

Capital Improvement Project Application – 2017 Cycle VI

Project Title: Blackstone and Clinton Mixed-Used 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 – 2017 Cycle VI

Project Summary

1. Project Title

Blackstone and Clinton Mixed-Used Development

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

The project goal is to develop a Mixed Use property on the southwest corner of Blackstone and Clinton Avenues in the City of Fresno. The project would involve clearing the site, and developing 128 affordable apartment units, meeting rooms, offices and retail space, as well as parking infrastructure. Funding is being requested for the completion of “offsite” improvements in the public right of way, including undergrounding utility overhead lines, razing structures, excavation and grading, installation of street lights, curb and gutters, sidewalks, traffic signal modifications, driveway approach, pavements, and street work.

3. Total project cost: **\$651,880 (Multi-Year Request)**
4. Total TOD fund request: **\$400,000 – Cycle VI and
\$251,880 – Cycle VII**
5. Sponsoring jurisdiction: **The 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: **Granville Homes, Inc.**

Capital Improvement Project Description – 2017 Cycle VI

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.

This project aligns to city efforts to improve the Blackstone Corridor by making capital improvements to a mostly vacant parcel to be developed into affordable housing, office and retail space. The project objectives include three phases of development. Phase 1 will consist of 42 one bedroom residential units and 16 two bedroom residential units with 8,624 square feet of ground floor meeting rooms and offices, as well as 19 parking stalls. Phase 2 will consist of 56 one bedroom residential units and 20 parking stalls. Phase 3 will consist of 12 one bedroom residential units with 8,624 square feet of ground retail, and 45 parking stalls. Upon completion, there will be a total of 126 residential units and 17,248 square feet of retail or non-residential space.

The relationship of the proposed project to existing and planned infrastructure in the area aligns to community needs and falls in line with recent Mixed-Use updates to the City of Fresno General Plan. The applicant is currently working with several local community organizations who may be interested in leasing both the “non-residential” spaces and a portion of the apartment units.

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.

There are bus stops currently along Clinton Avenue (pictured right). The project is also located near planned BRT routes, and near the FAX transit hub at Manchester Center, which will be discussed in question 4. Sidewalks and crosswalks along Blackstone and through major intersections



create dedicated walkable space for active commuting. Quiet nearby residential streets provide space to cycle to Fresno City College. The City of Fresno is currently updating its Active Transportation Plan, with anticipated findings expected in Fall of 2016. The identification of additional needs throughout the City to support biking and walking are expected at that time.

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.

With the recent upgrades to the City of Fresno Development Code, existing land use designation is Neighborhood Mixed use, but was formerly C-6 and R-3 zoning. The proposed project is consistent with the designation that was approved as a part of the 2035 Fresno General Plan in December 2015. The planned residential density of the project is an average of 32 units per acre.

The property is presently vacant and therefore does not contribute to employment intensity. The proposed project will increase employment intensity as a consequence of the staffing needs of the office and retail space. The residential units will also create employment opportunities for onsite residential managers, and maintenance workers.

The area is surrounded by public and institutional zoning, as well as residential and commercial space. On a weekly basis, over 25,000 students and Fresno City College employees are within a quarter mile of the project site. Fresno City College does not currently have the parking capacity it needs to serve its students. This project will encourage students and Fresno City College Employees to live near their place of work or education. The project will be 100% "Affordable" and will fulfill a housing need for Fresno City College students.

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.

The housing project is less than half a mile from two proposed Bus Rapid Transit stops adjacent to Fresno City College, and one mile away from the city's central Bus Rapid Transit station at Manchester Center. These BRT corridors form vital links to existing and planned activity centers within Fresno. These activity centers include a close proximity of buildings with mixed land uses and are well integrated with multiple modes of transportation including walking, biking, and public transit. Frequent and

reliable BRT service will be a cornerstone of these activity centers. Due to the proximity to prompt and reliable public transit, it is anticipated residents will be more likely to adopt car-light commuting options.

