

# Shape Our Fremont

Where Fremont residents can learn about shaping proposed housing developments...

## Early 2017 Development News and Updates

As the New Year gets underway, housing development activities have picked up in several areas. Two older development proposals are moving toward a final decision, and a few new development proposals have popped up on the horizon. Here are some recent items of importance:

### Development Meetings

**Washington Place.** A proposal to build 14 three-story townhouses on Washington Boulevard next to the southbound off-ramp from I-680 was recommended for approval by the Planning Commission. It is now tentatively scheduled for a City Council hearing on Tuesday, February 21, at 7 p.m. The project consists of 7 pairs of attached townhouses, called duets, on a parcel that slopes down to a creek. The land is zoned for single-family houses, but the developer has requested to make the project a Planned District, which would allow variations from the zoning standards. Opponents say the variations go too far and should not be allowed.

**Hobbs Residential.** This proposal for 55 single-family two-story houses on the east side of Mission Boulevard south of Palm Avenue has generated a flurry of reactions from residents. The large number of big houses on small lots, loss of views of the hills, and traffic congestion on Mission are among the top concerns. This development was recommended for approval by the Planning Commission and is tentatively scheduled to go before the City Council on Tuesday, March 14. Residents may still send emails about this project to Bill Roth in the Fremont Planning Department at [broth@fremont.gov](mailto:broth@fremont.gov)

### New Developments

**Ohlone College Frontage.** Ohlone College has requested new proposals to develop the frontage property along Mission Boulevard. Ohlone would retain ownership of the land. Sealed bids are due on March 6 and will be reviewed by the college before presentation to the Board of Trustees at a future date. All proposals would have to go through a formal development application procedure with the City of Fremont and would be subject to prioritization of a General Plan Amendment request to change the land use designation, as well as a review by the Planning Commission and City Council.

**North Fremont Blvd Townhomes.** A proposal to build 14 three-story townhouse condominiums on Fremont Boulevard north of Paseo Padre has gone through a Preliminary Review Process and has now been submitted as a Formal Application. All parking will be on the site, and access to the project will be off Fremont Boulevard. Direct all comments and questions to Fremont City Planner David Wage at [dwage@fremont.gov](mailto:d wage@fremont.gov)

**Ursa Project.** The remnant of an orchard operation in Warm Springs is the proposed site for 17 detached, single-family, two-story houses. An old house and water tank tower will be relocated on the site and rehabilitated. A barn and several sheds will be demolished. Access will be off Ursa Drive opposite Plomosa Way. All parking will be on the site. Send questions and concerns to Fremont City Planner Bill Roth at [broth@fremont.gov](mailto:broth@fremont.gov)

**Jaynes Niles Mixed-Use.** A proposal to build a three-story mixed-use building on a vacant lot at 37753 Niles Boulevard has been submitted as a Formal Application. The structure will have commercial space and parking on the ground floor with 12 apartments arranged around a second-floor courtyard on the upper floors. An additional live/work unit will face Iron Horse Lane at the rear of

the building. Parking is accommodated by a three-level mechanical stacker. For more information, contact Fremont City Planner Steve Kowalski at [skowalski@fremont.gov](mailto:skowalski@fremont.gov)

Lincoln Condos. This small, in-fill project proposes to replace an existing house on Lincoln Street in Irvington with 5 three-story townhouses. All parking will be on the property. This site is within the Irvington BART Transit Oriented Development Overlay. Address questions and comments to Fremont City Planner Spencer Shafsky at [sshafsky@fremont.gov](mailto:sshafsky@fremont.gov)

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For more information about these and other new housing development proposals in Fremont, go to **[www.ShapeOurFremont.com](http://www.ShapeOurFremont.com)**

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Several years ago, Fremont residents Chris and Alice Cavette started writing the Shape Our Fremont column in the *Tri-City Voice* as co-authors. Now that Alice Cavette has been appointed to the Fremont Planning Commission, she will focus on her duties as a Commissioner. Chris Cavette will continue to write the bi-weekly Shape Our Fremont column, distribute information on various developments, and speak at meetings as a concerned Fremont resident.