

Shape Our Fremont

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



Tour Fremont of the Future

As we move towards the City's goal of becoming a strategically urban city, it might be a good time to look at some of the new housing developments currently under construction. Here's a self-guided tour to give you a glimpse of "Fremont of the Future".

North Fremont

The Terra Bella project, formerly known as Fremont Gateway, is filling the lot at the corner of Fremont Boulevard and Beard Road. The tall townhouses with narrow interior streets were intended to be the northern gateway to Fremont and serve as an example for the type of higher-density housing that the City would like to see all along Fremont Boulevard. Note that the ground under some of the buildings has been raised, which makes the rooflines even higher than shown in the plans. If you look carefully, you can spot the lone tree that is supposed to be the center of the common open space for the project.

Downtown

The new downtown area is indeed "on the rise" as work has started on the State Street Mixed-Use project at State Street and Capitol Avenue. This project will include a total of 81 condominiums, 76 townhouses, and over 21,000 square feet of retail space in a five-level main building and several blocks of three-story attached townhouse buildings.

While you are in the area, check out the site for the Capitol Villas project which has been approved for construction at Capitol Avenue and Hastings Street. This will be another five-story mixed-use project with 44 flats on the upper floors, and retail space on the ground level.

These projects will join the four-story Paragon apartment complex located nearby on Walnut Avenue.

Mission Corridor

Mission Boulevard is already a busy traffic corridor, and it's going to get even busier as a number of new developments are completed. A good example is at the corner of Mission and Stevenson where four new developments with a total of 236 dwelling units are planned.

To the north, the first of 33 three-story townhouses in the Mission Boulevard Townhomes project are under construction. Next door on the corner, the ground has been cleared for the Mission-Stevenson project, which was approved for 77 three-story townhouses. To the south, a proposal to build 46 three-story townhouses on the corner of Stevenson Place, and another with 80 apartments on the same lot near the railroad tracks, are currently under review.

Mission Boulevard is one of several roadways designated as "major transit corridors" by the City, which means they are slated for denser housing development than the surrounding areas. Fremont Boulevard, Blacow Road, Osgood Road, and portions of other main roadways are also designated as transit corridors.

Irvington

Laguna Commons, near the corner of Fremont Boulevard and Irvington Avenue, is hard to miss. When completed, it will contain 64 apartments in a four-story building near the historic Five Corners district. Fremont has declared Irvington to be a Priority Development Area, which means that most of the new buildings will be tall.

Not far away, the area along Osgood Road south of Washington Boulevard will be the site of dozens of urban-density, high-rise buildings as part of a Transit Oriented Development (TOD) Area near the proposed Irvington BART station. One project for 93 condominiums in a single five-story tower has already been approved, and a proposal for 190 apartments in a cluster of five-story buildings is under preliminary review. There is no estimated construction date for the Irvington BART station.

South Fremont

Right now, the only hint you get of the future for this area is the Warm Springs BART station looking lonesome in the middle of open fields. But if the City follows its plan, the open fields will become home to over 4,000 new dwellings in buildings up to six stories tall. The roadways will not change, however, nor will there be any new connections to Interstate 880 or 680, so all traffic will have to flow in and out of the area on the existing Warm Springs Boulevard and Fremont Boulevard, which are already heavily congested. One new elementary school is planned to be built here, but older children will have to be accommodated in existing middle schools and high schools located several miles away.

After you take this tour, ask yourself "Is this what I wanted my town to become?" "Is this my vision for Fremont of the Future?" "Should we continue to grow like this if we don't have adequate roads, parking, schools, open spaces, and water supplies to support that growth?" If your answer to any of those questions is "no," then it's time to take action.

To voice your concerns, suggestions, and complaints, contact **Community Development Director Jeff Schwob** at jschwob@fremont.gov

To learn more about planning issues and proposed housing developments in Fremont, go to www.ShapeOurFremont.com