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 will contribute to creating a positive image within the surrounding areas by removing blighted structures and an empty lot. The planned design characteristics for the project will take into consideration the Tower District Specific Plan Committee recommendations for the final site plan where affordable housing, retail and office space will be developed. This housing will serve students at Fresno City College, and be an ideal location for those who work in the nearby area. Parking policies are transit friendly as proximity to transit locations encourages multi-modal options.



Pictured above: current state of the property at Blackstone and Vassar.



Pictured above: vacant restaurant at Blackstone and Clinton.

6. Green Building

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

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

In addition, GV Urban projects, including the proposed development that is the subject of this application, incorporate a number of resource conservation technologies such as PV Solar panels, tank-less water heaters, innovative insulation materials and techniques.

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 project will help create a sense of place by providing affordable housing near Fresno City College (FCC) and the Tower District. FCC and Tower are hubs of cultural and community events such as theatre, concert, art exhibits, and other local gatherings. Creating additional housing near the university and Tower District will foster a community of learners tied together through proximity to a vibrant cultural area. The potential economic impact of the project is significant, as it will replace two vacant businesses with residences and breathe new life into an area of Blackstone that has not seen much revitalization. With a larger number of residents in the area, it is expected that businesses along Blackstone will see an increase in patronage.

The project potentially qualifies for a waiver of City impact fees in accordance with Ordinance No. 2015-44 relating to the Exemption of Development Impact Fees for Certain Projects in Economically Disadvantaged Neighborhoods which was adopted on December 17, 2015.

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 improvements are necessary for construction of the housing development on the site. In December 2015, conceptual renderings and plans were submitted to the City of Fresno Development Review Committee, and the Tower District Specific Plan committee to receive comments. This development has not yet been approved by the City of Fresno. The Developer expects to submit plans in February 2016. Capital projects funded by this application are anticipated to begin within six months of approval, and be completed within one year.

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

Project expenses (TOD fund)

Item	Amount
Engineering	
Environmental Documentation	
Right of Way	
Construction	\$651,880

Project Revenue (all sources)

Source	Year			
	2017	2018		
	Year 1 (\$)	Year 2 (\$)	Year 3 (\$)	Year 4 (\$)
TOD	\$400,000	\$251,880		
Local				
State				
Federal				
Private				
Total	\$400,000	\$251,880		

Exhibit A
City Council Resolution

To be inserted

Exhibit B
Project Vicinity Map

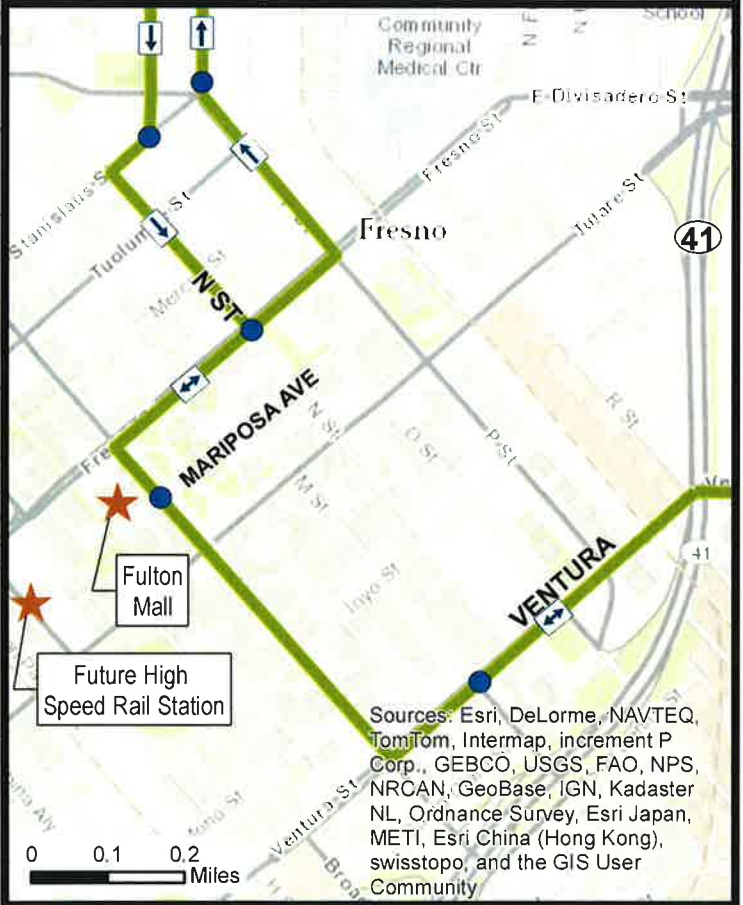
Blackstone and Clinton Project (4.08 acres)



