

## Capital Improvement Project Application – 2016 Cycle V

Project Title: **LEDE/former “Met Block” Development**

Sponsoring Jurisdiction: **City of Fresno**

### Application Checklist:

- Twelve hard copies and 1 CD of the complete application
- Completed application form
- Board/Council resolution authorizing project application (due prior to Fresno COG Policy Board meeting on March 24, 2016)
- Vicinity maps showing project locations, entitled land developments related to the project, and local/regional streets, bicycle, transit and highway facilities within and near the project area
- Documentation of support for the project from community groups or individuals (highly encouraged)
- Aerial photo and/or other photographs depicting existing conditions in the project area

### Person Authorized to Submit Application:

I certify that I have reviewed the TOD Capital Improvement Projects Program Guidelines and the information submitted in this application is accurate and in accordance with the guidelines.

Name: Bruce Rudd

Title: City Manager

Signature:

Date:

# Capital Improvement Project Application – 2016 Cycle V

## Project Summary

1. Project Title

**LEDE/former “Met Block” Development**

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

**The cost to underground the utilities exceeded the funding allocated in in 2014 Measure “C” funding cycle. As a result, additional funds are being requested.**

3. Total project cost: **\$225,527**

4. Total TOD fund request: **\$225,527**

5. Sponsoring jurisdiction: **City of Fresno**

6. Primary contact person: **Lupe Perez**

7. Title: **Downtown Revitalization Manager**

8. Address: **2600 Fresno Street  
Fresno, CA 93721**

9. Phone: **(559) 621-8371**

10. E-mail: **Lupe.Perez@Fresno.gov**

11. Other project partners: **FFDA Properties, LLC**

## Capital Improvement Project Description – 2016 Cycle V

### 1. Introduction

Please provide a description of project objectives, setting, and relationship of the proposed project to existing and planned infrastructures in the project area.

**In the 2014 Measure “C” funding cycle, the Met Block Development was awarded \$229,799 as a multi-year funded project for curb, gutter, sidewalks, paving of the area bordering the development site, and to underground overhead utilities and relocate electrical vaults located in the alley. The cost to underground the utilities has exceeded the funding received. As a result, additional funds are being requested.**



Current state of Project



2. Nexus to Transit Oriented Development.

Describe the nexus of the proposed project to transit oriented development. Through an existing policy or an adopted plan, explain how the project will boost transit ridership, encourage biking & walking and support a livable and viable transit oriented community.

**The 80 unit residential project by Granville Homes is located at Van Ness and Stanislaus Streets, on a site surrounded by the proposed capital improvements. The site is 2.12 acres of land, yielding a housing density of 37.7 units per acre.**

**By virtue of the existing built density, as well as the highly urbanized character of the area, development in Downtown Fresno is intrinsically transit-oriented and pedestrian- and bicycle-friendly. The non-reliance on a private automobile for everyday trips has already led some downtown residents to abandon car ownership. The resulting benefit to transit ridership is automatic and immediate.**

3. Land Use Characteristics of the Project Area.

Please provide demographic and business profile of the project area. Identify existing and planned residential density, employment intensity and industrial mixes if any in the project area. Please also identify, if applicable, any affordable housing that the project supports.

**Of the 80 residential units 20% are affordable. As a part of creating the Fulton Corridor Specific Plan (FCSP), the City of Fresno completed a comprehensive market analysis on the existing employment and housing market, as well as the projected demand for housing and office/retail in the Fulton Corridor (available in full at [http://fresnodowntownplans.com/media/files/FCSP\\_Final\\_Market\\_Analysis\\_Report.pdf](http://fresnodowntownplans.com/media/files/FCSP_Final_Market_Analysis_Report.pdf)). As the summary of the data provided below indicates, there are almost 32,000 existing jobs already situated in the Fulton Corridor. The housing market demand is estimated to be up to 7,000 units over the next 20 years. There is the potential for 1.2 million to 1.8 million square feet of new office space, and a demand for another 1.3 million to 1.6 million square feet of new regional retail/entertainment in the Fulton Corridor.**

Existing employment .....	31,597 jobs
Housing market demand, 2010–2030 .....	4–7,000 units
New office space market potential, 2010–2035.....	1.2–1.8 million s.f.
New regional retail/entertainment market potential, 2010–2035 .....	1.3–1.6 million s.f.

**In addition to the complete market analysis, the following table identifies recently completed and proposed housing projects.**

<b>Hotel Fresno* .....</b>	<b>79 units... 0.52 acres .. 152.9 units/acre</b>
----------------------------	---

Pacific SW Bldg. (max. units) 60 .....	0.40 .....	150.0
City View * .....	0.38 .....	118.4
Helm Building (max. units) .... 54 .....	0.52 .....	103.8
JC Penney Building..... 66 .....	0.57 .....	115.8
Vagabond + H St Lofts* .....	0.72 .....	88.5
Pearl Building (ex. + new) .....	0.17 .....	82.4
Mayflower Lofts* .....	0.23 .....	78.3
Broadway/Levinson* .....	1.29 .....	40.3
Fulton Village* .....	1.19 .....	37.8
Met Block* .....	2.12 .....	37.7
Iron Bird Lofts* .....	2.32 .....	34.5
Broadway Lofts* .....	0.69 .....	33.3
1612 Fulton Street* .....	0.97 .....	30.9
<hr/>		
Total of the above.....	710 units. 12.09 acres ....	58.7 units/acre

*Those projects marked with an \* contain a portion of units that are affordable to income-restricted residents.*

**4. Transportation Characteristics of the Project Area.**

Please identify the distance of the proposed project to the nearest BRT station. Describe the transit, bike and walk environment in the project area, and explain, if applicable, how the proposed project will contribute to providing multi-modal transportation choice to people who live or work in the area.

