

# Meeting Minutes 011

## State Center West Campus



State Center Community College District

SIM-PBK Project Number: 18-14 (PBK 18165)

Date and Time 09/04/2018 at 4:00  
Meeting Subject City of Fresno & MLK 2500 Development Coordination  
Meeting Location Fresno City Hall  
Meeting Facilitator Yvonne Teixeira

Attachments: Site Plan 2A Markup; 2500 MLK development package

### Attendees:

George Cummings	<a href="mailto:George.cummings@scccd.edu">George.cummings@scccd.edu</a>
Raleigh Sullivan	<a href="mailto:rsullivan@sim-pbk.com">rsullivan@sim-pbk.com</a>
Steve Shehadey	2500 MLK
Jim Shehadey	2500 MLK
Laura Gloria	City of Fresno
Andrew Benelli	City of Fresno
Sylvesta M. Hall	2500 MLK
Lionel Alvaredo	2500 MLK
Doug Scheidt	2500 MLK
Shon Shehadey	2500 MLK

### Distribution:

Attendees listed with e-mail, Kiesha Oliver, Brian Speece, Cliff Whittingstall, Scott Adams, Becky Barabe, John Smith, Alan Stilts

Submitted By: Raleigh Sullivan

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### Items Discussed

- 1) After introductions were made George offered the group a brief description of what State Center is planning on doing with the new West Fresno Campus and what the current status of the design is.
  - a. 110,000 s.f. of building space; modern aesthetic seems likely; a community meeting is scheduled for September 13<sup>th</sup> at 5:30 at Edison HS, attendees were invited.
  - b. 10-15 full time faculty and staff as well as a few hundred students.
  - c. 4 site plan options were presented; 2A and 2B are preferred by staff per the red dot / green dot exercise.
- 2) Andrew Benelli commented that the city will want the site access street to align with Fairview to the north, and must be aligned if a traffic light is desired for the future.
  - a. Funding is not planned for a light in the desired spot. In the future a light could be placed here if vehicle loads dictate it or are high enough, funding can be figured out once need is determined.
- 3) State center doesn't want a thru-street on its property but is open to an access road around the property.

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- 4) CTC needs its own entrance for vehicles going to the garages. 2500 MLK was planning a road near this location for access to the city park. These can be combined and the street will straddle the property line and be part of the street going around the State Center property.
- 5) City Requests the Following “Non-Negotiable” from State Center:
  - a. Pedestrian connection from college to proposed city park.
  - b. Alignment of access Street with Fairview.
  - c. 2 lane road straddling property line.
    - need for wet utilities under the road, and who pays for them TBD.) First person to develop the street pays for 2/3 of cost because needs to be wide enough to allow cars to pass one another until the remaining part is complete.
    - George Stated that the college doesn’t want to pay for water under street. City stated that a deal needs to be worked out.
- 6) Parking access for city park during college’s non-peak hours was requested.
- 7) 2500 MLK developers noted that the city park will be the first phase of the development so access to that will be a top priority for them.
- 8) The City needs to determine which streets need utilities. Water will probably be needed in the street between the CTC and commercial /multi-family zoned land, mostly so the new park can have water.
- 9) The group noted that heavy landscaping will be needed between the multifamily and the CTC building.
- 10) The city has planned to do some landscaping on the State Center site with TCC money. George and the City to talk about who is doing what so that there is no overlap.
- 11) The Developer to send SIM-PBK plans of the development.

Raleigh Sullivan SIM-PBK

**END OF MINUTES**

cc: File (011)