FRESNO COG COMMITTEE UPDATE

January 18, 2012

Presentation Overview

- Summary sheet of key Building Type variables
- Development type overview
- Scenario theme discussion

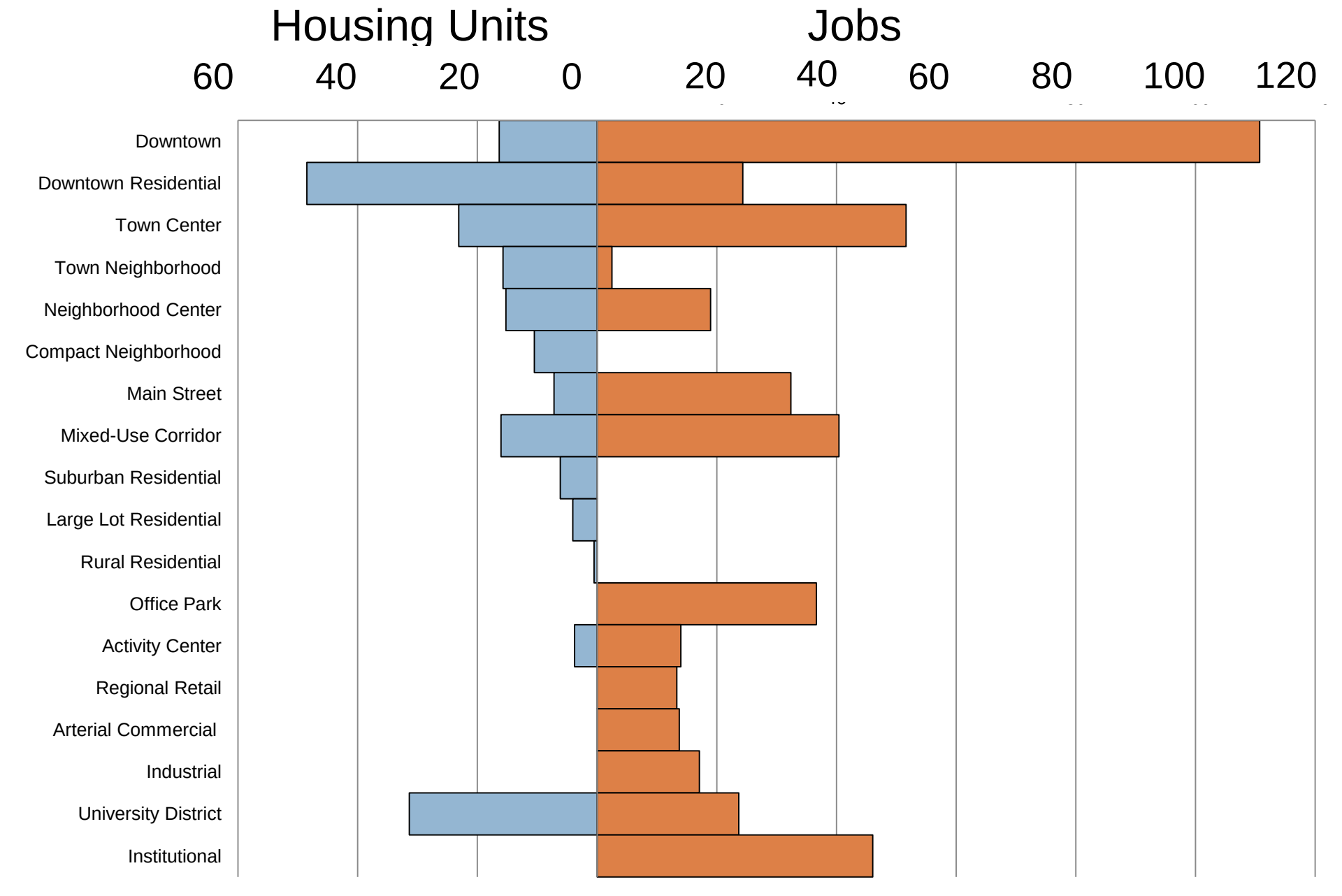
Prototypes - Summary

	Key Building Characteristics			Land Use Mix (%)				Residential	Employment
Building Name	Height (Stories)	Floor Area Ratio (FAR)	Gross Bldg Sq Ft per Acre	Residential	Retail	Office	Industrial	Dwelling Units / Acre	Total Jobs / Acre
Mixed-Use Residential 20 story	20	8.87	386,509	90%	5%	0%	0%	222.6	16
Mixed-Use Residential 10 story	10	5.99	261,033	90%	10%	0%	0%	210.2	21
Mixed-Use Residential, 5 Story	5	2.40	104,506	80%	20%	0%	0%	74.8	17
Mixed Use Residential, 3 Story	3	1.58	68,610	70%	30%	0%	0%	40.8	17
Neighborhood Mixed-Use 2 story	2	0.85	36,823	70%	30%	0%	0%	27.4	9
Mixed-Use Office 10 story	10	7.65	333,234	0%	10%	90%	0%	0.0	733
Mixed-Use Office 5 Story	5	2.78	121,000	0%	20%	80%	0%	0.0	242
Mixed -Use Office - 2 Story	2	1.07	46,733	0%	30%	70%	0%	0.0	84
Multifamily Student Housing 3 story	3	1.71	74,501	100%	0%	0%	0%	99.3	0
Multifamily Senior Housing 3 story	3	1.62	70,487	100%	0%	0%	0%	80.6	0
Multifamily Rental 4 story	4	1.46	63,745	100%	0%	0%	0%	63.7	0
Multifamily Rental 2 story	2	0.85	37,015	100%	0%	0%	0%	33.1	0
