

Fresno Existing Conditions

- 2.49 du/ac - Fresno County
- 7.75 du/ac - the City of Fresno

- 91.58% total car trips
- 0.84% total transit trips
- 7.58% total walk/bike trips

Three Land Use Scenarios: 2035

1. *Build Scenario or Virtual Future*

Build based on existing RTP

2. *Constrained TOD Scenario*

Build based on Strategic Economics Report

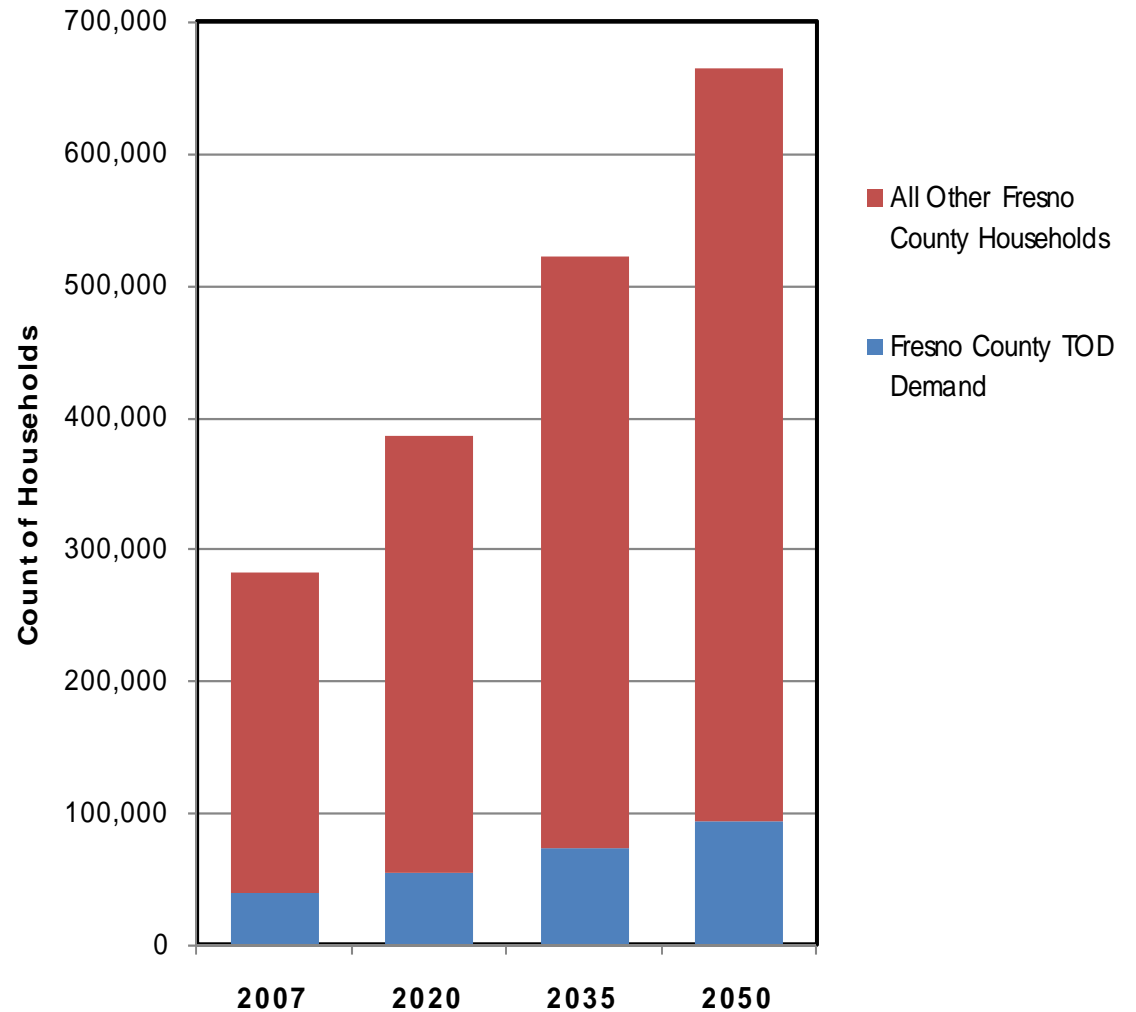
3. *Full Build Out TOD Scenario*

Aggressive TOD build

TOD Demand in Fresno County

14% of all
households

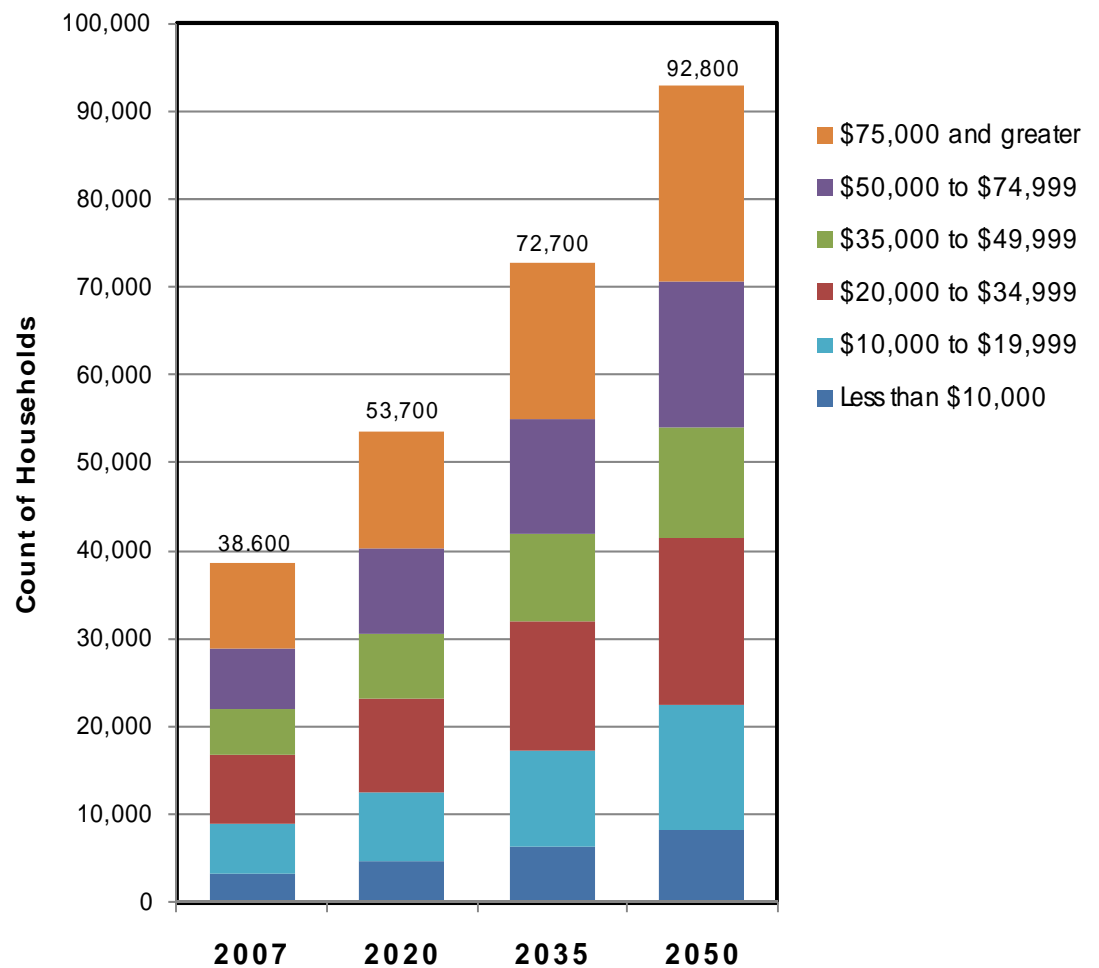
73,000
households
in 2035



Source: US Census ACS 2005-2007; California Department of Finance, 2010; Strategic Economics,

