

# Shape Our Fremont

## End-of-Year Housing Updates

Housing development activity often slows during the end-of-year holidays. Here are a few updates on housing in Fremont and beyond.

### North Fremont

The North Fremont Boulevard Townhomes (PLN2017-00159) proposal to build 14 three-story townhouses at 34240 Fremont Boulevard is in the final stages of review. The development site, which is located north of Paseo Padre Parkway, is surrounded on three sides by two-story dwellings including many single-family houses. Two old houses on the property will be demolished. This project is scheduled to be reviewed by the Planning Commission on Thursday, December 14. It will not have to go to the City Council unless the Planning Commission decision is appealed. Public comments should be made in person by speaking at the Planning Commission meeting. For information, contact Fremont Staff Planner David Wage at [dwage@fremont.gov](mailto:dwage@fremont.gov)

### Irvington

Although the proposed Irvington BART station doesn't have a firm opening date, or even a tentative construction date, the City of Fremont is moving forward with plans to build the station and related facilities at the corner of Washington Boulevard and Osgood Road. At the same time, the City continues to process proposals to fill the surrounding Transit Oriented Development (TOD) area with high-density housing along Osgood Road and in the Town Center of Irvington. In order to better understand how people feel about this proposed station, and what concerns they have, Fremont is conducting an online survey. All residents are encouraged to respond to the survey at [www.fremont.gov/IrvingtonBARTSurvey](http://www.fremont.gov/IrvingtonBARTSurvey) not later than January 1, 2018.

### Warm Springs

A Draft Environmental Impact Report (EIR) for the Ursa Project Planned District (PLN2017-00188) at 48496 Ursa Drive has been completed and circulated for public comments. The draft report states that the proposal to build 17 two-story, single-family houses on the property would result in "significant and unavoidable impacts to the project site's historic resource," which includes an existing 1928 house and related fruit orchard buildings. To eliminate these impacts, the report identifies the "No Project Alternative" as the "environmentally superior" alternative -- that is, it would be preferable to not build the project at all. The draft report also proposes two other alternatives -- one of which would retain and renovate the old structures in place, restore part of the orchard, and build only 5 new houses. A final EIR is tentatively expected to be completed in late December or early January. The proposal would then have to be reviewed by the Historical Architecture Review Board before being presented to the Planning Commission and City Council. Public comments are welcome. Contact Staff Planner Bill Roth at [broth@fremont.gov](mailto:broth@fremont.gov)

### Niles

The Villas of Mission (PLN2015-00149) proposal to build 15 three-story townhouses at 36341 Mission Boulevard, near Nursery Avenue, is still active. This project will require a General Plan Amendment to change the land use designation from Commercial/General to Residential in order to proceed. Public comments are welcome. Contact Staff Planner David Wage at [dwage@fremont.gov](mailto:dwage@fremont.gov)

### Outside Fremont

It should not surprise anyone that the sales price of a house in many San Francisco Bay Area cities ranges from the "upper 800s" to the "1 point something millions", but did you know it was only "about 300 thousand" in Sacramento? This disparity in housing prices is the main reason why there has been a mass migration of people from the Bay Area to the Greater Sacramento Area. Some Bay Area companies have even made the move by opening offices and stores in Sacramento. Moving the jobs to the people seems to be more attractive than moving the people to the jobs.

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To learn more about all proposed housing developments and related issues in Fremont, go to **[www.ShapeOurFremont.com](http://www.ShapeOurFremont.com)**