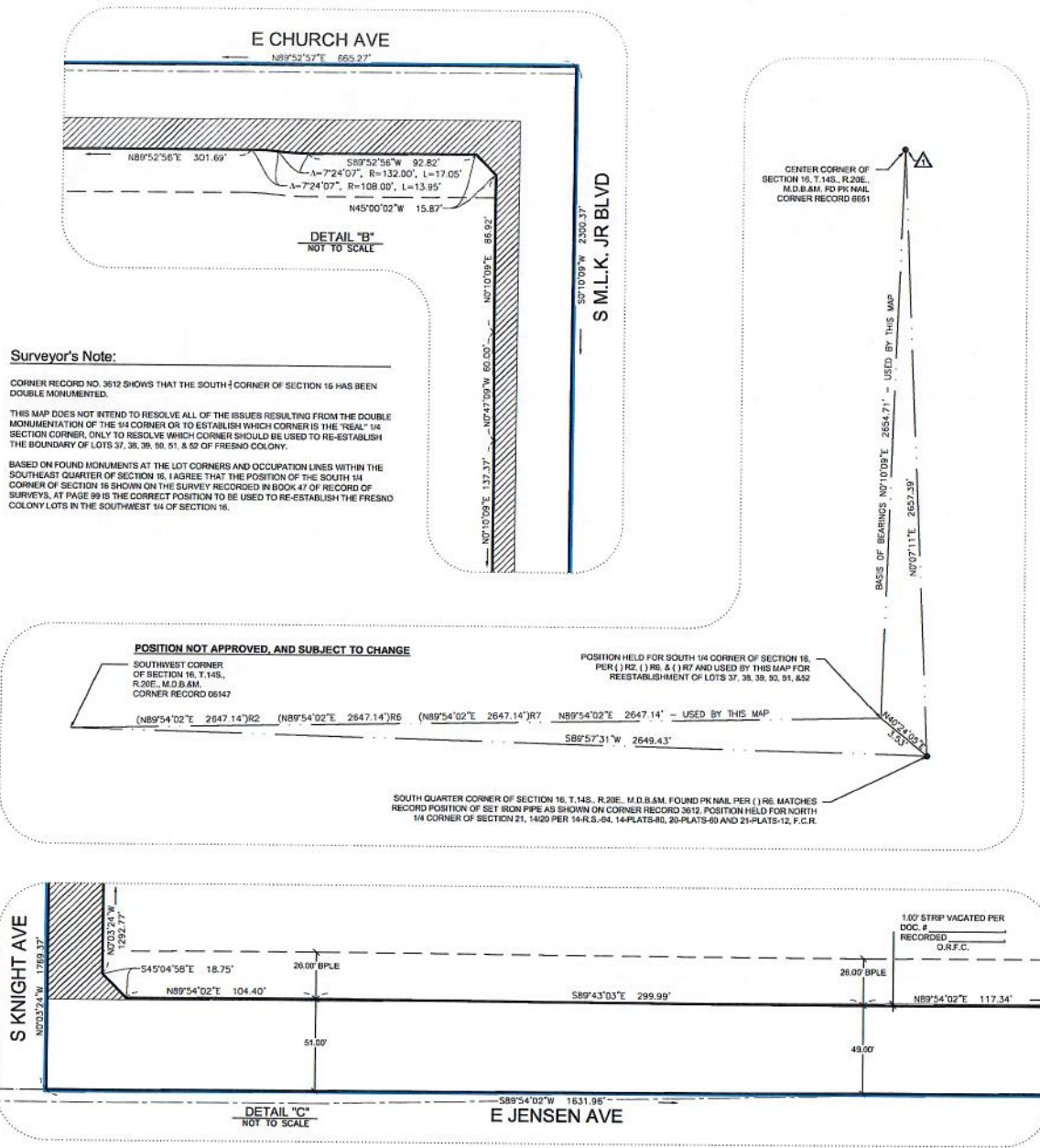
- | | |
|----------------|---|
| () R1 | RECORD DATA PER AMENDED MAP OF TRACT NO. 2166 FILED IN VOLUME 28 PAGE 48 OF PLATS IN FRESNO COUNTY RECORDS. |
| () R2 | RECORD DATA PER RECORD OF SURVEY FILED IN BOOK 55 PAGE 28 OF RECORD OF SURVEYS IN FRESNO COUNTY RECORDS. |
| () R3 | RECORD DATA PER RECORD OF SURVEY FILED IN BOOK 51 PAGE 20 OF RECORD OF SURVEYS IN FRESNO COUNTY RECORDS. |
| () R4 | RECORD DATA PER TRACT MAP NO. 1230 FILED IN VOLUME 15 PAGE 73 OF PLATS IN FRESNO COUNTY RECORDS. |
| () R5 | RECORD DATA PER FRESNO COLONY MAP FILED IN VOLUME 02 PAGE 08 OF PLATS IN FRESNO COUNTY RECORDS. |
| () R6 | RECORD DATA PER RECORD OF SURVEY FILED IN BOOK 47 PAGE 99 OF RECORD OF SURVEYS IN FRESNO COUNTY RECORDS. |
| () R7 | RECORD DATA PER TRACT MAP NO. 1150 FILED IN VOLUME 15 PAGE 03 OF PLATS IN FRESNO COUNTY RECORDS. |
| O.R.F.C. | ORIGINAL RECORDS OF FRESNO COUNTY |
| F.C.R. | FRESNO COUNTY RECORDS. |
| PUE | INDICATES PUBLIC UTILITIES EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE. |
| BPLE | INDICATES LANDSCAPE, BIKE, AND PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE. |
| [Blue Border] | BLUE BORDER INDICATES LIMIT OF THIS SUBDIVISION. |
| [Hatched Area] | INDICATES AREA NOW OFFERED FOR DEDICATION TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES |
| [1] | EXISTING CITY EASEMENT FOR CONSTRUCTING, RECONSTRUCTING, ENLARGING, OPERATING, OR REPAIRING SAID PIPELINE. RECORDED IN BOOK 6400, PAGE 107 OF OFFICIAL RECORDS. |
| [2] | EXISTING CITY EASEMENT FOR CONSTRUCTING, RECONSTRUCTING, ENLARGING, OPERATING, OR REPAIRING SAID PIPELINE. RECORDED IN BOOK 7108, PAGE 890 OF OFFICIAL RECORDS. |
| [3] | EXISTING SAN JOAQUIN LIGHT AND POWER CORPORATION EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES. RECORDED IN BOOK 958, PAGE 442 OF OFFICIAL RECORDS. |

Easement Notes

E1 An Easement granted to the City of Fresno for Storm Basin Purposes recorded Instrument No. _____, 2021 as O.R.F.C.



LARS ANDERSEN & ASSOCIATES, INC.
 CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
 4694 WEST JACQUELYN AVENUE FRESNO CALIFORNIA 93722
 TEL: 559 276-2790 FAX: 559 276-0850 WWW.LARSANDERSEN.COM
 JOB NO. 16057.00 DATE: April 15, 2021 SHEET 4 OF 4



LOT LINE ADJUSTMENT NO. 2023-07

CONSISTING OF ONE SHEET
SHEET ONE OF ONE

IN
THE COUNTY OF FRESNO, STATE OF CALIFORNIA



OWNER:

2500 MLK, LLC, A CALIFORNIA
LIMITED LIABILITY COMPANY
251 S. MISSION ROAD
LOS ANGELES, CA 90033

LINE LEGEND & ABBREVIATIONS:

---	EXISTING LOT LINE
---	ADJUSTED LOT LINE
---	EXISTING ROW
---	SECTION LINE
APN	ASSESSOR'S PARCEL NUMBER
B.P.L.E.	BIKE, PEDESTRIAN & LANDSCAPE EASEMENT
F.C.R.	FRESNO COUNTY RECORDS
O.R.F.C.	OFFICIAL RECORDS OF FRESNO COUNTY

BASIS OF BEARINGS:

ALL BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE
RECORD OR CALCULATED FROM RECORD INFORMATION PER
PARCEL MAP NO. 2019-02, RECORDED IN BOOK 76 OF
PARCEL MAPS, AT PAGES 90-93, FRESNO COUNTY
RECORDS.

AREAS:

EXISTING PARCEL A (PM 2019-02) =	20.34 AC
EXISTING PARCEL B (PM 2019-02) =	28.21 AC
EXISTING PARCEL C (PM 2019-02) =	1.65 AC
TOTAL =	50.50 AC
PROPOSED PARCEL 1 =	16.93 AC
PROPOSED PARCEL 2 =	18.27 AC
PROPOSED PARCEL 3 =	15.30 AC
TOTAL =	50.50 AC

THIS DRAWING IS AN EXHIBIT FOR LOT LINE ADJUSTMENT NO.
2023-07, RECORDED _____ 20 ____ AS
DOCUMENT NO. _____ O.R.F.C.
PURSUANT TO GOVERNMENT CODE SECTION 66412 (0).