**With its focus on Downtown, the City of Fresno is aggressively working to enhance the transit, biking and walking environment in the project area. BRT stations are planned to be located at the corner of Van Ness Avenue and Mariposa Mall (the current site of the central FAX bus depot), and at Blackstone and Divisadero. The proposed High-Speed Rail station will be located at H and Mariposa Streets. The proposed development which the applicant project will incentivize is within biking distance, if not walking distance, of these planned transit facilities. There are existing FAX bus lines available in front of the development.**

**A new park is planned at the northwest corner of Fulton and Calavaras Streets, and construction is slated to begin in 2016. Two blocks to the west, the FCSP calls for a linear park and trail system along the west side of H Street stretching through Downtown for bicycles and pedestrians, as well as outdoor recreation. This project is envisioned but not yet funded.**

**Increasing the level of development in the Cultural Arts District that is densely built, as the applicant project is constructing will increase transit use and contribute to the increased walkability of the area.**

## 5. Urban Design & Parking Policy.

Describe the existing or planned design characteristics or policies in the project area. Explain, if applicable, how the project will contribute to creating a positive image of the surrounding areas. Describe, if any, existing or planned parking policies that are transit friendly.

**The project site was vacant and somewhat bisected by an existing older commercial building (the “Theatre 3 building”) that is not a part of the project. All of the new buildings are three stories tall, consistent with other newer transit-oriented development in the area. Adequate garage and open parking will be provided on the development site and additional on-street parking will be available in several locations close to the project site.**

**The project is under construction, and it’s anticipated to be completed in the Fall 2016. The complex will be owned and managed as rental units by an affiliate of Granville Homes, Inc. Granville owns and manages several hundred units in the area and also owns and manages retail and office space in the area.**

## 6. Green Building.

Please describe, if applicable, any green building element in the project.

**For all downtown projects, the greatest lifecycle environmental benefit compared to the prevailing mode of housing development in the region results from a downtown project’s central, walkable location and the emissions that are avoided by not requiring separate automobile trips for work, shopping, and entertainment from a distant suburban home.**

**In addition, GV Urban projects, including the proposed development that is the subject of this application, incorporates a number of resource conservation technologies such as rooftop solar panels and ductless a/c units. On other, similar downtown projects, the developer has advertised the possibility of reducing residents’ energy bills to \$0.**

## 7. Quality of Project and Additional Information.

Describe the level of community support for this project. Describe how the proposed project will address the issues in the community, how the project will help create a sense of place, and potential economic impact such as attracting private investment in the project area, etc. Please also identify any potential obstacles to the successful completion of the entire project.

**The 80-unit development achieves a housing density of 37.7 units per acre, and qualified for a waiver of all City impact fees through the City’s Measure “C” funded**

**Downtown Development Incentive Program.** In addition, the project received redevelopment housing set-aside funds.

**Granville’s previous Downtown housing developments have earned not only community support, but market support. Other similar developments in downtown have occupancy rates above 90% demonstrating that there is a demand for urban housing in the region.**

**8. Project Schedule and Scope of Work.**

Please outline the scope of work for this project. Please briefly describe deliverables and anticipated completion dates for each deliverables. Please also provide estimates of project expenses funded by the TOD program, and project revenue for the entire project.

**The proposed capital projects are necessary for construction of the housing development. In 2013, a Conditional Use Permit application (C-13-137) was approved to allow construction on the site, and has received two Tentative Tract Maps (No. 6059 and 6060) for the project. Capital projects funded by this application began in 2015 and are slated to be completed in the Fall of 2016.**

**Details on the proposed work are provided with the developer’s attached letter of support (Exhibit C).**

Project expenses (TOD fund)

<i>Item</i>	<i>Amount</i>
<i>Engineering</i>	0
<i>Environmental Documentation</i>	0
<i>Right of Way</i>	0
<i>Construction</i>	\$225,527

Project Revenue (all sources)

<i>Source</i>	<i>Year</i>				
	<i>2014</i>	<i>2015</i>	<i>2016</i>	<i>2017</i>	<i>2018</i>
	<i>Year 1 (\$)</i>	<i>Year 2 (\$)</i>	<i>Year 3 (\$)</i>	<i>Year 4 (\$)</i>	<i>Year 5 (\$)</i>
<i>TOD Multi-Year</i>	229,799	108,457			
<i>TOD New Request</i>			225,527		
<i>Local</i>					
<i>State</i>					
<i>Federal</i>					
<i>Private</i>					
<i>Total</i>	121,342	108,457	225,527		

**Exhibit A**  
**City Council Resolution No.**

To be inserted



**Exhibit B**  
**Project Vicinity Map**



# Exhibit B: Project Vicinity Map



Planned development

Capital improvement projects proposed for Measure C TOD funding

**Exhibit C**

**Letters of Support and Project Details**



February 10, 2016

Bruce Rudd, City Manager  
City of Fresno  
2600 Fresno Street  
Fresno, CA 93721

Subject: Proposed TOD Funding for the Lede Project (Met)

Dear Mr. Rudd:

I am writing to you to indicate our support for the City of Fresno's request for Transit Oriented Development (TOD) funding from the Fresno Council of Governments. It is our understanding that the Fresno City Council will be considering a Resolution on February 25<sup>th</sup>, 2016, that outlines the 2016 project needs. Specifically, the "Lede" project is in need of \$225,527 of funding to help continue to revitalization of Downtown Fresno. It was required to submit for TOD funds in multiple years because of other City projects that were placed higher on the priority list. The COG Policy Board endorsed this project and understood that there would be additional dollar requests in 2016. We have moved forward with the project construction in anticipation of receiving the funding from the COG TOD 2016 allocation.

Please feel free to contact us if you have any questions, at (559) 436-0900.

Thank you,

Jeffrey Roberts  
Granville Homes

A handwritten signature in black ink, appearing to read "Jeffrey Roberts", written over the printed name.

