
TFS INVESTMENTS LLC

H Street Development

APN: 468-286-07, 08, 09, 10, 12

Project Description/ Narrative Description:

Developer, TFS Investments LLC, is proposing a phased development of the entire block of H Street between Mono and Inyo in downtown Fresno.

Phase I will include a Retail/Entertainment Center. This will be an outdoor venue utilizing creative materials and finishes such as shipping containers, repurposed construction materials, decorative canopies and other types of shade structures. The vision is for a lively colorful development with lots of outdoor seating and opportunities for live music, art and culinary functions. See attached site specific OP statement for more information.

Phase II will include demolition of 740 & 752 H St and existing parking lot. This will make way for new construction of 4 story mixed use building. The mixed-use building will have 8,000 sqft of ground floor retail and three stories of 48 one and two-bedroom apartments. This will be on the corner of H and Inyo and will have units that look into stadium.

Phase III will be adaptive reuse and partial demo of existing buildings and infrastructure work for entire site. The front facades and middle interior wall will be saved at 710 H St Fresno, CA 93721. This will make way for new single story metal building that will house a new restaurant/ bar/ entertainment venue. The front facade on H Street will be preserved and modified to show new large garage style roll up doors and outdoor dining. It will also feature and 8 lane bowling alleys and a beautiful beer garden. Beer garden will have its own outdoor kitchen and bocce ball court. We will also have an indoor and outdoor stage for live music, comedy shows, and any other live entertainment. The infrastructure work will include sidewalk improvements around entire sight and alley improvements. It will see upgrades to aging city lines and undergrounding of PG&E lines.

Phase IV will be adaptive reuse of an existing brick building (704 H Street). The current plan is to find a tenant for 704 H St that is consistent with developer's vision of an entertainment/ craft beer/ craft cocktails/ craft wine district. We also see this as a potential expansion of phase II restaurant.



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December 11, 2018

PROJECT DESCRIPTION and OPERATIONS STATEMENT
PROPOSED Retail/Entertainment Center (Shipping Containers)
702 H Street
Fresno, California

1. Proposed Facility:
Proposed is an integrated retail/entertainment center utilizing urban elements like shipping containers, shade structures and creative use of materials and finishes.
2. The Property:
This project is located at 702 H Street in Fresno, California (North corner of H st. and Mono). The current land use data is as follows:
 - APN # 468-286-07
 - Lot Size: .17 Acres
 - Zoning: DTN/DT
 - Existing Land Use: general heavy commercial
 - Planned Land Use: Downtown Neighborhood
 - Community Plan area: Downtown
 - Specific Plan: Fulton
3. The Product:
Proposed is an outdoor retail and entertainment development.
4. Operational Time Limits:
The proposed hours of operation are Monday through Sunday from 6:00 am to 4:00 am. Live entertainment is anticipated to be held in the evenings mostly Tuesday through Sunday.
5. Special activities and/or events:
Live entertainment, outdoor shows like art, instructional seminars like cooking, other activities as local interest permits.
6. Employees and Staff:
The facility will consist of 2 initial restaurants (one future for a total of 3), two bars, a band stand, restrooms and a manager's office. Number of Employees will vary depending on the uses but in general 2~3 employees per bar/restaurant are anticipated plus a site manager and possibly a few personnel to keep the site and restrooms clean (approximately 18) No employees will reside on-site.
7. Materials, equipment and supplies:
Materials, equipment and supplies associated with restaurant, bar and band stand functions are anticipated.
8. Service and Delivery Vehicles:

Deliveries are brought to the facility in small trucks and vehicles under 2-tons in size most likely from the Alley entry. Solid waste collection is proposed at a common enclosure location adjacent to the site off the Alley. This trash location is proposed to be used for The Plant Restaurant/Bowling Alley/Bar and 721 Broadway.

9. The Structure:

The restroom facility is proposed to be a site-built structure most likely similar to a park restroom with CMU walls and SS plumbing fixtures. The Restaurants, Bars, Band Stand and Office areas are proposed to be housed in Shipping containers certified for use as structures.

10. Environmental impact – Sound:

The proposed development will be bounded by a tall wall emulating a “building without a roof” look which should help contain ambient noise associated with people dining outside and having a good time. The Band when playing will be in a semi-enclosed space.

11. Environmental impact – HAZMAT:

No HAZMAT issues are anticipated on this site. All waste will be disposed of in City approved bins enclosed in City approved enclosure(s). A grease collection compartment will be part of the trash enclosure design.

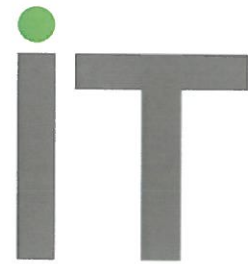
It is our hope that all parties involved will view the proposed project favorably. Should you have any questions or need further information, please do not hesitate to contact our office.