TOD Demand by Income

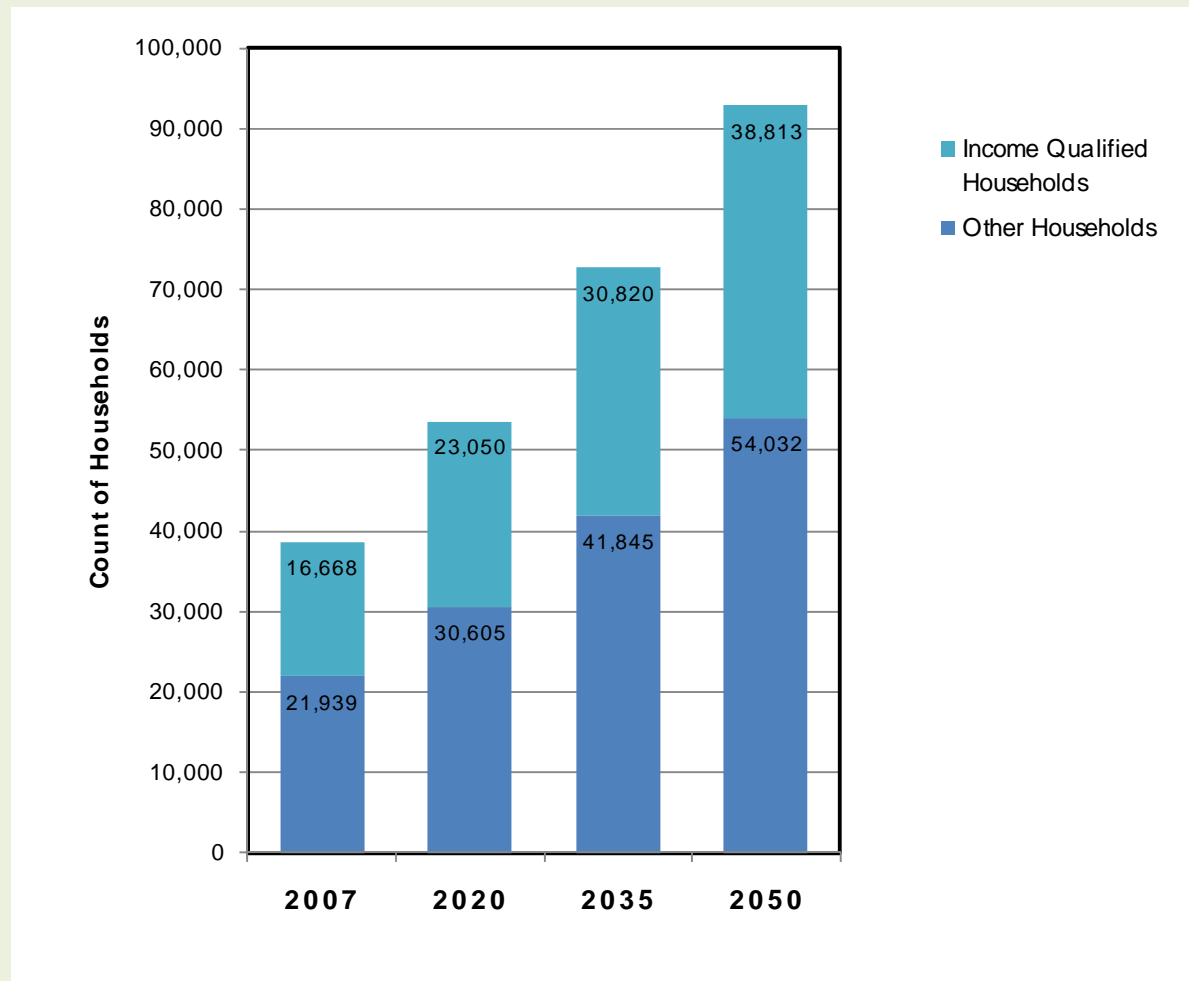
60% of TOD demand (43,000 units in 2035) is from households with low and very low incomes.



Market-rate multi-family housing likely to be targeted to higher income households

Only 40% of TOD households (30,000 in 2035) can afford newly built, market-rate higher density units.

Demand for Multifamily Units by Income



Source: US Census ACS 2005-2007; California Department of Finance, 2010; Strategic Economics,

Higher density housing types will take time to realize

Higher density housing types are more costly to build, and will take longer to realize. Rehabilitation and reuse can be a good short term strategy to provide additional units at lower cost.

