

## Capital Improvement Project Application

Project Title: Landmark Commons

Sponsoring Jurisdiction: City of Clovis

### Application Checklist:

- ✓ One reproducible hard copy and 1 CD/flash drive of the complete application.
- ✓ Completed application form.
- ✓ Board/Council resolution authorizing project application (due prior to Fresno COG
- ✓ Policy Board meeting on April 26, 2018). **SCHEDULED FOR ADOPTION 3/5/2018**
- ✓ Vicinity maps showing project locations, entitled land developments related to the project, and local/regional streets, bicycle, transit and highway facilities within and near the project area.
- ✓ Documentation of support for the project from community groups or individuals (highly encouraged).
- ✓ Aerial photo and/or other photographs depicting existing conditions in the project area.

### Person Authorized to Submit Application:

I certify that I have reviewed the TOD Capital Improvement Projects Program Guidelines and the information submitted in this application is accurate and in accordance with the guidelines.

Name: Luke Serpa

Title: City Manager

Signature:



Date: 2/27/2018



**PROJECT SUMMARY**

- 1. Project Title:** Landmark Commons
- 2. Project Description:** Landmark Commons will be a 5.33 acre development resulting in the construction of a new Clovis Senior Center, a new Fresno County Library Branch, and a new Clovis Transit Hub for the two transit lines operated by the Clovis Transit Service. Clovis is requesting TOD Capital Improvement Program funds to fill a gap in the cost of making improvements to the adjacent bike and pedestrian trail, on-site improvements and infrastructure for a new Transit Hub, and development of a public plaza adjacent to both the trail and the Transit Hub.
- 3. Total Project Cost:** Approximately \$12,800,000.
- 4. Total TOD Fund Request:** \$250,000.
- 5. Sponsoring Jurisdiction:** City of Clovis
- 6. Primary Contact Person:** Heidi Crabtree
- 7. Title:** Housing Program Coordinator
- 8. Phone:** (559) 324-2094
- 9. Address:** City of Clovis  
Planning and Development Services  
1033 Fifth Street  
Clovis, CA 93612
- 10. E-mail:** heidicr@cityofclovis.com
- 11. Other Project Partners:** Fresno County Library  
St. Agnes Medical Center  
Clovis Community Foundation  
Clovis Veterans Memorial District  
San Joaquin Valley School of Law



**1. Introduction – Please provide a description of project objectives, setting, and relationship of the proposed project to existing and planned land uses and transportation facilities in the project area.**

The Landmark Commons project site is centrally located in the City of Clovis. The project site is a vacant lot, previously the site of a lumber yard located in Old Town Clovis and directly north of the parking lot of the Clovis Veterans Memorial Building and the San Joaquin College of Law. The project site covers 5.33 acres on the north side of Third Street, between Clovis Avenue and Osmun Avenue (See Attachment 1). The completed Landmark Commons will consist of a new 30,000 square foot Fresno County Library Branch, a new 28,000 square foot Senior Center (which will include a medical clinic operated by St. Agnes Medical Center), and a new 7,000 square foot Clovis Transit Center Hub (See Attachment 2).

The two primary objectives for the proposed project are to 1) accommodate the community's expanding needs for civic facilities located in Central Clovis, including a transit service center, senior services activity center and clinic, and county regional library branch; and 2) optimize public transit, pedestrian and bicycles access to the site by locating the proposed project adjacent to local transit lines and adjacent to routes that provide safe and convenient access for pedestrians and bicycles.

The TOD Capital Improvement Program grant will fund a portion of the infrastructure and on-site improvements for the construction of a transit hub at Landmark Commons, as well as improvements to the adjacent bike and pedestrian trail and development of an on-site public plaza. On-site improvements will include development of streets, building pads, and utilities. Infrastructure improvements will include water and sewer installation at a capacity that is needed to support both the new development and a potential affordable housing development to the north of the project site (which would be completed as a second phase to the project). The improvements to the adjacent bike and pedestrian trail will be to define and route the trail so that the 3<sup>rd</sup> Street alignment can be safely crossed. In addition, the improvements will add amenities and public spaces to the west of the project site, including a public plaza.

**2. Nexus to Transit Oriented Development – Please describe the nexus of the proposed project to transit oriented development. Explain how the project will boost ridership, encourage biking and walking, and facilitate a livable and viable transit oriented community.**

Located in the heart of downtown Clovis, Landmark Commons will sit at the threshold of more than 28 miles of pedestrian and bicycling trails and within the immediate vicinity of 26 bus stops (See Attachment 3). Clovis' Parks Master Plan includes an additional 36 miles of trail planned for the future. In addition, the project sits in Old Town Clovis, which is a 15 block area of shops, dining and residential areas which promotes a very high level of foot traffic.

Trail counts performed in October 2017 along the Old Town Trail (adjacent to the Landmark Commons project site) indicate over 800 pedestrians and 800 bicyclists use the trail at this location on a weekly basis. This extrapolates out to approximately 102,807 annual total trail users near this project (see chart below).



