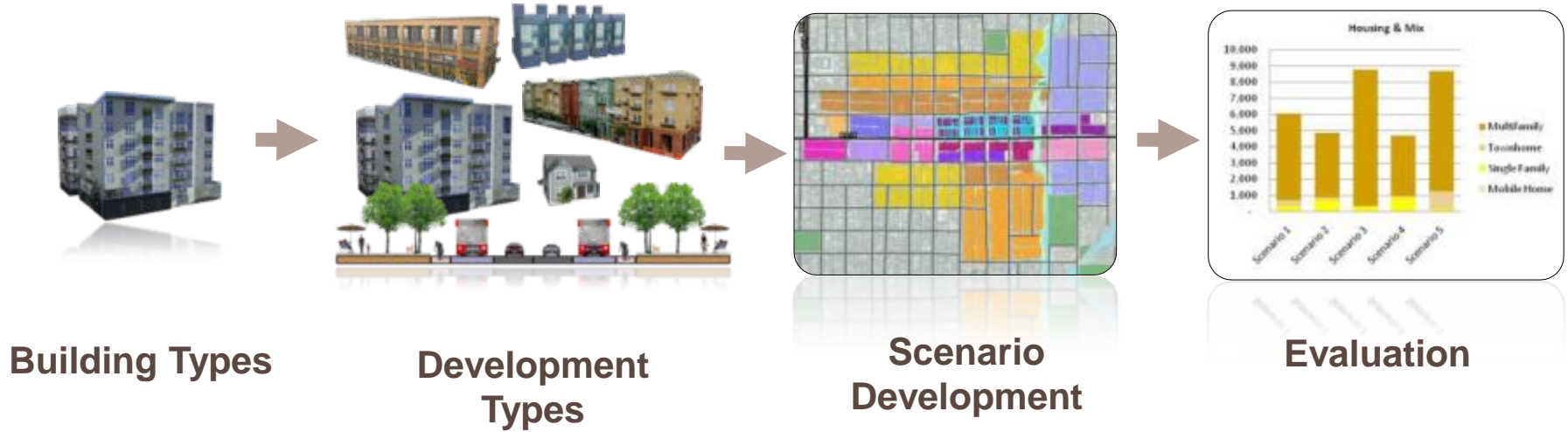




# DRAFT SCENARIOS 1 & 2: EXISTING GENERAL PLANS

Alex Joyce & CJ Gabbe // Fregonese Associates Inc.

# Scenario Building Process



# Creation Method for Scenario 1: *General Plan + Trend Forecast*

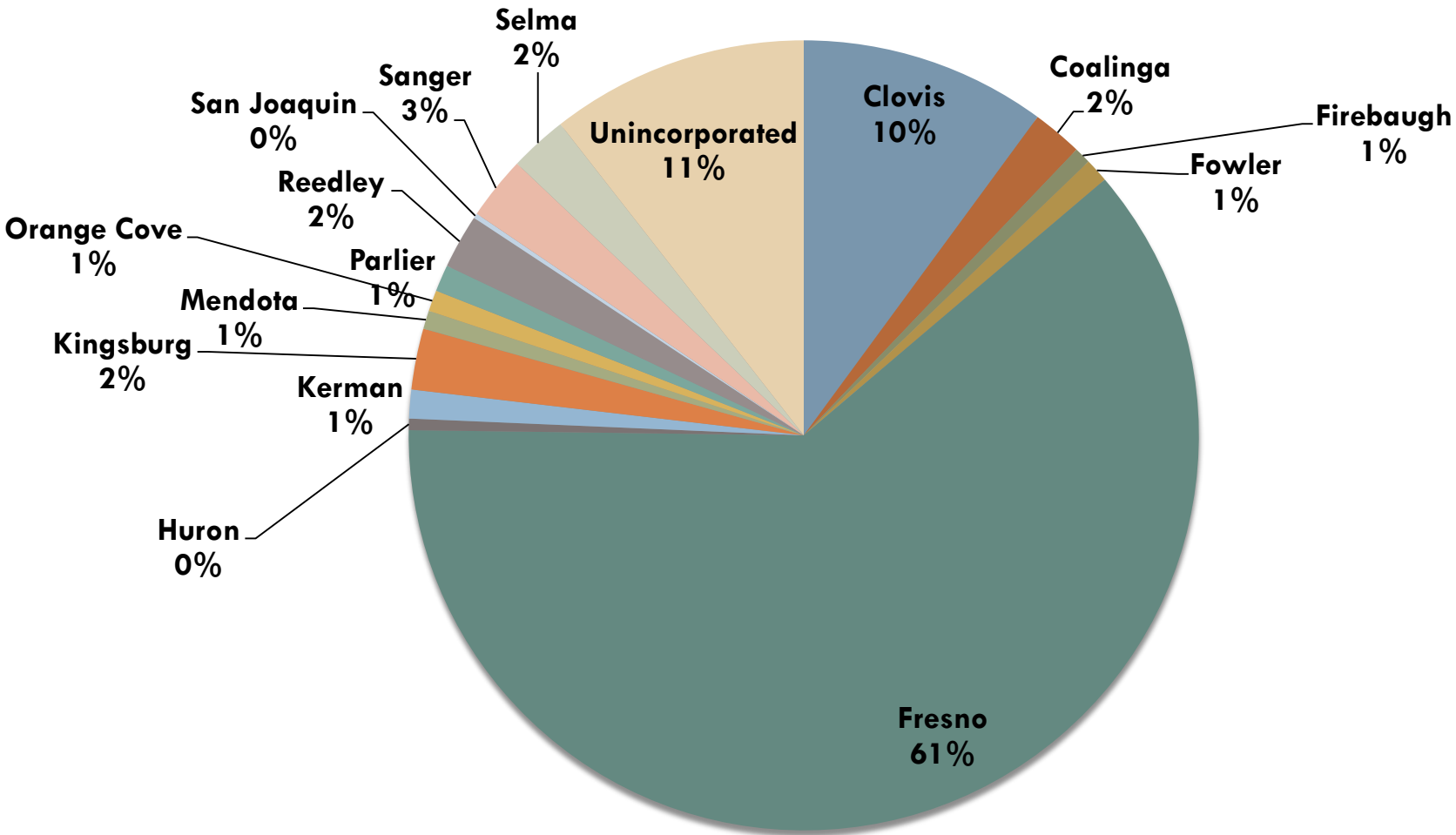
- ***Quantity of Growth Determined By:***
  - ▣ 2008-2035 Trend-based Growth Forecast (Planning Center)
  - ▣ 108,000 additional housing units and 102,000 additional employees
- ***Location of Growth Guided By:***
  - ▣ Existing General Plans, Community Plans and County Zoning
- Growth on primarily vacant land at urban edge
- Low density, single-use land uses
- Limited infill development – small amount in downtown Fresno and Blackstone

# Creation Method for Scenario 2:

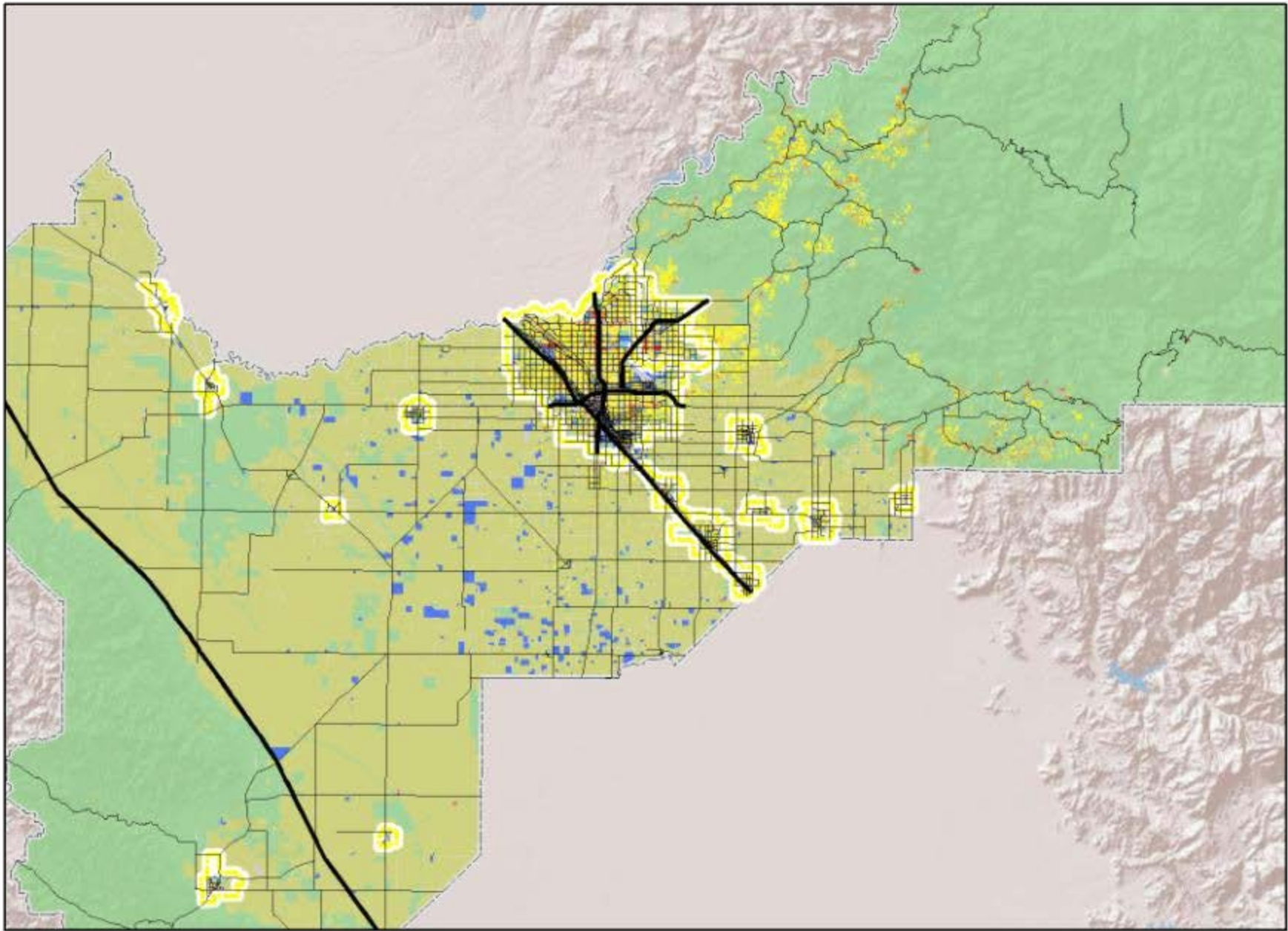
*Draft General Plans and Small Area Plans for Fresno and Clovis + Forecast*