RECORDER'S CERTIFICATE:

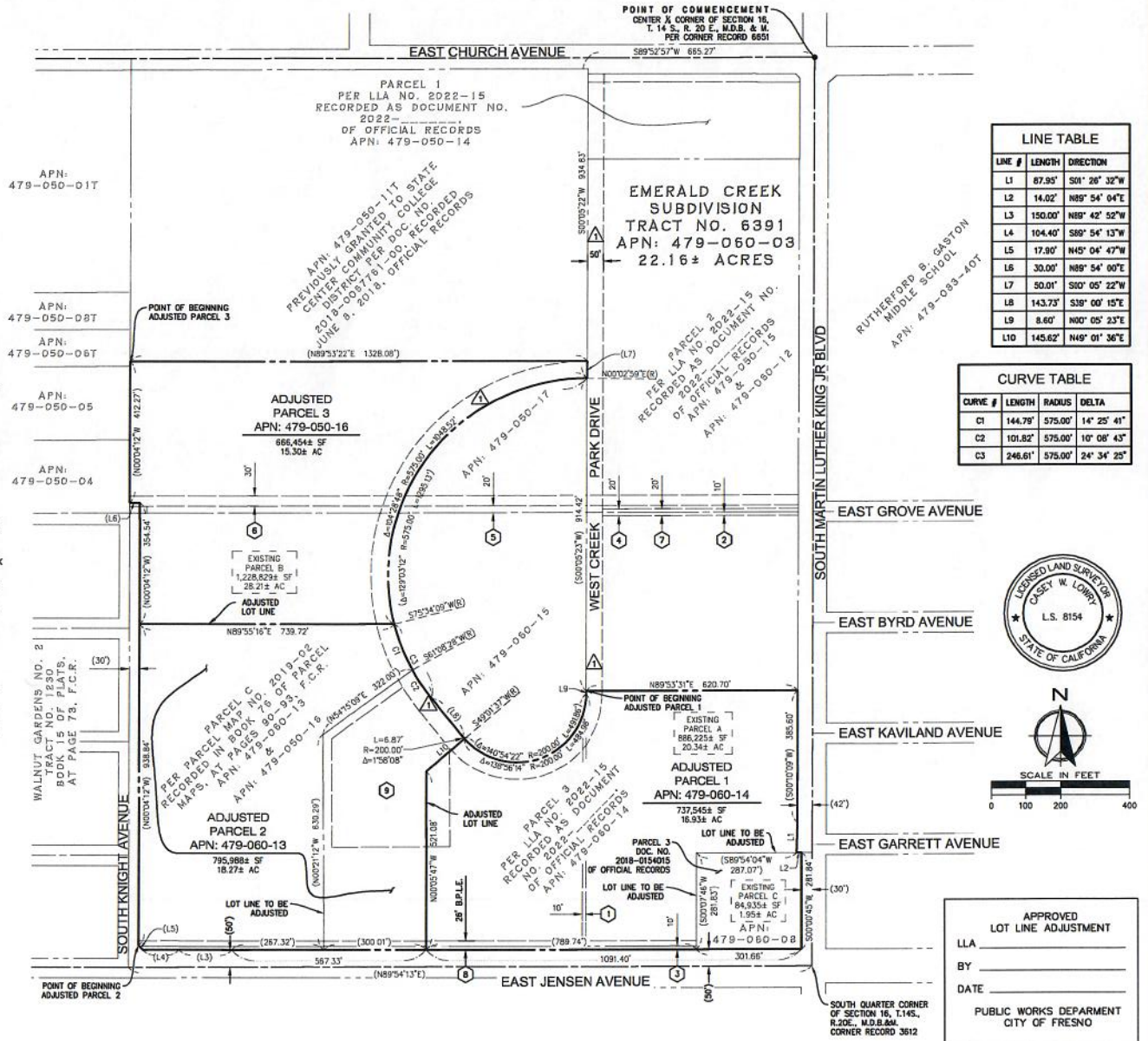
DOCUMENT NO. _____ FEE: \$ _____
FILED THIS _____ DAY OF _____ 20 ____ AT _____ M IN
BOOK _____ OF MISCELLANEOUS MAPS, AT PAGE(S) _____
FRESNO COUNTY RECORDS, AT THE REQUEST OF GATEWAY ENGINEERING, INC.

PAUL DICTOS, C.P.A.
FRESNO COUNTY ASSESSOR-RECORDER

BY: _____
DEPUTY

LEGEND:

- ▲ 50' PREVIOUSLY DEDICATED PER PARCEL MAP NO. 2019-02 RECORDED AS DOC. NO. 2021-0155936, O.R.F.C.
- (---) RECORD DATA PER PARCEL MAP NO. 2019-02, RECORDED AS DOC. NO. 2021-0155936, DATED SEPTEMBER 24, 2021, O.R.F.C.
- ① 10' SAN ADAGUIN LIGHT & POWER CORPORATION EASEMENT PER INSTRUMENT NO. 17979, BOOK 599, PAGE 442, O.R.F.C.
- ② 10' EASEMENT FOR PUBLIC ROAD PURPOSES PER INSTRUMENT NO. 28279, BOOK 838, PAGE 484, O.R.F.C.
- ③ 10' EASEMENT FOR PUBLIC ROAD PURPOSES PER INSTRUMENT NO. 24109, BOOK 6, PAGE 154, O.R.F.C.
- ④ 20' CITY OF FRESNO EASEMENT PER INSTRUMENT NO. 11911, BOOK 6400, PAGE 107, O.R.F.C.
- ⑤ 20' CITY OF FRESNO EASEMENT PER INSTRUMENT NO. 97214, BOOK 7106, PAGE 890, O.R.F.C.
- ⑥ 10' FRESNO METROPOLITAN FLOOD CONTROL DISTRICT EASEMENT PER INSTRUMENT NO. 01-148854, O.R.F.C.
- ⑦ 20' DEDICATED TO CITY OF FRESNO FOR PUBLIC STREET PURPOSES PER PARCEL MAP NO. 2019-02, BOOK 76, PAGES 90-93, F.C.R.
- ⑧ 26' DEDICATED TO CITY OF FRESNO FOR BIKE, PEDESTRIAN & LANDSCAPE PURPOSES PER PARCEL MAP NO. 2019-02, BOOK 76, PAGES 90-93, F.C.R.
- ⑨ EASEMENT DEDICATED TO CITY OF FRESNO FOR STORM DRAIN PURPOSES PER PARCEL MAP NO. 2019-02, BOOK 76, PAGES 90-93, F.C.R.

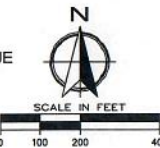


LINE TABLE

LINE #	LENGTH	DIRECTION
L1	87.95'	S01° 28' 32" W
L2	14.02'	N89° 54' 04" E
L3	150.00'	N89° 42' 52" W
L4	104.40'	S89° 54' 13" W
L5	17.80'	N45° 04' 47" W
L6	30.00'	N89° 54' 00" E
L7	50.01'	S10° 05' 22" W
L8	143.73'	S19° 00' 15" E
L9	8.60'	N00° 05' 23" E
L10	145.62'	N49° 01' 36" E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	144.78'	575.00'	14° 25' 41"
C2	101.82'	575.00'	10° 08' 43"
C3	246.61'	575.00'	24° 34' 25"



APPROVED
LOT LINE ADJUSTMENT
LLA _____
BY _____
DATE _____
PUBLIC WORKS DEPARTMENT
CITY OF FRESNO

WEST CREEK VILLAGE DEVELOPMENT MASTER PLANNED SURROUNDING AREA MORE THAN 75% DEVELOPED



WEST CREEK VILLAGE DEVELOPMENT MASTER PLANNED PROJECT AREA
140 ARCRES
SGC TCC \$ 18.6 MILLION FUNDED COMMUNITY COLLEGE UNDER CONSTRUCTION
SGC TCC \$ 5.3 MILLION 10 ACRE COMMUNITY PARK APRIL 2023 CONSTRUCTION
SGC TCC \$ 11.6 MILLION OFF-SITE INFRASTRUCTURE JULY 2023 CONSTRUCTION