GARY G. GIANNETTA  
CONSULTING CIVIL ENGINEER  
1119 "S" STREET  
FRESNO, CA 93721  
(559) 264-3590  
FAX (559) 264-0696

COST ESTIMATE  
UNDERGROUND OVERHEAD UTILITIES  
FULTON-VAN NESS ALLEY BETWEEN CALAVERAS STREET AND  
STANISLAUS STREET AND CALAVERAS BETWEEN  
FULTON-VAN NESS ALLEY AND FULTON STREET

January 26, 2016

<u>ITEM DESCRIPTION</u>	<u>QUANTITY</u>	<u>\$ UNIT COST</u>	<u>\$ EXTENSION</u>
1. P.G.&E. Rule 20		LUMP SUM	\$ 73,834.00
2. A.T.&T. Rule 20		LUMP SUM	146,743.00
		<b>TOTAL ESTIMATED COST</b>	<b>\$ 220,577.00</b>

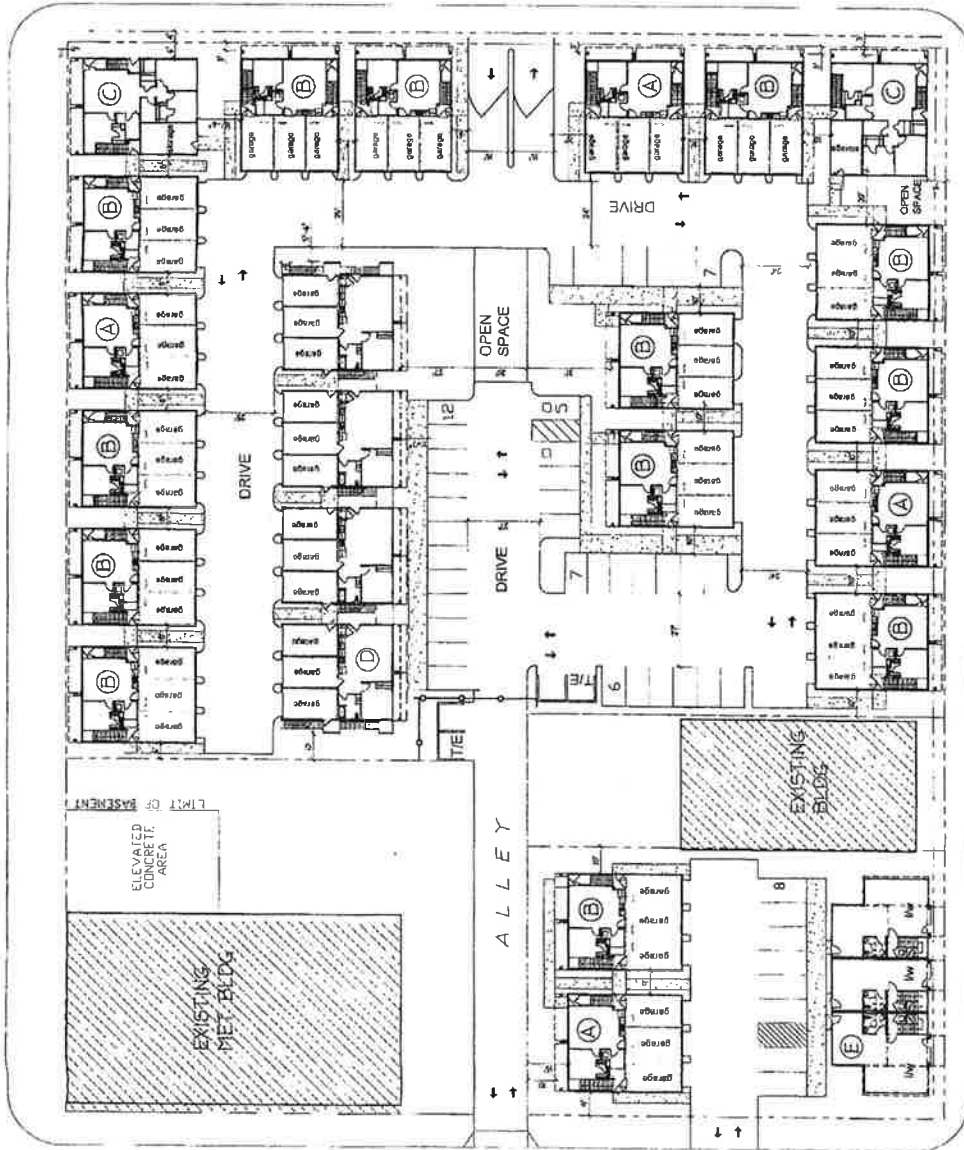
GARY G. GIANNETTA  
CONSULTING CIVIL ENGINEER  
1119 "S" STREET  
FRESNO, CA 93721  
(559) 264-3590  
FAX (559) 264-0696

COST ESTIMATE  
FULTON-VAN NESS ALLEY BETWEEN  
CALAVERAS STREET AND STANISLAUS STREET  
TURN AROUND

January 26, 2016

<u>ITEM DESCRIPTION</u>	<u>QUANTITY</u>	<u>\$ UNIT COST</u>	<u>\$ EXTENSION</u>
1. Excavation and Grading		LUMP SUM	\$ 3,000.00
2. Pavement	390 SF	\$ 5.00	1,950.00
	<b>TOTAL ESTIMATED COST</b>		<b>\$ 4,950.00</b>

VANNESS STREET



STANISLAUS STREET

FULTON STREET



PROPOSED MET SITE PLAN

scheme 28 - 06.18.13

scale: 1"=50'-0"

PROJECT DATA:

BUILDING 'A' - TRIPLEX ( 4 Bldgs)  
 2 STORY BLDG  
 Unit 'A' = 1st flr = 1br/1ba = 645sf  
 Unit 'B' = 2nd flr = 1br/1ba = 789sf ( x 2)  
 Total Building Area = 2,223 sf per bldg  
 2223 x 4 Bldgs = 8,892 sf

BUILDING 'B' - TRIPLEX ( 13 Bldgs)  
 2 STORY BLDG  
 Unit 'A' = 1st flr = 1br/1ba = 645sf  
 Unit 'C' = 2nd flr = 2br/2ba = 1050sf  
 Unit 'D' = 2nd flr = Studio = 528sf  
 Total Building Area = 2,223 sf per bldg  
 2223 x 13 Bldgs = 28,899 sf