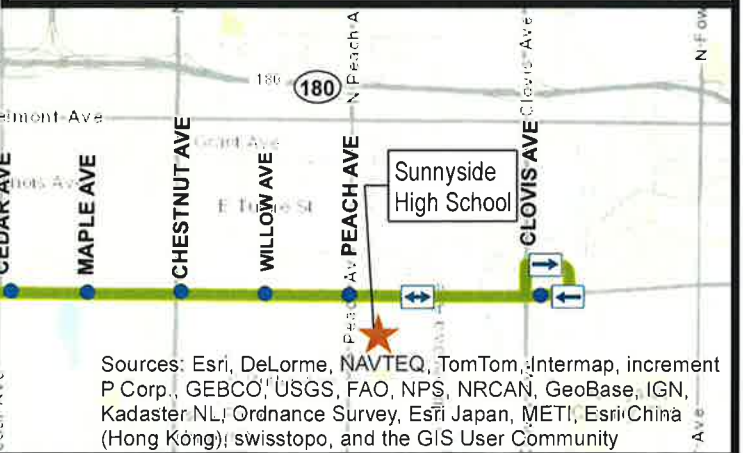
FAX "Q" - Blackstone/Kings Canyon BRT Project Fresno, CA



- BRT Alignment
- BRT Stations (51 Total)
- ↓ BRT One-Way Direction
- ↔ BRT Two-Way Direction



DOWNTOWN FRESNO BRT ROUTING



Sources: Esri, DeLorme, NAVTEQ, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, and the GIS User Community

Exhibit C
Letter of Support and Project Detail



February 9, 2016

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

Subject: Proposed TOD Funding for the Southwest Corner of N. Blackstone and E. Clinton Avenues

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 25th, 2016, that outlines the 2016 project needs. Specifically, the project at Blackstone and Clinton is in need of \$651,880 of funding to help implement the City's newly adopted 'vision' for Blackstone Avenue.

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

Thank you,

Jeffrey Roberts
Granville Homes

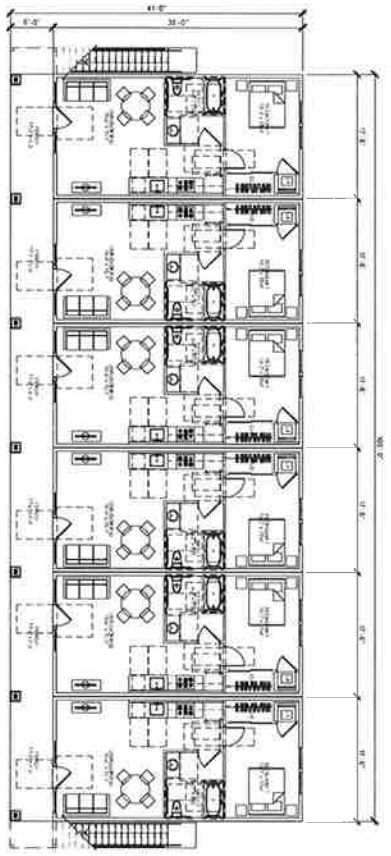
A handwritten signature in blue ink, appearing to read "Jeffrey Roberts", written over the printed name.