Duplexes	2	0.48	20,933	100%	0%	0%	0%	12.7	0
Townhomes	2	0.68	29,670	100%	0%	0%	0%	17.5	0
Single Family Residential Urban	2	0.55	24,126	100%	0%	0%	0%	13.4	0
Single Family Residential Standard Lot	2	0.38	16,700	100%	0%	0%	0%	7.4	0
Single Family Residential Large Lot	2	0.34	14,788	100%	0%	0%	0%	5.9	0
Single Family Estate	2	0.07	3,258	100%	0%	0%	0%	1.3	0
Rural Residential	2	0.03	1,420	100%	0%	0%	0%	0.5	0
Office 1 story	1	0.39	17,000	0%	5%	95%	0%	0.0	45
Medical Office 6 story	6	1.33	57,937	0%	0%	100%	0%	0.0	193
Educational	2	1.02	44,424	0%	0%	100%	0%	0.0	105
Low Density Commercial	1	0.35	15,078	0%	100%	0%	0%	0.0	19
Main Street Commercial	1	0.95	41,382	0%	70%	30%	0%	0.0	52
Large Format Retail	1	0.37	15,916	0%	100%	0%	0%	0.0	14
Business Park /Flex	1	0.32	13,860	0%	5%	45%	50%	0.0	15
Light Industrial	1	0.47	20,603	0%	0%	20%	80%	0.0	22
Heavy Industrial	1	0.71	30,855	0%	0%	0%	100%	0.0	13

Development Types - Summary

- Downtown
- Downtown Residential
- Town Center
- Town Neighborhood
- Neighborhood Center
- Compact Neighborhood
- Main Street
- Mixed-Use Corridor
- Suburban Residential
- Large Lot Residential
- Rural Residential
- Office Park
- Activity Center
- Regional Retail
- Arterial Commercial
- Industrial
- University District
- Institutional

