

**COMMITTEE COMMENT MATRIX**

**NOTE: Red text indicates actual text revisions, highlighted text indicates committee comments**

**Tower District Specific Plan Implementation Committee Draft Plan Update Comments - 9/3/2024, 9/9/2024 & 9/17/2024**

<b>Chapter</b>	<b>Page Numb</b>	<b>Plan Text - July 2024 Public Draft</b>	<b>Committee Recommendation</b>	<b>Revision</b>
Table of Contents			Include Implementation Chapter	Implementation chapter added. Chapter includes detailed table of actions associated with each policy and responsible agency or organizations.
Introduction	9	<p>The District’s vitality extends to its residential neighborhoods. The earliest subdivisions were within walking distance of a streetcar and offered pedestrian-oriented streets lined by trees and porch-front homes. The District’s residential fabric is diverse -- from vibrant singlefamily estates, to bungalows, to apartments over retail shops.</p> <p>The Tower District is distinguished by its vibrant and diverse community, encompassing a rich mosaic of ethnic groups, families, singles, retirees, students, artists, and workers from various professions. Unlike many other neighborhoods, it thrived during the post-World War II years, maintaining its role as a cultural and entertainment hub. The District features unique Art Deco architecture, pedestrian-friendly streets, and a lively mix of cafes, nightclubs, theaters, bakeries, and specialty retail shops. Beyond the bustling commercial areas, the neighborhood offers a dense blend of offices, apartments, and singlefamily homes. The broad range of housing options, from granny flats to mansions, ensures accessibility for all economic strata and life stages. The dynamic lifestyle of residents manifests through regular art events, live performances, and food festivals.</p>	More mention of quality of the housing and resilience of designs in its bungalows and cottages.	Language added to highlight cottages as distinct architectural feature of the Tower District.
Introduction	12	Figure 1.4 Community Character <b>[SEE MAP ATTACHMENT]</b>	Proposed Historic District? Old Plan Producers. Industrial and commercial uses verified in the area south of Belmont. Correct on this map?	Proposed versus designated historic district differentiated. The industrial/commercial areas were based on available GIS data from a few year ago, changed to a bubble approach for commercial areas to denote the areas of commercial activity but not be site-specific.
Introduction	13	Figure 1.5 Demographics	Should we be comparing these to Fresno as a whole? Add those stats?	Fresno demographics added for comparison.