Sincerely,



Ian Robertson, Agent

December 11, 2018



Planned Development Permit Narrative
PROPOSED Retail/Entertainment Center (Shipping Containers)
702 H Street
Fresno, California

Project Data:

- Current Entitlement Application # D-17-109
- Site address: 702 H Street in Fresno, California (North corner of H St. and Mono)
- APN # 468-286-07
- Lot Size: .17 Acres
- Zoning: DTN/DT
- Existing Land Use: general heavy commercial
- Planned Land Use: Downtown Neighborhood
- Community Plan area: Downtown
- Specific Plan: Fulton

To whom it may concern,

TFS Investments is in-process of developing the East H-Street frontage between Mono and Inyo Streets in downtown Fresno (reference DP Application D-17-109). This development is an exciting mix of uses including high-density residential, sports, dining and entertainment uses. Included as a phase but missing design information at the time of Development Permit is this proposed container center. Submission is a phased component development for the currently vacant parcel at the southeast corner of Mono and H-Street. On behalf of the Developer we are proposing a retail/entertainment type development to further diversify the currently proposed uses for this area. Although this proposed development does not meet the letter of the Zoning requirements for this area we feel it is a superior product as outlined below:

A. The proposed development is consistent with the General Plan, any applicable operative plan, and adopted policies, including the density and intensity limitations that apply;

This proposed Development meets a number of General Plan goals including:

G.P Goal #2 supporting a successful and competitive downtown by providing an infill development that will help revitalize a central core area of Downtown:

It is our belief that the development and ultimate success of this project will help generate an incentive for future investors to develop in Downtown. The project will also provide opportunities for small business startups on site and encourage other small businesses to consider relocation.

G.P. Goal #3. Emphasize conservation, successful adaptation to climate and changing resource conditions...:

This project component consists of colorful composite of repurposed and new building materials and shipping containers artfully arranged to create an interesting venue with a combination of open space, food and entertainment uses.

G.P. Goal #4. Emphasize achieving healthy air quality and reduced greenhouse gas emissions:

This proposed development will provide both entertainment and dining opportunities in an open-air setting 7 days a week. Perfectly situated in the Downtown area, it is within walking distance of hotels, the stadium, existing and future residential developments and should provide an attractive opportunity for people to stay longer in the downtown area.

G.P. Goal #7. Provide for a diversity of districts, neighborhoods, housing types (including affordable housing), residential densities, job opportunities, recreation, open space, and educational venues that appeal to a broad range of people throughout the city:

Activities on site will draw people from the surrounding area including multi-family housing (proposed in another phase of this project), regional and other visitors coming to Downtown for concerts, ballgames, conventions, and other events. This project, along with recently opened businesses in the area, will provide the momentum and motivation for future Downtown development.

G.P. Goal #8. Develop complete neighborhoods and districts...:

With its creative use of shipping containers, wall materials, and colorful canopies this development will offer a unique and exciting destination for those staying in the downtown area not found elsewhere in Fresno at this time. The industrial nature and feel of this proposed development component will contrast well with the existing neighborhood uses and embrace the City of Fresno's vision for the South Stadium providing diverse yet compatible development that we feel is demonstratively superior to the development that could occur under the standards applicable to the underlying base district, and will achieve superior community design, environmental preservation and substantial public benefit.

G.P. Goal #12. Resolve existing public infrastructure and service deficiencies...:

As part of Development Permit D-17-109 the street frontages adjacent to the property including the alley are proposed to be removed and reconstructed providing an enhanced interface with the surrounding developments from what exists today. Utilities are available adjacent to the site with adequate capacity to serve the proposed uses, we see no adverse effects to utilities or other City services with regards to this proposed development at this time.

B. The subject site is physically suitable for the type of intensity of the land use being proposed:

The site is currently vacant and surrounded by urban uses. Development of this site will provide further diversity in uses in this area.

- C. Adequate transportation facilities, utilities, and public services exist or will be provided in accord with the conditions of PD approval, to serve the proposed development; and the approval of the proposed development will not result in a reduction of public services so as to be a detriment to the public health, safety, or welfare:

Close proximity to the Fulton Corridor, bike paths and the Future High-Speed Rail line makes this location a prime candidate for this type of creative development.

- D. The proposed development will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned use character of the surrounding area:

As indicated above the land is vacant and many adjacent properties are likewise vacant or in various states of dis-repair. This new development can only enhance the current condition of the surrounding neighborhood and is the first phase of a master planned development for the northeast side of H Street between Mono and Inyo avenues.

- E. The proposed development is demonstratively superior to the development that could occur under the standards applicable to the underlying base district, and will achieve a superior community design, environmental preservation, and/or substantial public benefit. In making this determination, the following factors should be considered.

This project endeavors to provide a unique venue concealed behind a decorative wall intended to present as a building wall conforming to the Fulton Corridor Specific Plan and Downtown Development Code requirements for a minimum of 60% fenestration and openings to the "eyes on the street" however once inside the open plaza spaces, colorful canopies and lack of roof will transform the experience into an exciting urban environment typically found in large Cities like San Francisco and LA.

Downtown needs development such as this to not only give visitors a place to visit and enjoy Downtown, but to help create the vibrant use for South Stadium that the City desires. This is the type of use that brings life and energy to the Downtown area.

It is our hope that all parties involved will view the proposed project favorably. Should you have any questions or need further information, please do not hesitate to contact our office.

Sincerely,



Ian Robertson, Agent