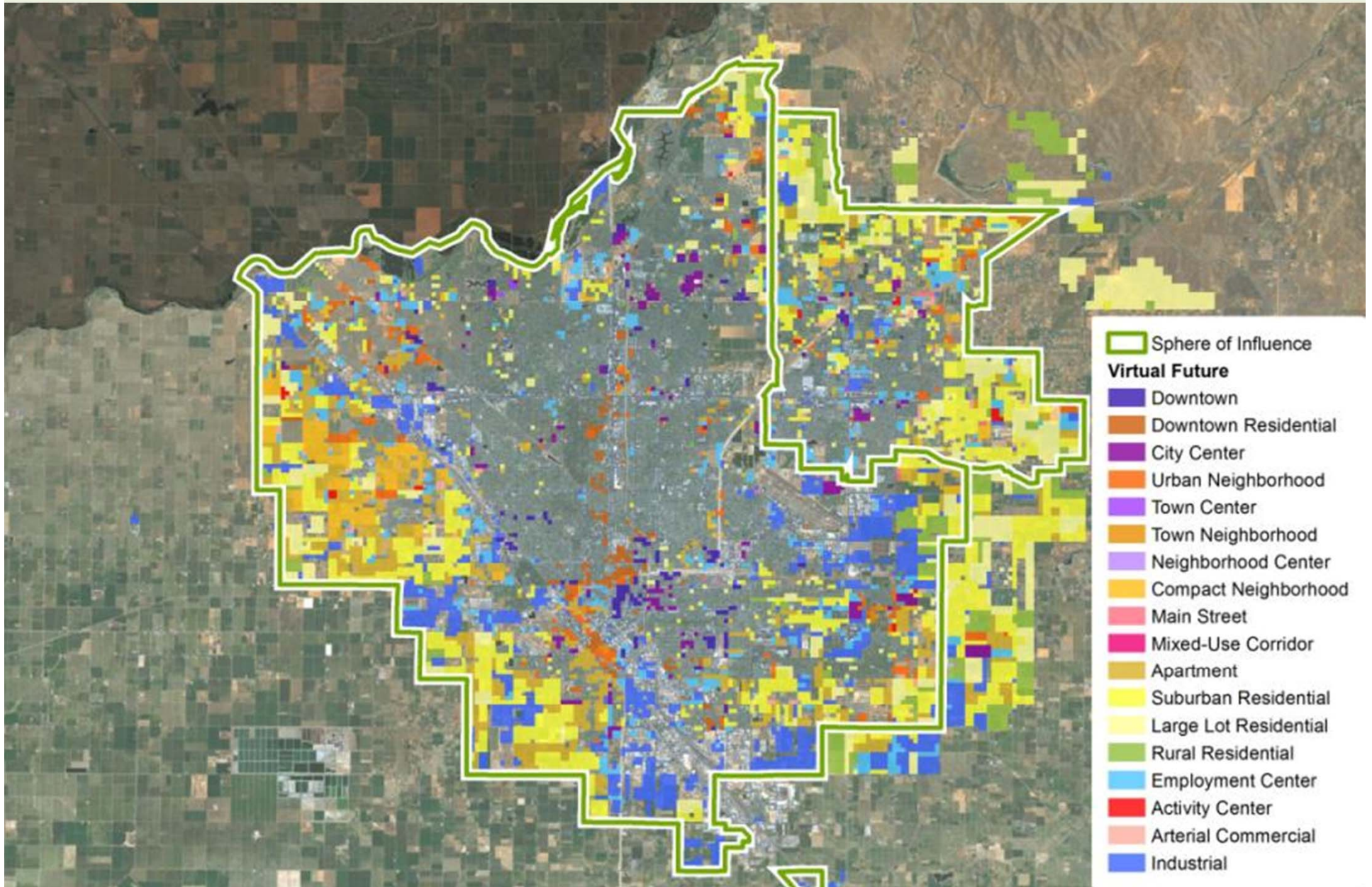


Feasibility Timeline

Growth accommodated in Mixed-Use Buildings: **Build**

- 9% of new housing units are in mixed-use buildings
- 23% of jobs are in mixed-use buildings
- Mixed-use buildings in the scenario include:
 - 5-story, 4 story and 3 story retail/residential
 - 4 story retail/office
 - 10 story mixed use office
 - Main street commercial