Development Types - Summary



Overview of Development Type Densities

	Housing Units / Gross Acre	Average Gross Density by Housing Type			Jobs / Gross Acre	Average Gross Density by Employment Land Use		
		Single Family	Townhome	Multifamily		Retail	Office	Industrial
Downtown	16.4	-	-	81.8	110.7	12.4	129.2	-
Downtown Residential	48.8	-	-	54.2	24.6	13.2	165.7	-
Town Center	23.1	-	-	38.5	51.6	14.5	126.3	-
Town Neighborhood	15.7	8.1	11.5	34.1	2.5	12.2	13.3	-
Neighborhood Center	15.2	-	12.3	30.0	19.0	15.5	26.7	-
Compact Neighborhood	10.5	9.8	12.1	-	-	-	-	-
Main Street	7.2	-	-	24.0	32.4	18.1	25.7	-
Mixed-Use Corridor	16.1	-	-	35.7	40.4	14.9	69.5	-
Suburban Residential	6.1	6.0	14.6	-	-	-	-	-
Large Lot Residential	4.1	4.1	-	-	-	-	-	-
Rural Residential	0.5	0.5	-	-	-	-	-	-
Office Park	-	-	-	-	36.6	10.6	40.8	8.3
Activity Center	3.8	-	-	25.0	14.0	12.6	25.6	5.2
Regional Retail	-	-	-	-	13.3	13.3	-	-
Arterial Commercial	-	-	-	-	13.7	13.7	-	-
Industrial	-	-	-	-	17.1	0.6	5.4	13.1
University District	31.4	-	-	52.3	23.7	19.7	58.5	-
Institutional	-	-	-	-	46.0	1.4	45.8	-

Gross and Net Density Assumptions

- *Gross Density* – Density over the gross land area (including streets, sidewalks and open space).
- *Net Density* – Density over only the built land area (not including streets, sidewalks and open space).

Downtown

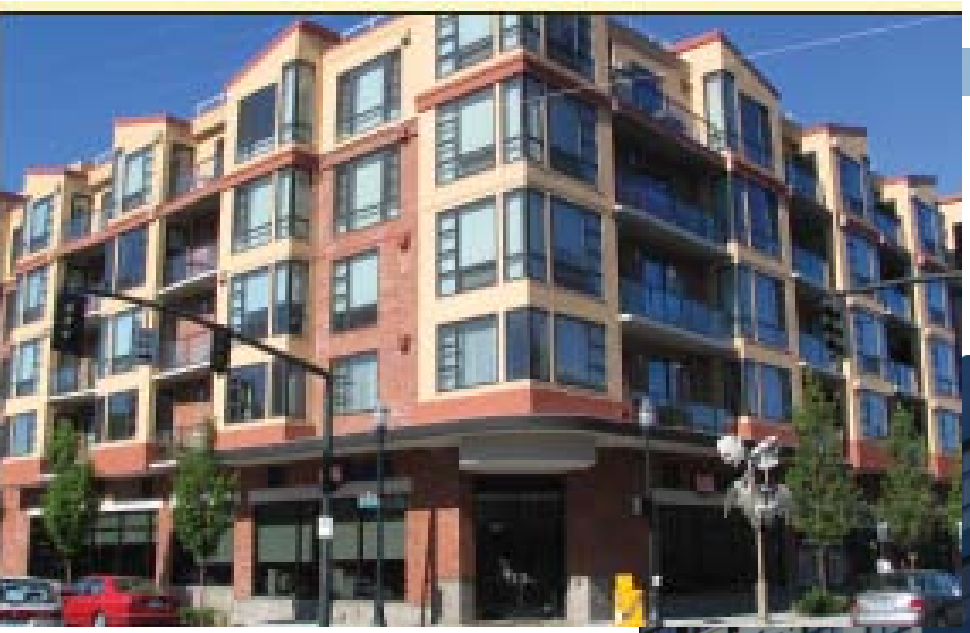
	Gross Density	Net Density
Housing Units	16 DU/Acre	22 DU/Acre
Jobs	111 Jobs/Acre	149 Jobs/Acre

Average gross density by land use	
Multifamily	82 DU/Acre
Retail	12 Jobs/Acre
Office	129 Jobs/Acre

Most Common Buildings:

- Mixed-use Office, 2 Story
- Mixed-use Office, 5 Story
- Mixed-use Residential, 5 Story
- Medical Office
- Office, 1 Story

Downtown



Downtown Residential

	Gross Density	Net Density
Housing Units	49 DU/Acre	65 DU/Acre
Jobs	25 Jobs/Acre	33 Jobs/Acre

Average gross density by land use	
Multifamily	54 DU/Acre
Retail	13 Jobs/Acre
Office	166 Jobs/Acre

Most Common Buildings:

- Mixed-use Residential, 5 Story
- Multifamily, 4-story
- Mixed-use Residential, 3 Story
- Multifamily, 2-story
- Mixed-use Office, 5-story