BUILDING 'C' - TRIPLEX ( 2 Bldg)  
 2 STORY BLDG  
 Unit 'E' = 1st flr = 3br/2ba = 1133sf  
 Unit 'B' = 2nd flr = 1br/1ba = 789sf ( x 2)  
 Total Building Area = 2,711 sf per bldg  
 2718 x 2 Bldgs = 5,422 sf

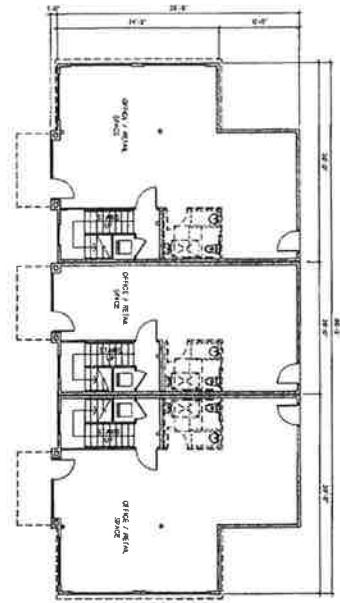
BUILDING 'D' - TRIPLEX ( 1 Bldg)  
 3 STORY BLDG  
 Unit 'F' = 1st flr = 1br/1ba = 740sf  
 740sf x 4 = 2960 sf  
 Unit 'G' = 2nd flr/3rd = 2br/2ba = 999sf  
 999sf x 8 = 7992 sf  
 Unit 'H' = 2nd flr/3rd = studio = 477sf  
 477sf x 8 = 3816 sf  
 Total Building Area = 14,788 sf per bldg

BUILDING 'E' - CORNER LIVE WORK  
 3 STORY BLDG ( 1 Bldg)  
 Corner unit  
 2br/2ba = 1418 sf ea  
 Office space = 848 sf  
 Total = 2,266 sf  
 Middle unit  
 2br/2ba = 1414 sf ea  
 Office space = 608 sf  
 Total per unit = 2022 sf  
 End unit  
 2br/2ba = 1418 sf ea  
 Office space = 848 sf  
 Total per unit = 2,266 sf  
 Total bldg area = 6,554 sf

Total Bedroom Mix:  
 1br/1ba (flats) = 59 d.u. (61%)  
 2br/2ba (flats) = 8 d.u. (22%)  
 2br/2 1/2ba (lrv) = 3 d.u. (4%)  
 3br/2ba (1st flr) = 2 d.u. (9%)  
 Studio (flats) = 8 d.u. (10%)  
 Total = 80 dwelling units

Total Parking  
 open stalls = 46  
 1 car Garages = 63  
 total parking = 109

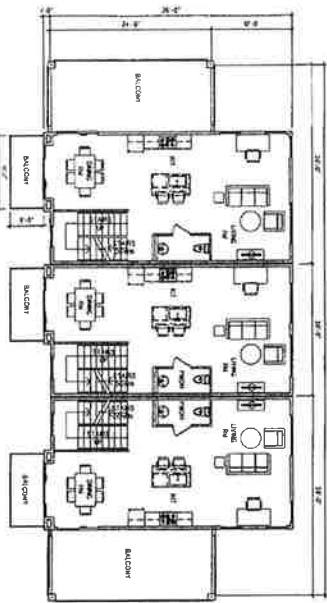
Total bedroom count = 95  
 equals 1.14 parking stall per bedroom  
 ratio



BLDG E - 1ST FLOOR  
LIVE WORK UNITS

SCALE = 1/8"=1'-0"

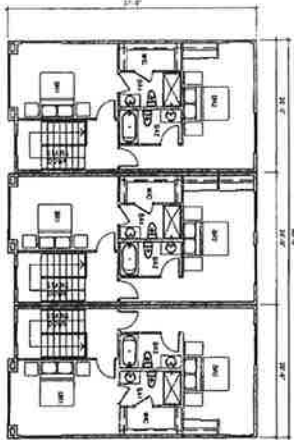
APRIL 2010  
 CONCEPT DESIGN  
 WORKING DRAWINGS  
 1.00 UNIT 100 SQ. FT.  
 1.00 UNIT 100 SQ. FT.  
 1.00 UNIT 100 SQ. FT.  
 TOTAL UNIT COUNT



BLDG E - 2ND FLOOR  
LIVE WORK UNITS

SCALE = 1/8"=1'-0"

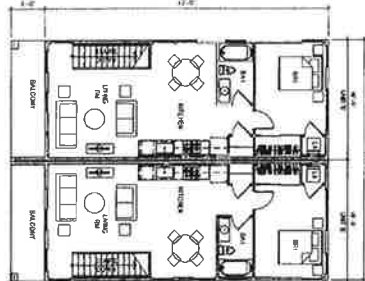
APRIL 2010  
 CONCEPT DESIGN  
 WORKING DRAWINGS  
 1.00 UNIT 100 SQ. FT.  
 1.00 UNIT 100 SQ. FT.  
 1.00 UNIT 100 SQ. FT.  
 TOTAL UNIT COUNT



BLDG E - 3RD FLOOR  
LIVE WORK UNITS

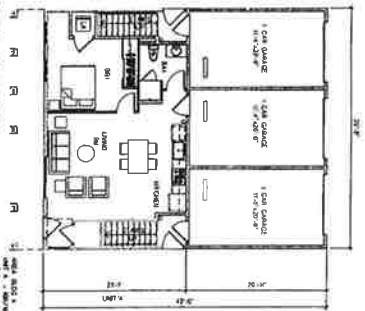
SCALE = 1/8"=1'-0"

APRIL 2010  
 CONCEPT DESIGN  
 WORKING DRAWINGS  
 1.00 UNIT 100 SQ. FT.  
 1.00 UNIT 100 SQ. FT.  
 1.00 UNIT 100 SQ. FT.  
 TOTAL UNIT COUNT



BLDG A - 2ND FLOOR  
UNIT'S

SCALE = 1/8"=1'-0"