- **Quantity of Growth Determined By:**
  - 2008-2035 Trend-based Growth Forecast (Planning Center)
    - Shifts in SF/MF split based on more aggressive infill plans
  - 108,000 additional housing units and 102,000 additional employees
- **Location of Growth Guided By:**
  - Draft General Plans + Small Areas Plans for Fresno and Clovis
  - Existing General Plans, Community Plans and County Zoning for other Jurisdictions and Unincorporated – No Change from Scenario 1
- Growth still primarily on vacant land but with more infill
  - Infill in downtown Fresno, Blackstone corridor, and several new Mixed Use areas of Clovis
- Still predominately low density, single-use land uses, with modest increases in moderate mixed-use development

# Housing Unit Forecast by SOI

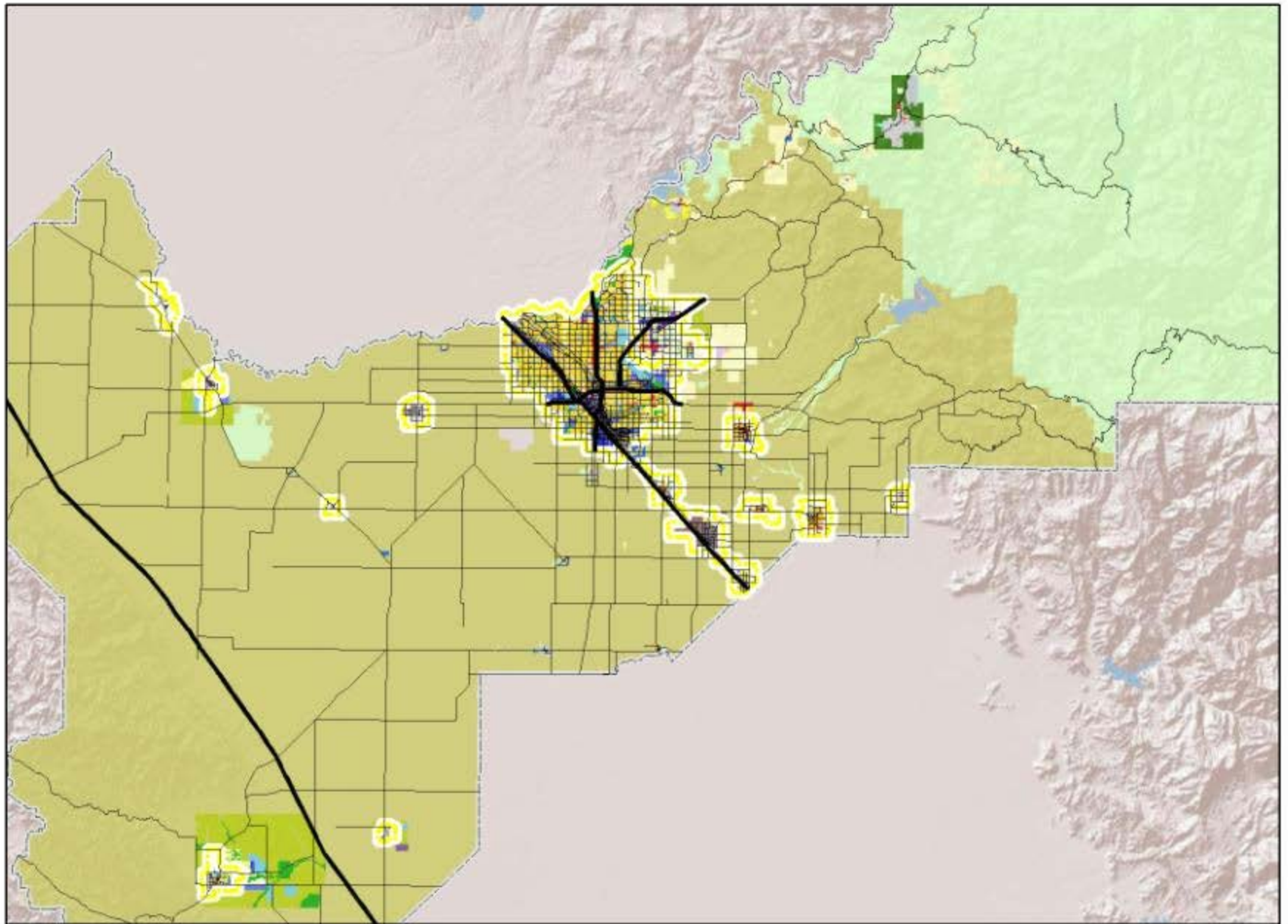


County// Existing Land Use

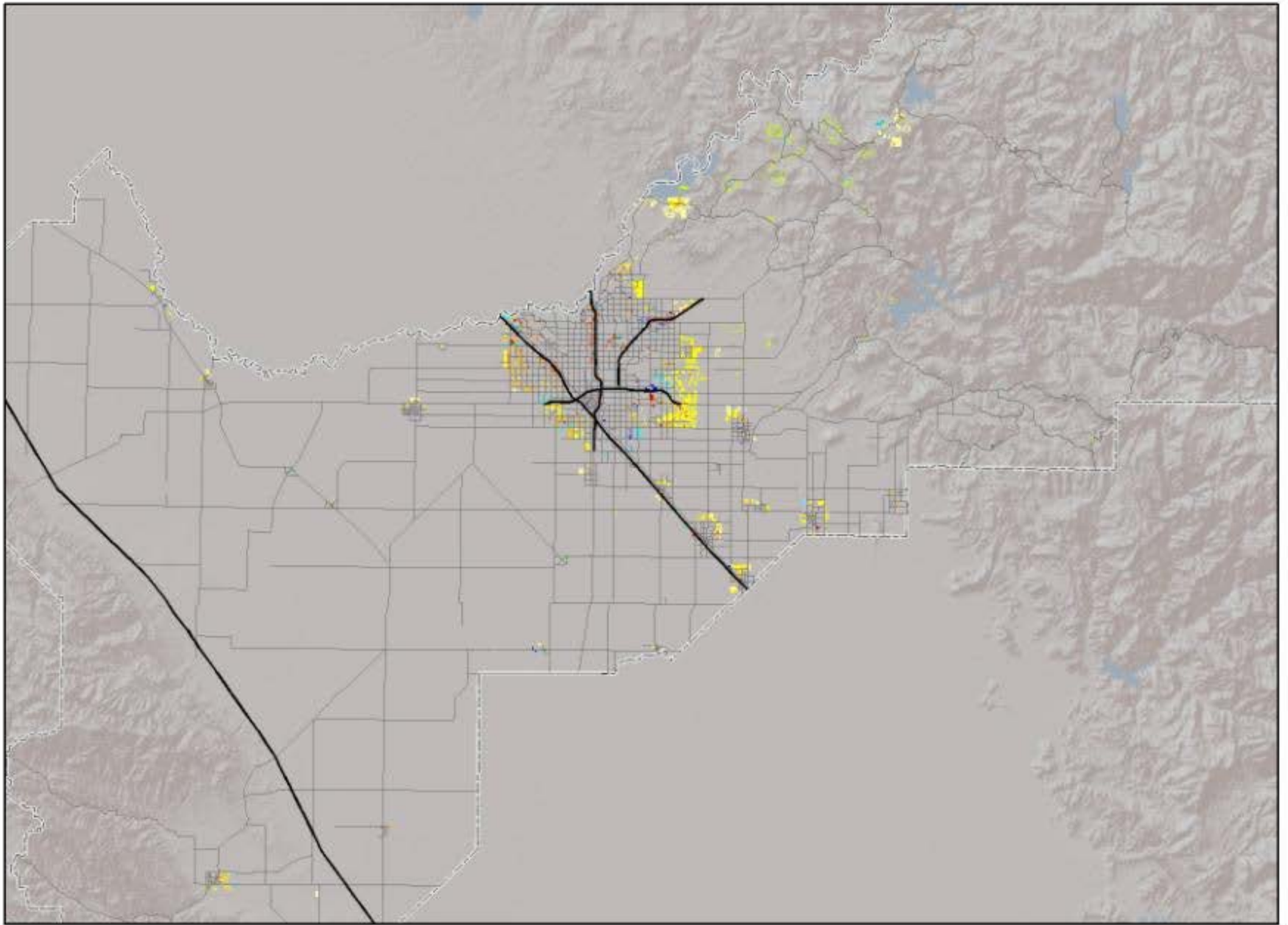




# County// General Plans

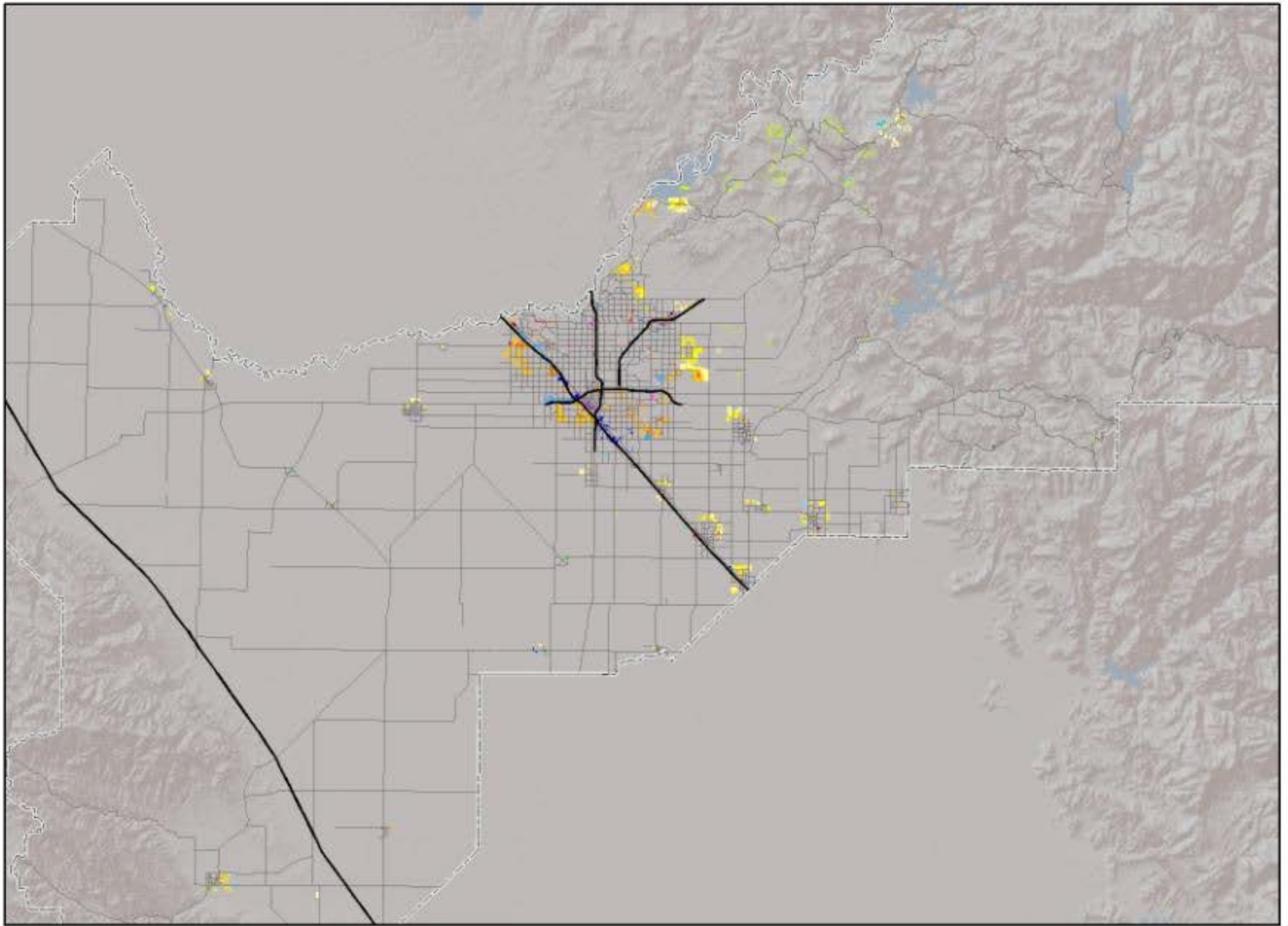


