

Fowler Multi-Family Residential Project



August 3, 2023

Who is G3 Development



Parnagian Family-Owned
Real Estate Development
Company located in
Fresno County, CA



Multi-Family Housing



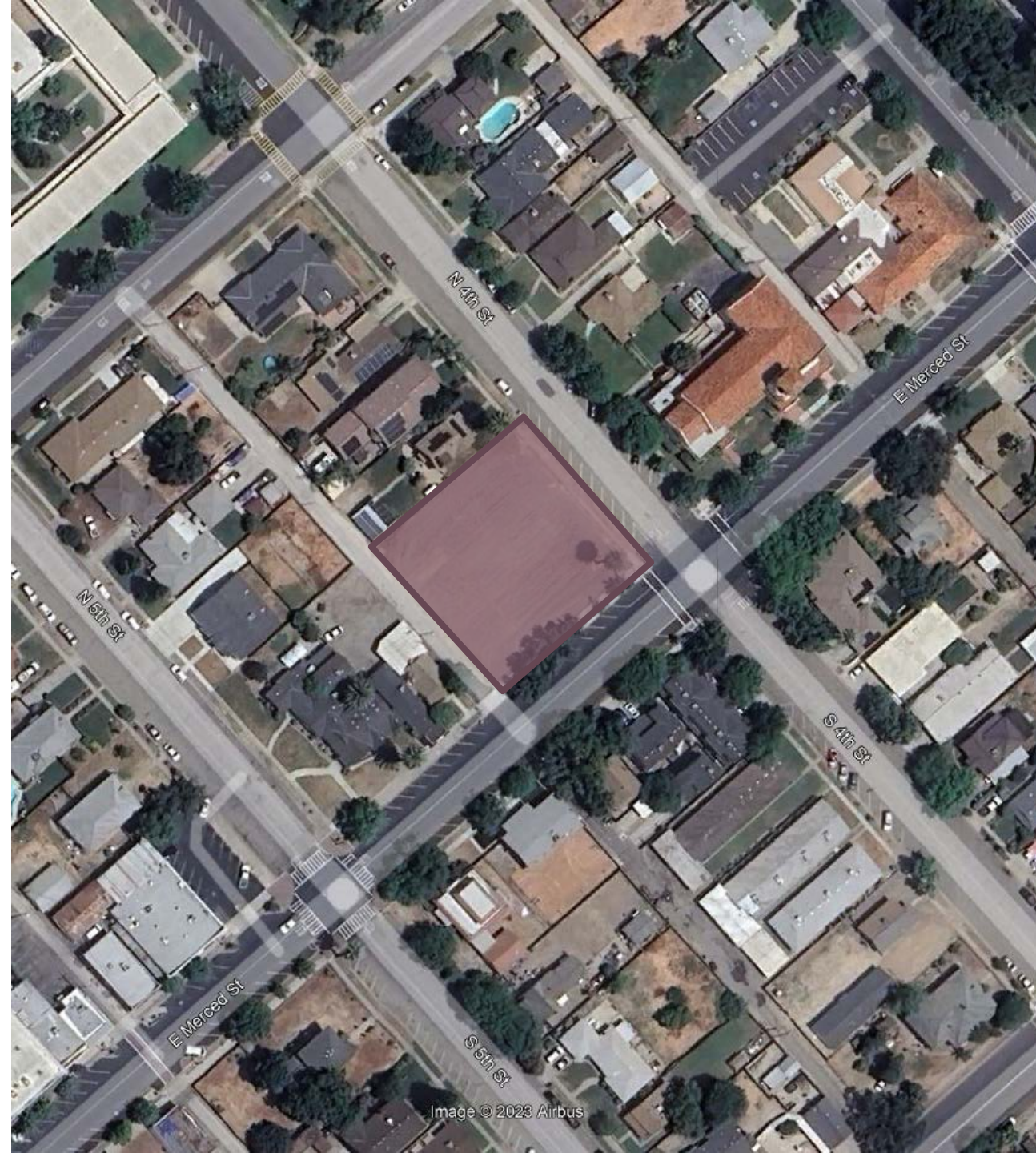
Commercial



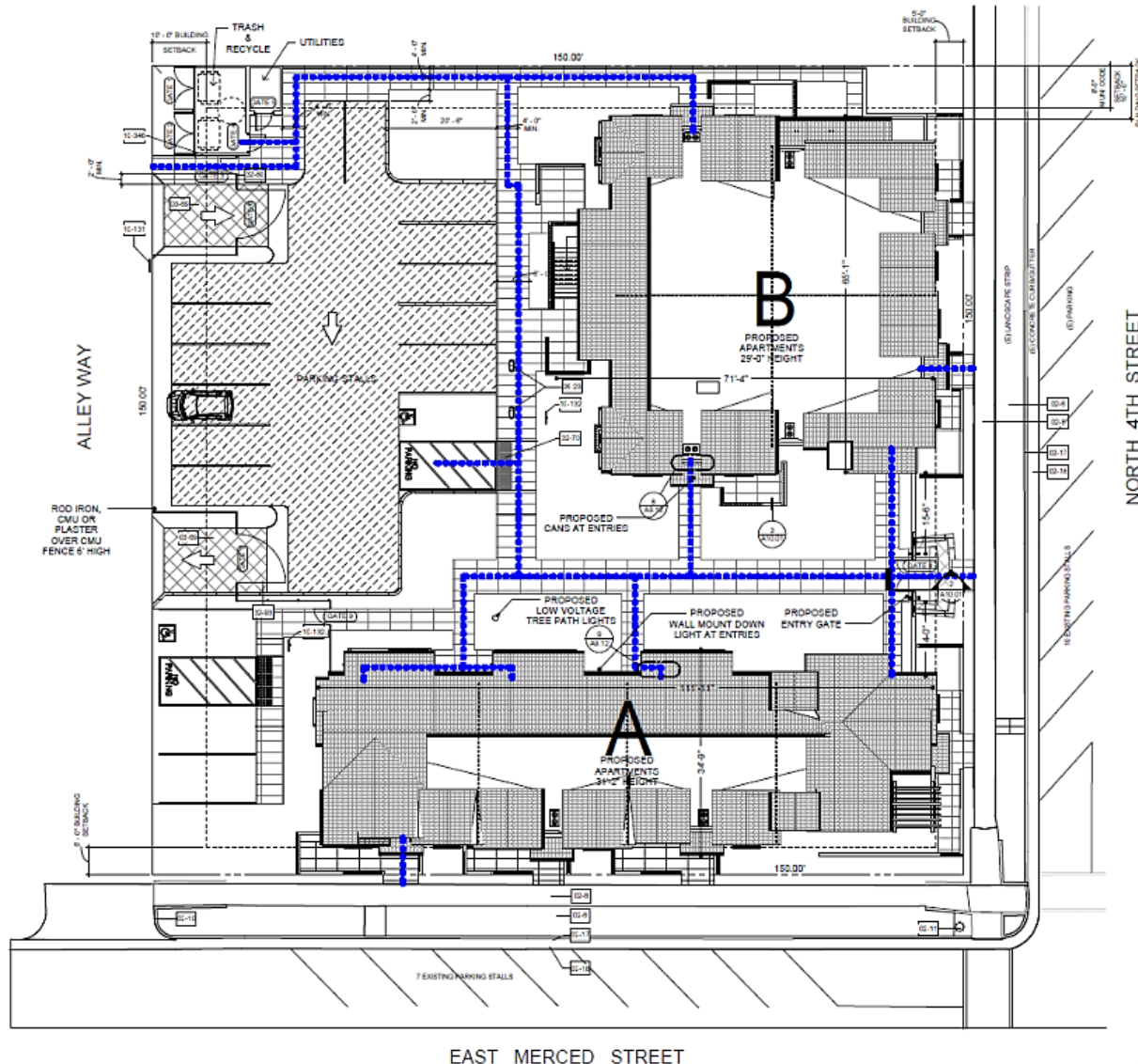
Light
Industrial/Warehouse

Fowler Multi-Family Residential Project

- Proposed 10 Unit Multi-Family Housing Project
- Project Location – Northwest corner of E. Merced Street and N. 4th Street
- Project Size - 0.52 Acres
- Currently Vacant Land
- Infill Development
- Current Zoning – R-1-7
- Proposed Zoning – Form Based Code
- General Plan – High Density Residential