Introduction	15	<p>The Specific Plan (the Plan) provides strategic and comprehensive guidance for making decisions regarding Tower District’s built environment and landscape character, land use and activities, public open space, community facilities, transportation and other forms of infrastructure. It describes a shared set of goals, objectives, policies, and implementing actions.</p> <p>The Specific Plan also helps to implement goals and policies contained in Fresno’s General Plan, in ways that can be more specific to the District and provide additional planning control. California Government Code Section 65451 authorizes local jurisdictions to adopt specific plans “for the systematic implementation of the general plan for all or part of the area covered by the general plan.”</p> <p>This Plan updates the 1991 Specific Plan, to respond to issues that have remained, changed, and emerged. Recent decades have led to greater emphasis on housing availability and affordability, expanding recreational opportunities, calming auto-oriented roadways, and other issues addressed by the Plan. At the same time, this Plan continues the 1991 Plan’s focus on neighborhood character, walkability, and historic resources.</p>	<p>Since this document replaces the existing plan, we need to make sure nothing is missing that still needs to be done.</p> <p>Items missing so far:</p> <ul style="list-style-type: none"> <li>-Implementation Chapter</li> <li>-More emphasis that Tower is not dominated by the automobile</li> <li>-Improving the district’s infrastructure</li> <li>-Completing the landscape of all major streets, median islands, and buffer strips</li> <li>-Missing infrastructure items</li> </ul> <p>Further comparison to ensure all items are covered</p>	<p>Implementation chapter added. Chapter includes detailed table of actions associated with each policy and responsible agency or organizations.</p> <p>Utilities chapter has also been updated.</p> <p>Circulation chapter addresses street environment and features policies for streetscape improvements.</p>
Introduction	19	Community vision for Tower District from Community Workshop 1	Include more examples of these work products	Photo of community workshop activity added. Findings of community engagement are addressed in each topic chapter.
Introduction	20	As recommended by the Implementation Committee to ensure health and equity were the underpinning of the Specific Plan, the objectives and policies of this Plan encourage positive health and equity outcomes. As a planning outcome, health reflects a state of complete physical, mental and social well-being. Equity gives every individual an equal opportunity to make the most of their lives by eliminating barriers. Together, health and equity mean that “everyone has a fair and just opportunity to be as healthy as possible.”	<p>Add discussion on:</p> <ul style="list-style-type: none"> <li>Freeway impacts</li> <li>Air Quality</li> <li>Health Services access</li> <li>Educational access</li> </ul>	<p>Air Quality was introduced as an indicator instead of Safety. Safety topics related to road safety have been addressed under Active Lifestyle. Added brief narrative on freeway impact. Remaining narrative around freeway impact and air quality added to the Health and Equity Considerations at the beginning of the Circulation chapter.</p> <p>Brief discussion of health services and education access added in introduction. Not presented as health and equity indicators because of plans limited leverage over these topics.</p>
Introduction	21	<p>1. HOUSING BURDEN: Economic equity directly affects an individual's or a family's financial stability and overall well-being. High housing costs can lead to housing insecurity, frequent moves, overcrowding, and homelessness, all of which have detrimental effects on physical and mental health. Overcrowded living conditions can increase the spread of infectious diseases, create stressful environments, and exacerbate chronic health conditions.</p>	Need more Discussion on the huge ongoing issue of the unhoused on the area. One of the most mentioned items and trying to find solutions as it affects the district dramatically.	Language added to highlight high price of housing and homelessness.

Introduction	22	4. ACCESS TO HEALTHY FOOD: Land use controls can influence the availability of grocery stores with healthful foods, impacting dietary health and equity. Communities with limited access to grocery stores that offer fresh fruits, vegetables, and other nutritious options often face higher rates of diet-related illnesses such as obesity, diabetes, heart disease, and hypertension. Food deserts, areas where healthy food options are scarce, disproportionately affect low-income and minority communities, exacerbating health disparities. Ensuring all communities have access to affordable, nutritious food can improve dietary habits and improve health outcomes.	Add ideas on how to incentivise and make this happen.	Addressed in Land Use chapter
Introduction	22	5. ENVIRONMENTAL COMFORT: Excessive heat from direct sunshine on asphalt and concrete surfaces can be mitigated with tree canopy and greenery. An estimated 41 million Americans live in “heat islands,” putting them at greater risk of heat-related injuries and deaths, disproportionately affecting poorer neighborhoods.	More emphasis on the urban forrest and adding, infilling and replcement of TREES!	Addressed in the Park and Public Facilities and Circulation policies. Additional narrative added to this introduction.
Introduction	23	Every objective and policy in this Plan has been considered from a health and equity perspective through analysis and community engagement – metrics which were determined by the Implementation Committee at the start of this planning process. As the Plan was developed, the Implementation Committee and its subcommittees assessed the performance of draft objectives and policies as they relate to air quality, environmental comfort, access to food, housing burden, access to jobs, safety, and land use.	Can we include this analysis for transparency?	Policy by policy analysis to be included in Appendix table. Summary of policy analysis for each chapter added at the end of objective and policy sections.
Conservation and Historic Preservation	28	The Tower District is an exemplary representation of a longstanding pre-World War streetcar suburb. The District began to develop in the early part of the 20th century as one of Fresno’s first suburbs, facilitated by streetcar lines that extended from Downtown Fresno and provided access to what was once farmland at the edge of the city.  When the Fresno Traction Company’s streetcars extended into the area, a mix of apartment houses, small bungalows, and large homes evolved. As property values rose, the neighborhood became dense and more diverse, and commercial areas were established in locations near streetcar service.	Acknowledgege the history of red-lining that defined some of the historic districts.  Van Ness Trees and other landscape features in the district including the ones mentioned in the 1991 plan.  Palm trees on west belmont	Narrative about history of redlining in Fresno and historic redlining map added.  Other landscape feature mentioned.
Conservation and Historic Preservation	28	Image of Royce Hall, Fresno High	1960s	Date corrected.

