

# Shape Our Fremont

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

## End of Summer Development Updates

You know that summer is coming to a close when the kids go back to school, and the development activities start to heat up. Here are a few recent development updates. Some meetings are happening soon – like this week!

### Mission-Stevenson

Community Courtesy Meeting Tonight! The developer for a 77-unit project at the corner of Mission Boulevard and Stevenson Boulevard will be holding a community courtesy meeting at 7:00 p.m. on Tuesday, August 25, in the Fremont Community Center at 40204 Paseo Padre Parkway in Central Park to review the plans and answer questions. All Fremont residents are invited.

The proposed project includes three-story attached townhouses, each with a two-car garage. 17 of the townhouses will line Stevenson as close as five feet from the sidewalk. Another 14 townhouses will line Mission. Access is from a driveway on Mission and another on Stevenson.

Because this project will comply with the zoning for the property, it only needs approval of the Planning Commission, not the City Council. The Planning Commission hearing is tentatively scheduled for Thursday, September 24, in the Fremont City Council Chambers.

### State Street

The development company for the 145-unit State Street Mixed-Use project in the new Downtown Area is seeking approval to add 12 rowhouse units on an adjacent parcel of land.

The parcel is directly to the west of the project site and is currently occupied by Nation's Giant Hamburgers & Great Pies. Nation's Giant Burgers will be moving to a new Fremont location in the Mowry Landing Shopping Center at the intersection of Mowry and Blacow. The move is anticipated to occur by the beginning of 2016.

The Planning Commission hearing for this revision to the project will be at 7:00 p.m. on Thursday, August 27, in the Fremont City Council Chambers.

### Granite Ridge

This project was the subject of our July 28 Tri-City Voice article titled "City Wants Added Density in Quarry Lakes Development".

The developer proposes 76 apartments in a four-story building on Paseo Padre Parkway, and 56 three-story townhouses behind it along Sequoia Road.

Because this project will comply with the zoning for the property, it only needs approval of the Planning Commission, not the City Council. The Planning Commission hearing is tentatively scheduled for Thursday, September 10, in the Fremont City Council Chambers.

## **Walnut Residences**

This 882-unit apartment complex proposed for the corner of Walnut Avenue and Guardino Drive has drawn a great deal of public opposition because of concerns regarding its density, height, and perceived impact on the surrounding neighborhoods. In response, the development team has been working with city planning staff to discuss alternative design approaches.

A Planning Commission Study Session of this project was originally scheduled for June, then July. It is now tentatively scheduled for the end of September. The Study Session will be an opportunity for the commission to informally review the plans, ask questions, and express concerns. It will not be a regular Planning Commission meeting, and the commission will not be making any final decisions. The public is invited to attend and speak if they desire.

## **Universal Fremont**

The Fremont Planning Department staff is reviewing a proposal to tear down the existing house at 38239 Fremont Boulevard and replace it with a mixed-use development consisting of 6 three-story condominiums and 1,787 square feet of commercial space. The existing house was built in 1941, but has been judged to not be historically significant.

## **Post-War Structures**

The Historical Architectural Review Board (HARB) met on August 6 to review the preliminary guidelines for assessing structures built in the 1945-1970 period.

Although work on the guidelines will not be complete until later this year, a consultant commented there were several potentially historic post-war structures in Fremont, including schools, churches, and a few large tracts of private dwellings. The consultant noted that many other tract-style homes from that era had been changed over the years with significant external additions and modifications that eliminated them from consideration as being historic.

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**To learn more about these projects and other housing developments and issues in Fremont, or to find out who to contact with your comments and concerns, go to**

**[www.ShapeOurFremont.com](http://www.ShapeOurFremont.com)**