

OPERATIONAL STATEMENT ATTACHMENT
DEVELOPMENT PERMIT APPLICATION (DPA) P22-02936
HISTORIC WATER TOWER ACCESSIBILITY UPGRADES
for
City of Fresno PARCS

This project is being submitted by Michael Osborn of Provost & Pritchard Consulting Group on behalf of the City of Fresno PARCS on the following date:

Original DRC Submittal Date: 05/31/2022

Revised: 8/4/2022

Project Site Address

2444 Fresno Street, Fresno, CA 93721

APN

466-09-301T & a portion of 466-09-305T (See screen shot of City's APN map below)

Existing General Plan Land Use Designation

Downtown General

Existing Zoning District

DTG – Downtown General

Community Plan

Downtown Neighborhoods (DCNP)

Specific Plan

None

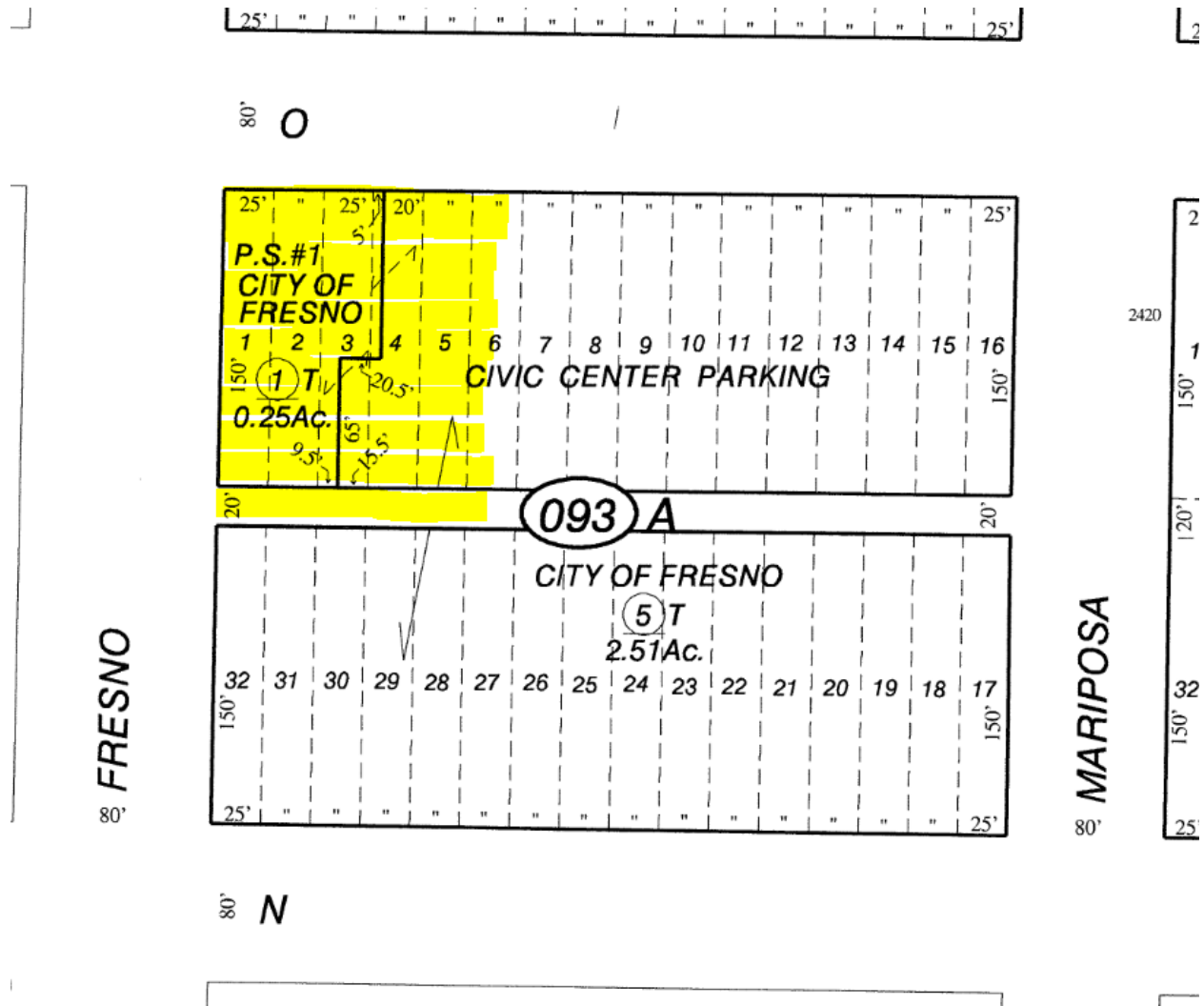
Prior Conditional Use Permit (CUP) and Planning Approvals

The site was originally mapped (created) as block "A" of the original Map of the Town of Fresno dated June 8, 1876 (Plats book 1, page 2). The site, all of lots 1 & 2 and a portion of lots 3-6 of said map, was formerly the City's water tower. The current structure was built in 1894 to replace two wooden tanks and is listed on the National Register of Historic Places by the United States Department of the Interior. The building has been under City ownership since 1931 and was last used as a water tank in 1963. The base of the building has been used for a multitude of City purposes since then and after restoration in 2000-2001 it was a visitor information center, art gallery and gift shop. Permit history of the site is unknown.