Town Center

	Gross Density	Net Density
Housing Units	23 DU/Acre	30 DU/Acre
Jobs	52 Jobs/Acre	68 Jobs/Acre

Average gross density by land use	
Multifamily	39 DU/Acre
Retail	15 Jobs/Acre
Office	126 Jobs/Acre

Most Common Buildings:

- Mixed-use Residential, 3 Story
- Mixed-use Residential, 5 Story
- Main Street Commercial
- Mixed-use Office, 5-story

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STARBUCKS COFFEE

Town Neighborhood

	Gross Density	Net Density
Housing Units	16 DU/Acre	30 DU/Acre
Jobs	2.5 Jobs/Acre	3 Jobs/Acre

Average gross density by land use	
Single Family	8 DU/Acre
Townhome	11.5 Jobs/Acre
Multifamily	34 DU/Acre
Retail	12 Jobs/Acre
Office	13 Jobs/Acre

Most Common Buildings:

- Single Family, Urban
- Single Family, Standard Lot
- Townhomes
- Multifamily, 2 Story
- Duplexes
- Neighborhood Mixed-use

Neighborhood Center

	Gross Density	Net Density
Housing Units	15 DU/Acre	19 DU/Acre
Jobs	19 Jobs/Acre	24 Jobs/Acre

Average gross density by land use	
Townhome	12 Jobs/Acre
Multifamily	30 DU/Acre
Retail	15 Jobs/Acre
Office	27 Jobs/Acre

Most Common Buildings:

- Main Street Commercial
- Neighborhood Mixed-use
- Mixed-use Residential, 3 Story
- Multifamily, 2 Story
- Townhomes
- Office

Neighborhood Center

Compact Neighborhood

	Gross Density	Net Density
Housing Units	10.5 DU/Acre	13 DU/Acre
Jobs	0 Jobs/Acre	0 Jobs/Acre

Average gross density by land use	
Single Family	10 DU/Acre
Townhome	12 Jobs/Acre

Most Common Buildings:

- Single Family, Urban
- Single Family, Standard Lot
- Duplexes
- Townhomes

Compact Neighborhood

Main Street

	Gross Density	Net Density
Housing Units	7 DU/Acre	9.5 DU/Acre
Jobs	32 Jobs/Acre	43 Jobs/Acre

Average gross density by land use	
Multifamily	24 DU/Acre
Retail	18 Jobs/Acre
Office	26 Jobs/Acre

Most Common Buildings:

- Main Street Commercial
- Neighborhood Mixed-use
- Mixed-use Residential, 3 Story
- Mixed-use Office, 2 Story

Main Street

Mixed-use Corridor

	Gross Density	Net Density
Housing Units	16 DU/Acre	22 DU/Acre
Jobs	40 Jobs/Acre	56 Jobs/Acre

Average gross density by land use	
Multifamily	36 DU/Acre
Retail	15 Jobs/Acre
Office	70 Jobs/Acre

Most Common Buildings:

- Mixed-use Office, 2 Story
- Main Street Commercial
- Mixed-use Residential, 3 Story
- Multifamily, 4 Story
- Neighborhood Mixed-use

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Suburban Residential

	Gross Density	Net Density
Housing Units	6 DU/Acre	7 DU/Acre
Jobs	0 Jobs/Acre	0 Jobs/Acre

Average gross density by land use	
Single Family	6 DU/Acre
Townhome	14.5 Jobs/Acre

Most Common Buildings:

- Single Family, Standard Lot
- Single Family, Large Lot
- Townhomes (very limited)

Large Lot Residential

	Gross Density	Net Density
Housing Units	4 DU/Acre	4.5 DU/Acre
Jobs	0 Jobs/Acre	0 Jobs/Acre

Average gross density by land use	
Single Family	4 DU/Acre

Most Common Buildings:

- Single Family, Large Lot
- Single Family Estate
- Single Family, Standard Lot

Rural Residential

	Gross Density	Net Density
Housing Units	.5 DU/Acre	.5 DU/Acre
Jobs	0 Jobs/Acre	0 Jobs/Acre

Average gross density by land use	
Single Family	.5 DU/Acre

Most Common Buildings:

- Rural Residential

Office Park

	Gross Density	Net Density
Housing Units	0 DU/Acre	0 DU/Acre
Jobs	36.5 Jobs/Acre	42 Jobs/Acre

Average gross density by land use	
Retail	11 Jobs/Acre
Office	41 Jobs/Acre
Industrial	8 Jobs/Acre

Most Common Buildings:

- Business Park/Flex
- Office, 1 Story
- Mixed-use Office, 2 Story
- Light Industrial

Activity Center

	Gross Density	Net Density
Housing Units	3.8 DU/Acre	5 DU/Acre
Jobs	14 Jobs/Acre	18.5 Jobs/Acre

Average gross density by land use	
Multifamily	25 DU/Acre
Retail	13 Jobs/Acre
Office	26 Jobs/Acre
Industrial	5 Jobs/Acre

Most Common Buildings:

- Low Density Commercial
- Large Format Retail
- Multifamily, 2 Story
- Office, 1 Story
- Business Park/Flex

Regional Retail

	Gross Density	Net Density
Housing Units	0 DU/Acre	0 DU/Acre
Jobs	13 Jobs/Acre	16 Jobs/Acre

Average gross density by land use	
Retail	13 Jobs/Acre

Most Common Buildings:

- Large Format Retail
- Low Density Commercial

Arterial Commercial

	Gross Density	Net Density
Housing Units	0 DU/Acre	0 DU/Acre
Jobs	14 Jobs/Acre	18 Jobs/Acre

Average gross density by land use	
Retail	114 Jobs/Acre

Most Common Buildings:

- Low Density Commercial
- Large Format Retail

Industrial

	Gross Density	Net Density
Housing Units	0 DU/Acre	0 DU/Acre
Jobs	17 Jobs/Acre	19 Jobs/Acre

Average gross density by land use	
Retail	1 Jobs/Acre
Office	5 Jobs/Acre
Industrial	13 Jobs/Acre

Most Common Buildings:

- Light Industrial
- Business Park/Flex
- Heavy Industrial

University District

	Gross Density	Net Density
Housing Units	31.5 DU/Acre	39 DU/Acre
Jobs	24 Jobs/Acre	30 Jobs/Acre

Average gross density by land use	
Multifamily	52 DU/Acre
Retail	20 Jobs/Acre
Office	58.5 Jobs/Acre

Most Common Buildings:

- Multifamily Student Housing
- Multifamily, 2 Story
- Main Street Commercial
- Educational
- Neighborhood Mixed-use

Institutional

	Gross Density	Net Density
Housing Units	0 DU/Acre	0 DU/Acre
Jobs	46 Jobs/Acre	75 Jobs/Acre

Average gross density by land use	
Retail	1.4 Jobs/Acre
Office	46 Jobs/Acre

Most Common Buildings:

- Office, 1 Story
- Educational

Potential Scenario Options

- **Trend:** The County will continue to grow and develop in the same patterns as the past
- **Plan build out:** The County builds out what is in local plans.
- **Other themes:** Test GHG targets, community visions and aspirations, Transit-Oriented Development etc.

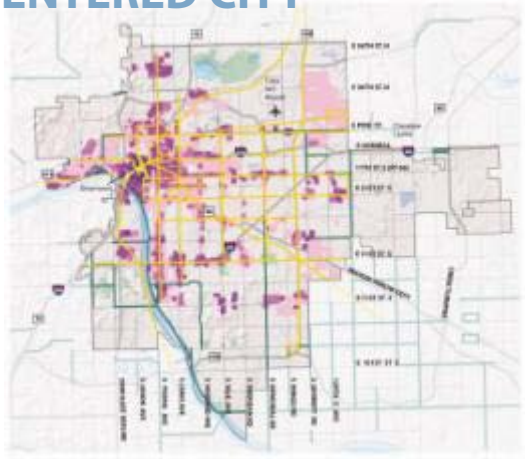
Example Scenario Themes – *Tulsa Comprehensive Plan*

