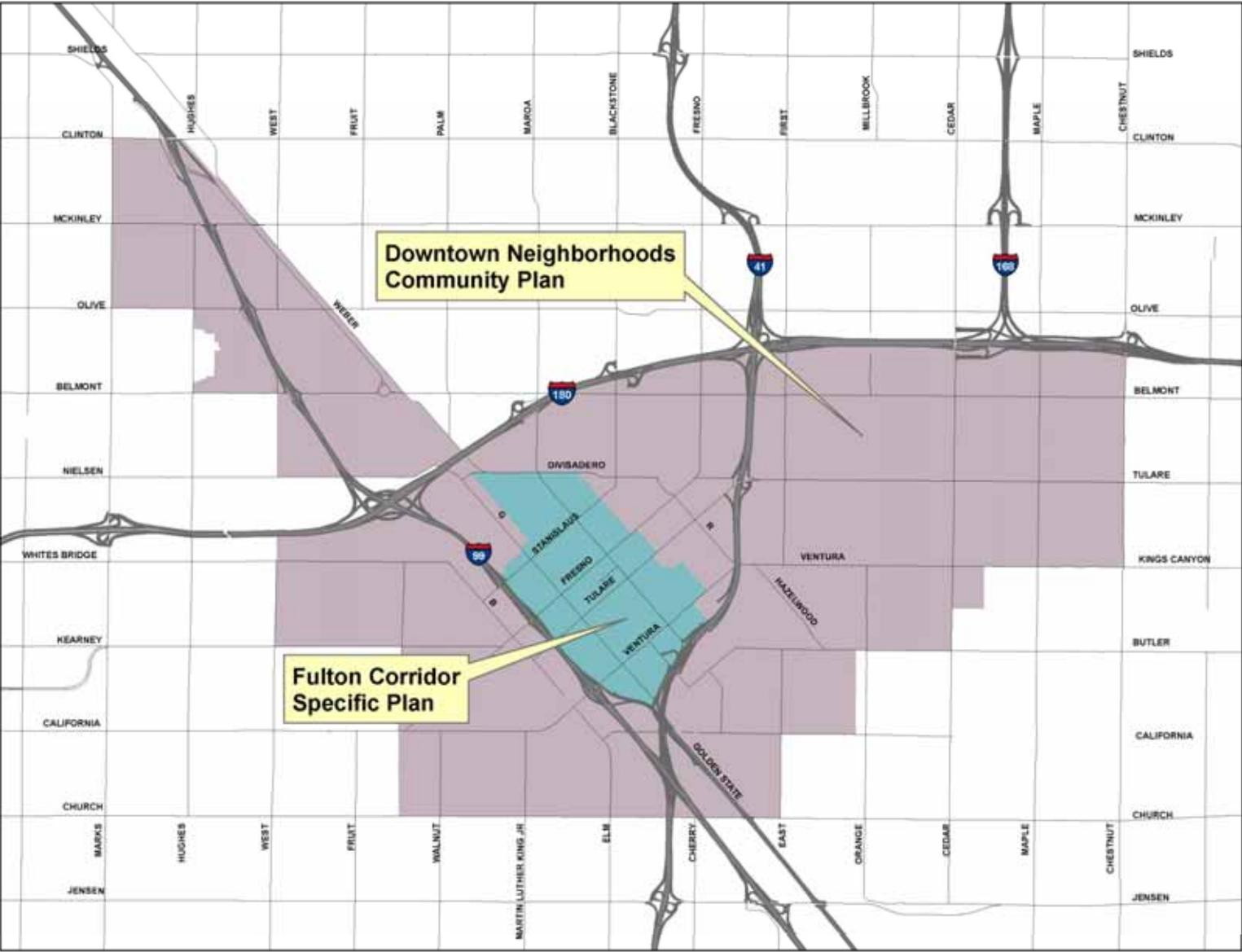




DOWNTOWN NEIGHBORHOODS  
COMMUNITY PLAN  
Fresno, CA  
11 May 2010