Computech Middle School

Hinton Park

Fresno City College-West Fresno CTC Campus

Rutherford B. Gaston Middle School

Houthapathane Lao

Basketball Courts

Rutherford B. Gaston Middle School Field

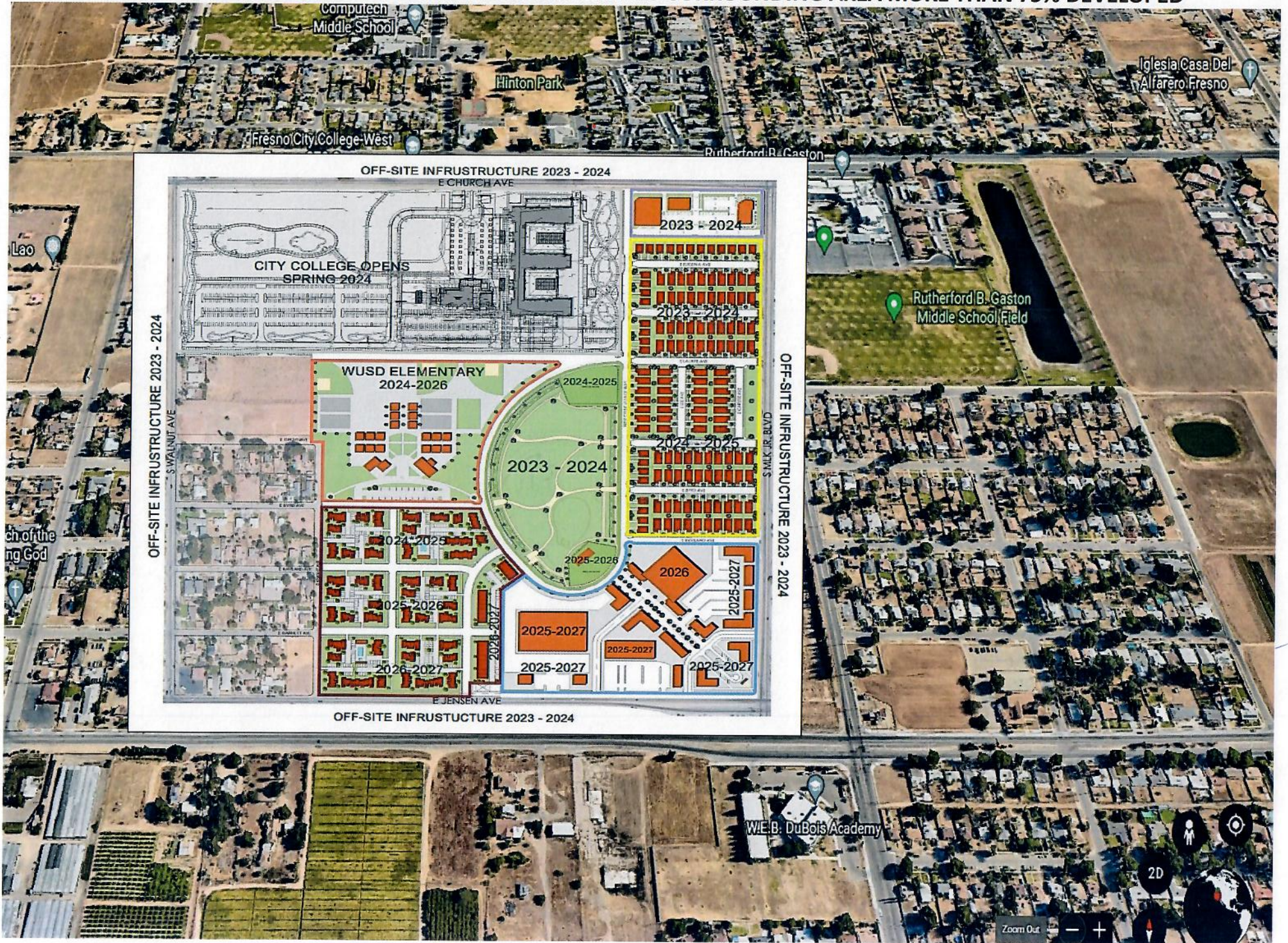
Church of the Living God

Sweet Home Baptist Church








W.E.B. DuBois Academy

Zoom Out

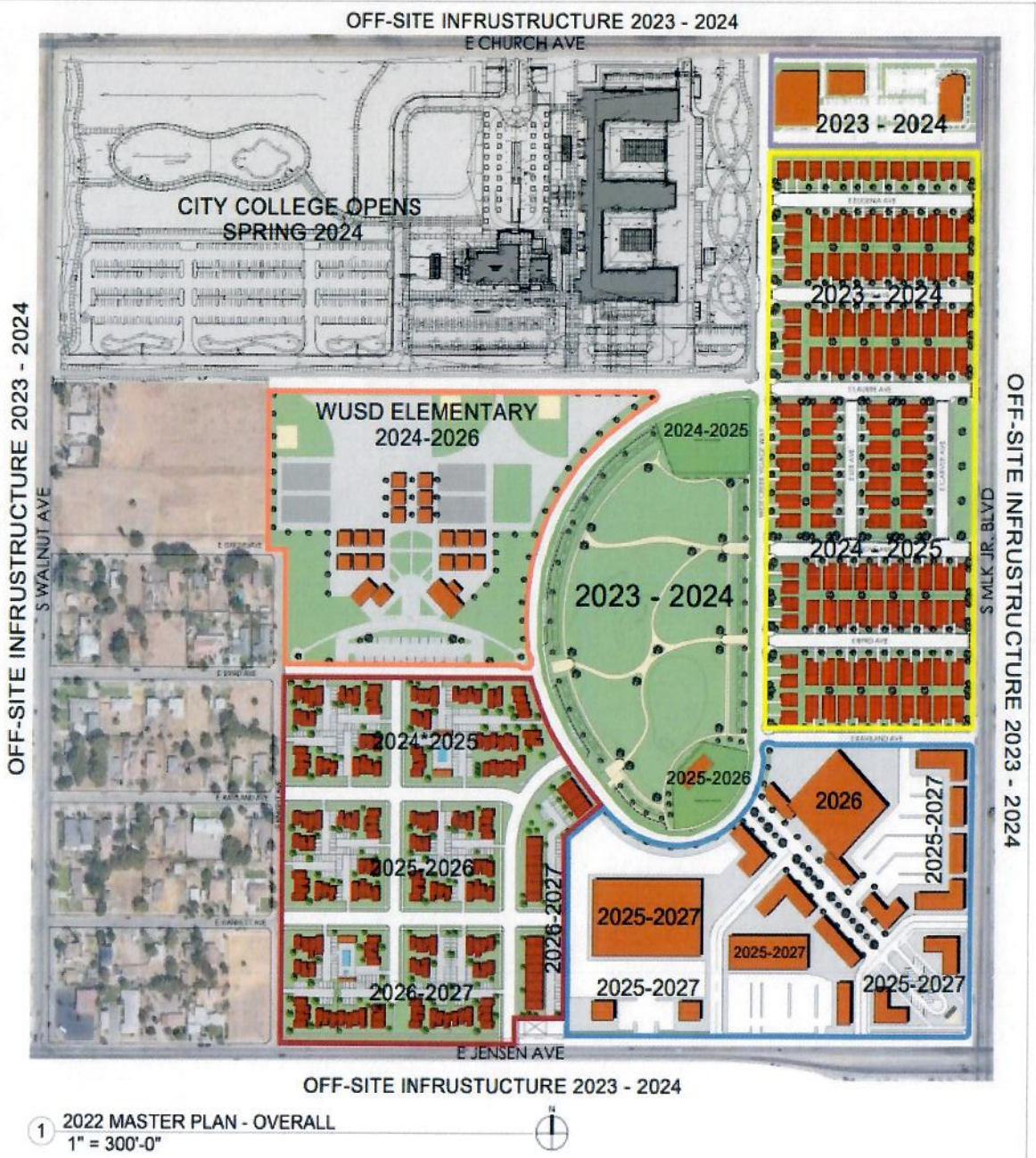
WEST CREEK VILLAGE DEVELOPMENT MASTER PLANNED SURROUNDING AREA MORE THAN 75% DEVELOPED



WEST CREEK VILLAGE DEVELOPMENT MASTER PLANNED SURROUNDING AREA MORE THAN 75% DEVELOPED

USE	GROSS AREA
 ELEMENTARY SCHOOL	12.29 ACRES
 MULTIFAMILY HOUSING	16.97 ACRES (309 UNITS)
 REGIONAL COMMERCIAL	17.21 ACRES
 SINGLE FAMILY HOUSING	21.33 ACRES (136 UNITS)
 NEIGHBORHOOD COMMERCIAL	3.49 ACRES
 COMMUNITY PARK	11.77 ACRES
 COMMUNITY COLLEGE	40.00 ACRES

LAND USE AREA COMPARISON (ACRES)	2019	2021	2022
COMMUNITY COLLEGE	0.00	0.00	0.00
ELEMENTARY SCHOOL	8.56	8.61	12.29
COMMUNITY PARK	11.75	13.46	11.77
NEIGHBORHOOD RETAIL	3.08	3.08	3.49
REGIONAL RETAIL	26.96	22.37	17.21
SINGLE FAMILY RESIDENTIAL	26.57	29.96	21.33
MULTIFAMILY RESIDENTIAL	21.33	20.19	16.97
TOTAL:	98.25	97.67	83.06



1. LAND USE AREAS FOR 2019 MASTER PLAN AND 2021 MASTER PLAN REVISION (BY MOULE & POLYZOIDES) IS BASED ON PROPERTY LINES AT EXTERIOR OF SITE AND CENTERLINES OF PROPOSED RIGHTS OF WAY INTERIOR TO THE SITE.