Conservation and Historic Preservation	31	<p>The Tower District has an exemplary heritage of buildings and site features from the early decades of the 20th century. Much of their scale, massing, and visual character remains. Some older buildings and other features have been formally designated as local landmarks and some are listed in the national Historic Register. See Figure 2-2 for historic resources and districts located in the Tower District.</p> <p>A survey of historic resources was a principal focus of the 1991 Specific Plan, which evaluated and catalogued structures and site features of historical importance. This work draws attention to not only the age and architectural merit of structures, but also identifies building types and arrangements characteristic of Tower District's initial development during the first three decades of the 20th century, such as single-family bungalows, courtyard arrangements, and street-facing commercial buildings. The 1991 historic survey continues to guide planning decisions and protect resources. The online "Guide to Historic Architecture in Fresno"<sup>9</sup> may be referred to for more information about specific resources.</p>	Reference Properties mentioned in the 1991 TDSP and any completed historic surveys	1991 plan crosschecked and context about College Addition added into narrative.
Conservation and Historic Preservation	31	The cityscape of the Tower District contains numerous and diverse subareas. Some of them have a strong visual identity from noticeable concentrations of historic buildings. The 1991 survey was also used to consider clustered ensembles of historic buildings for inclusion within designated historic districts, as distinctive subareas illustrate District history and patterns of neighborhood life. The planning area includes two formally designated historic districts: Porter Tract and Wilson Island.	Maybe this section for the red lining conversation?	Narrative about history of redlining in Fresno and historic redlining map added.
Conservation and Historic Preservation	32	Wilson's North Fresno Tract. George D. Wilson's North Fresno Tract subdivision is an 18-block area in the geographical heart of the Tower District. The historic district includes many of the historic structures identified in the survey and captures many of the characteristics associated with the Tower District, perhaps most notably the 1926 Tower Theatre and the Tract's substantial porch-front homes and bungalows. Opening in 1912, the Roeding streetcar line helped to make development feasible and first anchored the commercial district centered at Olive and Wishon. Retail commercial architecture of this period is referred to as "showcase architecture," in light of its extensive use of storefront glazing and prominent display areas.	Need to get this correct and reference Rosanna Wilson's contribution and history - See Jeannine Raymond's letter and book.	Name corrected.
Conservation and Historic Preservation	33	Figure 2.2 Historic Resources and Districts	Thematic districts and South Tower potential properties added to map.	Thematic court properties added from the 1991 plan. South Tower area west of Broadway and south of Belmont has been included to for proposed historic designation.
Conservation and Historic Preservation	34	Courts Thematic Group. One additional historic type was described in the 1991 Plan and deserves mention. The Courts Thematic Group was defined by the construction of bungalow courts in locations throughout Tower District. First developed on the West Coast around 1910, the bungalow court arranged separate dwellings around a central open space. While many courtyard buildings were comprised of simple cottages, some were designed in the Art Deco and Moderne architectural styles that were fashionable in the 1930s.	Would be great to have a photo of one of the bungalow courts too.	Photo of bungalow courts which were a part of the Courts Thematic Group added.
Land Use	47	Figure 3.1 Existing Land Use <b>[SEE MAP ATTACHMENT]</b>	<p>Map appears out of date?</p> <p>This parcel is not vacant and has been developed as apartments</p> <p>Industrial shown as commercial? Where? Near producers</p>	Existing land use map removed from document.