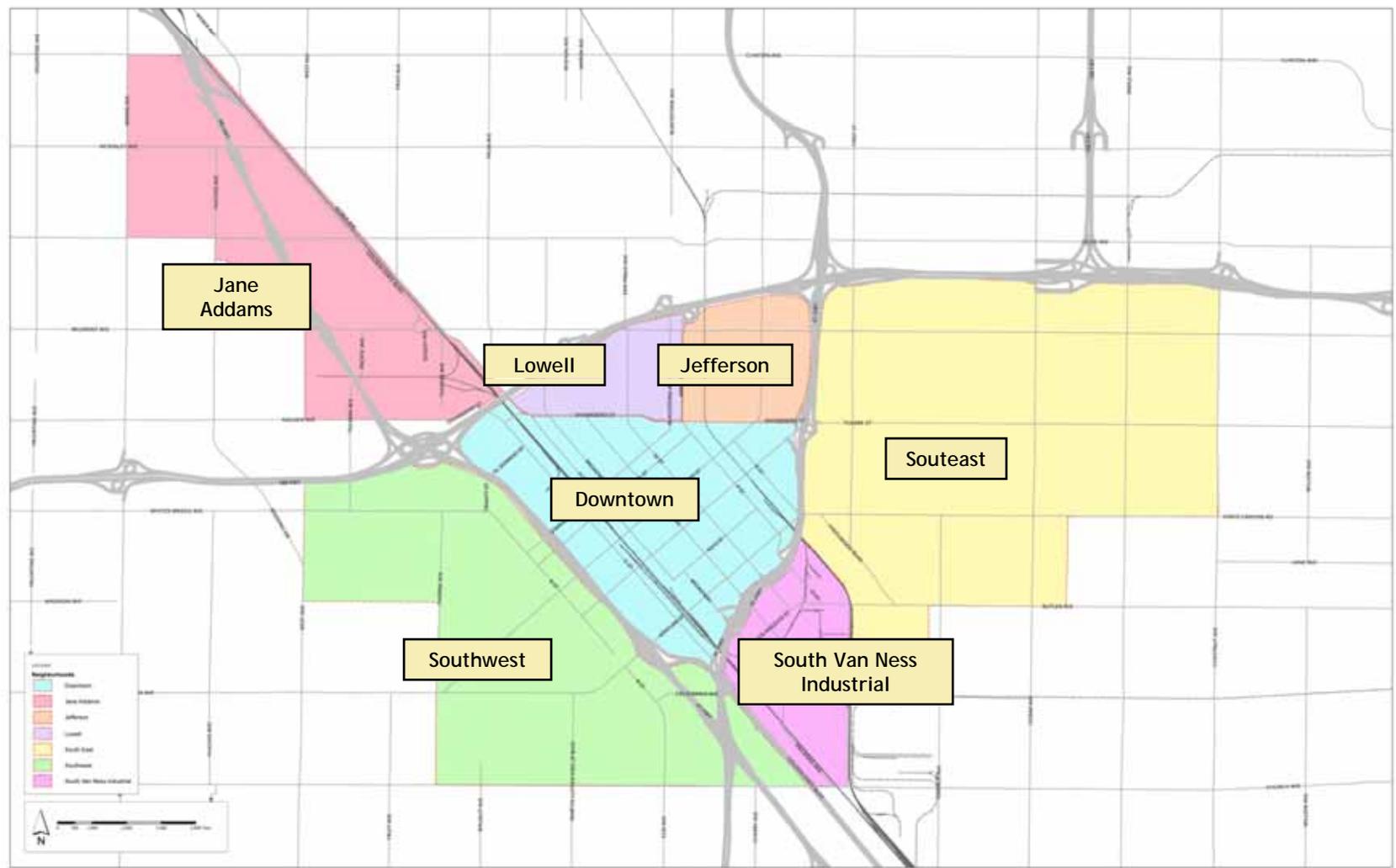


Prepared by:  
Moule & Polyzoides  
Architects and Urbanists  
for  
City of Fresno