2. LAND USE AREAS FOR THE 2022 MASTER PLAN REVISION (BY RAW INTERNATIONAL) IS BASED ON PROPERTY LINES AT THE EXTERIOR OF THE SITE AND INTERIOR PROPERTY LINES AT RIGHTS OF WAY BETWEEN LAND USE AREAS. WHERE THERE ARE RIGHTS OF WAY INTERNAL TO A LAND USE AREA THE AREA IS INCLUDED IN THAT LAND USE AREA. THE BALANCE OF THE AREA (14+ ACRES) IS RIGHT OF WAY.

KIDS: PARK

- BAR B Q
- WATER FEATURES
- SKATE
- SAND BOX
- CHESS
- GAMES
- Pond.
- ~~Exp~~ ORG. Definity
- NATURE CLASS. TOURS (EDUCATION & C)
- Book Lending
- (ARTS)
- Amphitheatre
- Dollar Store
- SECURITY CAMERAS AROUND PARK
- NAME OF PARK. SOMEONE WHO LIVED IN AREA / HISTORICAL FIGURE.

School Children Comments.



POSITIVES

1. BIG PARK NO FEE!!
2. NAME: OASIS WEST
- ✓ 3. GOOD THING - GARAGES NOT FACING STREET
- ✓ 4. STYLE DIVERSITY
5. GOOD: PLANNING BASED ON ANALYSIS / EMPIRICAL
6. GOOD: DIVERSITY OF PARK DISTRIBUTED
7. PUBLIC ART AS MESSAGE OF DIVERSITY
METAL STATUES & MURAL
- ✓ 8. WALKABILITY
9. FOCUS ON EDGES OF PARK
 - SEATING AREAS
 - WALKING AREAS
10. LOVES TOWN CENTER, GROCERY STORE / RESTS
11. LOVES CORNER MARKET @ JENSEN / MLK
12. MORE LIGHTING
13. SECURITY STRATEGY
- 14.

- CONCERNS

1. NEEDS TO BE CLARITY ABOUT SF VS MF to NOT over saturate the community

NEEDS:

2. SIT DOWN RESTAURANTS would be great

3. STARBUCKS / JAMBA JUICE

4. BANK

5. GYM/FITNESS AREA

6. GROCERY STORE Whole Food, Trader Joes, Winco

7. PHARMACY

POINTS:

LIQUOR STORE

NO!

8. POST OFFICE

* TC with 2 stories good on Main St

10. front porches.

11. Excited on a scale of 1/10! - 10!

12. Pky for the park

WALNUT GARDEN/GROVE

Town Center

- Dry Cleaner
- Groceries 24hrs
- Gym
- MOVIE THEATER
- CHILIE'S
- BANK
- COSCO

- CLOTHING STORES ^{MARSHALL'S} T.J. MAX
- Steak House
- Chipotle
- Sit down restaurants w/ wine
- Winco
- Walmart - Home Depot
- Food Court
- JAMBA JUICE
- IKEA
- Bank

Police Mini station
 Job training center for local kids

Shoe Store
 Clothing

3-4 beds 2 baths
 - Kitchen window to front yard
 - Master Bath w/c

Mortgage - Under \$1k
 \$700 apartment

1. Trees, Urban Park, Zebra
2. Park → A UNIQUE ENTRANCE / GATEWAY EXPERIENCE
Terminal Building at the end of the commercial area
Voids of outdoor (hard-artificial) in certain areas
LAWRENCE ST
STREET
3. CONTINUOUS PATHS
4. Circuit training path / Biking Paths
5. DROUGHT TOLERANT SPLASH STRUCTURE.
6. AMPHITHEATER
7. MISTERS IN PARK, BBQ, RETAIL
8. VALLEY OAK AS HISTORIC LOCAL TREE
9. Canal - ecosystem throughout the park
(VENICE HIGH SCHOOL AS PRECEDENT)
10. STREET BETWEEN PARK / SFH.
11. EYES OUTING PATHS
12. COMFORTABLE PLACES FOR PEOPLE-WATCHING.
13. INFORMAL / MULTI-PURPOSE FIELDS - NO TERRITORIZING

- DOG PARKS
- ACTIVE RECREATION AT CENTER OF PARK.
Farmers Market
- CALLA PARK HAS GREAT CONTIGUIS PATH.
- "FRIENDLY HEALTH & RECREATION PROGRAM"
Health in all the City Parks -
- LOW-VEGETATION NOT SPORTS FIELD LIGHTING.
NEED A MAJOR ATTRACTION (like a fountain)
- PERMEABLE PAVING
- MULTI-USE COURTS.

- LACK OF MAINTENANCE
- WHO TAKES CARE OF TREES
- WALNUT GROVE GARDEN / ^{CALVIN GARDEN} CARVER MANNOR
- CENTRAL Park is disconnected from existing communities
- Park for SE community
- Interior vs Edge Park
- How can we include the outside neighborhood?
- Park with water fountain/features
- Running tracks
- Program park with themes schools can use for teaching
- NO pickleball, soccer, tennis
- Concern about narrow streets
- BETTER LIGHTING
- ✓ - community garden

- Police sub station @ church/MILK
- House improvement of existing communities
- Retail @ Church/MILK Grocery store
- good - Home Depot, Grocer, Walmart, Target
- Plan is good
- Doing retail that will not require comm. to have to leave town
- Ramble great idea
- Only single family homes better accountability
- already a lot of apartments
- indoor facility
- Theater

NAMES

Walnut Grove Park/Terrace
SJ Waller Terrace

NAMES

PROGRAM

Substation for Police
Amphitheater
Water plays
Bike Path and Walk Path
w/Exercise Stations

- LUKY WOODS
- CHARLES YOUNG
- HENRY ELEFT
- TIM McDONALD

Water Fountains

Activity Center Bldg
Play Areas for children (educational; native shapes colors etc.)

GENERAL

Affordable for Community
Support Education/Increase Literacy

SAFE ENVIRONMENT

inviting but safe
sunken play area
lighting / cameras (like Arts District dunby)
play space in center of park, away from st.
motion-activated street lights

1. DOG PARK
2. WALMART
3. BARBER SHOP
4. STARBUCKS / COFF
5. DINING COMMONS
6. MOVIE
7. FOOTLOCKER
8. JOHN'S INC PIZZA
9. COLDSTONE
10. SGBUWV
11. MAIN STREET
12. YOGURT LAND
13. PANDA EXPRESS
14. BATTING CAGE
15. McDONALDS - IN N'OUT
16. COSCO

CONTINUED:

- fields: soccer, football, field hockey
- play structures
- skate park
- main play opportunities
 - > center indoors
 - > apprenticeship program
 - > green training for jobs
 - > integrate w/ schools
- Science Museum
- Green center for learning
- Splash Center
- multipurpose field
- amphitheater for plays, movies
- community garden
- No more liquor stores

CREEK

POND / FISHING POND

(2 days for fishing)

PIKNIC TABLES

PLAY STRUCTURE (5-12)

HISTORY OF HERITAGE OF
AFRICAN-AMERICANS, LATINOS, ET
- INTERACTIVE OR EDUCATIONAL
EXHIBIT FOR

FULSEN/STANISLAUS LIGHT SCULPTURES
INTERPRETIVE EXHIBITS

"DID YOU KNOW"
history of SW Fresno

ART/GRAFFITI WALL
SHARED POLICE STATION w/ COLLEGE

SENIORS CLASSES, HS CLASSES,
VOCATIONAL + TRANSFERABLE CLASSES
FREE SPANISH CLASSES

RED CURB AROUND PARK EDGE (NO HIDING SPOTS)

CACTUS GARDEN

1. SWINGS
2. PAUL
3. BASKETBALL
4. VOLLEYBALL
5. BATTING CAGE
6. MULTI-USE
7. SOCCER FELD ✓
8. SAFE PARK
9. BENCHES - TREES
10. TREE HOUSE
11. PKNIC TABLES
12. GRASS
13. FOUNTAIN ~ SPLASH PAD
14. ROCK CLIMBING WALL
15. PONDS