Land Use	49	<p>A principal challenge for the Tower District is how to retain its character, while promoting new investment. New development along commercial corridors can present favorable opportunities to strengthen those streets' economic health and vitality, and reinforce nodes where activity is concentrated. "Missing middle" multifamily housing can maintain the scale of the district, while increasing housing supply and affordability. Community character also depends on the design and arrangement of buildings, especially whether the building fronts with entrances and windows line public streets.</p> <p>The following sections summarize this Plan's intentions for land use in the Tower District and relate to Figure 3-2: Planned Land Use and Figure 3-3: Planned Overlay Districts.</p>	<p>Maintaining character through design standards and design review is a struggle. Make the new standards address this so they help the process.</p> <p>Provide more detail on both overlays in the plan.</p> <p>A list of definitions for the plan as an appendix would be a big help to citizens.</p>	<p>Standards updated.</p> <p>Descriptions of each overlay added.</p>
Land Use	55	<p>The entertainment district's businesses, events, and lively atmosphere are community assets but can sometimes conflict with the adjacent residential neighborhoods. Because the district contains late-night uses (bars, nightclubs, etc.), some residents living in or near the entertainment district can experience noise and disruption. Varying last call and closing time regulations amongst businesses in the district make it difficult to regulate and enforce. Residents, visitors, and businesses in the entertainment district may benefit from other types of businesses coming to the area. Conditional Use Permits (CUPs) currently restrict the hours and uses of businesses in the District.</p>	<p>Mention mitigations to buffer the residences. Will this be addressed in the overlay for entertainment?</p> <p>Provide actual examples of ways to buffer sound and disruption to the residential</p> <p>Incentives/mitigations for those who have to change</p>	<p>Noise mitigation considerations and incentives to be included in TED.</p>
Land Use	55	<p>The Tower District's light industrial uses are clustered near the southwest boundary of the planning area. They bring economic vitality and employment opportunities to the community. Producers Dairy has been in the neighborhood for many decades since 1932; Producers Dairy, La Tapatia Tortilleria, and other industrial businesses are important to Fresno's economy and provide centrally-located jobs for Fresno residents, including many who live in the District – reinforcing a primary objective of the health and equity framework to provide access to jobs.</p>	<p>Complete the narrative to include the struggle with compatibility with the residential abutting these areas.</p> <p>Provide examples of how to mitigate the impacts of sound, air quality and traffic for the neighborhood surrounding.</p>	<p>Text added about about negative effects of light industrial uses.</p>
Parks and Public Facilities	74	<p>The Parks and Public Facilities chapter provides a framework for making decisions on how parks and public facilities can better address community needs today and in the future. It focuses on the location and extent of public open spaces, matching spaces to community needs, improving pedestrian and bicycle access, and leveraging cobenefits like ecological health and economic revitalization. This chapter also addresses additional public facilities, like trails, schools, and libraries.</p> <p>Parks and public facilities support community life and contribute to the physical and psychological well-being of residents (particularly youth and families), workers, and visitors. Parks and public facilities can offer a range of activities and can be improved to provide things that community members need most, whether active recreation like playfields, passive recreation like lawns and picnic tables, event areas like small amphitheaters, and natural areas. When easy-to-access and inviting, parks and public facilities add value to the properties in their vicinity. They offer lifestyle choices and amenities that make urban neighborhoods more attractive and livable. Parks also make neighborhoods, cities, and regions more sustainable and resilient. They can also contribute to the ecological health of the watersheds to which they are connected.</p>	<p>Figure 1.3 is very telling and shows how little park space the district has. 60 Acres is in line with the population in tower and there is less than 6 currently. Two small parks have been added in 34 years. The previous plan recognized these deficiencies but little has changed.</p> <p>This is where we can have a huge impact in many important areas for the district and we really need to put a lot of emphasis on catching up on our green space. Especially seeing the impact of Trolley Park and the public's interest</p> <p>How many parks are planned? It appears no new ones in Figure 4.3?</p> <p>The COF and Implementation committee needs to work to assure the district receives its fair share of Measure P funds.</p> <p>COMMITTEE CORRECTION: Section 4.2 paragraph should state 0.36 parks per <b>1,000</b> residents</p>	<p>Text corrected to state parks per 1,000 residents.</p>