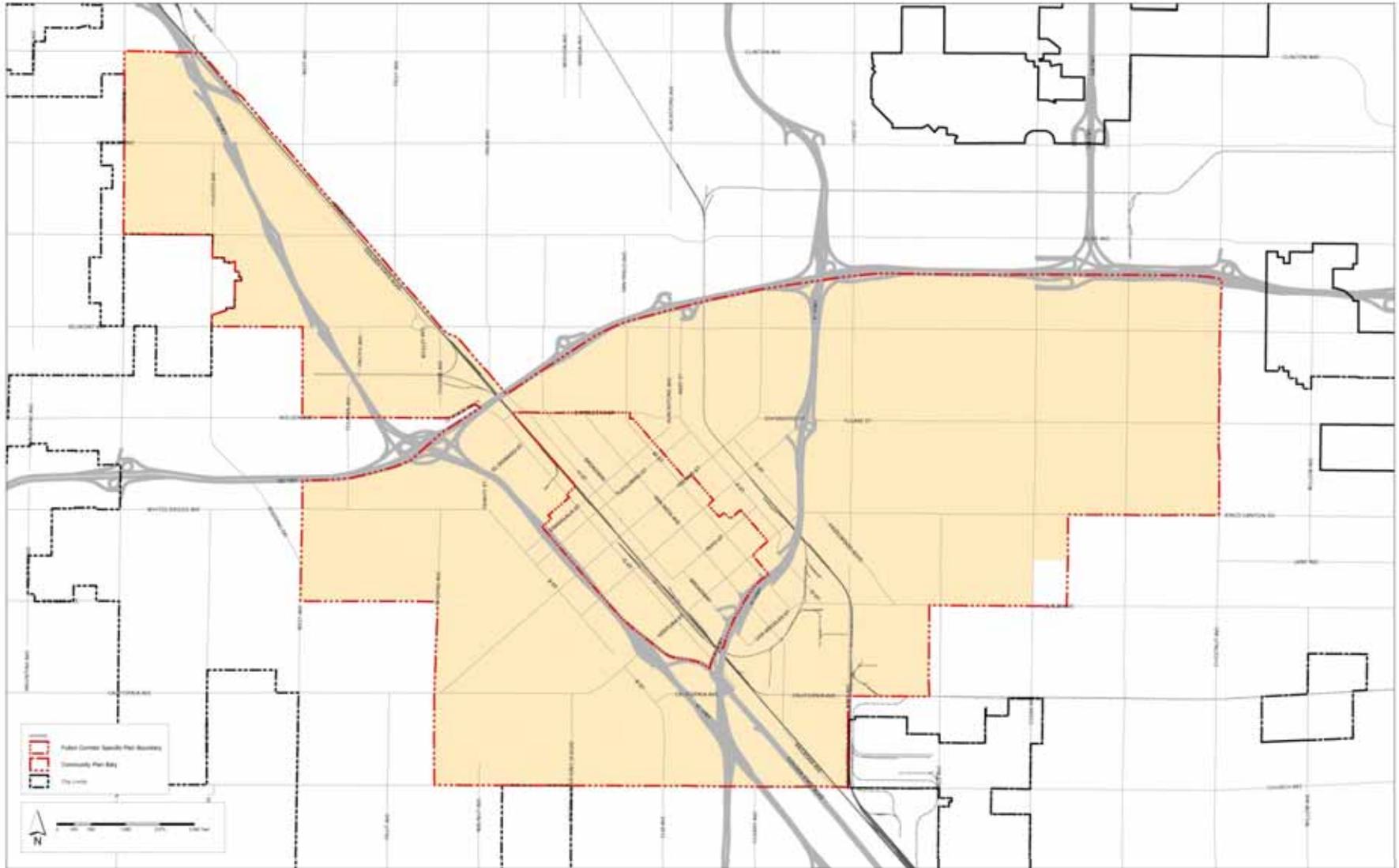


**Downtown Neighborhoods  
Community Plan**

**Fulton Corridor  
Specific Plan**



Community Neighborhoods



Community Plan Area

# Preliminary Policy Recommendations – General

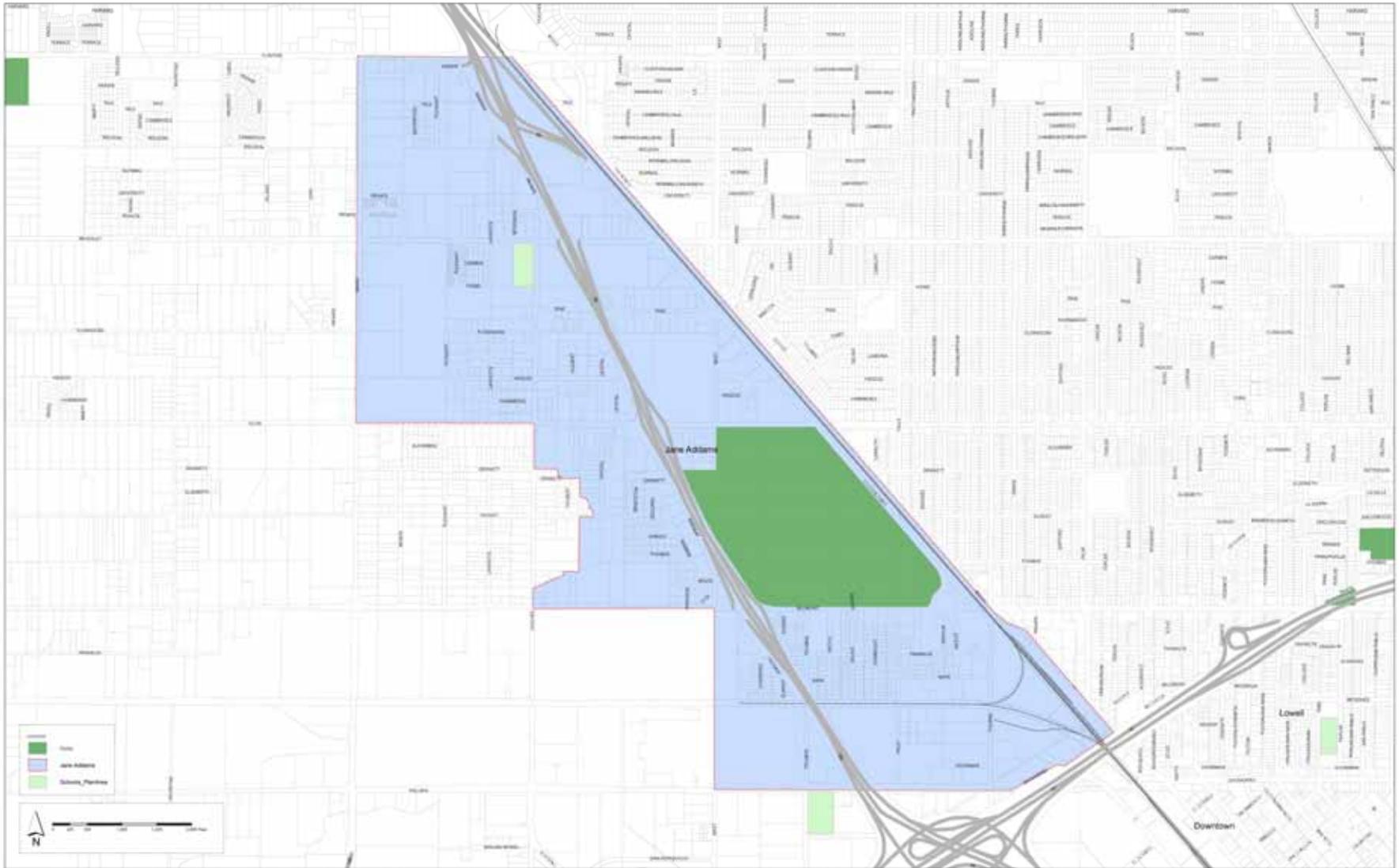
1. Enable neighborhood governance in order to ensure plan implementation occurs.
2. Enable proactive code enforcement.
3. Distribute homeless and housing services throughout the entire City of Fresno and surrounding region.
4. Maintain existing street trees and introduce new ones where they are missing.
5. Promote a greater proportion of owner-occupied dwellings.
6. Transform corridors into thoroughfares that accommodate bikes, pedestrians, autos, and transit.
7. Introduce joint use agreements between School District and City in order to expand access to recreation and open space.