Existing Site:

The existing parcel 466-09-301T currently consists of 0.25 acres with the water tower building, landscaping, and concrete plaza and concrete seat walls. A portion of angled parking of Lot C is currently within parcel 466-09-301T. The existing restroom building is on the 2.51-acre parcel

466-09-305T which also includes the walkways to the water tower plaza, the remainder of Lot C, the "Federal Parking Lot", Eaton Plaza and the 1100-1198 N Street Parking Lot. The site is owned entirely by the City of Fresno.



I: APN Map showing existing parcels

Proposed Project Uses

The City intends to lease out the Historic Water Tower Building to a private concessionaire who will operate a public café out of the base of the building.

The new tenant is anticipating placing tables and chairs on the circular portion of the paved plaza to the southwest of the Water Tower. To be complaint with CBC 11B-226, at least five percent of the plaza space shall be accessible and per 11B-206, an accessible route must connect the accessible building entrance, the restroom building, and the outdoor accessible dining area.

The proposed accessibility upgrades to the site will, generally, consist of:

1. Reconstruction of a portion of the existing colored, stamped concrete plaza as shown on the site plan;
2. Reconstruction of the accessible route to O Street sidewalk;
3. Construction of a new accessible route from the Fresno Street sidewalk;
4. Construction of a new van accessible parking space and access aisle to serve the Water Tower Building; and
5. Perimeter security fencing with pedestrian gates at the three access points at the top of the existing stairs and at the accessible routes connecting to the sidewalks.

No changes to the public restroom building or access from the Federal Lot are being proposed.

Implementation of City of Fresno General Plan

The zoning or land use will not change with the proposed use of the space, which is compatible with Downtown General.

Discussions of Proposed Project with Neighbors

Not applicable for this project.

Complementary to Surrounding Neighborhood

The proposed project provides an amenity to increase the quality of life of the surrounding neighborhood.

Existing Structures and Uses

No changes to existing structures are proposed with this project.

Access

Fresno Area Express (FAX) Routes 1 & 32 have a bus stop on Fresno Street on the same block as the project site. City sidewalk is continuous along the street frontage of the site. A new accessible route (walkway) will be provided to connect the plaza area to the sidewalk on Fresno Street and existing non-compliant ramp from the O Street sidewalk to the plaza will be replaced with an accessible walkway. New signage at non-accessible routes (i.e., the existing stairs off Fresno Street) will be installed to direct pedestrians to the accessible route(s).

Parking

Parking in Lot C (alley parking) is by permit only and contains 22 angled parking spaces and four (4) parallel parking spaces; the 26 total spaces are accessed by a one-way drive aisle off Fresno Street. The parallel parking spaces will be eliminated to allow for a new accessible walkway to be built from the Fresno Street sidewalk to the Water Tower plaza.

A portion of the Federal Lot is leased out to the courthouse across O Street. The Federal Lot contains three (3) electric vehicle charging stations (EVCS) and 102 standard public parking spaces (fee to park) and six (6) accessible stalls (no fee); the 108 total parking spaces and the EVCS are accessed by two-way drive aisles and two drive approaches off of O Street. The new accessible parking space and access aisle for the Water Tower is proposed to be in the corner of

this lot, close to the accessible route to the Water Tower. The new accessible stall will remove one standard metered parking stall.

Hours of Operations and Employees

The tower was formerly operating Tuesday through Friday from 10am to 4pm, but the new tenant will likely have different hours and days of operation.

There will be people employed at the café, but this is under separate approval.

Expected Daily Visitors

The proposed project will likely attract additional visitors; however, the number of visitors will be consistent with the anticipated average number of users expected for a downtown café.

Reasonably Foreseeable Effects to Neighbors from Construction & Operation

Noise created by construction will be limited to the hours permitted by the City's noise regulations. Operation of the improved site is not anticipated to generate additional noise beyond typical noises associated with a café or public open space. The proposed project will be subject to compliance with the City's noise regulations and special event noise will comply with those specific permits.

Public Utilities and Solid Waste handling

The project will utilize the existing water, gas, sanitary sewer and electrical services to the building, as necessary for the proposed uses.

Storm drainage will be maintained in the current drainage pattern, draining through the proposed project site to the gutters in Fresno Street and O Street. Runoff in the gutter flows around the block before entering into the FMFCD system at an inlet at the eastern corner of Fresno Street and N Street (Drainage Area FF.)

The tenant will install standard waste and recycle receptacles. Waste will be managed and current policies and procedures will be followed.

Site Security Measures

The proposed project will secure the plaza by installing decorative metal fencing. Along the Fresno Street and O Street frontages, the fencing is proposed to resemble the existing wrought iron guardrail of the upper level catwalks of the Water Tower (see image below.) If cost is an issue, the fencing along the parking lot sides of the building may be less ornate.



Figure 2: Existing Wrought Iron Guardrail along Upper-level Catwalks (painted Autumn Tan)