BLDG A - 1ST FLOOR  
UNIT'S

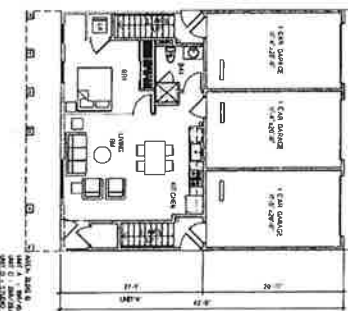
SCALE = 1/8"=1'-0"

APRIL 2010  
 CONCEPT DESIGN  
 WORKING DRAWINGS  
 1.00 UNIT 100 SQ. FT.  
 1.00 UNIT 100 SQ. FT.  
 TOTAL UNIT COUNT



BLDG B - 2ND FLOOR  
UNIT'S

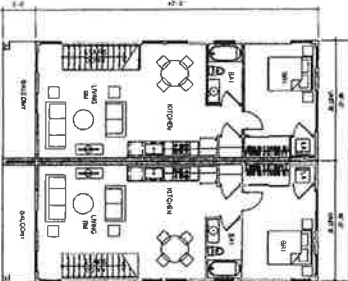
SCALE = 1/8"=1'-0"



BLDG B - 1ST FLOOR  
UNIT'S

SCALE = 1/8"=1'-0"

APRIL 2010  
 CONCEPT DESIGN  
 WORKING DRAWINGS  
 1.00 UNIT 100 SQ. FT.  
 1.00 UNIT 100 SQ. FT.  
 TOTAL UNIT COUNT



BLDG C - 2ND FLOOR  
UNIT'S

SCALE = 1/8"=1'-0"



BLDG C - 1ST FLOOR  
UNIT'S

SCALE = 1/8"=1'-0"

APRIL 2010  
 CONCEPT DESIGN  
 WORKING DRAWINGS  
 1.00 UNIT 100 SQ. FT.  
 1.00 UNIT 100 SQ. FT.  
 TOTAL UNIT COUNT

Revision	
DATE	
BY	
CHECKED	
DATE	
BY	
CHECKED	
DATE	
BY	
CHECKED	
DATE	
BY	
CHECKED	
DATE	
BY	
CHECKED	
DATE	
BY	
CHECKED	
DATE	
BY	
CHECKED	
DATE	
BY	
CHECKED	
DATE	
BY	

BUILDING PLANS	
BLDG A	
BLDG B	
BLDG C	
BLDG E	

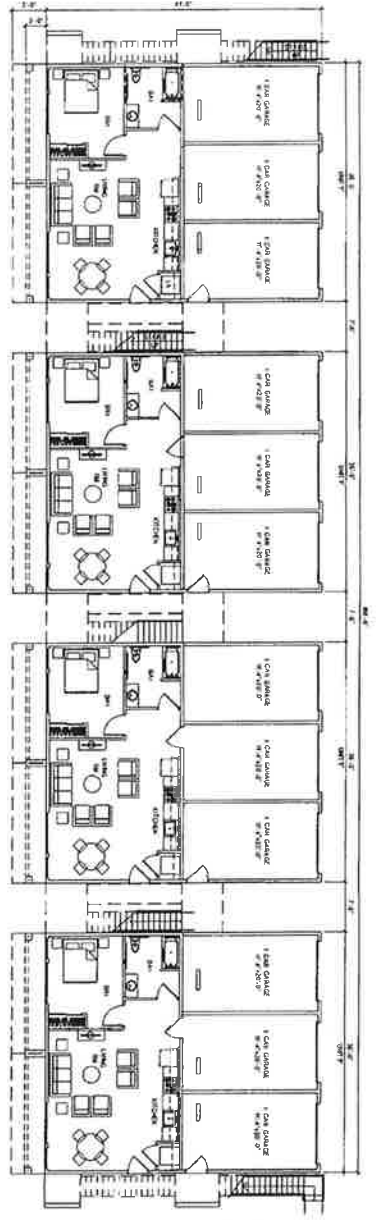
THE MET  
 PROPOSED MULTI-FAMILY PROJECT  
 STANISLAUS STREET FRESNO, CA

Granville Homes, Inc. is a registered contractor in the State of California. License No. 951736. The information contained herein is preliminary and subject to change without notice. The information contained herein is not to be used for any other purpose without the written consent of Granville Homes, Inc.

**GRANVILLE HOMES**

1200 W. Fremont Ave. #21 Fresno, CA 93711  
 Tel: 559.255.2000 Fax: 559.255.2001

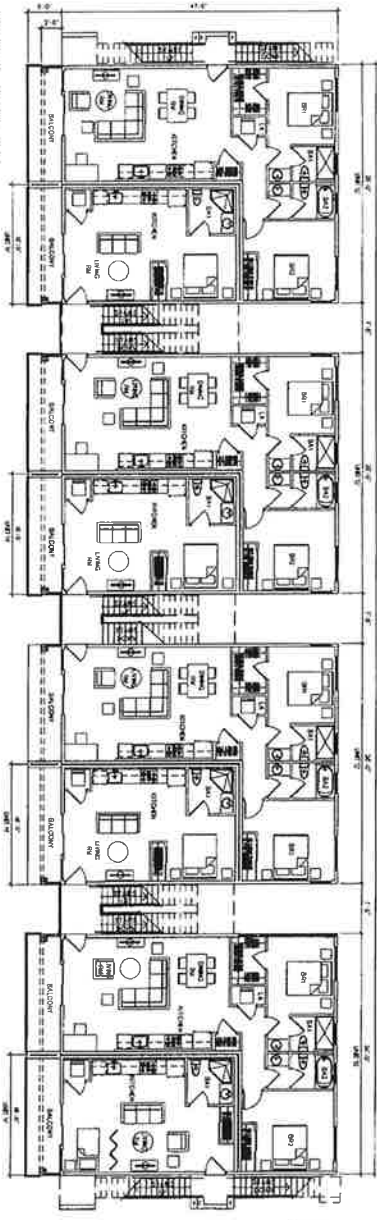




BLDG D - 1ST FLOOR  
UNIT 7

SCALE = 1/8" = 1'-0"