## Preliminary Policy Recommendations – General

8. Introduce joint use agreements between School District and City in order to expand access to recreation and open space.
9. Calibrate code to avoid adjacency of incompatible buildings and uses.
10. Introduce neighborhood serving retail, banks, and services in order to keep resources within the neighborhood.
11. Enable urban agriculture on an interim and permanent basis.
12. Promote and enable economic development.
13. Design buildings that provide “eyes on the street.”
14. Require design review to ensure buildings promote good neighborhood form.

# Jane Addams





Jane Addams

# Preliminary Policy Recommendations – Jane Addams

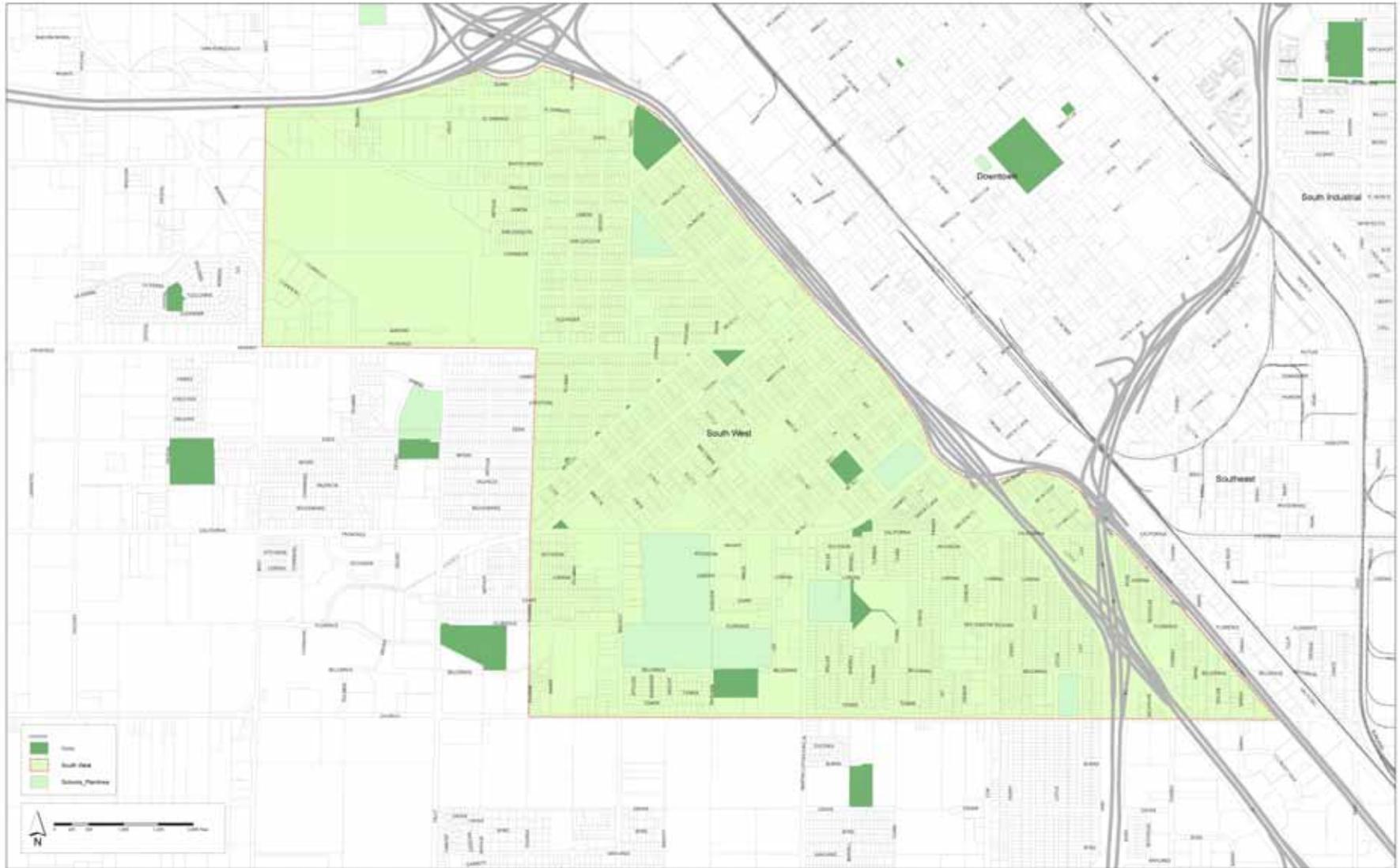
1. Transform, reuse, and refurbish motels adjacent to freeway and along Olive Avenue.
2. Introduce curbs, gutters, and sidewalks where appropriate.
3. Coordinate building intensification with access to transportation on principal corridors: Clinton Avenue, McKinley Avenue, Olive Avenue, Golden State Boulevard, Weber Avenue, Belmont Avenue.
4. Create safe, well-lit, walkable streets with an emphasis on crossings to schools.