1. DOG PARK

2. WALMART

3. BARBER SHOP

4. STARBUCKS / COFFEE

5. DINING COMMONS

6. MOVIE

7. FOOT LOCKER

8. JOHN'S INC PIZZA

9. COLDSTONE

10. SUBWAY

11. MAIN STREET

12. YOGURT LAND

13. PANDA EXPRESS

14. HATTING CASE

15. MCDONALD'S - IN N OUT

16. COBICO

17. AMUSEMENT PARK

18. ARCADE

19. BOWLING ALLEY

20. BOYS & GIRLS CLUB

21. PUBLIC LIBRARY

22. GYM

23. MALL

24. STUDENT LOUNGE

25. GAME STOP

1. FASHION FAIR MALL

2. KEARNEY PARK

3. WOODWORK PARK

4. HOTEL 6

5. RIVER PARK

6. HERO ZONE

7. SIERRA VISTA

8. DUTCH BROS

9. MB2

10. PAINTBALL

11. CREAMERY

12. WATER / SPLASH PARK

13. DOLLAR TREE

14. AIRSOFT

15. MENVUE

16. ICE SKATING INDOOR

17. BMX PARK

18. TRAMPOLINE PARK

19. ESCAPE ROOM

20. ^{WIGS} ~~WIGS~~ & BRANDS

21. WINGSTOP

22. 99 CENT STORE

23. STARBUCKS

1. SWINGS

2. POOL

3. BASKETBALL

4. VOLLEYBALL

5. BATTING CAGE

6. MULTI-USE

7. SOCCER FELD ✓

8. SAFE PARK

9. BENCHES - TREES

10. TREE HOUSE

11. PINK TABLES

12. GRASS

13. FOUNTAIN ~ SPLASH PAD

14. ROCK CLIMBING WALL

15. PONDS

16. WATER PARK

17. SKATE BOARD PARK

18. OUTDOOR GYM

19. PLAY GROUND

20. VENDING MACHINE

21. FOOD STANDS / FARMERS MARKET

1-0 3-0

2-44 4-6

School Children Comments.

Future Generation / ...

PARK PROGRAMS

• BASKETBALL COURTS - LIGHTING

• EXERCISE / FITNESS COURSE

- EVERY 1/4 MILE - STATIONS

• PARKING

• SKATE PARK

• SOFTBALL

• SWIMMING POOL + SPLASH
PARK

• SECURITY BUTTONS / KIOSK

• PICNIC SHELTERS + BBQ

• HIGH SPEED RAIL + Improve w. FRESNO

• CONCERNED ABOUT DISPLACEMENT + GROW of Community

• Excited for NEW Schools, Neighbor

• LOVE w. FRESNO, WANT TO SEE IT GROW. Eminent Domain Concern

• How will OLD FIT w/ NEW??

• WHO WILL HOUSES BE FOR?

• CHANGE IS GOOD + KEEP THE FABRIC

• INSPIRATIONAL + BRIGHT FUTURE + EDUCATION /
TEACHING

• FUTURE GENERATIONS / ~~FOR~~ INVOLVEMENT IS KEY!

PARK PROGRAMS

COMMUNITY CENTER

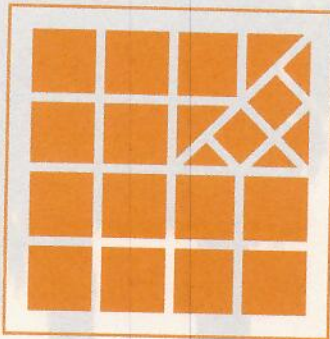
- SENIOR CENTER: SERVICES, TRAMP, Community

INDOOR AQUATICS

- PARK COULD BE SEPARATED INTO ACTIVITIES FOR
AGE GROUPS

- EASY ACCESS FOR SENIORS

- FAMILY ENVIRONMENT



SOUTHWEST FRESNO SPECIFIC PLAN

FINAL PLAN • ADOPTED ON OCTOBER 26, 2017

CITY OF FRESNO

SOUTHWEST FRESNO SPECIFIC PLAN
CITY OF FRESNO

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Peter Quintanilla, PlaceWorks
Steve Rasmussen Cancian, Shared Spaces
Lucio Avila, Centro La Familia
Margarita Rocha, Centro La Familia
Robert Mitchell, Resident

Fred Choa, Fehr & Peers
Jimmy Fong, Fehr & Peers
Robert Hananouchi, Fehr & Peers
Henry Delcore, Pop-Up Design & Development
Marc Lopez, Pop-Up Design & Development
Kiel Schmidt, Pop-Up Design & Development
William Cardinal, Blair, Church & Flynn
Jon Palsgaard, Blair, Church & Flynn
Cordie Qualle, Blair, Church & Flynn

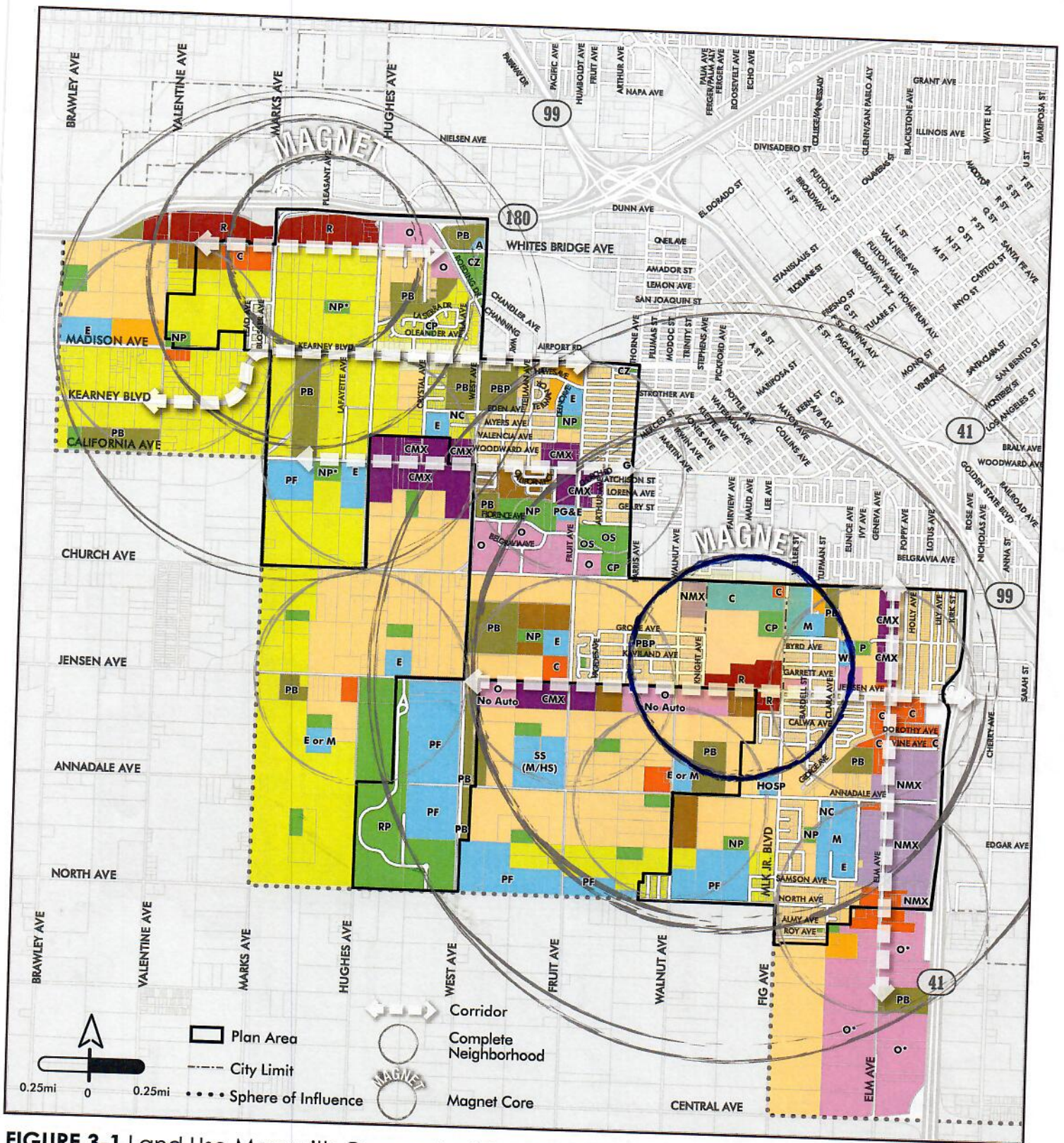


FIGURE 3-1 Land Use Map with Conceptual Overlays, including SOI

Source: City of Fresno

A MASTER PLAN FOR

WEST CREEK VILLAGE

SOUTHWEST FRESNO, CALIFORNIA

PREPARED FOR 2500 MLK, LLC
5 JUNE 2018 REVISED 20 JULY 2018



1. Introduction

1.2. Vision Southwest Fresno

The project is envisioned as a catalyst for the renewal of SW Fresno. And as a state and national model for bringing about the economic, environmental, social and physical changes necessary to uplift long-suffering communities of low income and of color.