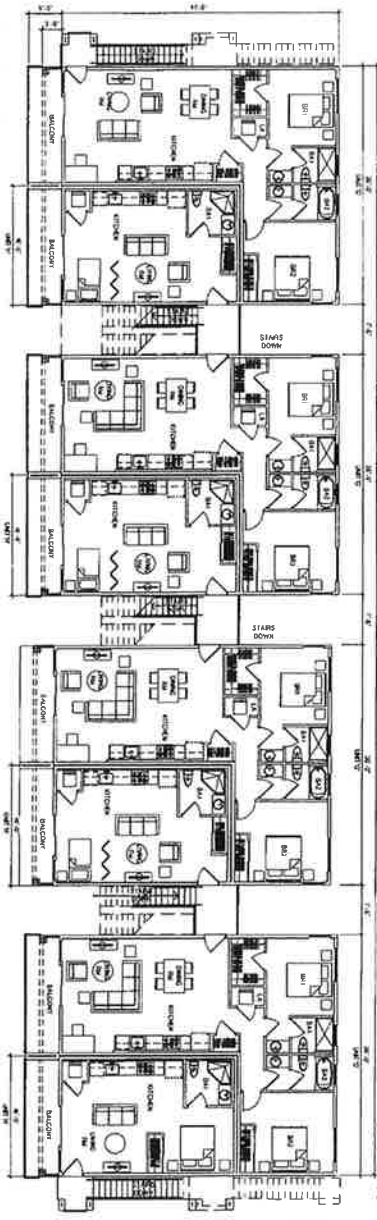
AREA: 1,100 sq. ft.  
UNIT 7: 1,100 sq. ft.  
COMMON: 1,100 sq. ft.  
TOTAL: 3,300 sq. ft.



BLDG D - 2ND FLOOR  
UNIT 8

SCALE = 1/8" = 1'-0"

AREA: 1,100 sq. ft.  
UNIT 8: 1,100 sq. ft.  
COMMON: 1,100 sq. ft.  
TOTAL: 3,300 sq. ft.



BLDG D - 3RD FLOOR  
UNIT 9

SCALE = 1/8" = 1'-0"

AREA: 1,100 sq. ft.  
UNIT 9: 1,100 sq. ft.  
COMMON: 1,100 sq. ft.  
TOTAL: 3,300 sq. ft.

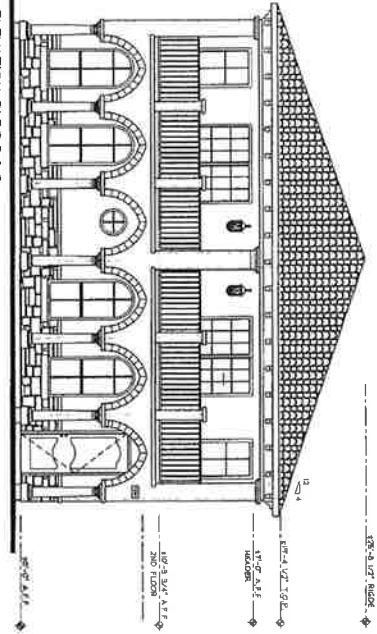
**GRANVILLE HOMES**  
1200 W. Hamilton, Suite 101, Fresno, CA 93711  
Business phone (559) 435-0992 FAX # 549441