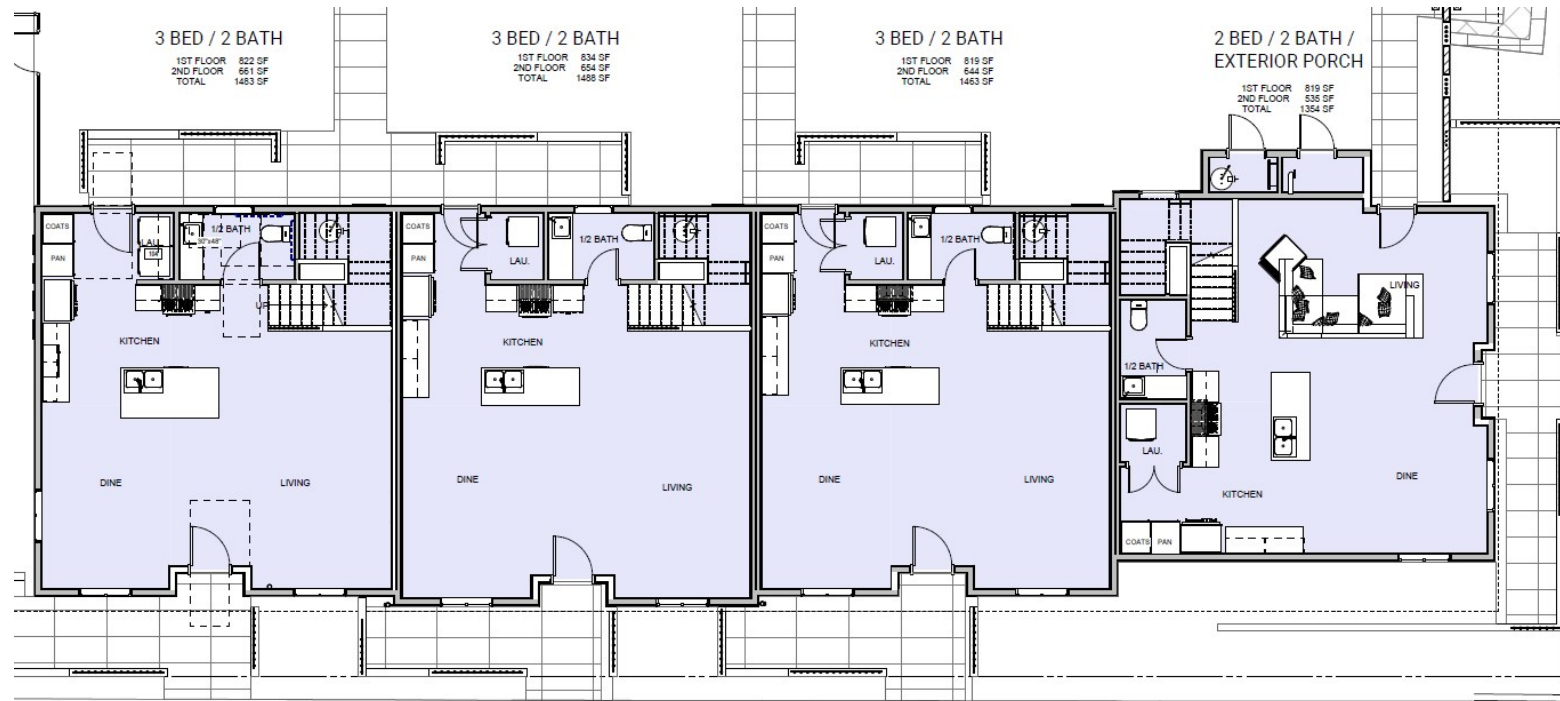
Site Plan



- 2 Buildings:
 - 4-Plex & 6-Plex
 - 10 units
 - 1 and 2 Story Units
- Parking:
 - 17 gated, on-site covered parking stalls (1 ADA stall)
 - 18 on-street parking stalls
- Landscape / Outdoor Space:
 - Shared landscaped interior courtyard and pathways
 - Private outdoor patios
- Solid Waste:
 - City standard trash enclosure, ADA accessible
- Fencing & Lighting