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

COST ESTIMATE
SOUTHWEST CORNER OF CLINTON AND BLACKSTONE
OFFSITE CONSTRUCTION

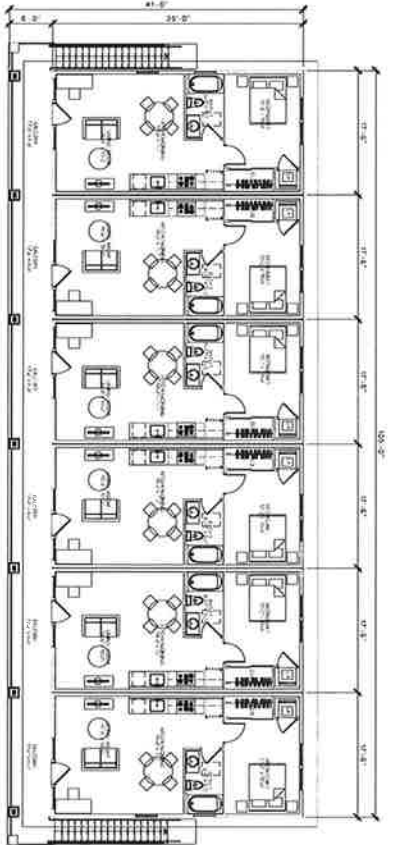
January 21, 2016

<u>ITEM DESCRIPTION</u>	<u>QUANTITY</u>	<u>\$ UNIT COST</u>	<u>\$ EXTENSION</u>
<u>OFFSITE STREET CONSTRUCTION</u>			
1. Clearing and Grubbing		Lump Sum	\$ 6,000.00
2. Excavation and Grading		Lump Sum	10,000.00
3. Curb and Gutter	930 LF	\$ 14.00	13,020.00
4. Curb	470 LF	13.00	6,110.00
5. Valley Gutter	410 LF	25.00	10,250.00
6. Sidewalk	11,850 SF	4.00	47,400.00
7. Driveway Approach	3 Ea	2,200.00	6,600.00
8. Return w/Landing	2 Ea	2,500.00	5,000.00
9. Pavement - Local Street	11,150 SF	4.00	44,600.00
10. Pavement - Major Street	4,700 SF	7.00	32,900.00
11. Street Lights	5 Ea	7,000.00	35,000.00
12. Traffic Signal Modification		Lump Sum	70,000.00
13. Traffic Control		Lump Sum	5,000.00
14. Undergrounding Overhead Utilities		Lump Sum	360,000.00
TOTAL OFFSITE STREET CONSTRUCTION			\$ 651,880.00



FIRST FLOOR PLAN - (BLDG. A & B) 12 PLEX
SCALE 1/8"=1'-0"

AREA
UNIT A - 800 SQ. FT. 812.31 S.F.
UNIT B - 800 SQ. FT. 812.31 S.F.
TOTAL AREA - 1624.62 S.F.



SECOND FLOOR PLAN - (BLDG. A & B) 12 PLEX
SCALE 1/8"=1'-0"

AREA
UNIT A - 800 SQ. FT. 812.31 S.F.
UNIT B - 800 SQ. FT. 812.31 S.F.
TOTAL AREA - 1624.62 S.F.

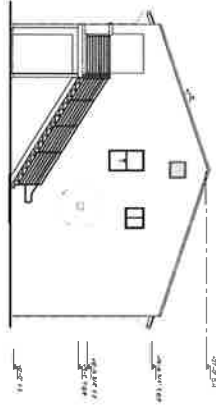
GRANVILLE HOMES
1204 W. Mendota, Suite 101, Fresno, CA 93711
business phone (559)431-0033 LIC # 88884

Granville Homes, Inc. is an Equal Opportunity Employer. Minorities and women are encouraged to apply. We are an Equal Opportunity Employer. Minorities and women are encouraged to apply. We are an Equal Opportunity Employer. Minorities and women are encouraged to apply.