A permanent counter will be installed in March 2018 near the Landmark Commons project site which will display real-time daily and annual bike and pedestrian use of the trail as the users pass by, further encouraging trail use.

	Daily Total Pedestrians	Daily Total Bicycles
Monday	106	92
Tuesday	167	108
Wednesday	94	103
Thursday	110	121
Friday	96	105
Saturday	114	167
Sunday	116	126
Daily Average	115	117
Weekly Total	803	822
Total Bicycle and Pedestrian Use	1,625	
Monthly Estimated Combined Bicycle and Pedestrian Use	7,196	
Annual Extrapolation of Combined Bike and Pedestrian Use	102,807	

**3. Land Use Characteristics of the Project Area – Please provide demographic and business profile of the project area. Identify existing and planned residential density, employment intensity and industrial mixes if any in the project area. Please also identify, if applicable, any affordable housing that the project supports.**

The site on which Landmark Commons will be developed is currently zoned Mixed-Use Village, so no amendment to the general plan will be required for the Landmark Commons project. Residential density for Mixed-Use Village has a range of 15-43 du/ac (See Attachment 4). An affordable housing project to the north of the Landmark Commons project site is being considered as a second phase to the project. Such a project would likely be developed at a minimum density of 20 units per acre.

There are 210 individual businesses in Old Town Clovis. Of those, 22 are restaurants, 42 are specialty shops, and the remaining 146 are business offices. The Old Town area is a vibrant business and residential area with heritage buildings and homes blending into a dynamic downtown of Clovis. The area offers ample employment opportunities. The City itself has expanded by over 7,000 jobs in the past 5 years with 1,600 in the 2016 calendar year. Many of these jobs are at professional firms, retail businesses, and restaurants in the Old Town area but some jobs are located in other employment centers within the City. The Landmark Commons project will make accessing these jobs from the excellent Old Town neighborhood easy either by the transit hub or the regional trail system. Offering a great, vibrant, urban



neighborhood with easy access to jobs will encourage economic development and our residents to reach their full potential.

**4. Transportation Characteristics of the Project Area – Please identify the distance of the proposed project to the nearest BRT stations. Describe the transit, bike and walk environment in the project area, and explain, if applicable how the proposed project will contribute to providing multi-modal transportation choice to people who live or work in the area.**

The transit hub will be the central point for all public transit lines and dial-a-ride services in the City of Clovis. This will also include connections to the Fresno Area Express public transit system including BRT lines and capacity is being developed to enable regional transit systems such as YARTS and express routes to high-speed rail and Yosemite International Airport to utilize the transit hub.

The roundabout that will be installed on Third Street will be the gateway entrance into the area that will include Landmark Commons and the adjacent Clovis Memorial District. The roundabout will also act as an air quality control measure and a traffic control measure.

Landmark commons will add 246 public parking spaces that are not restricted by time limitations, and are available at no cost. Having this additional parking will allow people to park at the transit hub and utilize public transportation which will reduce vehicle dependence, vehicle trips, and improve air quality. In addition, people can park and the transit hub and utilize Clovis' expansive bike and pedestrian trail system which will provide access to physical activity opportunities, promote health and well-being and reduce risks for chronic diseases such as obesity, diabetes, and heart disease.

**5. Urban Design and Parking Policy – Describe the existing or planned design characteristics or policies in the project area. Explain, if applicable, how the project will contribute to creating a positive image of the surrounding areas. Describe, if any, existing or planned parking polices that are transit friendly.**

The City of Clovis is using a high level of environmental review and engineering analysis to ensure the project significantly enhances the robust surrounding areas. Conceptual drawings of Landmark Commons have been prepared (See Attachment 5), and the project will adhere to the community design development standards outlined in Clovis' recently-adopted Central Clovis Specific Plan, which covers the project site (See Attachment 6). The Central Clovis Specific Plan seeks to recognize, celebrate and preserve the unique culture and history of the central Clovis area while building upon the successes achieved over the past 100 years. It also seeks to embrace the vision of the 2014 General Plan Update; *"A City that is committed to the Clovis Community Family, their needs, their values, and a quality way of life for all; reflecting that commitment in how it develops and in the activities it undertakes"*.



One of the Specific Plan goals is a pedestrian and bicycle friendly downtown that connects to regional assets and all transportation modes, and seeks to accomplish this by:

- Encouraging and identifying areas for bicycling parking and bicyclist facilities throughout the Old Town area; and
- Developing a pedestrian and bicycle oriented wayfinding program for Old Town that also identifies the location of area parking facilities; and
- Encouraging community events that celebrate pedestrians, bicyclists and those with disabilities.

The Landmark Commons project will go a long way in accomplishing this goal. Relative to parking policies, Landmark Commons will have 246 public parking spaces that are not restricted by time limitations, and are available at no cost. Having this additional parking will allow people to park at the transit hub and utilize public transportation which will reduce vehicle dependence, vehicle trips, and improve air quality. In addition, people can park at Landmark Commons and utilize Clovis' expansive bike and pedestrian trail system. This is in addition to the seven no fee public parking facilities in the Old Town Clovis area containing a total of 837 off-street parking spaces (See Attachment 7).

