

The Tower District welcomes and is home to many thriving businesses. However, the district has standards related to health and quality built environment that businesses must meet to be good neighbors. While Producer's has created jobs and grown a successful multi-generational family business, they have not been good neighbors to their south Tower District neighbors. They've failed to live up to their covenant commitments or mitigate the impact of their growing business on neighborhood infrastructure and community health. It is time they start being good neighbors and mitigate the negative effects of their operation on the neighborhood. These mitigations should be conditions of any further development of Producers Dairy industrial facility in our mixed use neighborhood. They can do that by:

1. Producers has failed to live up to the deed covenant on the historic cheese factory property at Belmont & Roosevelt. The Covenant was entered into during the Tower District Specific plan for neighborhood concessions on industrial zoning. Producers should now donate the property along with credit for immediate life safety repair funds to a non-profit capable of developing it as a positive contributor in line with community priorities like affordable housing, community center, fresh healthy food, etc.
2. Move forward with demolishing silos, and mill properties along the west side of H Street to rail right of way. For development as a truck parking lot with proper parking lot shading and future electric charging..
3. Maintain H Street as a through street. Reduce from two-lanes each way and parking lanes, down to one-lane each way with center turn lane and protected bike lanes consistent with bicycle master plan and City of Fresno road diet policies for complete, multi-modal, safe streets.
4. Convert 3-way Palm & H Street intersection to a 4-way intersection where the 4th-way is a new parking lot entrance for trucks.
5. Add a signalized intersection mid block that would directly connect the parking lot and Producers factory lot. Traffic signals would be triggered by approaching trucks to allow traffic control as trucks cross the intersection.
6. Add Tower District pineapple street lighting and street trees were missing to H Street, Belmont & Palm consistent with Tower District Specific Plan.
7. Contribute funds to develop and/or maintenance of a South Tower neighborhood park.
8. Develop a long term plan that directs growth to other sites not in proximity of residential
9. Develop a long term plan to electrify the entire truck fleet.

10. City of Fresno to enforce and adhere to: 2035 General Plan, Tower District Specific Plan, Fresno County Bicycle Master Plan, City of Fresno Active Transportation Plan, and Industrial Compatibility Plan.

The Tower District as all neighborhoods rely on connectivity within and connectivity to other neighborhoods. The closure of H Street for public multimodal connectivity between the Tower District, Jane Addams, Lowell, Mural District, Chinatown, and ultimately the High Speed Rail Station. We value those connections and call on those neighbors to stand with us for connectivity and healthy neighborhoods.