# Fresno & Clovis SOI // Scenario 1 // Adopted General Plans

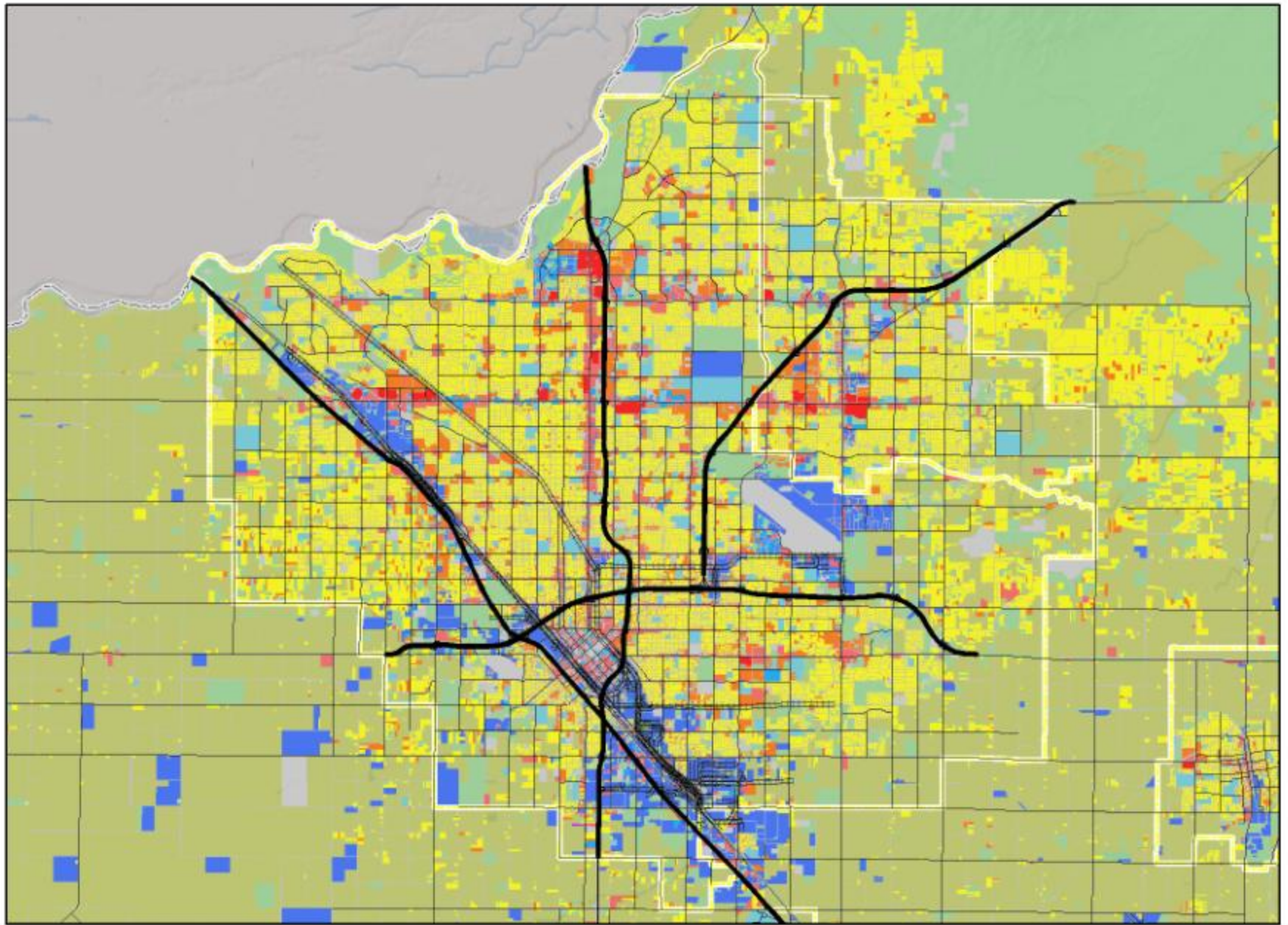




# Fresno & Clovis SOI // Scenario 2 // Draft General Plans for Fresno and Clovis

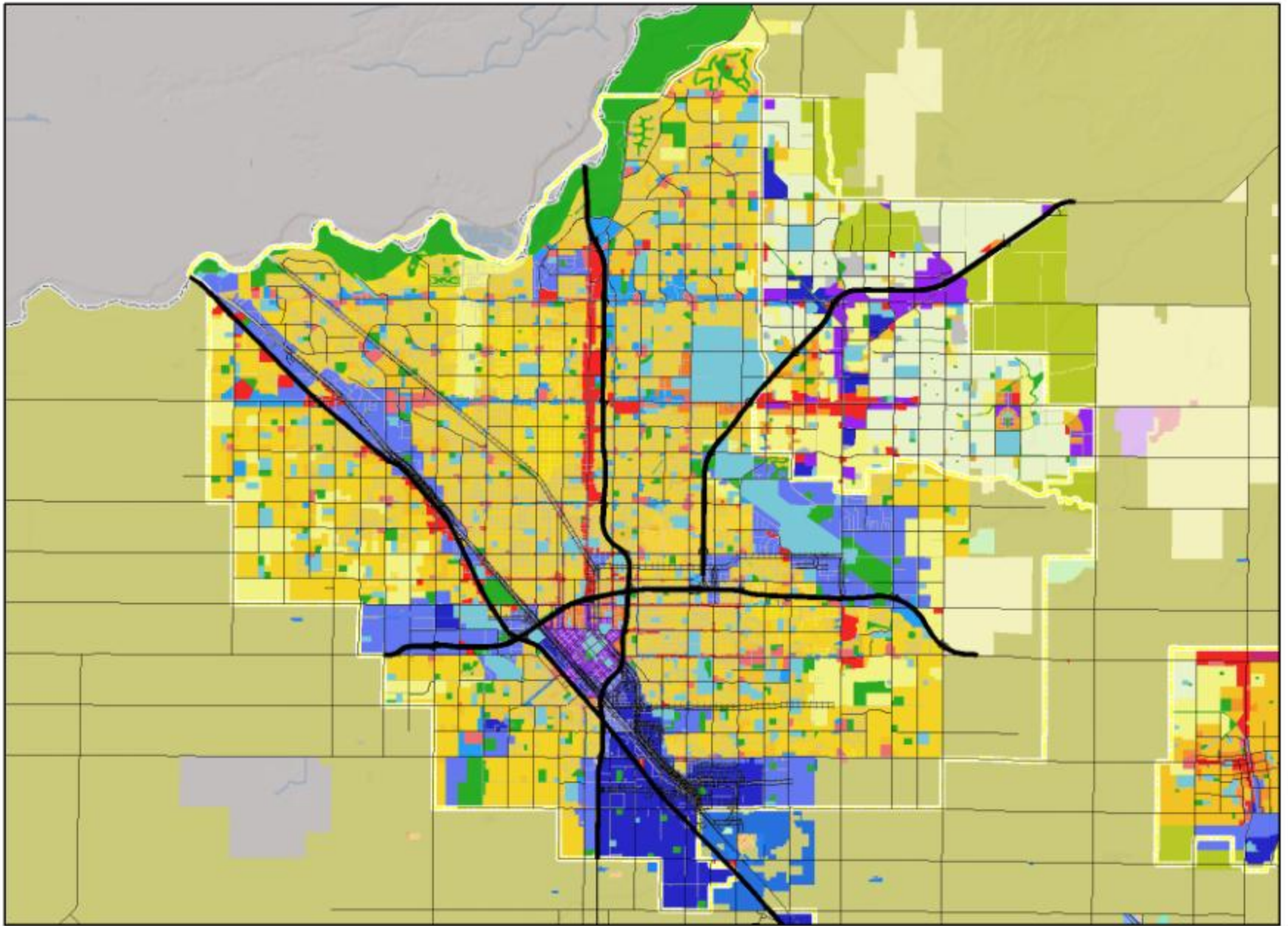


# Fresno & Clovis SOI // Existing Land Use

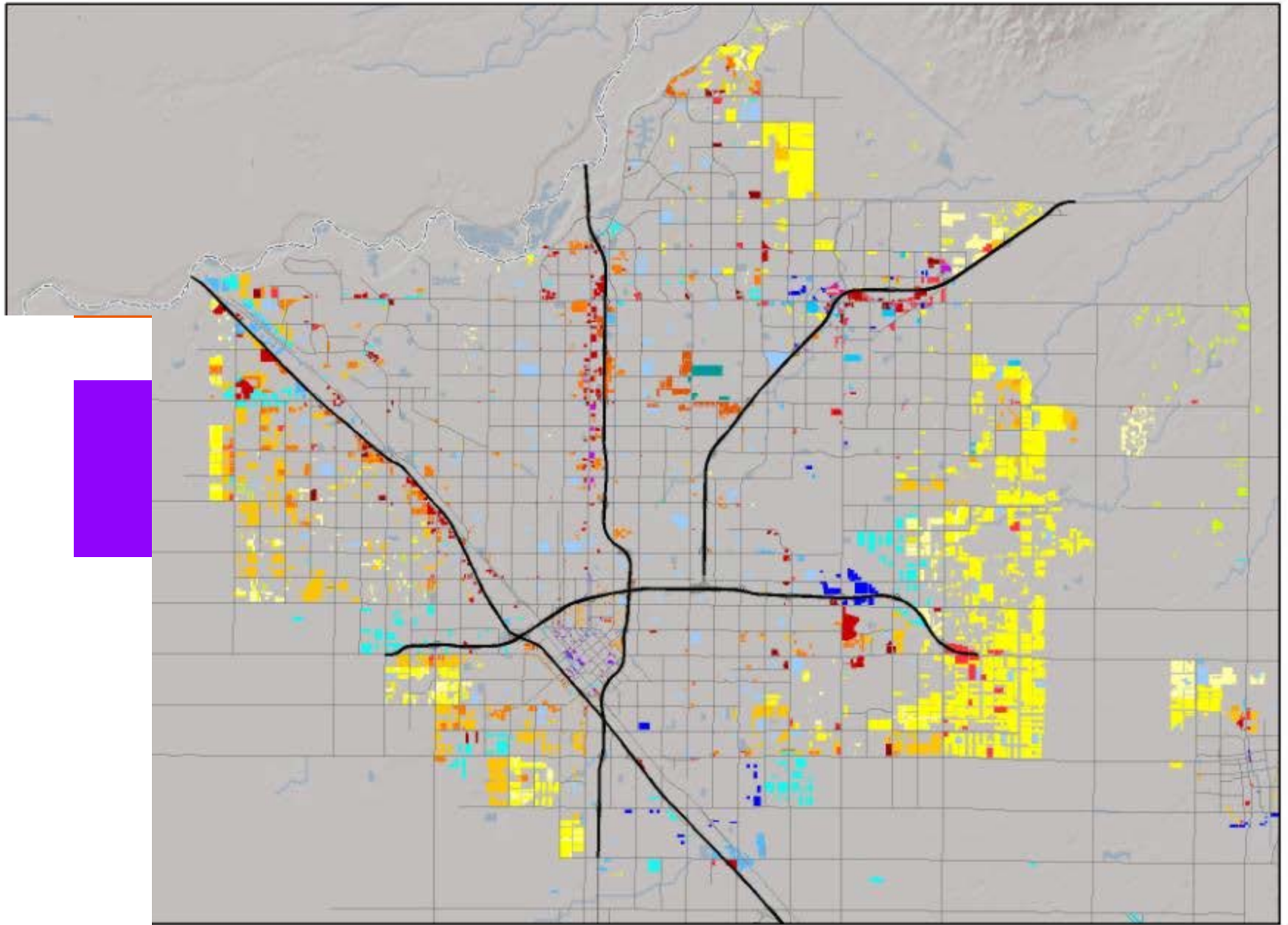




# Fresno & Clovis SOI // Existing General Plan Maps

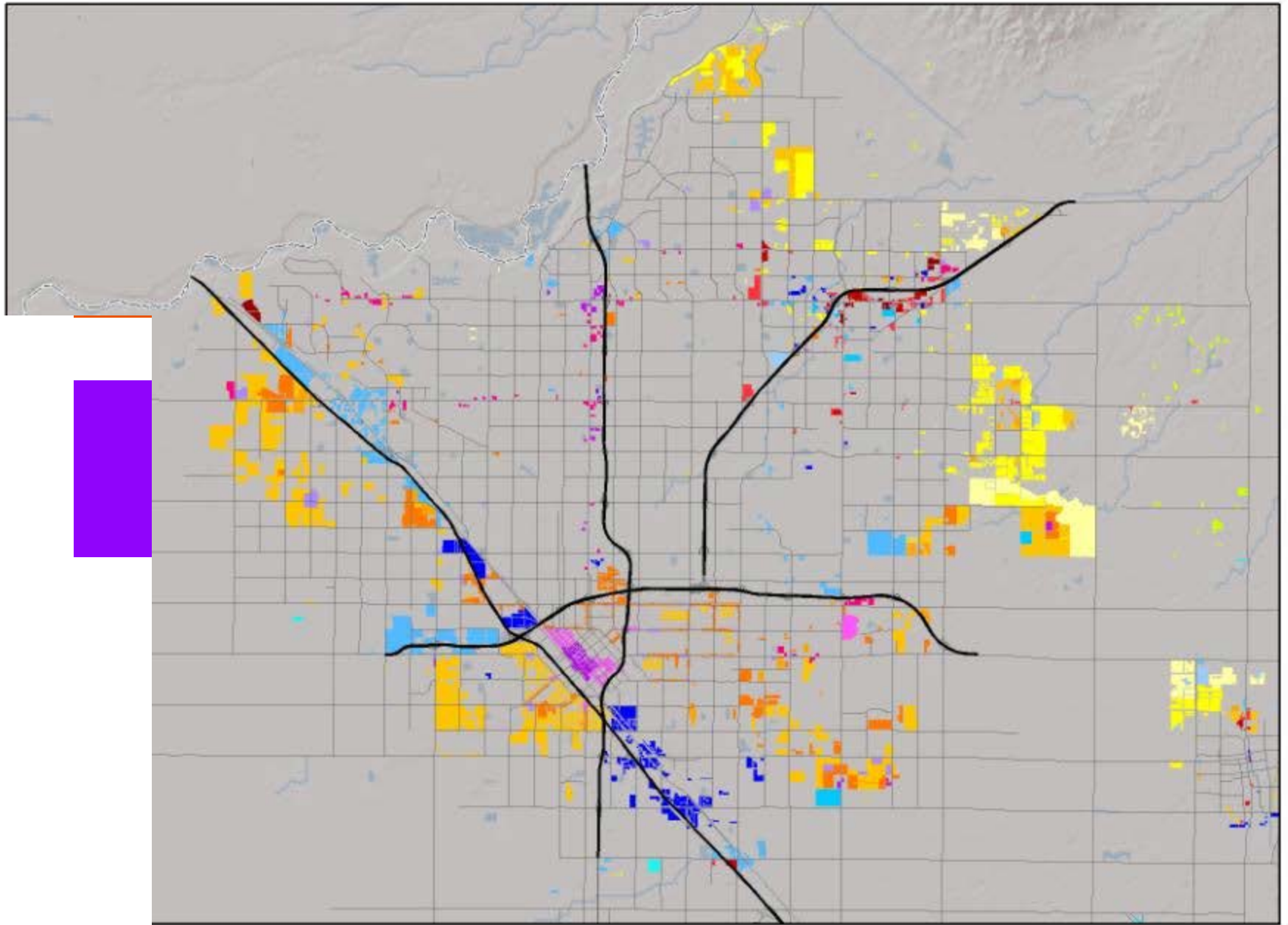