Key to the renewal strategy here is the bringing together of institutions, the public and private sectors and community organizations to collaborate in setting an ambitious, new planning and development course.

At the heart of such a direction is the idea that development should be integrated and put forth with community support and acceptance. That new kinds of housing, commerce, jobs, education and mobility should be combined at the neighborhood scale and in traditional urban form, to provide an economic engine and a visible nexus for the incremental process of transforming one of the poorest places in California.

The project aims at nothing less than the breaking down of centuries-old barriers to opportunity and investment in communities such as this, and spreading hope, security, entrepreneurship, jobs and family well-being deep enough, to transform this from an abandoned and suffering into a normal Fresno neighborhood.

The following is the precise activity program for the West Creek Neighborhood project, consistent with the City's Southwest Fresno Specific Plan and the City's Zoning Ordinance, community wishes, and best practices in traditional neighborhood design and development:

Residential	
 Single-Family:	117 units
 Multi-Family:	264 units
 Town Center Lofts:	100 units
Total:	481 units
Retail	
 Neighborhood Center:	33,000 sf
 Town Center:	281,000 sf
Total:	314,000 sf
Parks	
 Central Park:	9.99 acres
 Neighborhood Green:	1.03 acres
Total:	11.02 acres
Campus/Institutional	
 College:	36.23 acres
 Elementary School:	6.73 acres
Total:	42.96 acres



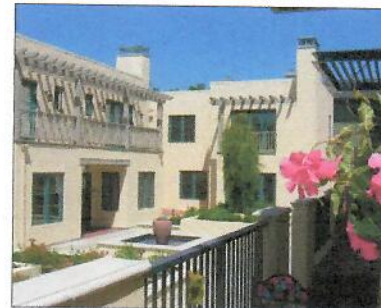
Mixed-Use Town Center



Community Park



Single Family Housing



Multi-Family Housing



Educational Facilities

DEVELOPMENT AGREEMENT

This Development Agreement (the Agreement) is made this 5th day of MARCH, 2020, by and between the CITY OF FRESNO, a municipal corporation, (the City) and 2500 MLK, LLC, a California limited liability company (the Master Developer). City and Master Developer are hereinafter sometimes collectively referred to as the "Parties" and each may be referred to as a "Party".

RECITALS

A. Pursuant to Sections 65864 through 65869.5 of the California Government Code (the Development Agreement Laws), the City is authorized to enter into binding development agreements with Persons (as hereinafter defined) having legal or equitable interest in real property for the development of such real property. As a Charter City, the City may not be limited to the Development Agreement Laws to enter into development agreements. Nevertheless, the City has elected to enter this Agreement under the Development Agreement Laws and in accordance with Fresno Municipal Code Sections 15-6001 et seq.

B. Master Developer owns the real property legally described on attached Exhibit A-1, which is referred to herein as the "Master Developer Property", and comprises an area that is approximately 89.68 gross acres within the West Creek Village Project Area described below.

C. Master Developer conveyed to State Center Community College District (SCCCD) the real property described on Exhibit A-2, referred to herein as the Fresno City College-West Fresno Satellite Parcel.

D. The property described on Exhibits A-1 and A-2 is referred to herein collectively as the West Creek Village Project Area (formerly known as the MLK Activity Center Project Area). The West Creek Village Project Area is an approximately 115 acre area in the City, bounded generally by Martin Luther King Blvd. on the east, East Church Avenue on the north, South Knight Avenue on the west, and East Jensen Avenue on the south.

E. The following entitlements (the Prior West Creek Village Approvals) were previously adopted by the City in connection with the planning of a West Creek Village Project Area for the development of a master planned project comprising Medium Density Residential for 54.48 acres, Community Commercial for 2.4 acres, Regional Commercial for 22.52 acres, Park for 9.63 acres and Public Facility - College designation for 26.55 acres: (i) Plan Amendment No. A-17-007 (Resolution No. 2017-231); (ii) Prezone Application No. R-17-010 (Ordinance No. 2017-43/Bill No. B-43); and, (iii) Tentative Parcel Map No. TPM-17-06 (Resolution No. 2017-232).

F. The Prior West Creek Village Approvals were approved by the Fresno City Council on August 24, 2017, at a duly noticed public meeting and after due review and consideration of: (i) the report of City staff on the Prior West Creek Village Approvals; (ii)

New
Branded
Development
Area

Existing
No
More

the recommendations of the Planning Commission; (iii) all other evidence heard and submitted at the duly noticed public hearing conducted August 24, 2017; and, (iv) all other appropriate documentation and circumstances, subject to the express conditions of approval set forth therein.

G. The Prior West Creek Village Approvals were further supported by the approval of MND (EA No. A-17-007/R-17-010/TPM-17-06/ANX-17-005) pursuant to the requirements of the California Environmental Quality Act (California Public Resources Code Section 21000 et seq.) and the Guidelines thereunder (14 California Code of Regulations Section 15000, et seq.) (collectively, CEQA). A Notice of Determination in support of that MND was filed with, and posted by, the Fresno County Clerk on August 25, 2017.

H. The West Creek Village Project Area was annexed to the City pursuant to proceedings conducted by the Fresno Local Agency Formation Commission, pursuant to the Jensen-Martin Luther King No. 4 Reorganization (LAFCO File No. R0-17-7).

I. Among the Conditions of Approval imposed by the City for the approval of Tentative Parcel Map No. TPM-17-06 (the Parcel Map COA(s) is a requirement that the Master Developer enter into a Development Agreement with the City. This Development Agreement satisfies that Parcel Map COA.

J. Development of public improvements within the boundary of the West Creek Village Project Area is the subject of funding to be obtained through the City of Fresno pursuant to Transformative Climate Communities (TCC) Program established by Assembly Bill (AB) 2722, administered by the Strategic Growth Council (SGC); namely, (i) a \$4,500,000.00 funding request for development of a Park Amenity (defined below), and, (ii) a \$16,900,000.00 funding request for development of the Fresno City College—West Fresno Satellite Project (collectively, the TCC Project Funds). The TCC Project Funds were sought pursuant to applications the City filed as the lead applicant with the SGC. To attain TCC Project Funds, the City committed to a match of such funds by developing the Perimeter Off-Sites (defined below), which the City estimated to the SGC would require expenditures by the City in the amount of \$11,600,000.00.

K. Subsequent to attaining the Prior West Creek Village Approvals, Master Developer engaged an architect and land planner to the entitlements for the Prior West Creek Village Approvals, and to recommend certain refinements and enhancements to such entitlements. Those evaluations resulted in the West Creek Village Master Plan, a copy of which is on file with the City.

L. To implement the West Creek Village Master Plan, Master Developer has filed new applications to implement desired revisions to the Prior West Creek Village Approvals, which are detailed below (the "Subsequent Approvals"):

- (i) Plan Amendment Application No. P18-03290; and,
- (ii) Rezone application No. P18-03290.

M. The Subsequent Approvals establish the following land use designations for the Master Developer's Property (referenced acreages are gross acres): Community Park for 11.74 acres; Medium High Density Residential, for 21.32 acres; Medium Density Residential for 26.58 acres; Community Commercial for 3.08 acres; and, Regional Commercial for 26.96 acres.

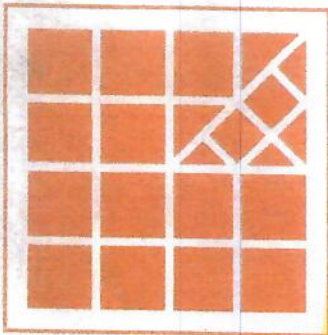
N. The Subsequent Approvals further establish the following zone districts for the Master Developer's Property (referenced acreages are gross acres): PR for 11.74 acres; RM-1 Residential Multi Family, for 21.32 acres; RS-5 Residential Single Family for 26.58 acres; CC - Community Commercial for 3.08 acres; and, CR Regional Commercial for 26.96 acres.

O. The West Creek Village Project means the development of Master Developer's Property consistent with the land uses and zonings designated in the Prior West Creek Village Approvals, as revised by the Subsequent Approvals. The Prior West Creek Village Approvals, as revised by the Subsequent Approvals, are referred to herein as the West Creek Village Approvals.

(i) Master Developer has filed an additional application consistent with the Subsequent Approvals to amend the previous Tentative Parcel Map No. TPM-17-06. This application, Tentative Parcel Map Application No. 2019-02 will be assessed pursuant to CEQA and processed consistent with the procedures set forth in the Fresno Municipal Code and this Agreement subsequent to any action on the Subsequent Approvals and this Agreement.