## Preliminary Policy Recommendations – Jane Addams

5. Introduce freeway crossings, especially between Jane Addams neighborhood and Roeding Park.
6. Revitalize Roeding Park and provide safer pedestrian crossings across Belmont Avenue and Olive Avenue.
5. Introduce green space, including transforming ponding basin at Belmont Circle to green space.
6. Introduce social services.
7. Enable seamless annexation of County islands.

## Southwest Fresno





Southwest

# Preliminary Policy Recommendations – Southwest

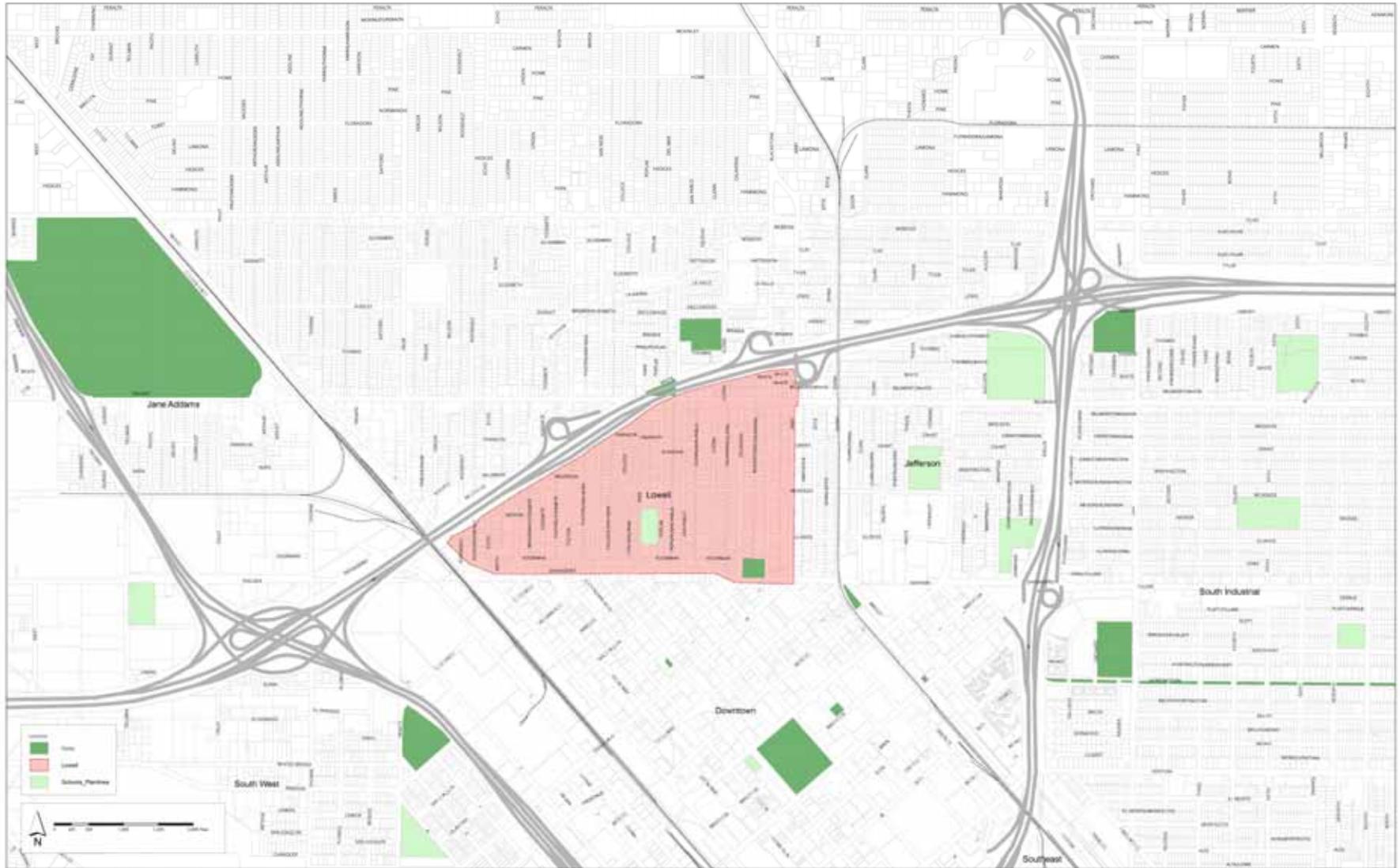
1. Enable traditional neighborhood development - not projects.
2. Introduce middle income infill housing in traditional development building patterns.
3. Introduce schools and continuing education programs.
4. Introduce civic uses such as libraries and community centers.
5. Implement infrastructure improvements.
6. Introduce curbs, gutters, and sidewalks in missing locations.
7. Introduce traffic-calming measures and proper wayfaring signage

## Preliminary Policy Recommendations – Southwest

8. Reestablish connectivity of grid.
9. Transform alleys into clean, safe places.
10. Provide access to sports facilities, playing fields, open space.
11. Provide social services.
12. Enable proactive code enforcement.
13. Enable seamless annexation of County islands.

## Lowell Neighborhood





Lowell

# Preliminary Policy Recommendations – Lowell

1. Transform Lowell into an attractive, mixed-income historic neighborhood adjacent to the city center.
2. Preserve, refurbish, and reuse historic resources.
3. Infill vacant parcels with new buildings that are compatible with existing buildings.
4. Design buildings that provide “eyes on the street” and alleys.
5. Introduce granny flats.
6. On neighborhood streets, mandate that lots currently occupied by single family lots stay as single family lots and that new multi-family buildings be designed to be single-family compatible.

## Preliminary Policy Recommendations – Lowell

7. Introduce mixed-use buildings and commercial lofts along Divisadero Street and Blackstone Avenue.
8. Provide adequate fencing to contain domestic animals.
9. Enable proactive code enforcement, especially the proper maintenance of multi-family buildings and the illegal conversion of existing buildings.
10. Transform alleys into clean, safe places.
11. Transform Fulton Street and Van Ness Avenue from one-way to two-way streets.
12. Put a moratorium on social services and boarding houses until neighborhood is more stable.

