

Fresno general plan calls for infill

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Details

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Fresno is expected to grow by an additional 50 square miles by 2035.

The City of Fresno released its draft General Plan this week, making way for 9,500 additional parcels and more infill development to handle an estimated 771,000 residents by the year 2035.

The [General Plan](#), required by state law to guide the city's growth for the next 20 years, will be available for public review until Aug. 18. After that, it will be up to the Fresno City Council to either accept or reject the blueprint.

In its current form, the draft 2035 General Plan shows that city projected to grow up to 160 square miles over the 110 square miles within the city limits today.

As far as housing goes, the plan accommodates an increase of 76,000 residential dwelling units by 2035 beyond the 191,000 today.

That includes an additional 9,000 in and around downtown, 7,700 in established neighborhoods south of Shaw Avenue, 6,400 in neighborhoods north of Shaw and 6,000 in bus rapid transit corridors along Shaw and Blackstone avenues, as well as another 2,500 just east of the Fresno Yosemite International Airport.

In outward growing areas, the plan calls for another 10,500 units southwest of downtown, 17,000 northwest of downtown, 8,900 east of Temperance Avenue and 6,000 south of Jensen Avenue.

A full buildout of the city's sphere of influence is expected to bring the total to 336,000 residential units in Fresno.

The plan also makes room for an estimated 55 million square feet worth of new non-residential buildings by 2035, 10.92 million of that for retail use, 18.33 million for office use and 25.76 million for industry and business parks.

Under full buildout, that will increase to 103.81 million square feet, including 20.61 million for retail, 34.59 million for office and 48.6 million for industry and business parks.

Accommodating 0.48 jobs per new resident, the plan estimates that 108,000 new jobs would be added to the city's economy by 2035, 50,000 of that in retail, 32,500 in office work and 25,500 for all other sectors.

With 425,000 new residents at full buildout of the sphere of influence, the plan estimates 0.45 jobs per new resident. That means 189,500 new jobs, including 87,700 in retail, 57,000 in office and 44,700 new jobs for all other sectors.

The 2035 General Plan contains a number of strategies to enhance economic development, increase public utilities and services, improve health and wellness, provide for parks and schools and contain urban sprawl with greater infill development.