Parks and Public Facilities	76	Figure 4.1 Existing and Planned Parks, Schools and Park Walksheds <b>[SEE MAP ATTACHMENT]</b>	<p>How were these locations decided or planned?</p> <p>We need actual planned park locations - not just 'opportunities'.</p> <p>Is this still being studied?</p> <p>What is the plan for this 'Gateway' area at the underpass?</p> <p>We need more detail on the locations - addresses, size etc.</p> <p>Best view of our problem with the parks is Figure 1.3</p> <p>Can we get the vacant parcels mapped here too?</p> <p>Central Plaza idea mentioned in 1991 plan, is that carried over?</p> <p>A meeting with Parks to go over all of this would be best.</p> <p>Misspelled 'Dickey'</p> <p>Add Central Plaza on vacant parcel next to the Chicken Pie Shop</p>	<p>The suggested location are trying to fill walkshed gaps to parks in the Tower District. Additionally, they are trying to create public space along key corridor and open space assets like the canal.</p> <p>Sites are identifies as opportunities to coordinate allow Parks Department to study their viability and look into new park development in the recommended areas to fill gaps.</p> <p>Map updated to include additional sites, with descriptions of intent of potential location.</p> <p>Vacant sites added to map.</p> <p>Central Plaza idea reintroduced in map.</p> <p>Dickey Park name corrected.</p>
Parks and Public Facilities	78	Figure 4.2 Measure P Highest-Need Neighborhoods and Prioritization of Existing Parks <b>[SEE MAP ATTACHMENT]</b>	<p>This map is too small and unreadable. Please enlarge</p> <p>Why isn't Dickey a higher priority? What are the metrics?</p> <p>COMMITTEE CORRECTION AT 9/9 MEETING: Comment should read "Why isn't Ted C. Wills a higher priority? What are the metrics?"</p>	<p>Zoom in to Tower District added to map.</p> <p>This reflects the Citywide analysis conducted for Measure P for prioritization.</p>
Parks and Public Facilities	79	Figure 4.3 Measure P Park Prioritization for Future Parks	<p>This map is too small and unreadable. Please enlarge</p> <p>South of McKinley?</p> <p>Which ones in Tower?</p> <p>Where? Can't read them</p> <p>Appears to be a lot of 'high priority' in district?</p>	<p>Zoom in to Tower District added to map.</p>
Circulation	92	The Tower District was settled as a streetcar suburb in the early 20th century before the rise of the automobile. Streetcar lines extended northward along Fulton Street to Olive Avenue, north along Wishon Avenue, west along Olive Avenue, and north along Blackstone Avenue. Development over time occurred within an expanding street grid, with major streets spaced uniformly every half mile. The District's street pattern offers motorists, bicyclists, and pedestrians a variety of possible routes to get to local destinations. The connective street grid makes walking and bicycling routes more direct, and disperses vehicle traffic among multiple routes rather than concentrating traffic on wide arterial roadways.	<p>Mention keeping pedestrian safety and walkability a top priority</p> <p>There's no disabled parking on Olive. Is there a requirement for private parking lots to locate disabled parking closer to the street?</p>	<p>Text added about pedestrian safety and walkability being top priorities.</p>