P. The West Creek Village Project is a vital tool for implementing the objectives and policies of the Southwest Fresno Specific Plan, adopted by Council on October 26, 2017. Specifically, it directly implements Policy LU-1. 1 which calls for the establishment of a magnet core at the West Creek Village Project Site designed to attract a significant amount of new development. It implements Goal LU-5 which calls for a diverse range of housing types in Southwest Fresno, preserving Southwest Fresno's character as a primarily single-family residential community while providing higher-density housing in high activity areas. Through the commercial portions of the West Creek Village Project, it implements Policy LU-6. 1 which calls for encouragement of larger regional retail development at key locations, including the West Creek Village Project Site. Through the inclusion of the Park Amenity, it directly implements Goal PF-2 of increasing the overall amount of usable parkland within Southwest Fresno by adding a new park over 11 gross acres. It directly implements Policy PF-6. 3 by facilitating a new community college campus within the West Creek Village Project Area. By implementing these vital goals and policies in the Southwest Fresno Specific Plan, the West Creek Village Project provides substantial benefit to the City and its residents.

Q. Master Developer filed the DA Application for approval of this Agreement in order to: (1) vest the land use and zoning policies established in the Existing City Requirements (as hereinafter defined) as of the Adoption Date (as hereinafter defined)



SOUTHWEST FRESNO SPECIFIC PLAN

FINAL PLAN • ADOPTED ON OCTOBER 26, 2017

CITY OF FRESNO

SOUTHWEST FRESNO SPECIFIC PLAN
CITY OF FRESNO

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Steve Rasmussen Cancian, Shared Spaces
Lucio Avila, Centro La Familia
Margarita Rocha, Centro La Familia
Robert Mitchell

Fred Choa, Fehr & Peers
Jimmy Fong, Fehr & Peers
Robert Hananouchi, Fehr & Peers
Henry Delcore, Pop-Up Design & Development
Marci Lopez, Pop-Up Design & Development
Kiel Schmidt, Pop-Up Design & Development
William Cardinal, Blair, Church & Flynn
Jon Palsgaard, Blair, Church & Flynn
Cordie Qualle, Blair, Church & Flynn