THE MET  
PROPOSED MULTI-FAMILY PROJECT  
STANISLAUS STREET FRESNO, CA

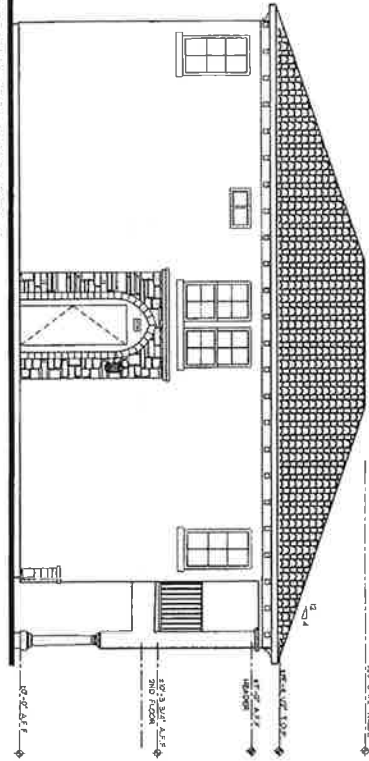
BUILDING PLANS  
BLDG D

Project #	15112
Client	06/28/13
Drawn by	9
Checked by	
Scale	
Sheet Number	A2

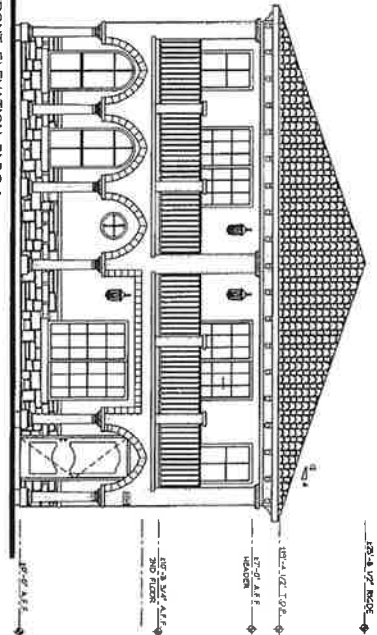
FRONT ELEVATION BLDG B & C



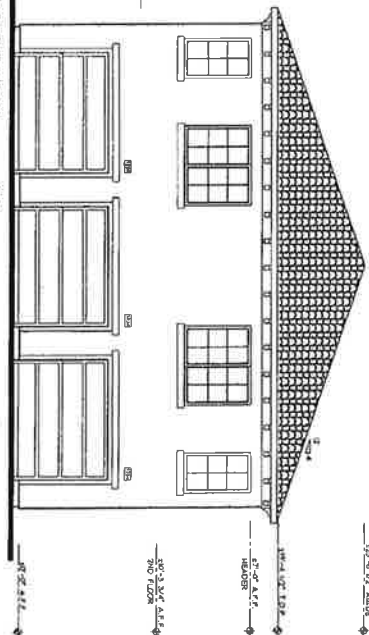
SIDE ELEVATION BLDG A & B & C



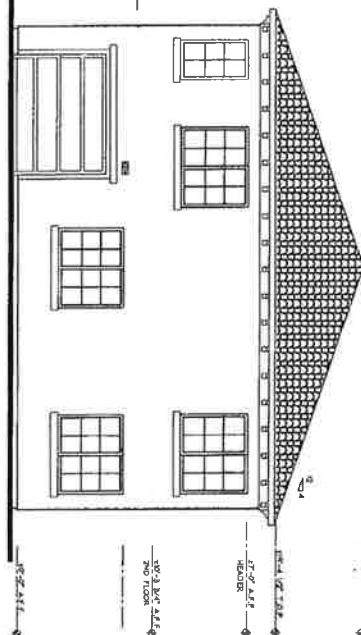
FRONT ELEVATION BLDG A



REAR ELEVATION BLDG A & B



REAR ELEVATION BLDG A, B & C

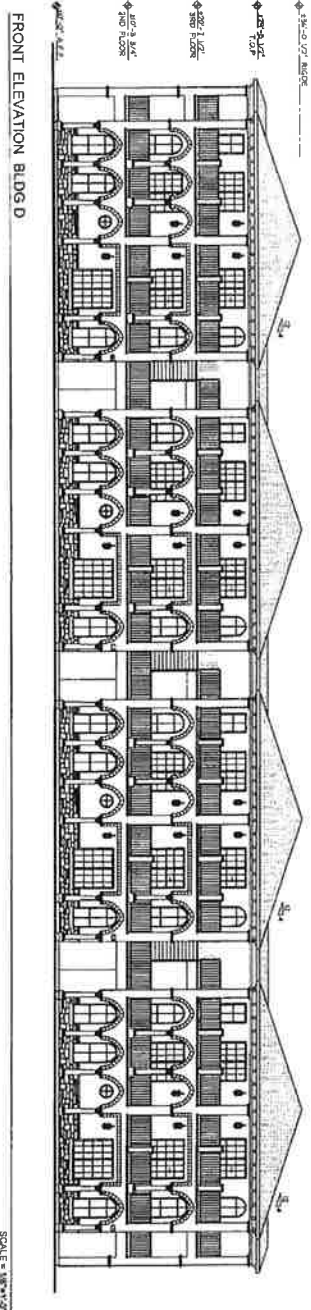


**GRANVILLE HOMES**  
 1190 W. Hamilton, Suite 101, Fresno, CA 93711  
 Business Phone (559) 435-0900 L.C.# 858848

THE MET  
 PROPOSED MULTI-FAMILY PROJECT  
 STANISLAUS STREET FRESNO, CA

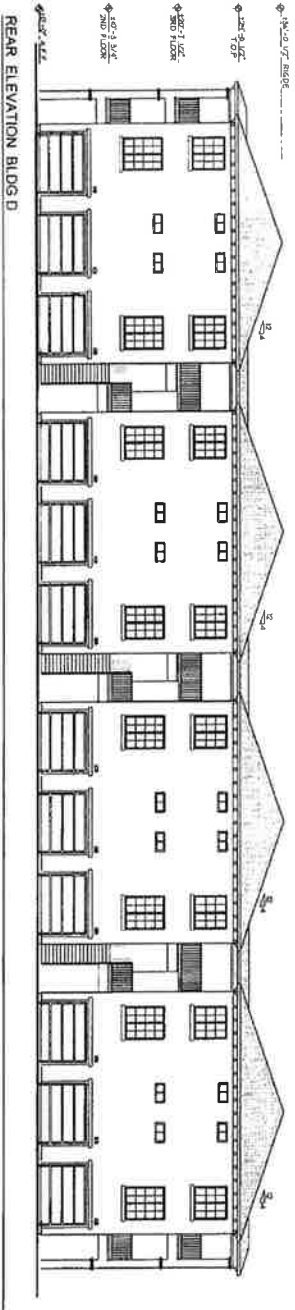
EXTERIOR  
 ELEVATIONS  
 BLDGS. A, B & C

Sheet Number  
 Project # 1071  
 Date 06/24/13  
 Scale 1/8" = 1'-0"  
 A3



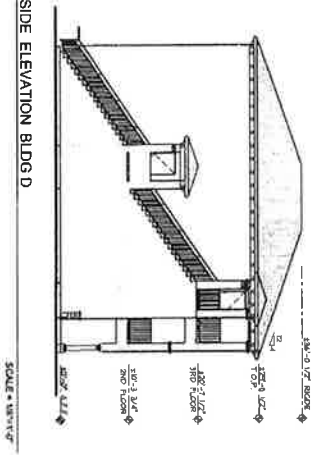
FRONT ELEVATION BLDG D

SCALE = 1/8" = 1'-0"



REAR ELEVATION BLDG D

SCALE = 1/8" = 1'-0"



SIDE ELEVATION BLDG D

SCALE = 1/8" = 1'-0"



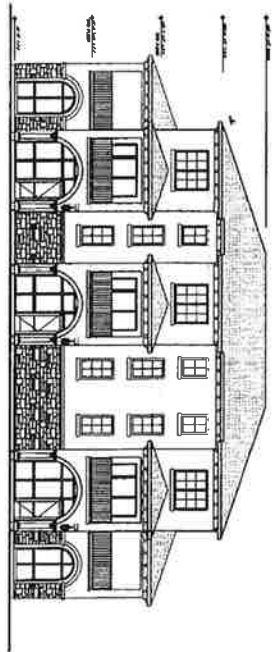
1395 W. Herndon, Suite 101, Fresno, CA, 93711  
 550-438-0850  
 550-438-0850

