

Sunnyside Property Owners Association
P.O. Box 8096
Fresno, CA 93747

City of Fresno
Long Range Planning/Planning & Development
2600 Fresno Street
Fresno, CA 93721

ATT: Sophia Pagoulatos
RE: Kings Canyon Corridor Transit-Oriented Development Connectivity Study (KCCTOD)

The Board of Directors of the Sunnyside Property Owners Association (SPOA), appreciate the opportunity to provide further comment regarding the draft Kings Canyon Corridor Connectivity Study (KCCTOD).

As stated in the draft, "The Corridor is envisioned in the General Plan as a mixed-use corridor with a "Main Street" character with active storefronts, outdoor seating, and pedestrian-oriented design at a neighborhood scale." The report evaluates the viability of higher density, mixed-use, walkable development along the Corridor to support the City's bus rapid transit system.

The Corridor is identified as a jobs-center, accounting for 9% of the City's jobs, while supporting only 7% of the city population. The Market Analysis estimates that 2791 new jobs will be created within the corridor by 2035; the majority in health, followed by retail and logistics.

Whereas the indicators promise robust commercial growth, ***there is only a modest need for new housing.*** The market analysis projects a demand for only 226 additional units, however discourse about the Corridor seems to focus only on high-density housing, though the report indicates more of a need for non-residential growth.

We are encouraged that the prototypes included a range of housing types, featuring an option for seniors and a financial analysis for both for-rent and for-sale townhomes. Currently sixty-seven percent of the Corridor's residents are renters (compared with a city average of 49 percent). There are 4691 multi-family units and every one of those units are below market rate (highest rental rate is \$940/month).

We would support a modest increase in residential units; one to two story developments that conform to "neighborhood scale" with a better balance of owner occupied and market rate rental housing. Subsidies in the form of first-time homebuyer assistance programs would promote home ownership; fostering pride and commitment within the Corridor. Judging by the waiting list at the Armenian Home, additional senior housing is needed; and provisions for aging homeowners puts homes back on the market for younger residents. Market rate rentals would provide housing options for young professionals working downtown and put disposable income into growing retail along the Corridor.

The KCCTOD Connectivity Study shows a profit across all development prototypes; the implementation strategies, proposed framework and conceptual renderings promise a healthy vibrant corridor. It is a good first step but much more needs to be done to ensure the Corridor provides an attractive, safe environs to live, shop and recreate. Please add the SPOA as an "Important community partner and interested party" to be noticed in the final report to the planning commission and city council.

Respectfully submitted,

Sue Williams, For the Board of Directors of the Sunnyside Property Owners Association

Cc: Mayor Jerry Dyer, Councilmember Luis Chavez, City Clerk Todd Stermer, City Manager G. White