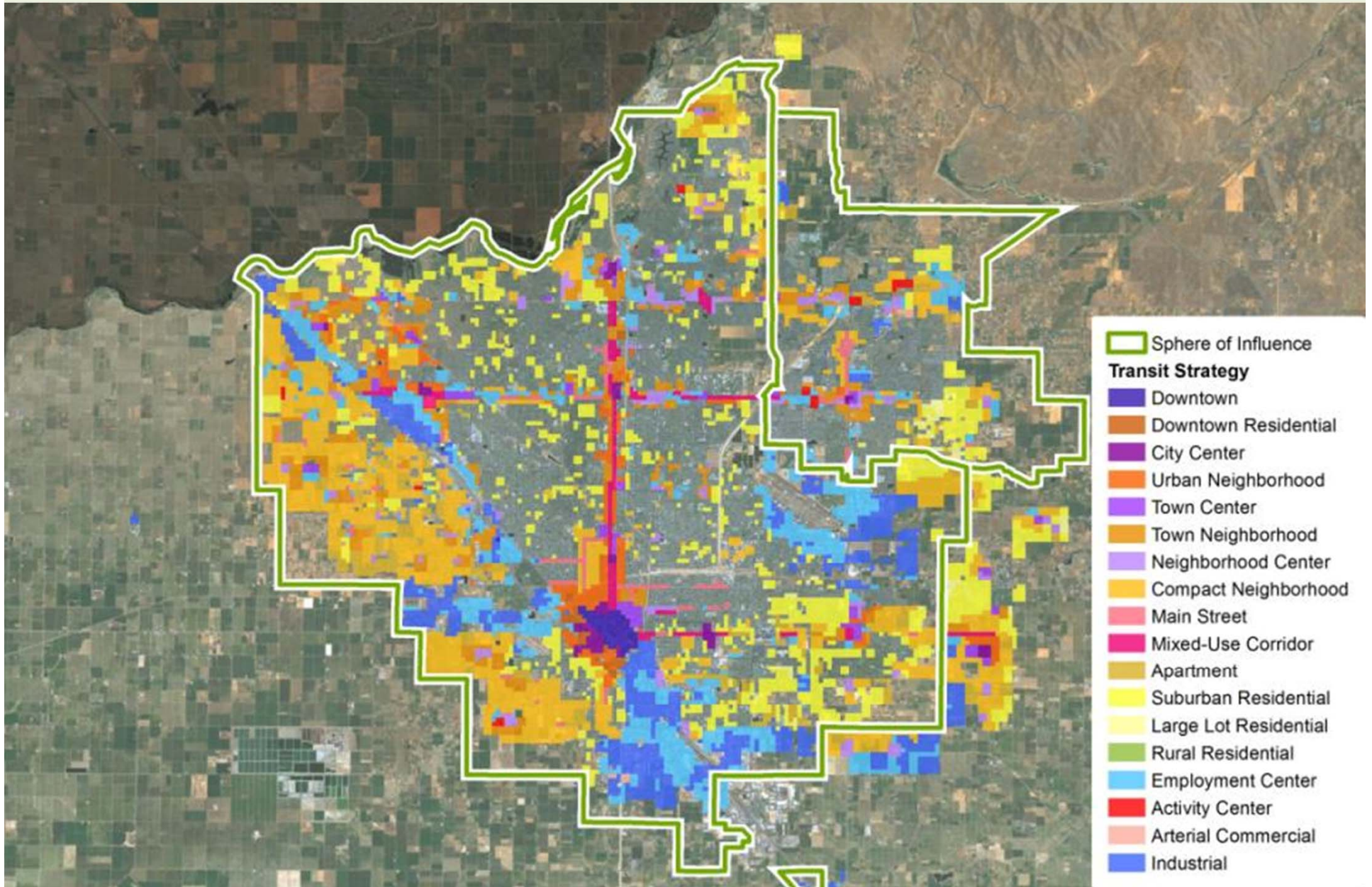
Virtual Future – Build Scenario



Growth accommodated in Mixed-Use Buildings: **Constrained TOD**

- 18% of new housing units are in mixed-use buildings
- 37% of jobs are in mixed-use buildings
- Mixed-use buildings in the scenario include:
 - 5-story, 4 story and 3 story retail/residential
 - 4 story retail/office
 - 10 story mixed use office
 - Main street commercial