# Fresno & Clovis SOI // Scenario 1 // Adopted General Plans



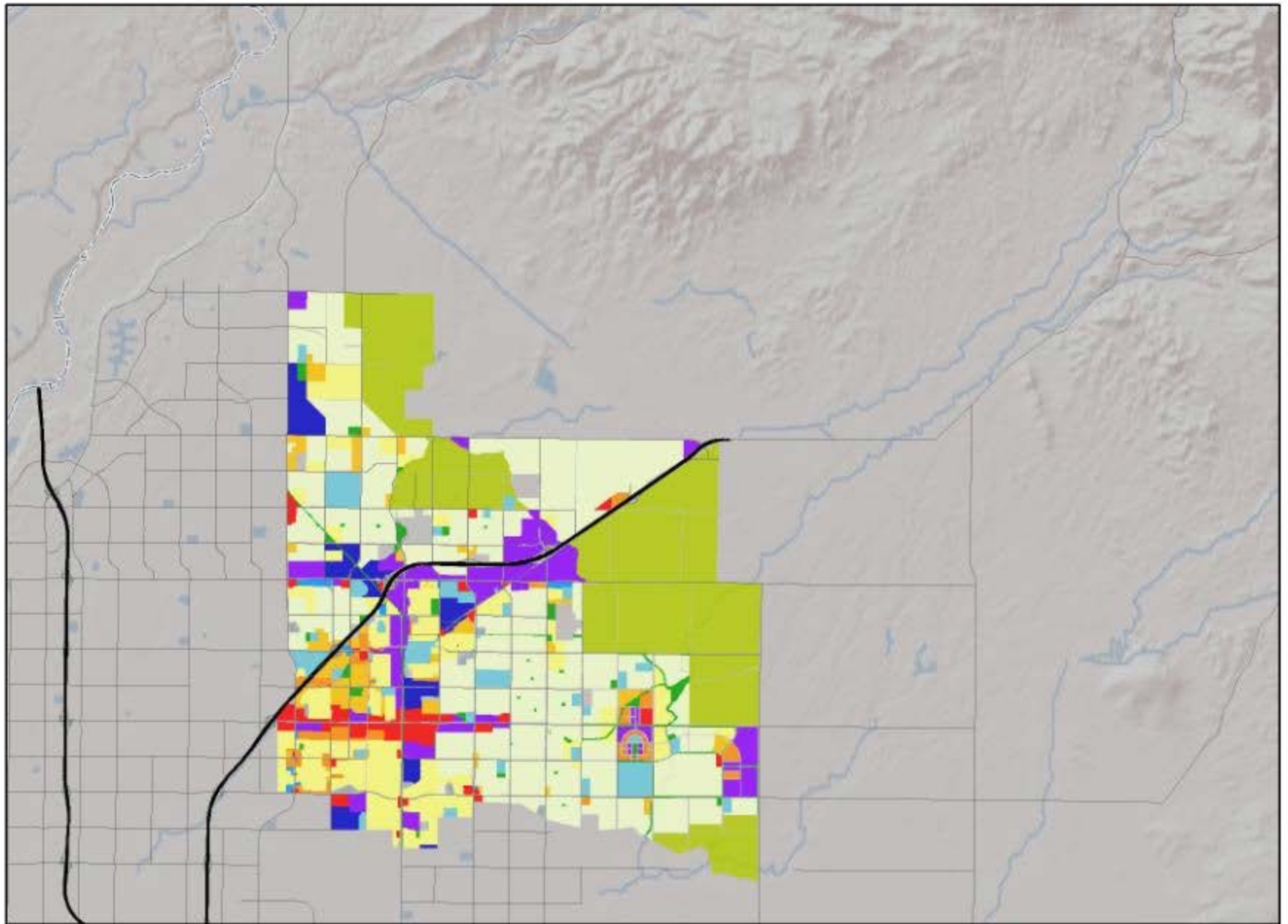


# Fresno & Clovis SOI // Scenario 2 // Draft General Plans for Fresno and Clovis

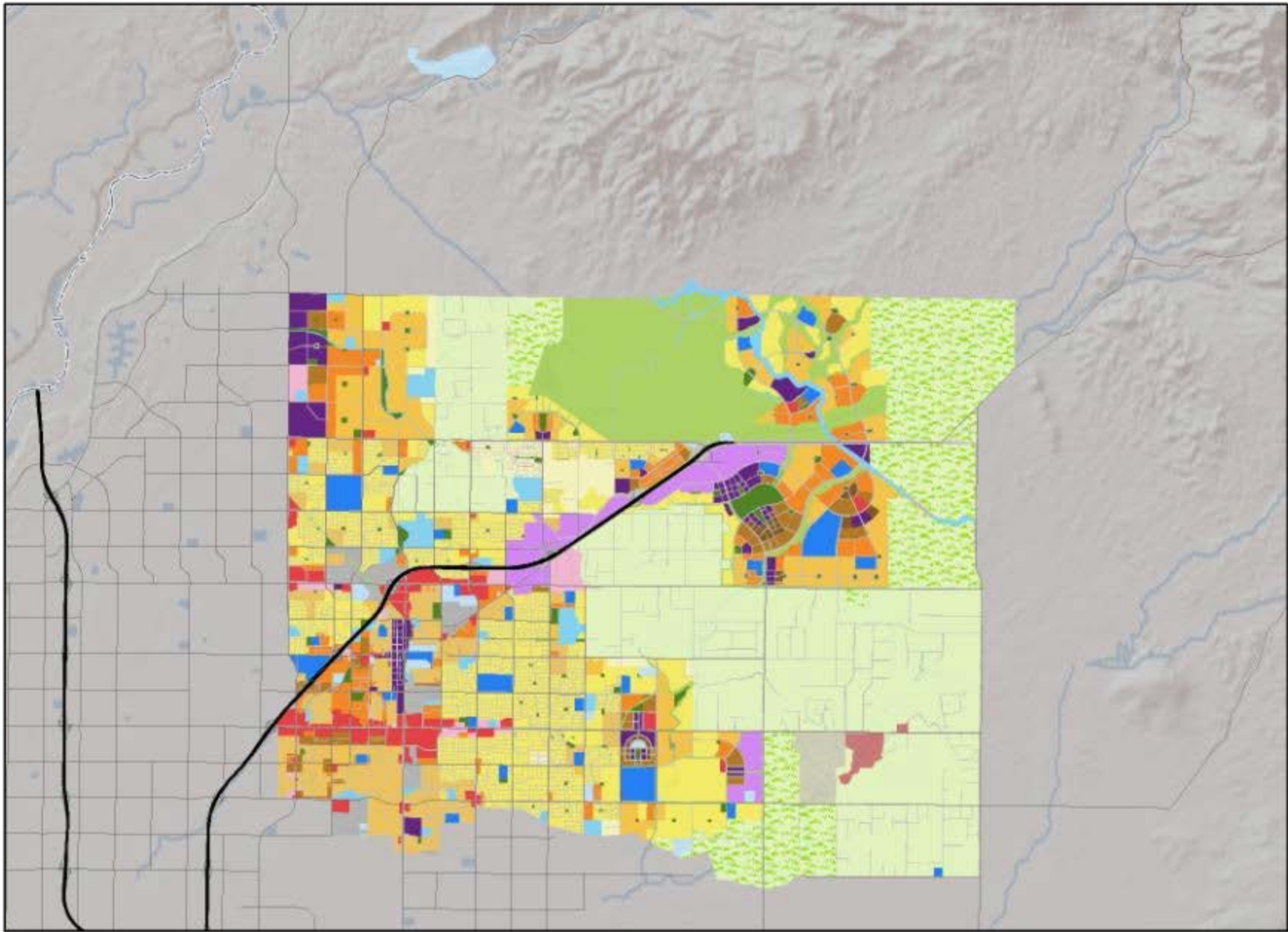




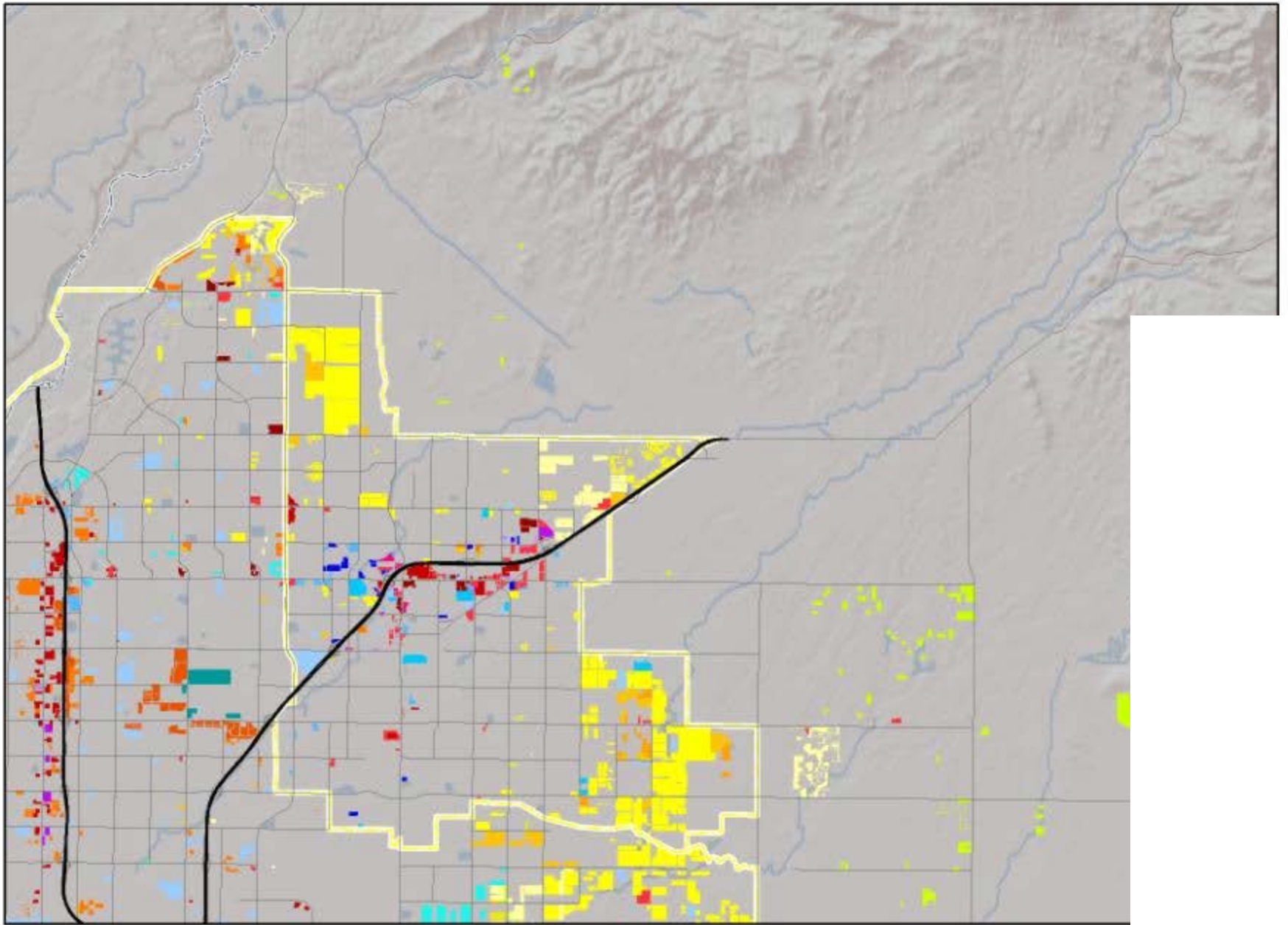
# Clovis Adopted General Plan



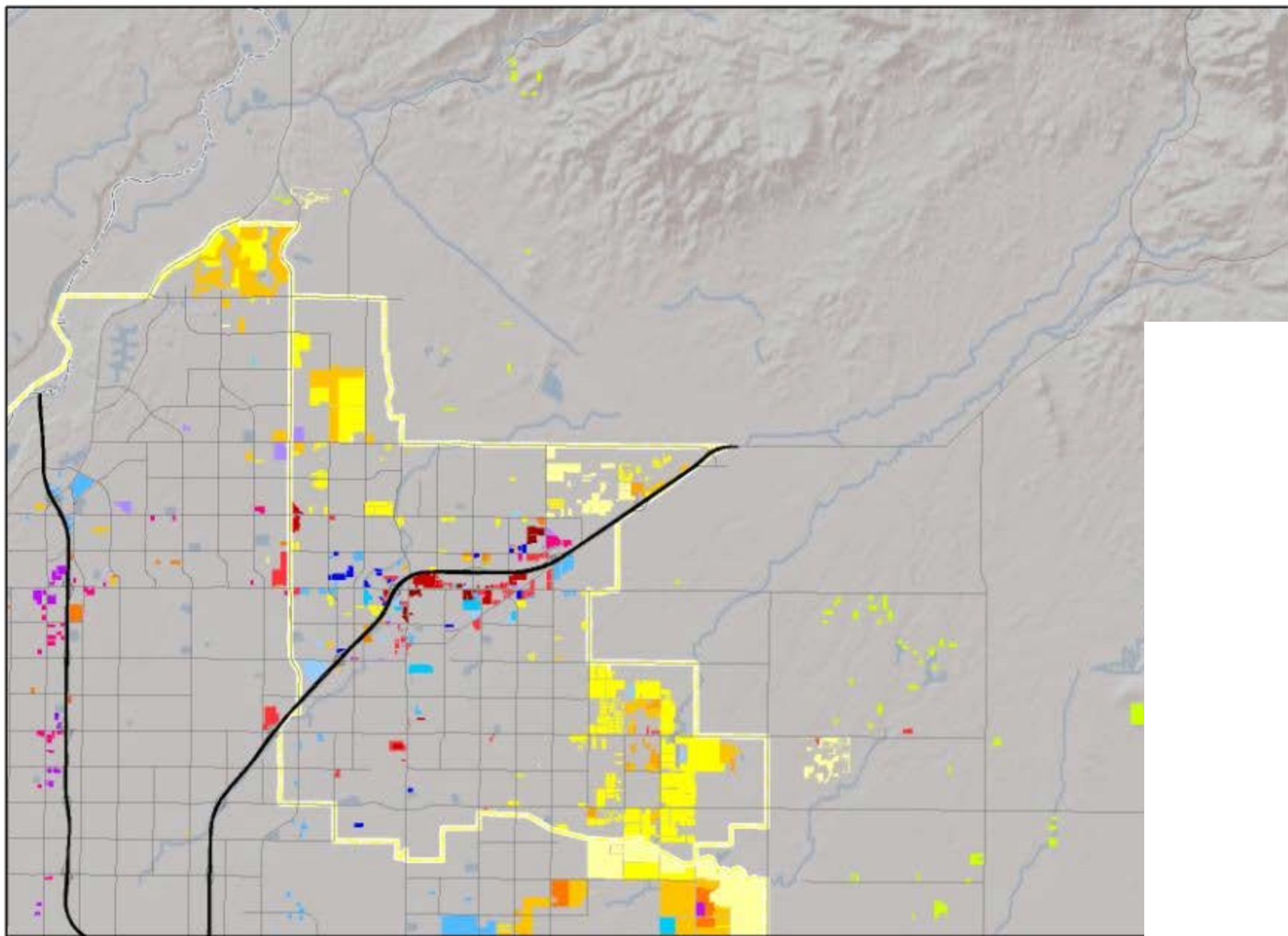
# Clovis Draft General Plan



Clovis SOI // Scenario 1 // Adopted General Plan

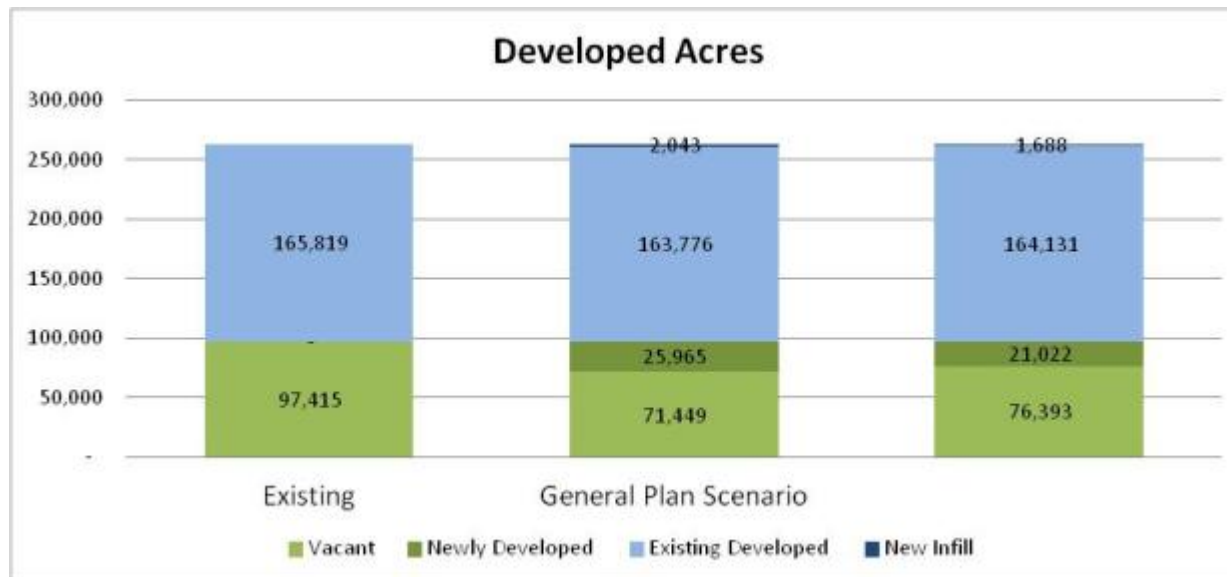