## Jefferson Neighborhood





Jefferson

## Preliminary Policy Recommendations – Jefferson

1. Transform Jefferson into an attractive, mixed-income historic neighborhood adjacent to the city center.
2. Infill vacant parcels with new buildings that are Preserve, refurbish, and reuse historic resources.
3. compatible with existing buildings.
4. Infill vacant lots along Abby Street, Fresno Street, Divisadero Street, and Belmont Avenue with mixed-use buildings.
5. Transform alleys into clean, safe places.
6. Provide adequate fencing to contain domestic animals.

## Preliminary Policy Recommendations – Jefferson

7. Transform Fulton Street and Van Ness Avenue from one-way to two-way streets.
8. Ensure McKenzie Avenue provides a well-formed bridge between the Jefferson Neighborhood and the Community Hospital.
9. Create a Hospital/neighborhood partnership - housing; employment, neighborhood quality, infrastructure improvement.
10. Develop the intersection of Belmont Avenue and Fresno Street as the center of Jefferson Neighborhood.
11. Introduce “granny flats.”
12. Put a moratorium on social services and boarding houses until neighborhood is more stable.

# Southeast Fresno





Southeast

## Preliminary Policy Recommendations – Southeast

1. Introduce infill buildings along principal corridors, especially Belmont Avenue, Tulare Avenue, Kings Canyon Road, and Belmont Avenue;
2. Renovate building facades along Belmont Avenue where appropriate.
3. Introduce a police substation.
4. Transform alleys into clean, safe places or allow for their conversion to alternative other such as community gardens, walking trails, or transferring to adjacent property owners.
5. Designate Kings Canyon as a Bus Rapid Transit route;

## Preliminary Policy Recommendations – Southeast

6. Introduce traffic calming measures and enhance pedestrian safety along principal east-west and north-south corridors.
7. Introduce planted medians to slow traffic and facilitate pedestrian crossings.
8. Transform corridors into thoroughfares that accommodate bikes, pedestrians, autos, and transit.
9. Place above ground utilities underground.
10. Create a safe pedestrian environment by providing sufficient lighting and proper landscape maintenance.

## Downtown Fresno





Downtown

# Preliminary Policy Recommendations – Downtown

1. Revitalize the Fulton Mall.
2. Promote walkability and create streets that accommodate bikes, automobiles, and transit.
3. Restore the street grid and turn Stanislaus, Tuolumne, P, M, N into a 2-way Streets.
4. Determine bus and street car transit corridors.
5. Eliminate underpass beneath Van Ness Avenue at Mariposa Street and restore surface crossing.
6. Establish Downtown development priorities.
7. Transform Downtown into a clean and safe multi-use district that provides a variety housing opportunities.

## Preliminary Policy Recommendations – Downtown

8. Preserve historic resources/promote adaptive reuse.
9. Infill compatibly with existing buildings.
10. Consolidate the civic center.
11. Promote local, sustainable building forms and places.
12. Prohibit additional street or alley vacations.
13. Create a seamless connection between the High Speed Rail station and Downtown share parking between the two.
14. Introduce streetscape and open space improvements.
15. Design homeless housing and services into discreet, small-scale buildings, that blend into the surrounding context.

## South Van Ness Industrial





South Van Ness/Industrial

# Preliminary Policy Recommendations – South Van Ness Industrial

1. Introduce “urban-focused” architectural guidelines that reinforce the industrial character of this district.
2. Upgrade infrastructure, especially sewer and water.
3. Designate light industrial uses in western portion and heavy industrial in eastern portion.
4. Establish proper truck delivery routes.
5. Establish connectivity to Downtown and Church Avenue.
6. Design homeless housing and services into discreet, small-scale buildings, that blend into the surrounding context.