

GPAC comments: November 17, 2010

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As I observed the meeting on November 16th 2010 I became concerned that as the future congestion of Willow beyond it's capacity, was pointed out it was only addressed by, the hope of the Two County Loop road system, or Highway 165 passing by some time in the future.

Before we talk about the intricate designs and pretty features we would like to see we need to solve the problems of how the infrastructure will handle the population living in the area, passing by, and also the elephants in the room. (The college on the other side of Willow reported to have a potential of twenty thousand students, along with the Clovis Unified School next to it.)

I live in a subdivision on the South East Corner of Ashlan and DeWolf. There are two ways out, the one on Ashlan is a right turn only to head West or North into Clovis you must go through the intersection of DeWolf Ashlan for a left or U-turn, the other one, on DeWolf to head North takes you through the same overburdened intersection or allows you to turn South into Fresno.

The problem with the intersection is, the school causes gridlock every morning and afternoon.

Other than residents of the planned area, or students, how many people will brave the congestion on Willow and how many will opt to take any route available to do their shopping in Fresno?

Putting two large educational complexes with the associated 25 MPH school zones on the one artery between Friant and Clovis is either a big planning mistake or great planning on the part of Fresno to encourage traffic on Friant to continue to Fresno for their shopping. There needs to be a viable uncomplicated artery between Friant and the foothill communities above it and Clovis. It needs to be included in any plans to develop this area.

If there is to be any hope for businesses in the area a painless means of ingress and egress rather than being just the place where traffic backs up. This should be a necessary first step.

The schools if they grow as was predicted will be the driving factor rather than planning, in deciding what will survive on the East side of Willow. To get an idea of the future for the area look to the areas around Fresno State, and Fresno City College including, property values, parking, housing uses, with multiple occupants in each unit. Any plan needs to address this reality.

As the plan was being discussed the higher density around the core was the concept as it was in Loma Vista. Unless the concept is spelled out leaving no doubt that moving the

density away from the core will jeopardize the concept and the viability of the core, the foundation the community business will be built upon.

Another concept I am having a great deal of trouble with is planning outside of the Clovis sphere of influence. We have city limits and we have the sphere of influence for planning future growth or expansion. We are putting the cart before the horse by including areas outside the sphere into this area plan. The sphere should be adjusted through the LAFCO process with citizen input before Clovis has any business taking even informal action on the areas future development directions.