A TRENDS CONTINUE

B MAIN STREETS

C NEW CENTERS

D CENTERED CITY



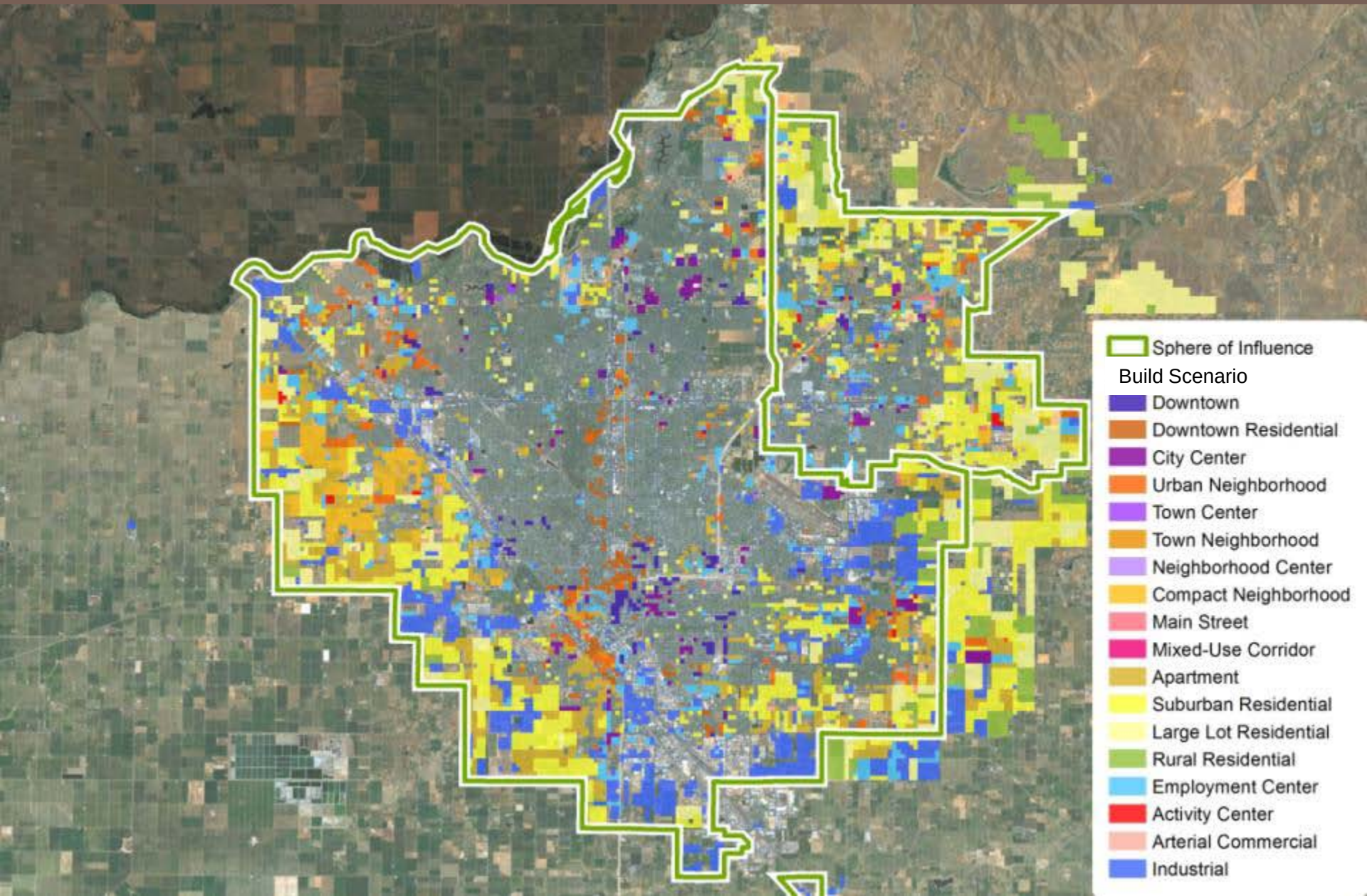
Fresno PTIS Phase 2 - Three Scenarios

1. *Build Scenario:* Growth allocated by TAZ forecasts. In some cases growth does not fit in the TAZ. This which results in a lower overall number.