# Acres Consumed

- Increase in Urban Area
  - Scenario 1: 16%
  - Scenario 2: 13%
- ~5,000 fewer vacant acres developed in Scenario 2 than 1
- Over 90% of land consumed is vacant in both scenarios

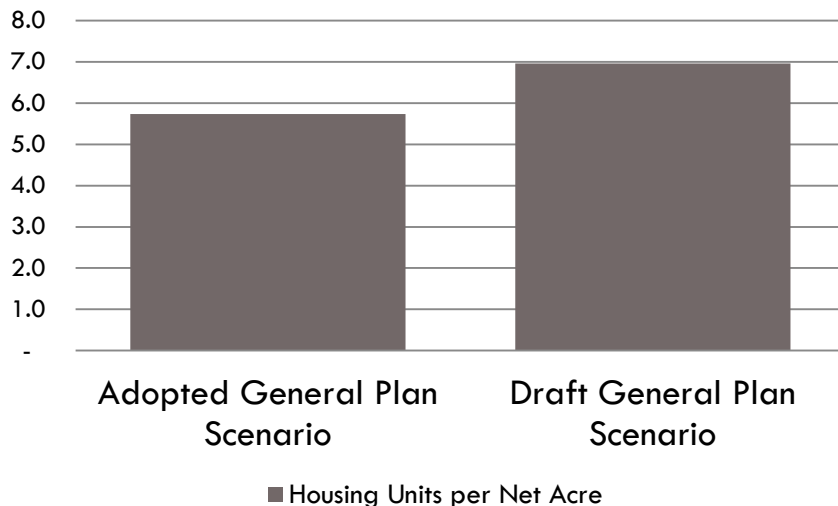




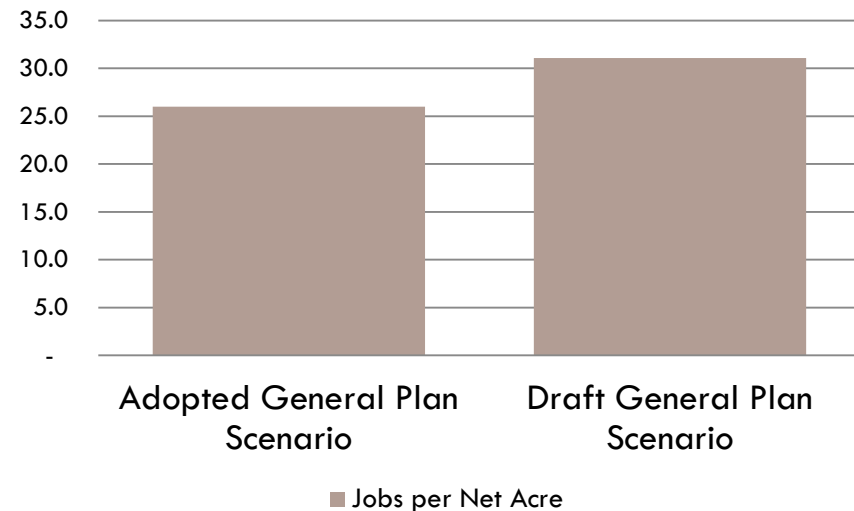
# Housing and Job Density

- Maintains existing patterns of growth
  - ▣ 6-7 units per acre is typical subdivision
  - ▣ 25-30 jobs per acre is typical for mix of suburban retail and office

