

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, IN SUPPORT OF A PROPOSED DEVELOPMENT BY ERGANIAN FAMILY PARTNERSHIP AT BLACKSTONE AND SHAW, AND BLACKSTONE AND FREEWAY 41

WHEREAS, Developer Erganian Family Partnership owns twenty-seven acres divided among three parcels at or near the intersections of Blackstone and Shaw and Shaw and Freeway 41; and

WHEREAS, the Blackstone corridor uniquely links six of the seven City Council Districts, and is the launch corridor for the Bus Rapid Transit (BRT) system; and

WHEREAS, as a BRT corridor and designated mixed-use area, Blackstone is a target area for investment and development in the 2035 General Plan; and

WHEREAS, Developer proposes to develop its property with a multi-phase mixed-use development (the Project) consistent with the policies set forth in the General Plan and citywide development code; and

WHEREAS, one goal of the Project is to include appropriate off-site and public streetscape improvements to distinguish the area of the development with distinctive place-making features, and create a safe, attractive pedestrian environment; and

WHEREAS, a development of the scale and quality of the Project will serve as a major catalyst to further development in the mid-town region and along the City's transit corridors; and

Date Adopted:
Date Approved:
Effective Date:
City Attorney Approval:



Resolution No.

WHEREAS, by this Resolution, Council wishes to demonstrate its support for the Project concept and direct staff to pursue potential funding streams for public improvements along Blackstone and Shaw.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

1. City Administration and staff shall work with Developer to negotiate mutually acceptable terms of a Development Agreement to return to Council for approval before December 31, 2017. The Development Agreement shall be accompanied by an appropriate environmental review document. The Development Agreement shall include the following:

- a The scope of development, including proposed uses and site plan, and allowable density and intensity of uses.
- b Project phasing, including a performance schedule and timeline for commencement and completion of public and private improvements.
- c A list of off-site improvements and estimated costs.
- d Applicable exactions, allocation of fee credits, waivers, and reimbursements.
- e Procedure for processing future submittals; and conditions, terms, and restrictions for subsequent discretionary approvals.
- f Economic incentives and funding that may be provided by the City.
- g Appropriate circulation and comment to affected City departments and external agencies.

2. The City shall pursue the most efficient funding options, including applying for available and eligible grant funding, for public improvements related to the Project. If a Development Agreement is presented to Council on or before December 31, 2017, the City agrees to use best efforts to secure funding sufficient to pay for proposed off-site improvements for Phases 1 and 2, in an exact amount to be determined, but estimated to be between \$3.5 million and \$4 million.

3. Nothing in this Resolution is intended to be a pre-commitment to any future discretionary approval. Future discretionary approvals related to the Project shall be independently considered on their merits.

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STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the _____ day of _____, 2016.

AYES :
NOES :
ABSENT :
ABSTAIN :

Mayor Approval: _____, 2016
Mayor Approval/No Return: _____, 2016
Mayor Veto: _____, 2016
Council Override Vote: _____, 2016

YVONNE SPENCE, CMC
City Clerk

By: _____
Deputy

APPROVED AS TO FORM:
DOUGLAS T. SLOAN
City Attorney

By: _____
Katie Doerr [Date]
Chief Assistant City Attorney

KBD:ns [73052ns/kbd]