THE MET  
 PROPOSED MULTI-FAMILY PROJECT  
 STANISLAUS STREET FRESNO, CA

EXTERIOR  
 ELEVATIONS  
 BLDG D

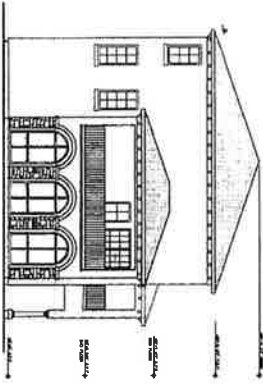
A4

Revision	
Drawn by	2023
Checked by	2023.13
Designed by	N
Scale	
Sheet Number	



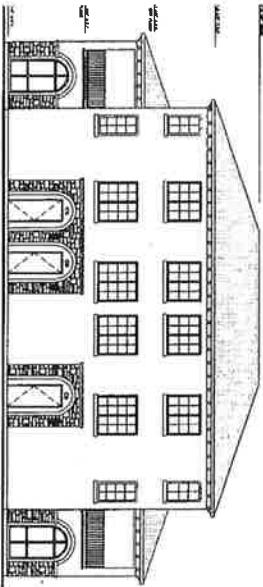
FRONT ELEVATION BLDG E

SCALE = 1/8"=1'-0"



SIDE ELEVATION BLDG E

SCALE = 1/8"=1'-0"



REAR ELEVATION BLDG E

SCALE = 1/8"=1'-0"

**GRANVILLE**  
HOMES

1395 W. PARKWAY, SUITE 100, FRESNO, CA 93711  
TEL: (559) 233-0400 FAX: (559) 233-0401

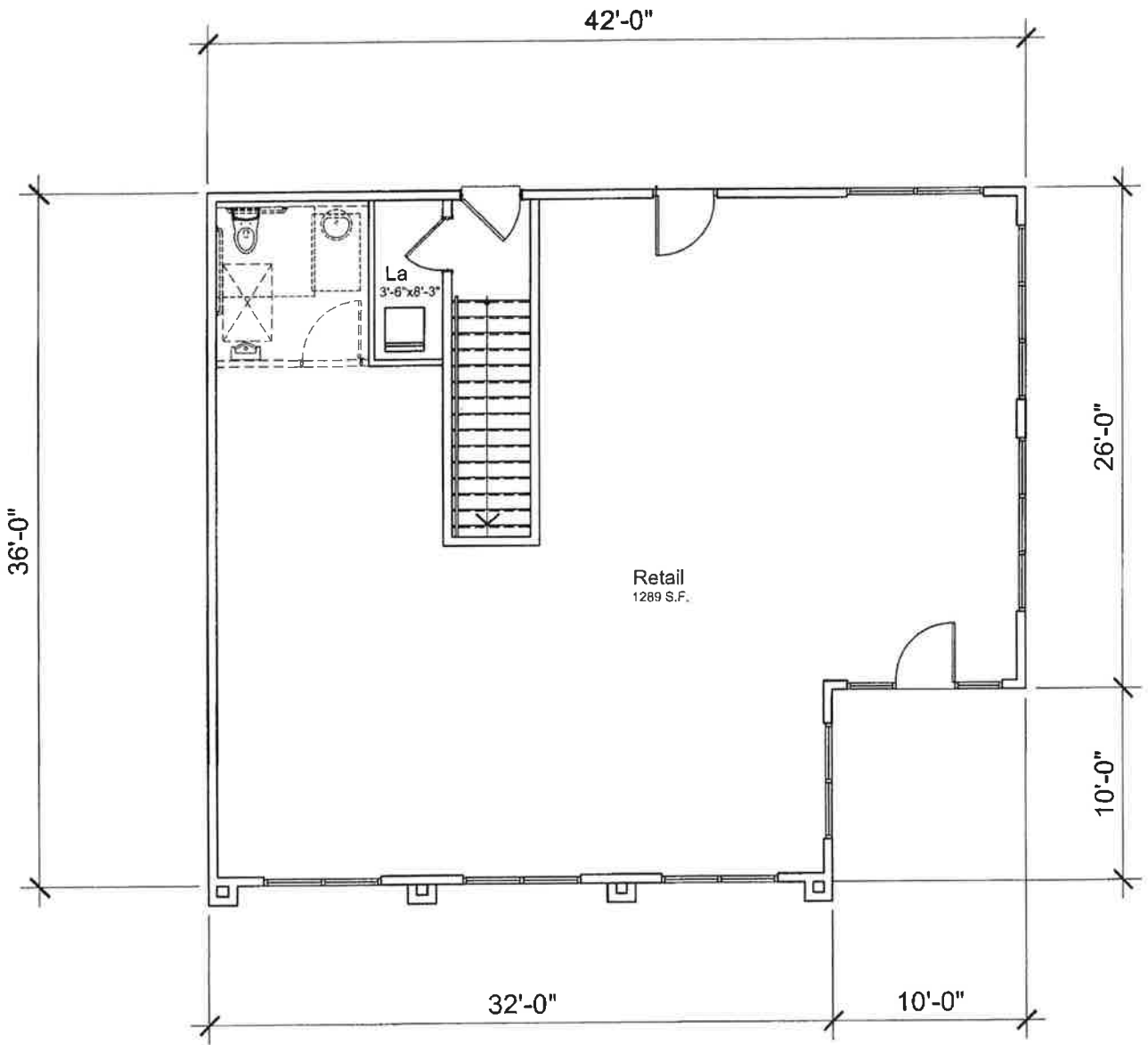
This drawing is the property of Granville Homes. It is to be used only for the project and location specified herein. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Granville Homes. All rights reserved.

THE MET  
PROPOSED MULTI-FAMILY PROJECT  
STANISLAUS STREET FRESNO, CA

EXTERIOR  
ELEVATIONS  
BLDG E

DATE	DESCRIPTION

A5



Area  
 1st flr (Retail) = 1289 sf  
 2nd flr  
 (Living + La) = 1185 sf

Met Site - Scheme A (BLDG. C) 2 Bedrooms - 2 Baths  
 First Floor

Floor Plan  
 1.27.14

Met Site



**Exhibit D**  
**Photo of Site**