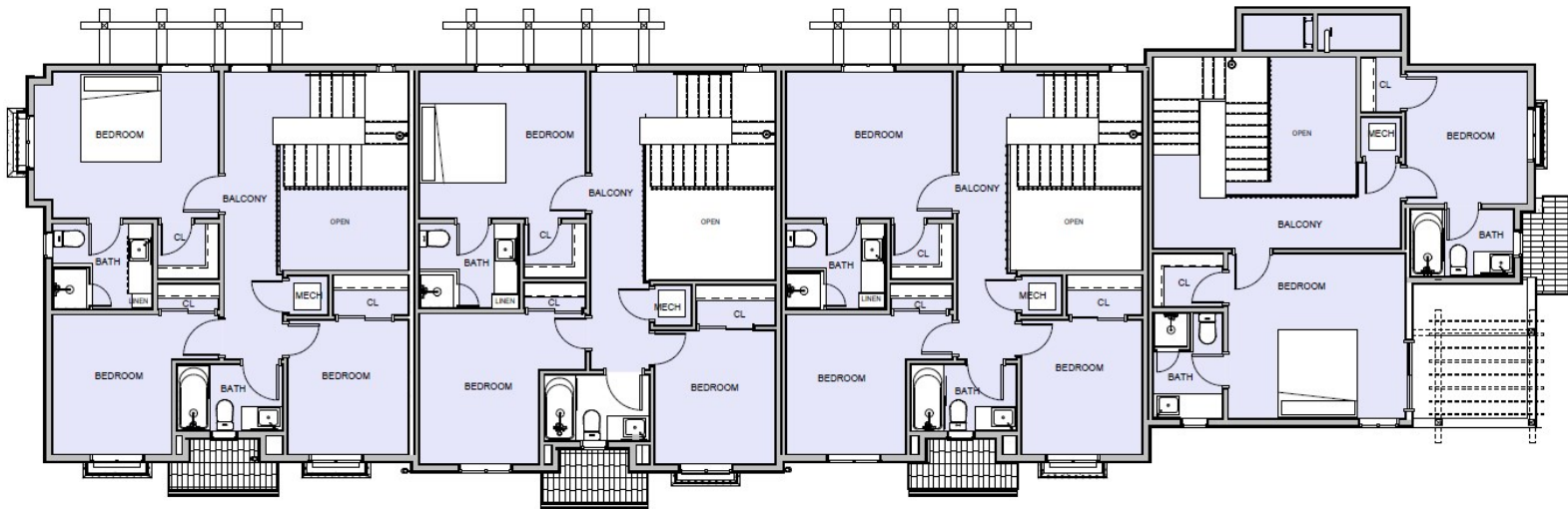


Elevations



4-Plex Floorplans

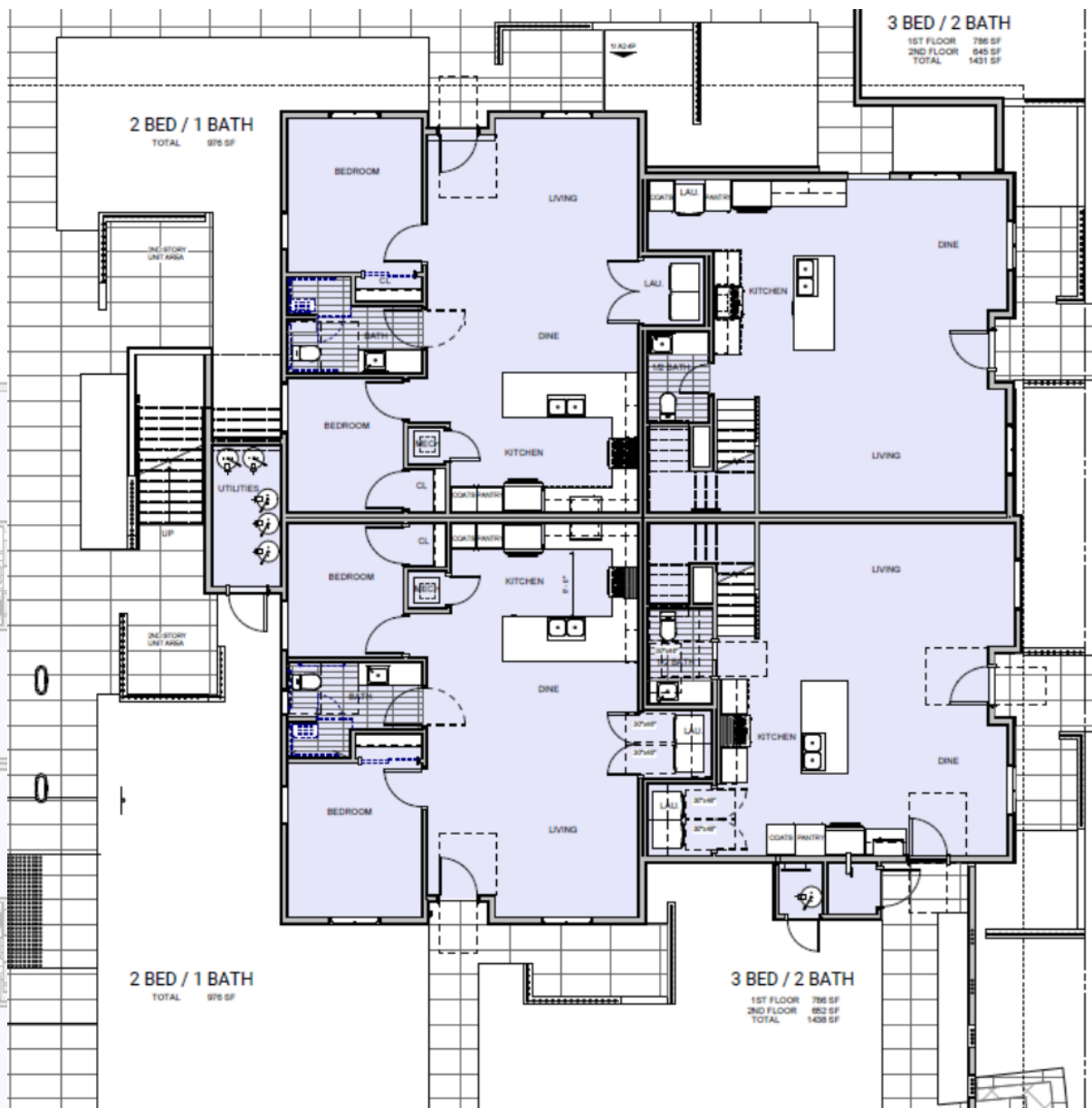
- 2-Story Units
- Private Patios
- Four - Two Story Units
 - (1) 2 bed / 2 bath
 - 1354 sf
 - (3) 3 bed / 2 bath
 - 1463 sf
 - 1483 sf
 - 1488 sf