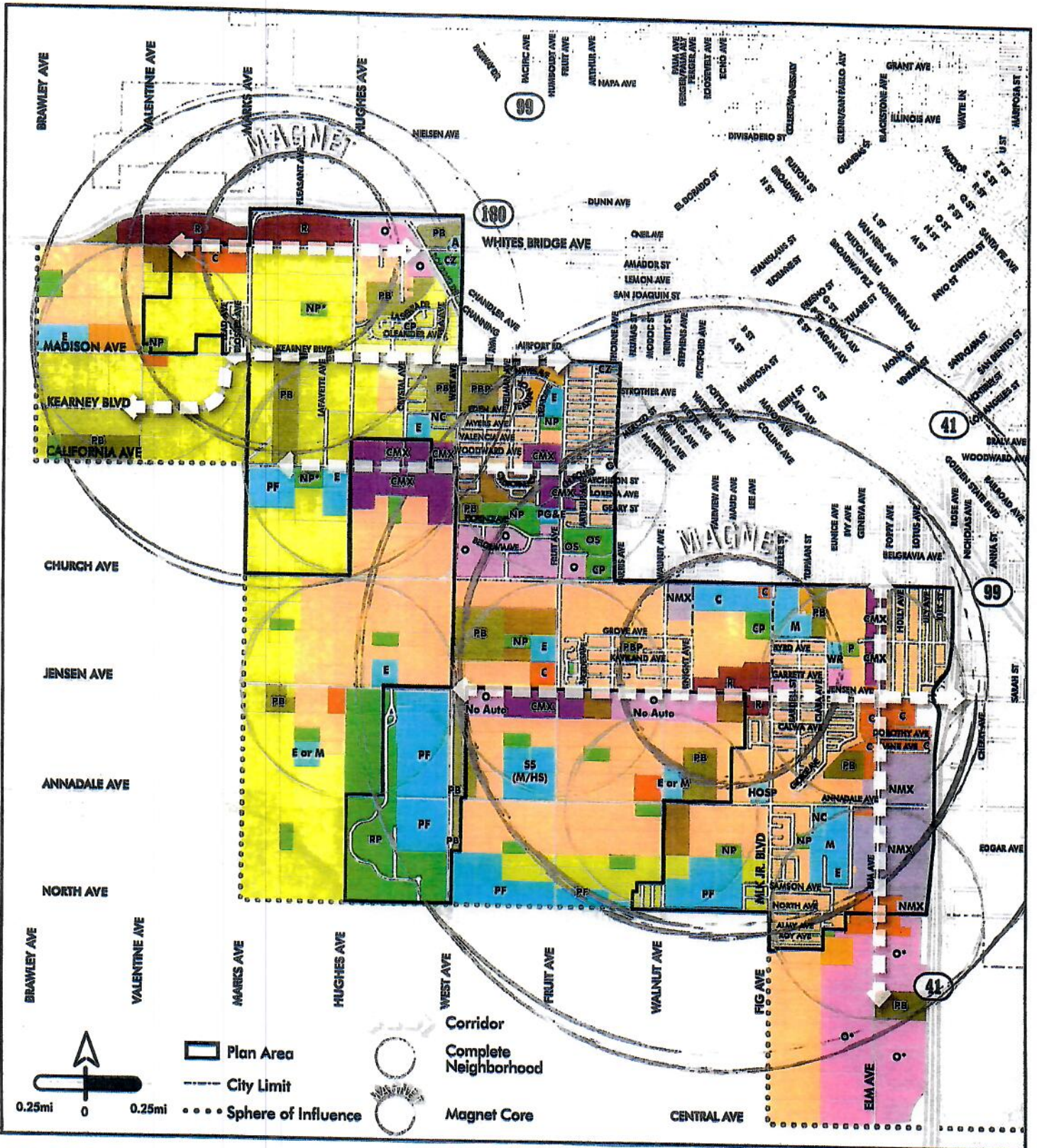


FIGURE 3-1 Land Use Map with Conceptual Overlays, including SOI

Source: City of Fresno

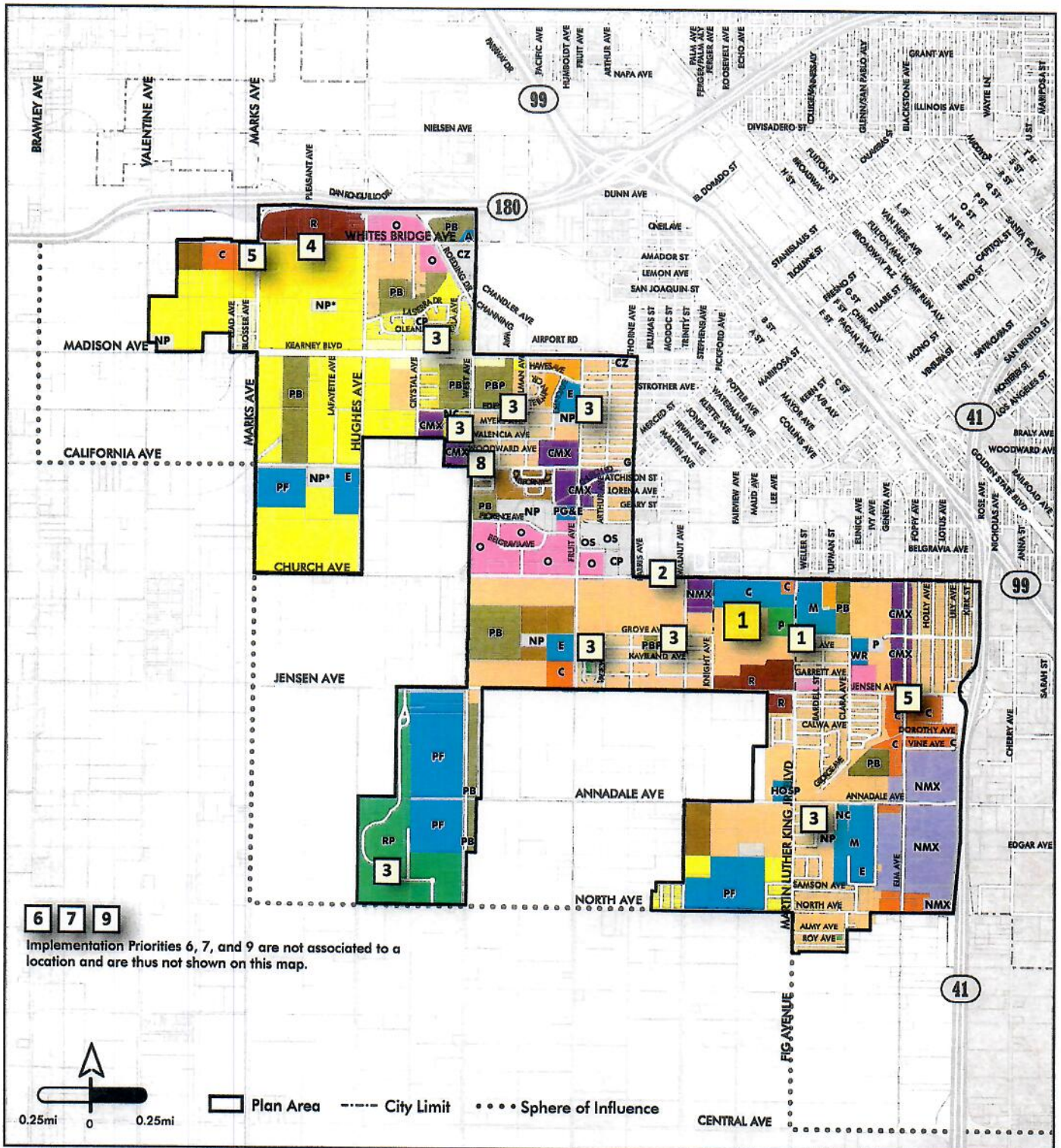


FIGURE 8-1 Implementation Priorities Overlaid on Land Use Map for Plan Area

RESIDENTIAL	EMPLOYMENT	PUBLIC FACILITIES	OPEN SPACE	IMPLEMENTATION PRIORITIES
Low Density (1 - 3.5 du/ac)	Office	Public Facility	Park	Number 1 Priority
Medium Low Density (3.5 - 6 du/ac)	Office Restricted <small>Automobile/Vehicle Sales and Services are not permitted</small>	Elementary School	Neighborhood Park	Additional Priority Measures
Medium Density (5 - 12 du/ac)	Office* <small>After 85% of the land in Fresno's "Reverse Triangle" is occupied with heavy industrial uses, light industrial uses are permitted</small>	Middle School	Neighborhood Park* <small>The exact location of the parks within the Edison Ranch development will be determined in a future planning process.</small>	
Medium High Density (12 - 16 du/ac)	Corridor/Center Mixed-Use	Water Recharge Basin	Community Park	
Urban Neighborhood (16 - 30 du/ac)	Neighborhood Mixed-Use	Airport	Regional Park	
COMMERCIAL		Church	Open Space	
Community		Hospital	Clear Zone	
Regional		Neighborhood Center	Ponding Basin	
General		PG&E Station	Ponding Basin Park	

TABLE 8-2 Implementation Action Plan Matrix: Priority Measures

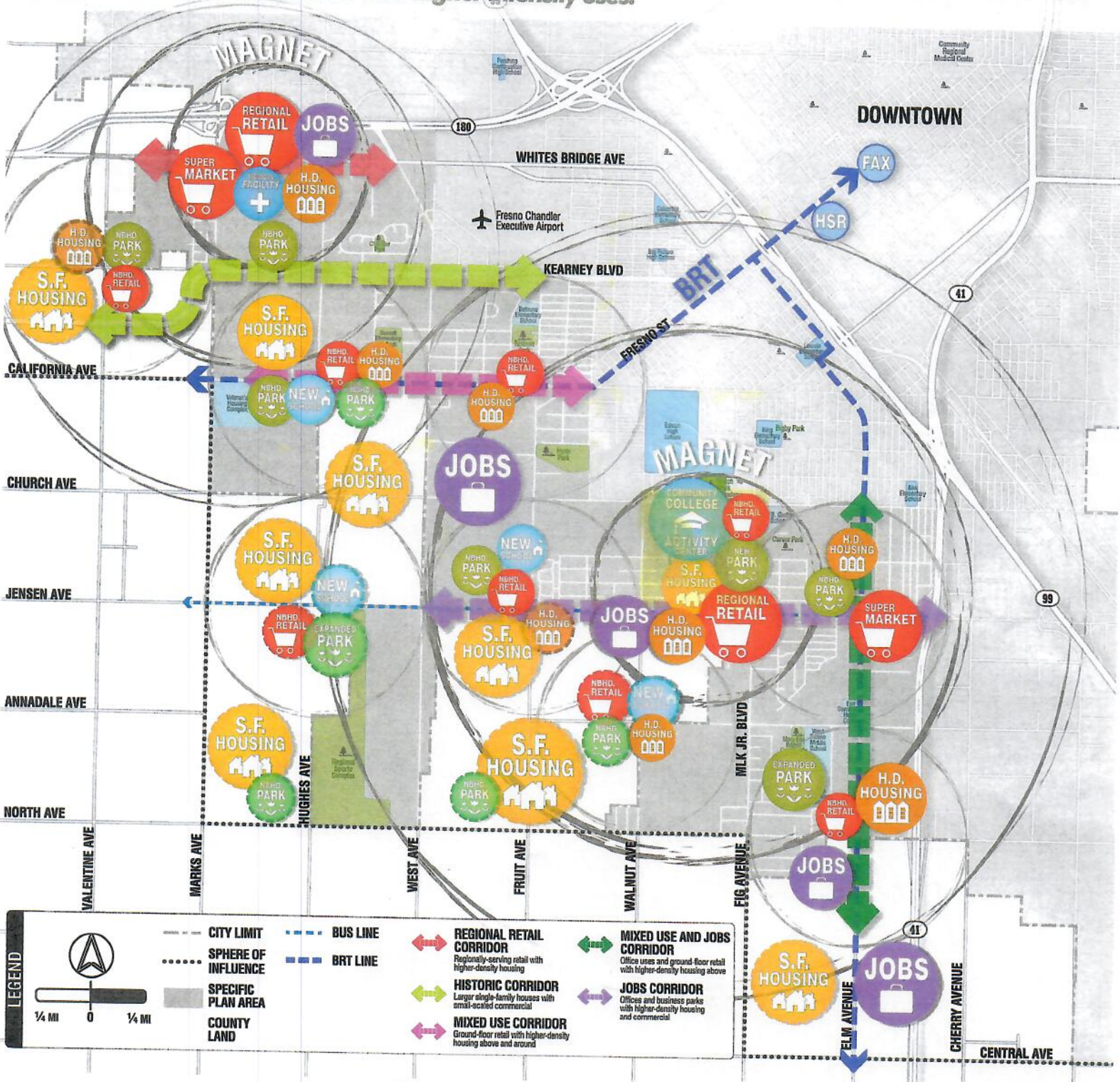
SP GOAL/ POLICY	MEASURE NUMBER	MEASURE NAME	DESCRIPTION	RESPONSIBLE PARTY; SUPPORT PARTIES	TIME FRAME	FUNDING
Policies LU-1.1 and PF-6.3	Priority-1A	MLK Activity Center Core: Community College Campus	Advocate for State Center Community College District to fund and develop a community college campus within the Plan's southern magnet core/MLK Activity Center; Incentivize the development of the community college with the remaining Priority 1 Measures	Mayor's Office/ City Manager	FY2018 and annually thereafter until complete	Redirection of existing resources, Various sources, \$93M
Policies LU-1.1 and PF-6.3; Goal U-1	Priority-1B	MLK Activity Center Magnet Core: Infrastructure Improvements	Construct improvements serving the MLK Activity Center Magnet Core, including streets and roadways, landscaping, water, sewer, and storm drains	Public Works, Public Utilities	FY2019 through FY2024	
Policies LU-1.1 and PF-6.3; Goal T-10	Priority-1C	MLK Activity Center Magnet Core: Complete Streets Improvements	Construct complete street improvements for Church and Jensen Avenues and MLK Jr. Boulevard in the MLK Activity Center Magnet Core, including restriping; curb, gutter, sidewalk; bike lanes; street trees; lighting; and transit stops.	Public Works	FY2019 through FY2020	DIF, Grant funds, \$11.6M



SOUTHWEST FRESNO SPECIFIC PLAN

FIGURE 5. CONCEPTUAL PREFERRED ALTERNATIVE VISION DIAGRAM

Two higher intensity cores near major highway interchanges each with a primary magnet use. Magnet cores are ringed with smaller complete neighborhoods that support the core. Each complete neighborhood includes housing and a node with community-serving uses. Neighborhoods are linked by well-defined corridors lined with higher intensity uses.



LEGEND

- CITY LIMIT
- SPHERE OF INFLUENCE
- SPECIFIC PLAN AREA
- COUNTY LAND
- BUS LINE
- BRT LINE
- REGIONAL RETAIL CORRIDOR
Regionally-serving retail with higher-density housing
- HISTORIC CORRIDOR
Larger single-family houses with small-scaled commercial
- MIXED USE CORRIDOR
Ground-floor retail with higher-density housing above and around
- MIXED USE AND JOBS CORRIDOR
Office uses and ground-floor retail with higher-density housing above
- JOBS CORRIDOR
Offices and business parks with higher-density housing and commercial

Topic Group Leaders
 Contact Information

Liders de Grupos de Temas
 Información de Contacto

Topic Group
Grupo de Tema
Leader(s)
Lider(s)

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 Viviendas

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 Schildress@fresnohousing.org
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