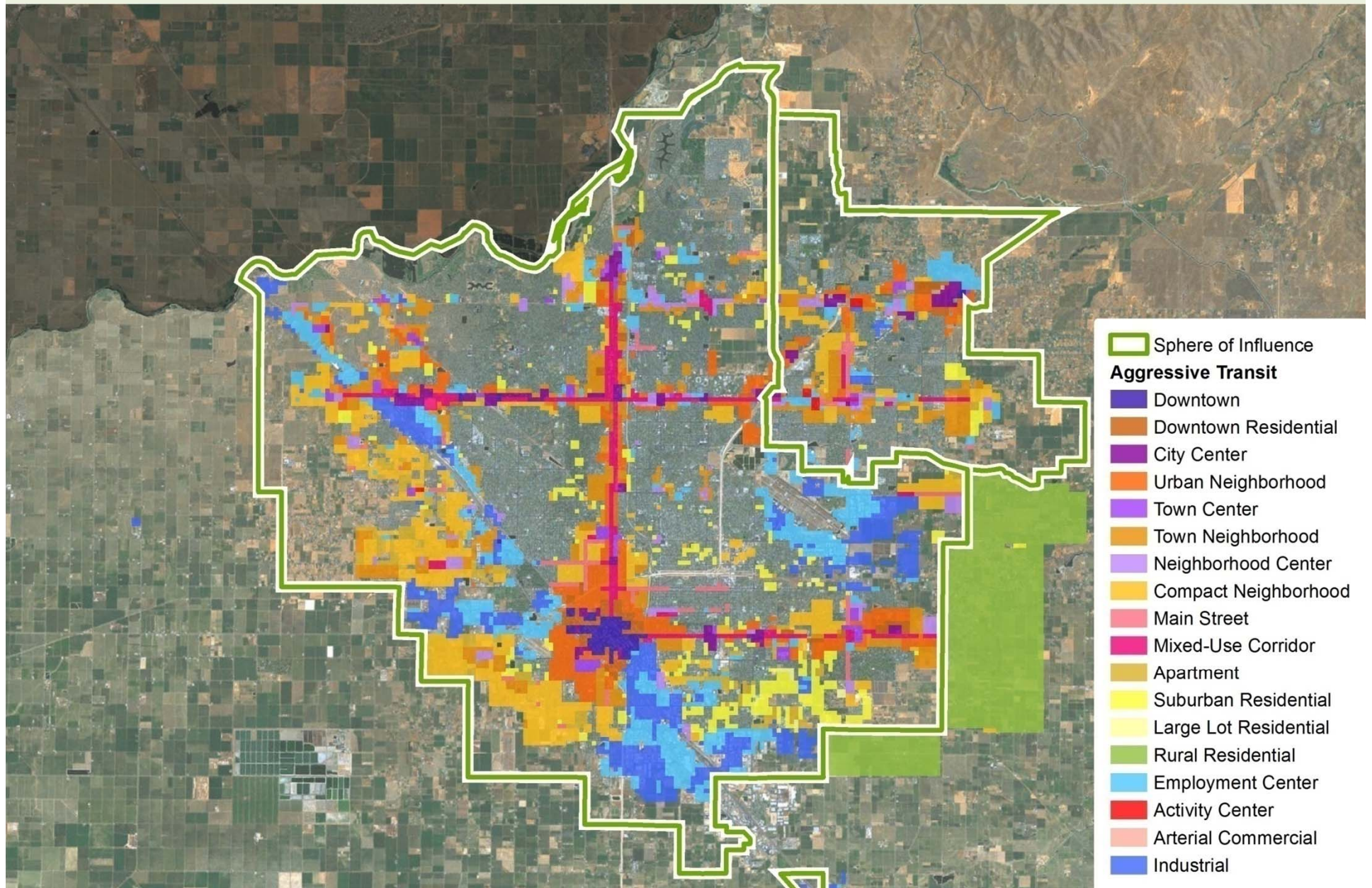
Constrained TOD Scenario



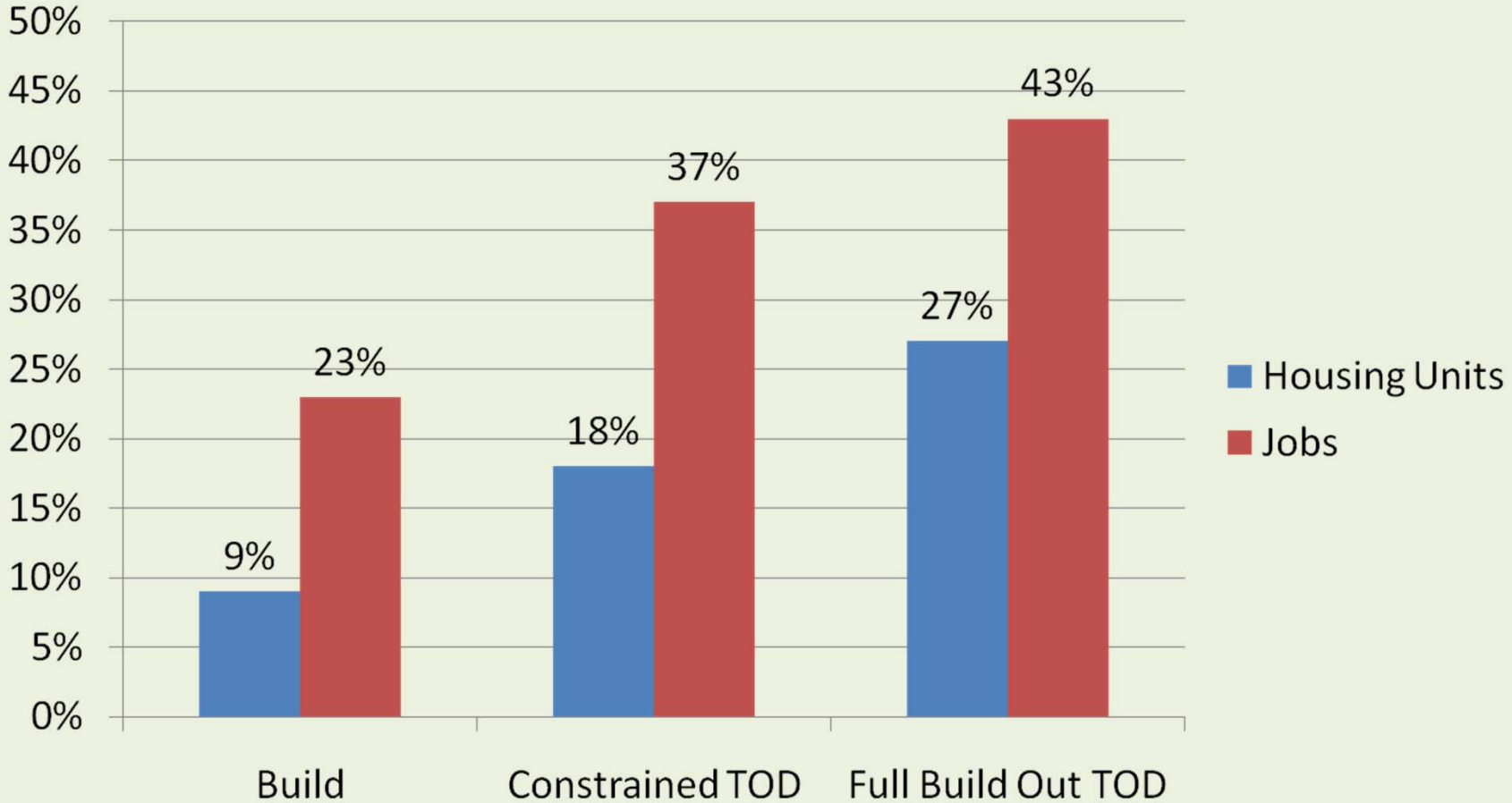
Growth accommodated in Mixed-Use Buildings: Full Build Out TOD

- 27% of new housing units are in mixed-use buildings
- 43% of jobs are in mixed-use buildings
- Mixed-use buildings in the scenario include:
 - 5-story, 4 story and 3 story retail/residential
 - 4 story retail/office
 - 10 story mixed use office
 - Main street commercial

Full Build Out TOD Scenario



Percentage of housing units and jobs in mixed-use buildings in mixed-use buildings



TOD Development Density (du/ac)*

	<u>1/2 mile</u>	<u>1 1/2 mile</u>
➤ Existing density:	8.2	7.41
➤ Build Scenario:	11.77	10.59
➤ Constrained TOD:	15.81	12.32
➤ Full Build-Out TOD:	23.52	14.85

* (in the BRT corridors)

BRT Corridors % Mode Share

	Bike/Ped	Transit	Auto
➤ Build Scenario:	8.29	1.60	90.11
➤ Constrained TOD:	8.52	1.68	89.80
➤ Full Build-Out TOD:	12.17	2.58	85.24

➤ Work Transit Trips go from 4.82% in the Build Scenario to 9.01% in the Full Build-Out.

Countywide Performance Measure

	VMT	% Change
➤ Build Scenario:	37,739,102	
➤ Constrained TOD:	37,616,766	0.32
➤ Full Build-Out TOD:	33,257,859	11.87