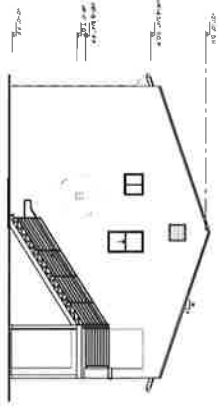
FLOOR PLANS
MULTI-FAMILY DWELLINGS
BLACKSTONE AND CLINTON STREET
FRESNO, CA

Project #	1509
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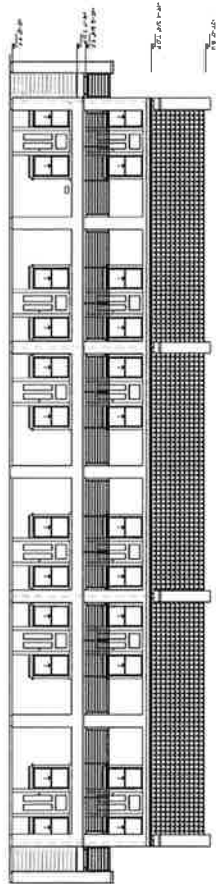
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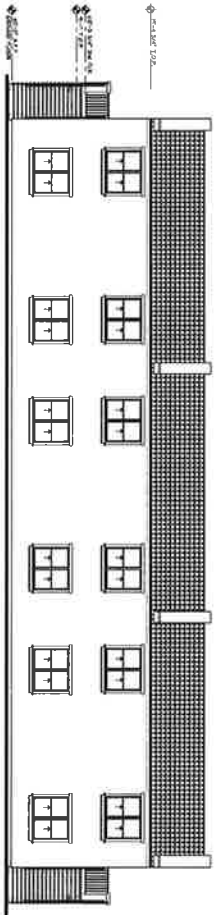
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6 PLEX
SCALE: 1/8"=1'-0"



LEFT ELEVATION - BLDG. A and B
6 PLEX
SCALE: 1/8"=1'-0"



FRONT ELEVATION - BLDG. A and B
6 PLEX
SCALE: 1/8"=1'-0"



REAR ELEVATION - BLDG. A and B
6 PLEX
SCALE: 1/8"=1'-0"



1308 W. Franklin, Suite 101, Fresno, CA 93711
Business phone (558) 428-0200 LIC # 005848

MULTI-FAMILY DWELLINGS
BLACKSTONE AND CLINTON STREET
FRESNO, CA

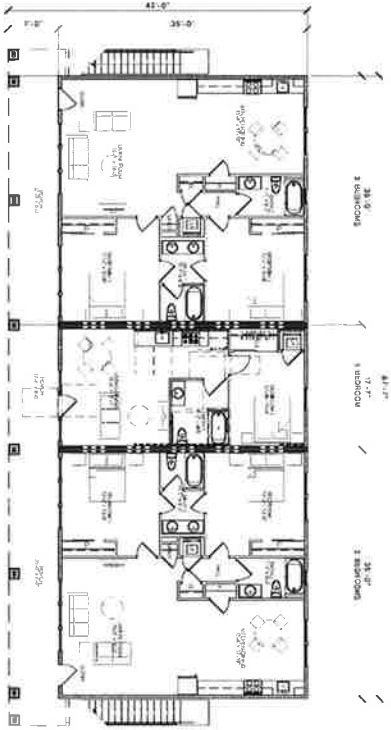
ELEVATIONS

Revision	Date	By

Project # 1509
Date 12-14-15
Drawn GV
Checked

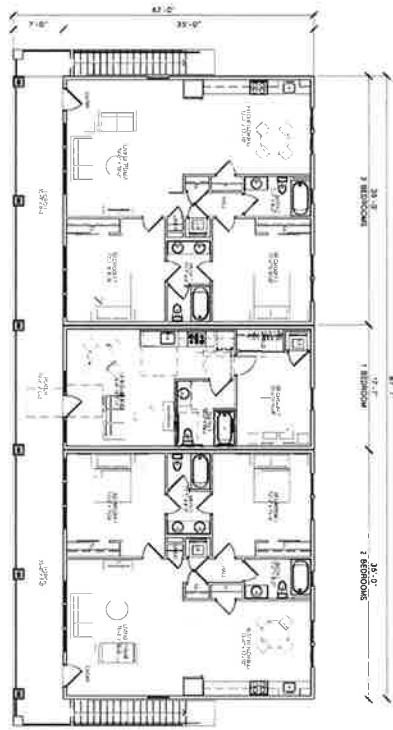
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www.granvillehomes.com



FIRST FLOOR PLAN (BLDG. C, D, E & F)
6 PLEX
SCALE 1/8"=1'-0"

AREA:
SHELL AREA - 2,211 S.F. X 2,450 S.F.
TOTAL AREA - 5,415 S.F.
TOTAL AREA - 5,415 S.F.