**6. Green Building – Please describe, if applicable, any green building element in the project.**

Landmark Commons is immediately adjacent to the regional trail system and is designed to reduce vehicular trips and environmental impacts. The buildings have been placed on the site to reduce impacts on adjacent residents and the buildings have been set-up to accommodate solar systems which have been adopted across most of the City of Clovis facilities. The trail and transit center hub allow for a significant offset in vehicle emissions and reduction in noise impacts compared to a typical commercial development. The buildings will be constructed to meet the State of California Green Building Standards Code (Cal. Code Regs., Title 24, Part 11). The buildings have been designed to maximize ambient light from outside in order to reduce the amount of energy used for interior lighting. The project site was originally home to a lumber yard. Reclaimed sheet metal from the old barn is being used as a recycled material on the exterior of the buildings.

In addition, due to the project's central location and ease of access to public transit and trails, emissions are avoided by not requiring separate vehicle trips.

**7. Quality of Project and Additional Information – Describe the level of community support for this project. Describe how the proposed project will address the issues in the community, how the project will help create a sense of place, and potential economic impact such as attracting private investment in the project area, etc. Please also identify any potential obstacles to the successful completion of the entire project.**



Clovis City staff met with community leaders to gain input to develop partnerships for the project. The agencies include:

- Clovis Unified School District
- Clovis Community College
- Fresno County Library
- Friends of the Clovis Library
- Clovis Community Foundation
- Clovis Veterans Memorial District
- San Joaquin Valley School of Law
- Business Organization of Old Town
- Clovis Chamber of Commerce

All agencies consulted have been supportive of the project, and firm partnerships in the project have been formed with the Fresno County Library, Clovis Community Foundation, Clovis Veterans Memorial District, San Joaquin Valley School of Law (See Attachment 8), and St. Agnes Medical Center (See Attachment 9). The City of Clovis recently adopted the Central Clovis Specific Plan, which covers the Old Town Clovis and includes the Landmark Commons project. During the development of the Plan, several community meetings and workshops were held to gain public input.

No obstacles to the successful completion of the project are anticipated. In addition, the Administrative Draft EIR did not identify any potential areas of controversy for the project or issues to be resolved. (See Attachment 10, page ES-7)

**8. Project Schedule and Scope of Work – Please outline the scope of work for the proposed planning efforts. Please briefly describe deliverables and anticipated completion dates for each deliverable. Please also provide estimates of project expenses funded by the TOD program by deliverables, and project revenue for the entire project.**

Item	Date
CEQA Completion	6/1/2018
Entitlement Completion	8/1/2018
Engineering/Design Completion	9/1/2018
Construction Begin (On/Off-Sites)	11/1/2018
Construction Completion (On/Off-Sites)	5/1/2019
Transit Hub Construction Completion	6/1/2020



Project expense estimates funded by the TOD program, as well as project revenue for the entire project are shown below:

Project Expenses (TOD Fund)

Item	Amount
Engineering	\$0.00
Environmental	\$0.00
Right of Way	\$0.00
Construction	\$250,000

Project Revenues (All Sources)

Source	Year	
	Year 1	Year 2
TOD	\$250,000	\$0.00
Local	\$6,102,500	\$4,102,500
State	\$1,854,259	\$0.00
Federal	\$0.00	\$0.00
Private	\$0.00	\$500,000
Total (per year)	\$8,206,759	\$4,602,500
<b>Project Total Cost</b>	<b>\$12,809,259</b>	



RESOLUTION NO. 18-\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF CLOVIS AUTHORIZING SUBMISSION OF AN APPLICATION TO THE FRESNO COUNCIL OF GOVERNMENTS FOR FUNDING UNDER THE MEASURE C TRANSIT ORIENTED DEVELOPMENT (TOD) GRANT; THE EXECUTION OF A STANDARD AGREEMENT IF SELECTED FOR SUCH FUNDING; AND ANY RELATED DOCUMENTS NECESSARY TO PARTICIPATE IN THE FRESNO COUNTY MEASURE C TRANSIT ORIENTED DEVELOPMENT (TOD) PROGRAM**

**WHEREAS**, the Fresno County TOD Program was created by the 2006 Measure C Extension Plan; and

**WHEREAS**, in January 2018, the Fresno Council of Governments released a call for projects to be funded under the Measure C TOD Program; and

**WHEREAS**, in response to the call for projects, the City of Clovis, a political subdivision of the State of California, wishes to apply for and receive an allocation of funds through the Measure C TOD Program.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Clovis that the City of Clovis shall submit to the Fresno Council of Governments an application to receive funding under the Measure C TOD Program in the amount of \$250,000.

**BE IT FURTHER RESOLVED**, the City Council of the City of Clovis authorizes the City Manager to execute in the name of the City of Clovis, the application, the Standard Agreement, and all other documents required by the Fresno Council of Governments.

The foregoing resolution was introduced and adopted at the regular meeting of the City Council of Clovis held on March 5, 2018, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: March 5, 2018

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Mayor

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City Clerk