Circulation	97-98	The intersection of Olive Avenue and Fulton Street is generally recognized as the heart of the Tower District. Parts of Olive and Fulton are main streets that historically arose around streetcar lines. Olive Avenue has a commercial main street that extends from east of Fulton to west of Palm Avenue, with older buildings that front onto the street with frequent entrances and generous display windows. Street trees and building awnings shade sidewalks and contribute to an inviting sense of place. Temporary street traffic closures on Olive Avenue allow its Pride and Mardi Gras festivals to add vitality to the community.	<p>We need to cover what to do about Belmont? And what do we do to extend Olive to the west?</p> <p>Add ideas and specific examples of what might be solutions to these struggling commercial corridors as well?</p> <p>Olive from the 99 FWY to Palm has been backed up with traffic due to freeway closures. Traffic isn't going to help businesses</p> <p>Add information here about scenic walks</p>	Text added about the conditions of Olive and potential opportunities.
	102	The Tower District is one of the San Joaquin Valley's most heavily walked neighborhoods – a legacy of its early history when walking and streetcar use were dominant modes. The District offers local destinations close to where people live and work, and its gridiron street pattern affords fairly direct routes to those destinations.	Reference C8.5 for specific examples	Text added referencing street trees and the Urban Forestry Management Plan.
Circulation	105	Figure 5.3 Urban Heat Islands [SEE MAP ATTACHMENT]	<p>Really inaccurate. Shows for more trees that actually exist. Is there a more accurate map?</p> <p>How does this tie to the COF Forrest Management Plan?</p>	Revising with more up to date data on tress form the Urban Forest Management Plan
Circulation	110	Driving remains the dominant way of “getting there,” particularly for longer trips. In a 2023 survey that informed development of this Plan, 85 percent of respondents said that vehicle use was the transportation mode they used most.	<p>How do we address traffic from commercial districts traveling through neighborhoods?</p> <p>Cut through traffic is also from late night entertainment uses. Will entertainment overlay address this?</p> <p>Cut through traffic not just from commercial uses but also from frustration over traffic back up. People get frustrated and cut off into neighborhoods from Palm</p> <p>Same issue with cut through traffic from Olive south to Belmont to Shields. Need turn light on Belmont here.</p>	Text added to further highlight cut-through traffic.
Circulation	113	While truck access is vital for light industrial and some commercial operations, truck traffic has had a detrimental effect on the Tower District's residential neighborhoods and its main streets. During the planning process, many community members complained of excessive truck speeds, truck noise while idling at intersections, health related concerns due to deteriorating air quality and not enough separation from trucks while riding bicycles. Trucks also damage street surfaces and contribute to potholes.	Can we add more information on air quality to the narrative?	Health and equity highlight added.

Circulation	115	Figure 5.8 Circulation Effects of SR 99 Interchange and HSR Improvements [SEE FIGURE ATTACHMENT]	<p>All these changes will have a huge impact on the district and access to the freeways. Especially for commute and industrial access for trucks. Clinton and its on-ramp is already experiencing huge backups. We need to say more about managing and studying these massive changes.</p> <p>Add traffic impacts that are occurring on Olive into this section</p>	Text added to highlight Clinton Avenue and further highlight potential traffic impacts.
Circulation	120	<p>C 4.4 Address motorist needs and potential impacts from vehicles during special events. Designate detour routes and provide consistent wayfinding signage to help visitors navigate the Tower District during special events. Protect neighborhoods from cut-through traffic.</p>	<p>Need to add some conversation to this in the narrative to address the need</p> <p>Add more reference of cut through traffic in narrative</p>	Text added to highlight cut-through traffic.
Circulation	125	<p>C 8.5 Plant street trees to enhance tree canopy and maintain uniformity within plan areas. Trees are essential in providing respite from urban heat, and infusing nature into the urban environment. Specific actions include:</p> <ul style="list-style-type: none"> <li>• Examine the tree trimming policies and tree replacement policies to maintain tree health and shade in the Tower District. Add the tree data to the public data portal to allow residents to help report on tree health or surrounding issues.</li> <li>• Plant street trees along sidewalks where missing, especially along Olive and Belmont Avenues and in the South Tower neighborhood, to mitigate the urban heat island effect in these areas.</li> <li>• Through property owner support, a Business Improvement District (BID) or other similar mechanism, require the planting of trees in plazas and parking lots.</li> <li>• Choose street trees with large canopies to provide adequate shade where planted. Use drought-tolerant, native species as much as possible to reduce maintenance needs.</li> </ul>	<p>Reference this section throughout the plan.</p> <p>Coordinate with COF Urban Forrest Management Plan.</p> <p>Study, on a regular basis, to insure improvement.</p> <p>How do we track tree losses to make sure they are replaced?</p> <p>What to do about homeowners and businesses removing the street trees?</p> <p>Explore a public training program on tree importance and proper process for problems, planting and ownership of the trees?</p> <p>Industrial areas buffers to residential a priority.</p>	Text added referencing street trees and the Urban Forestry Management Plan.