2nd FLOOR PLAN (BLDG. C, D, E & F)
6 PLEX
SCALE 1/8"=1'-0"

AREA:
SHELL AREA - 2,211 S.F. X 2,450 S.F.
TOTAL AREA - 5,415 S.F.
TOTAL AREA - 5,415 S.F.

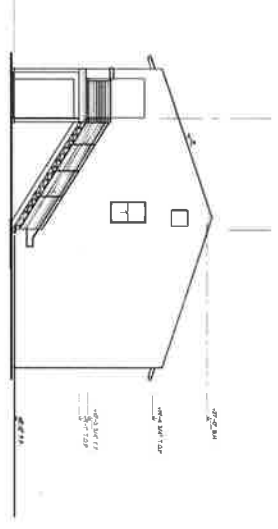
GRANVILLE HOMES
1206 W. Herndon, Suite 101, Fresno, CA 93711
Business phone 558-432-0500 LIC # 586848

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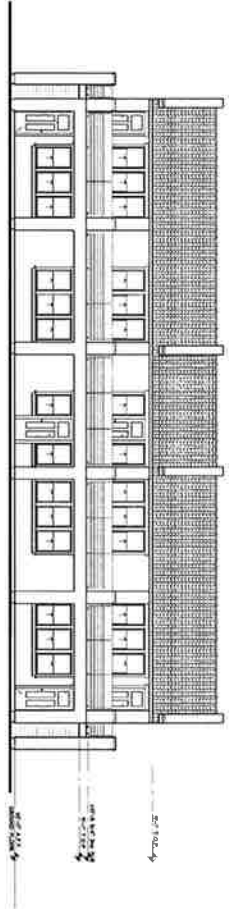
FLOOR PLANS
MULTI-FAMILY DWELLINGS
BLACKSTONE AND CLINTON STREET
FRESNO, CA

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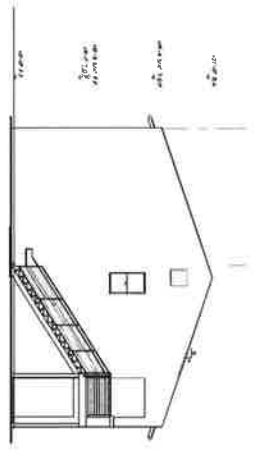
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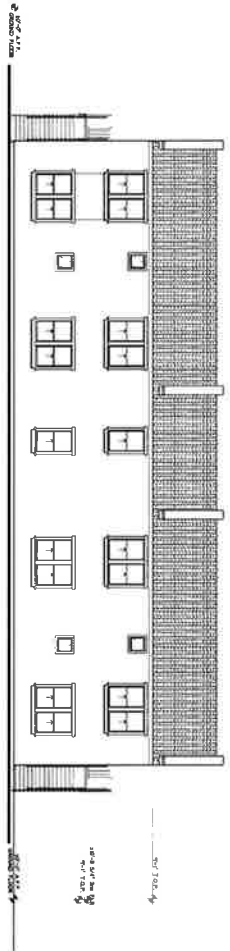
RIGHT ELEVATION - BLDG. C, D, E & F
6 PLEX SCALE: 1/8"=1'-0"



FRONT ELEVATION - BLDG. C, D, E & F
6 PLEX SCALE: 1/8"=1'-0"



LEFT ELEVATION - BLDG. C, D, E & F
6 PLEX SCALE: 1/8"=1'-0"



REAR ELEVATION - BLDG. C, D, E & F
6 PLEX SCALE: 1/8"=1'-0"

1268 W. Shields, Suite 101, Fresno, CA, 93711
Business phone (559)595-0500 LIC # 922245

GRANVILLE HOMES, INC. 1268 W. SHIELDS, SUITE 101, FRESNO, CA 93711
 GRANVILLE HOMES, INC. IS AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER.
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ELEVATIONS

MULTI-FAMILY DWELLINGS
BLACKSTONE AND CLINTON STREET
FRESNO, CA

Revision	Date	By

Project # 1508
 Date 11-14-15
 Drawn GV
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Sheet Number

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**Exhibit D
Photos of Site**