6-Plex Floorplans

2 BED / 2 BATH
TOTAL 965 SF

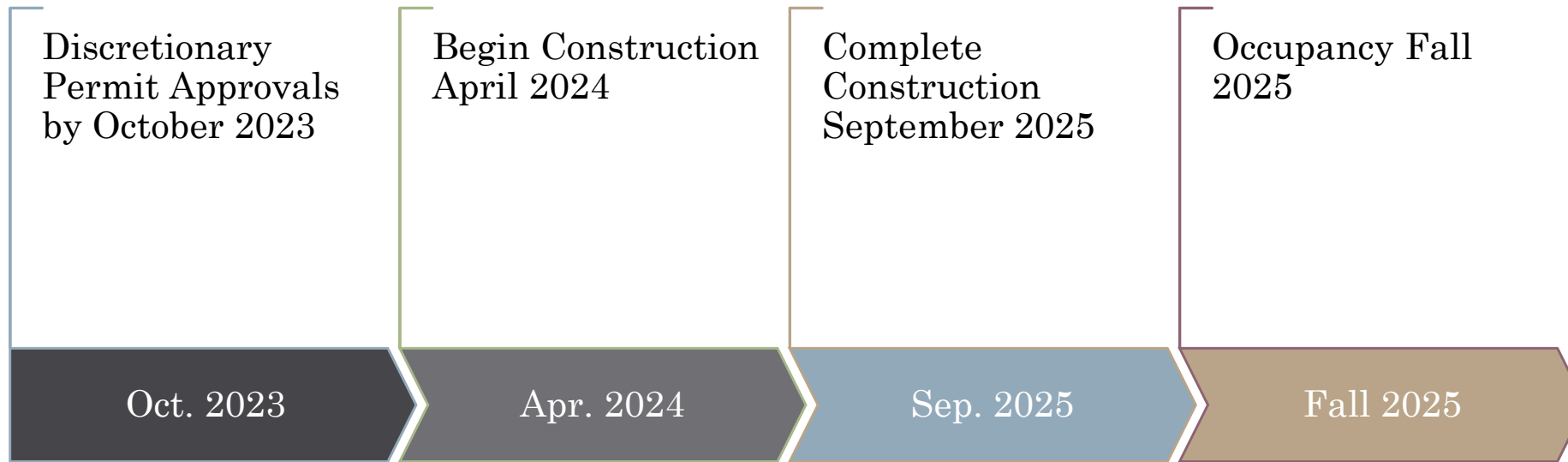
- One- and Two-Story Units
- Private Patios
- Four – One Story Units
 - (2) 2 bed / 2 bath
 - 965 sf
 - (2) 2 bed / 1 bath
 - 976 sf
- Two – Two Story Units
 - (2) 3 bed / 2 bath
 - 1431 sf
 - 1438 sf



Community Benefit

- Provides an additional and unique multi-family housing opportunity in the heart of the City
- Infill development project which helps with the City of Fowler's housing and sustainability goals
- Enhance the "Downtown Fowler" overall aesthetic through the development of the site utilizing the existing architectural style and character of the area
- Expand the tax base and commercial vitality of the area
- Increase assessed property value contributing to an increase in tax revenue

Project Schedule



Thank You