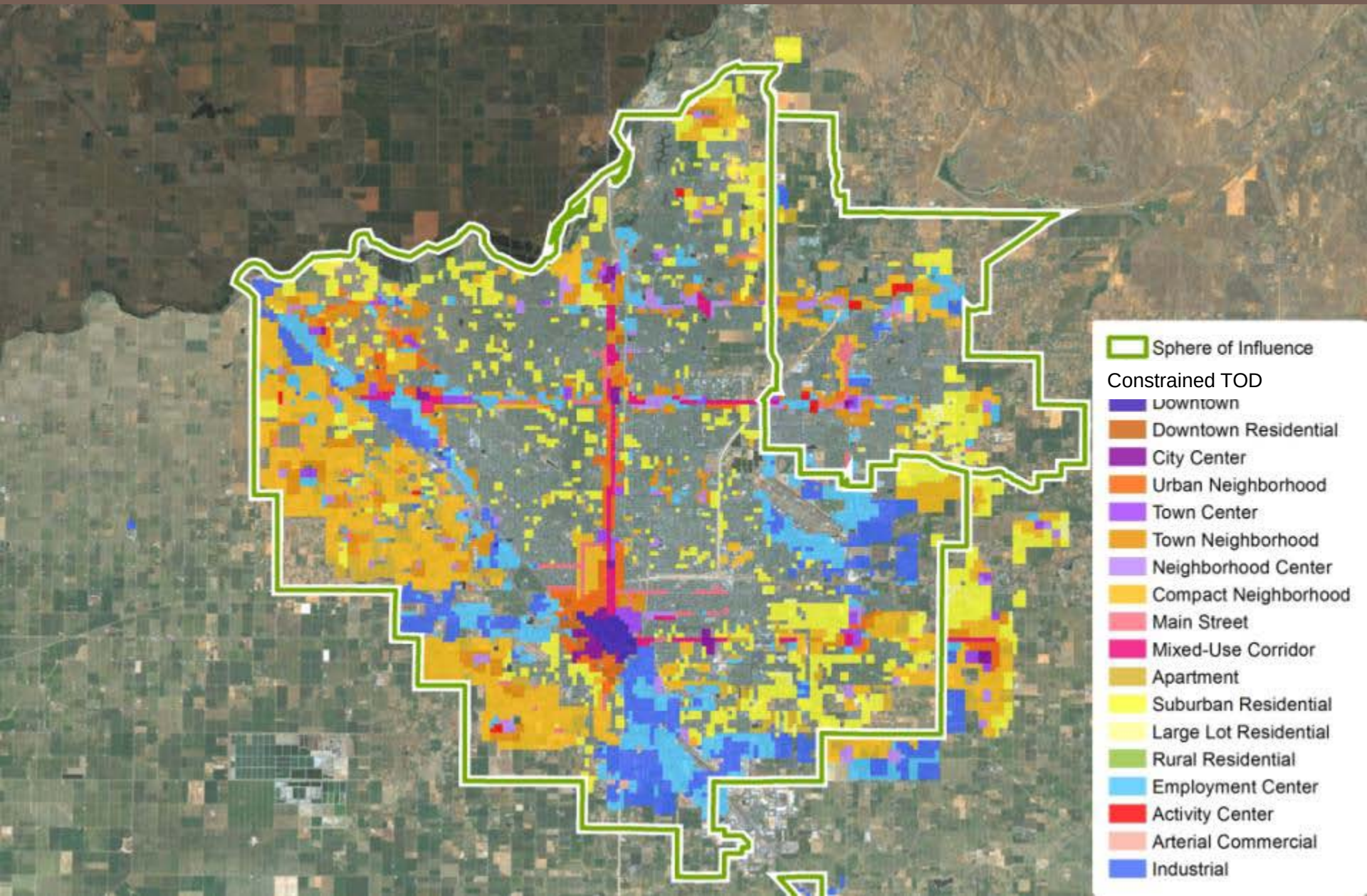
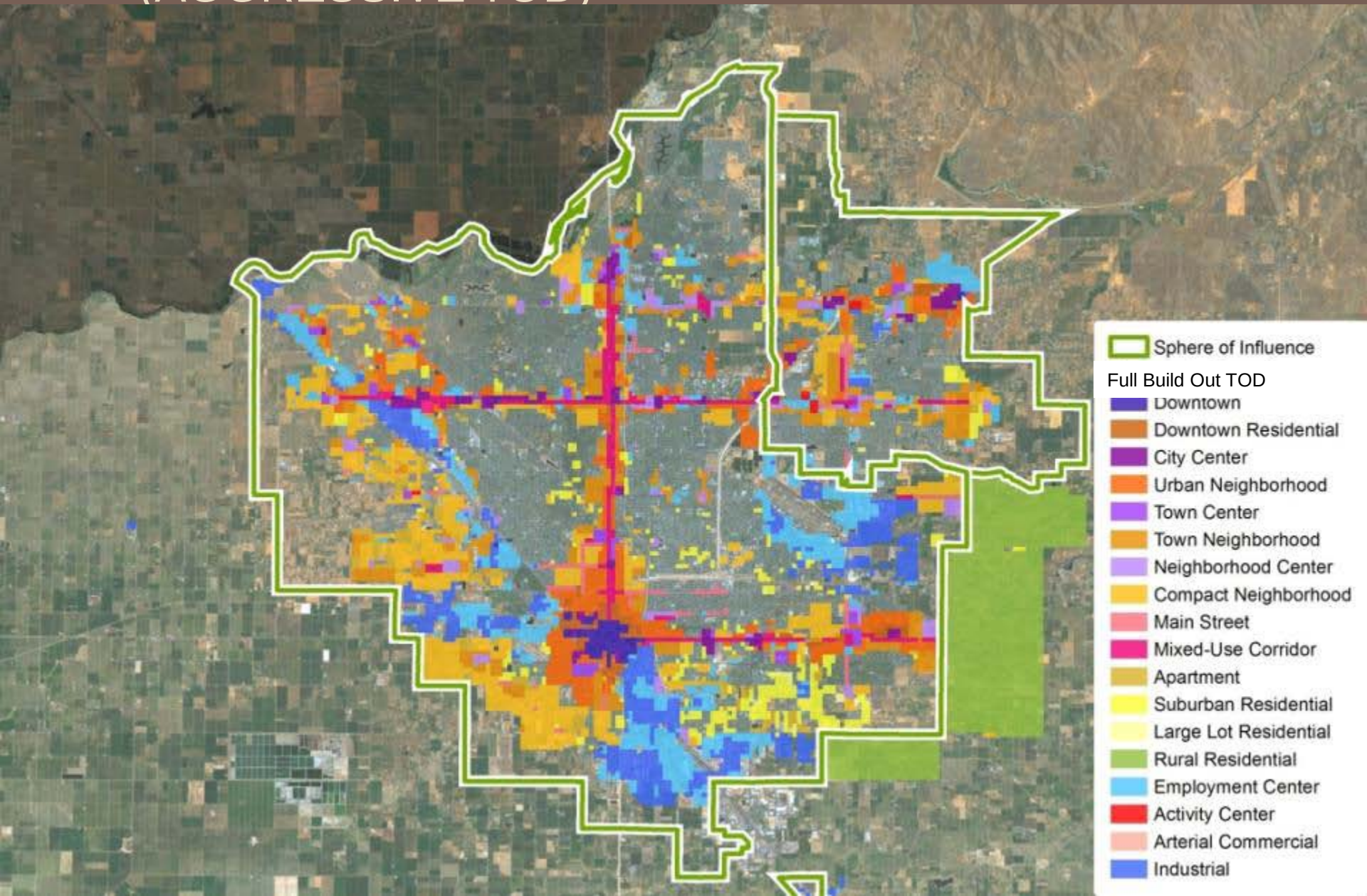
2. *Constrained TOD Scenario:* First attempt to reallocate growth in a transit supportive design. Used Strategic Economics forecasts of TOD potential.

3. *Full Build Out TOD Scenario:* More aggressive attempt to reallocate growth onto corridors for a transit supportive design. This scenario reallocated all growth from SEGA into the city boundaries of Fresno and Clovis.

BUILD SCENARIO (COG TREND)



CONSTRAINED TOD SCENARIO



FULL BUILD OUT SCENARIO
(AGGRESSIVE TOD)