## Housing Units per Net Acre

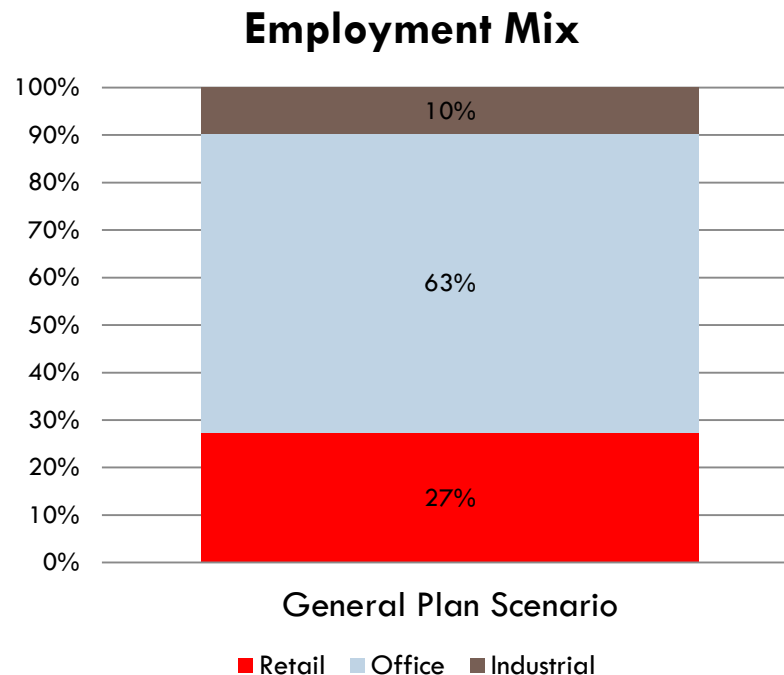


## Jobs per Net Acre



# Employment Mix

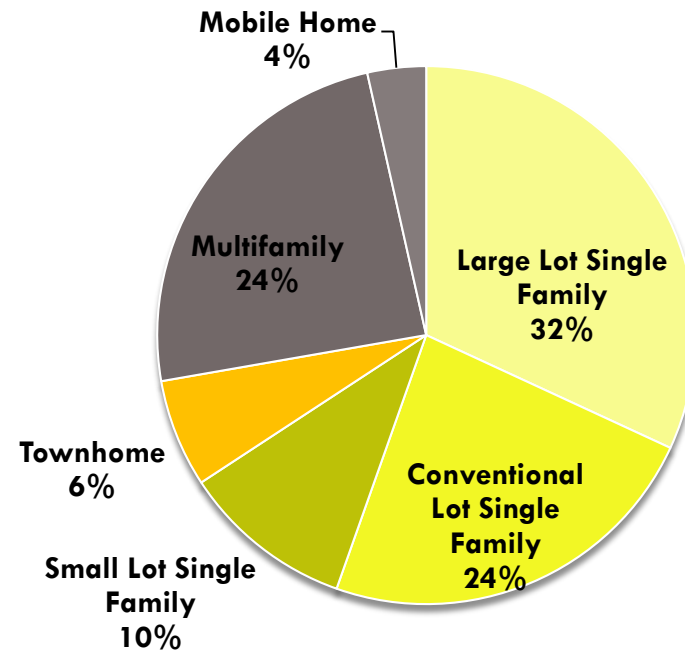
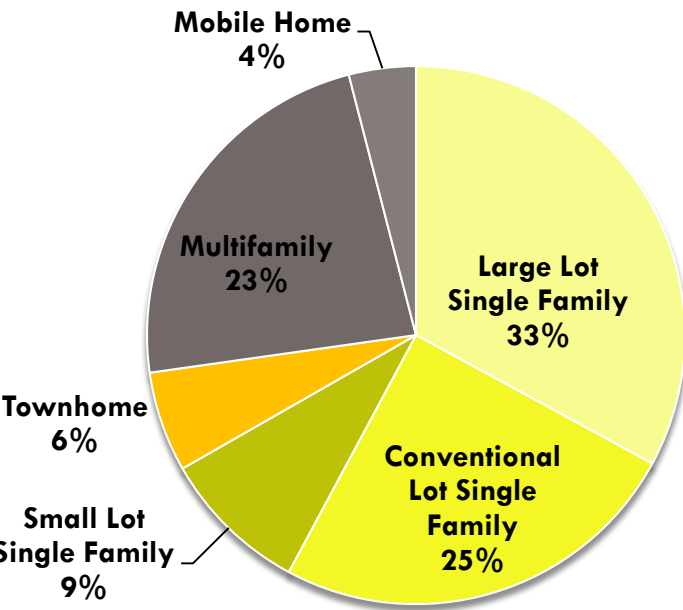
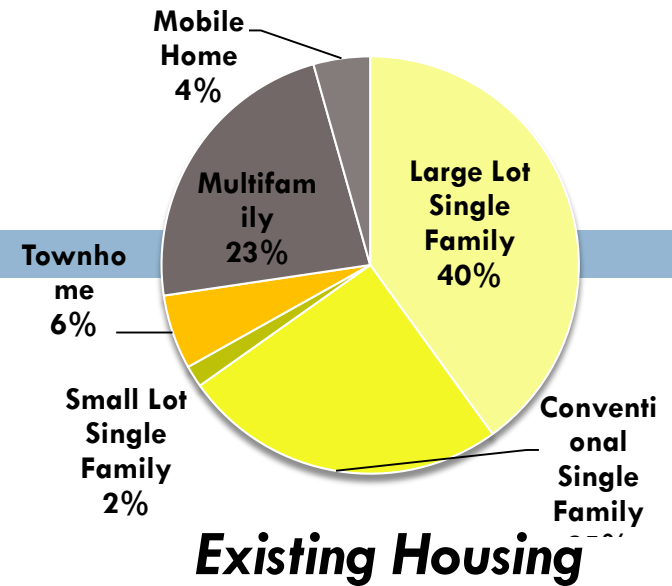
- Forecast and General Plans weighted heavily towards retail employment
  - ▣ Typical regional retail share: 15-18%



# Fresno County

## Existing Housing Mix

- 67% of Existing Homes are Single Family
  - ▣ 40% are Large Lot – over 7,000 sq ft



**Scenario 1: New Total 2035**

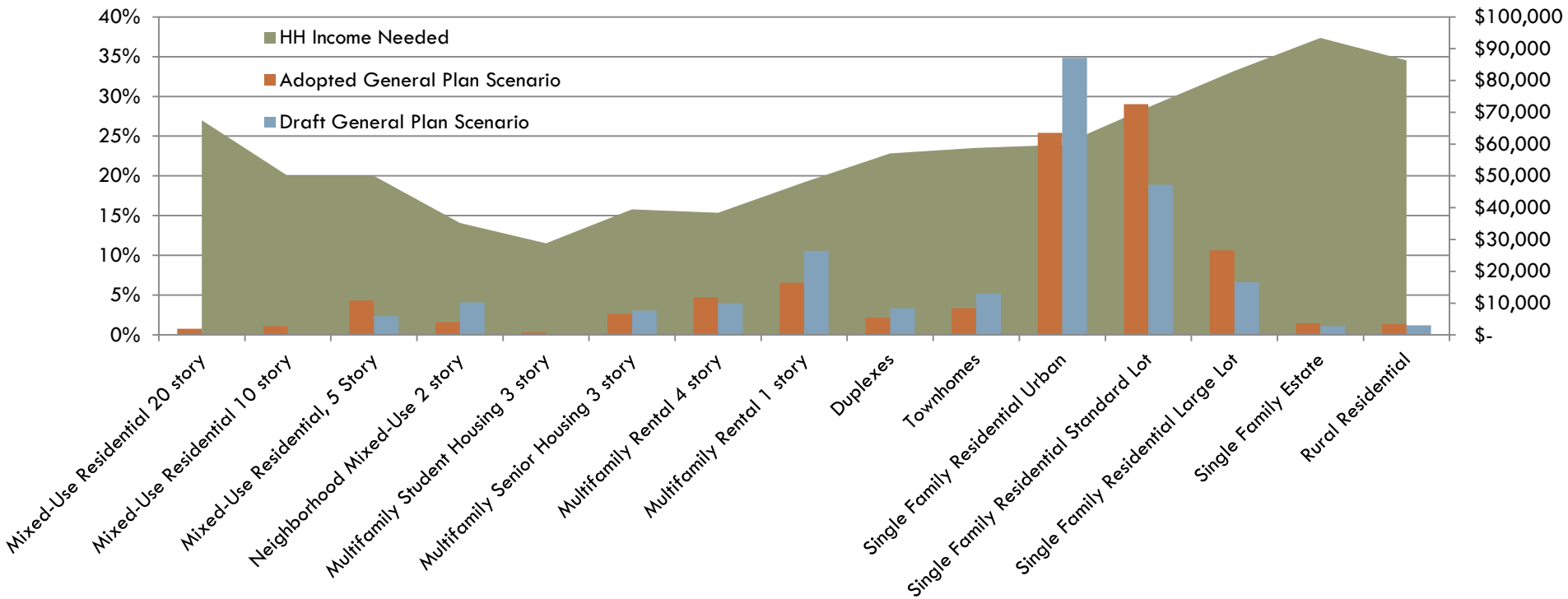
**Scenario 2: New Total 2035**

# Single family prototypes in the scenario compare with new(ish) homes in Fresno County



# Housing Affordability

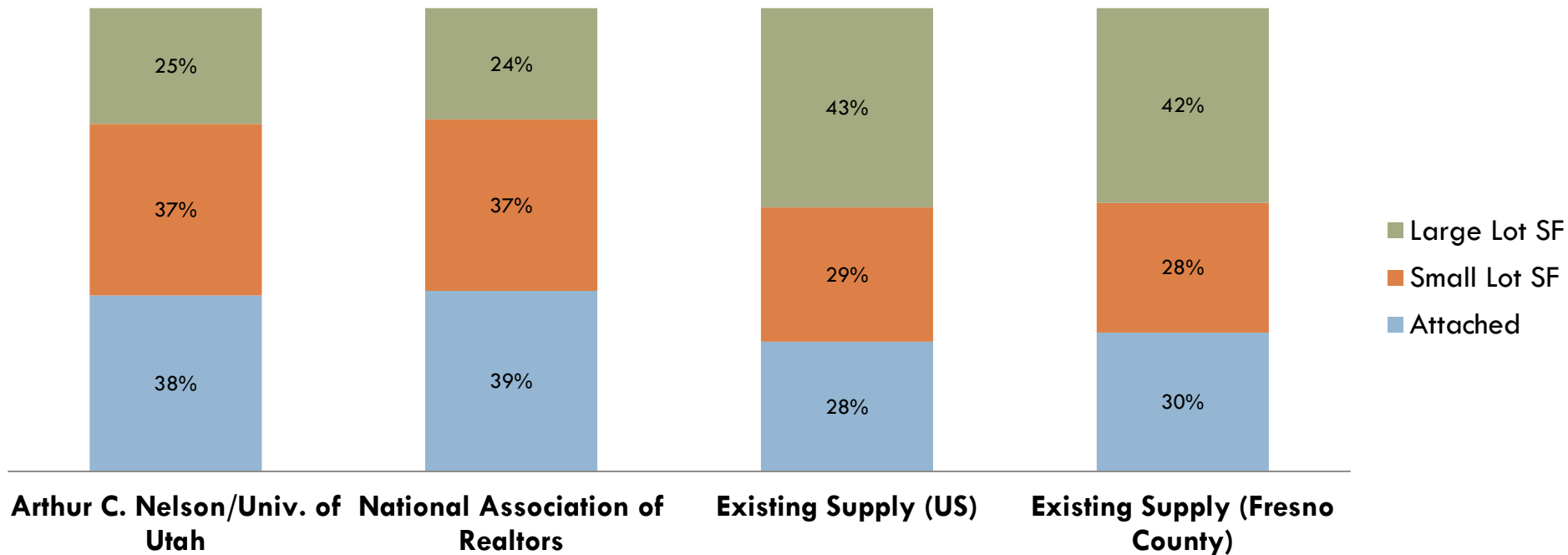
- Average NEW home cost: Scenario 1: \$241,250 | Scenario 2: 235,000 (3% less)
  - Similar to self reported 2010 Census Home Value figure; Double current average home prices
- Median income needed to afford average NEW home :
  - Scenario 1: \$61,641 | Scenario 2: \$59,732 (4% less)
  - Current median household income for Fresno County: \$44,000





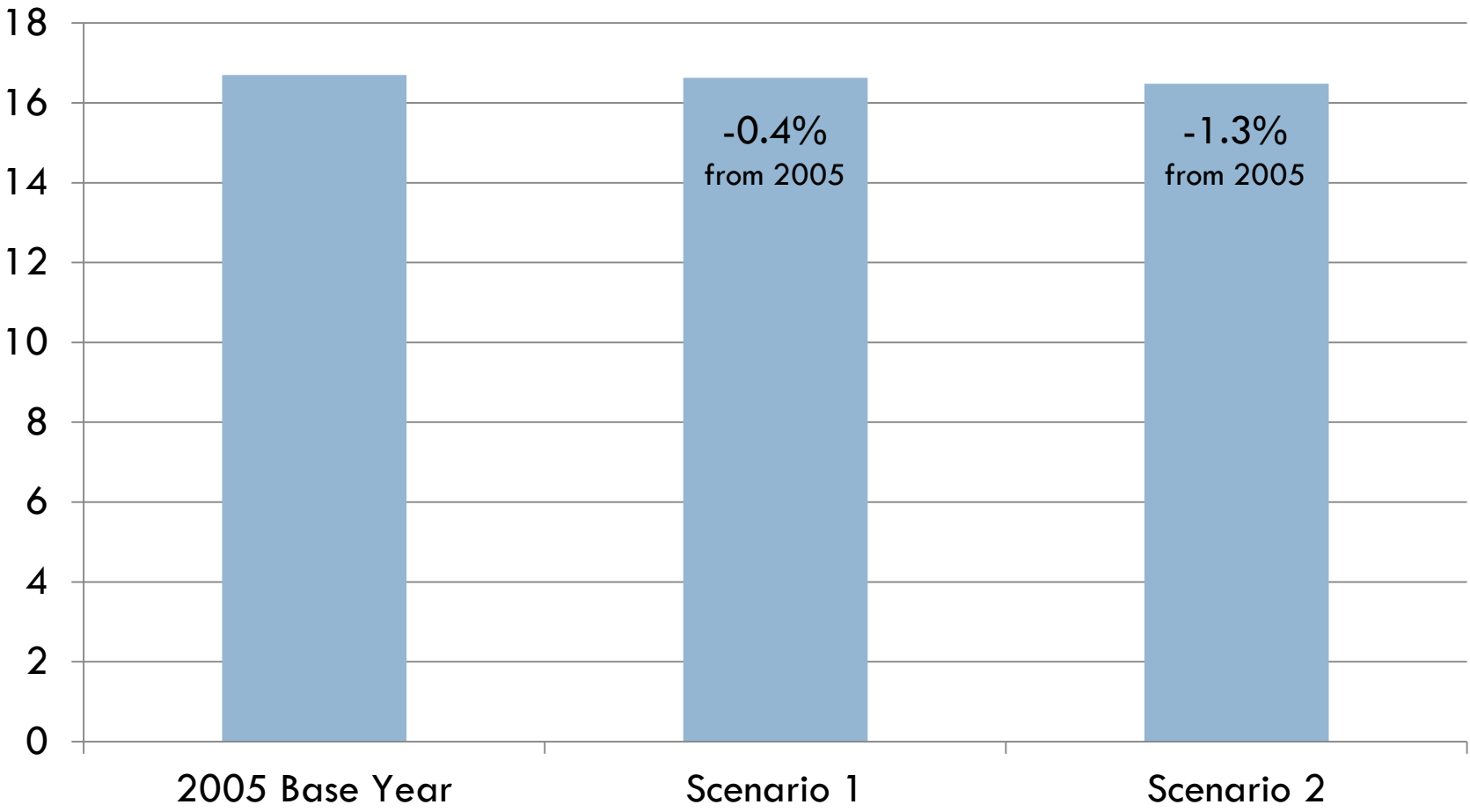
# Comparing National Housing Demand with Fresno County's Housing Supply

## Comparing National Housing Demand with Fresno County's Housing Supply



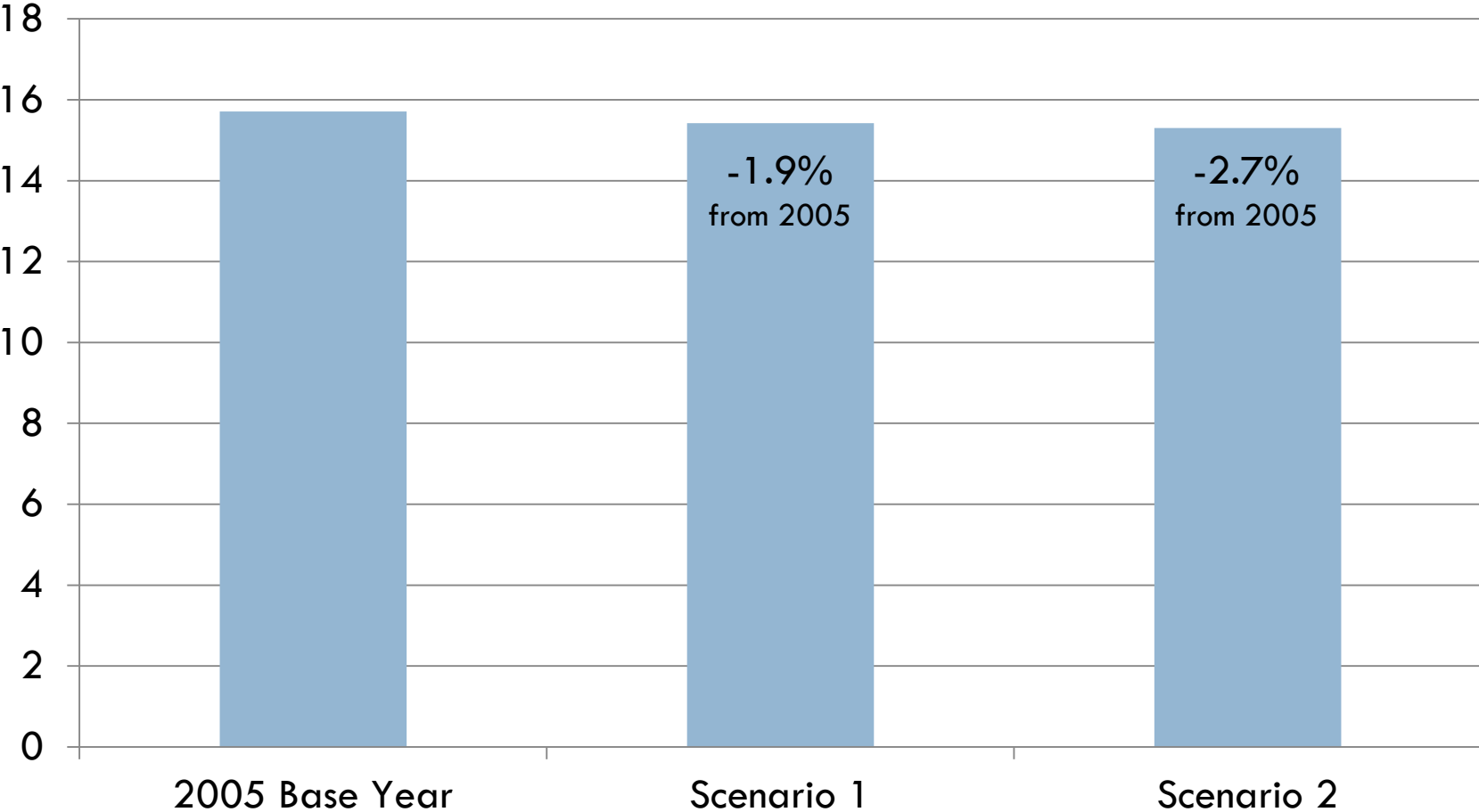
# Preliminary Travel Model Results

### Vehicle Miles Traveled (VMT)



# Preliminary Travel Model Results

## CO2 Emissions



# Scenario 3 Parameters

## Parameters:

- Balanced neighborhoods
  - ▣ Add jobs to residentially rich areas, vice versa
- Infill along proposed BRT and frequent bus routes
  - ▣ Downtown, inner neighborhoods, Blackstone
- Newly developed areas
  - ▣ Balanced variety of housing types and job types

## Questions:

- Major growth areas at the edge:
  - ▣ SEGA - beyond high capacity transit area
  - ▣ Friant Ranch
- What is role of high speed rail in downtown? Region?