

# Shape Our Fremont

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

## Hearings Coming Soon

Several developments are now being processed by the Planning Department in preparation of going before the Planning Commission and City Council for approval. All of them have been mentioned here before, but we shouldn't be complacent and let them slip through under the radar. We encourage you to look at the plans and voice your concerns early in the process. Contact the City Staff Planner assigned to the project. The developments are listed below in the order they were submitted to the City:

### VILLAS OF MISSION

A development of 15 three-story townhouses is proposed for 0.79 acres of vacant land at 36341 Mission Blvd. This parcel is located between a townhouse complex off Potel Terrace and Dave's Auto at the corner of Nursery Ave. in the Niles Community Plan Area.

The townhouses would be grouped in 2 four-unit buildings, 2 two-unit "duets," and 3 standalone units. The architecture is flat-sided, square-cornered, and has an industrial look. All the units would have two-car garages and guest parking would be on the site. Access to the development would be a driveway off Mission Blvd, and a new private road off Potel Terrace.

This proposal will require City Council approval of a General Plan Amendment to change the Land Use Designation of the parcel from Commercial to Residential.

**City Staff Project Planner David Wage [dwage@fremont.gov](mailto:dwage@fremont.gov)**

### WALNUT RESIDENCES

Carmel Partners is holding another Community Meeting **TONIGHT** - Tuesday, February 23, 2016 - at the Fremont Teen Center, 39770 Paseo Padre Parkway from 6:00 to 7:30 pm.

They will show their latest plans for 670 apartments on the former Guardino homestead at 1031 Walnut Ave. where the Ramirez Family Farm had a produce stand (now in Union City.)

The property lies in the City Center Transit Oriented Development (TOD) Overlay which surrounds the main Fremont BART Station. The 13.7-acre parcel is designated as Urban Residential and could be zoned for 50.1 to 70.0 dwelling units per net acre (du/ac). The parcel is currently zoned P-2004-267 with a density range of 27 to 35 du/ac.

The two large building complexes would be four stories high. The units along Litchfield Ave. and the eastern border with The Orchards/Cherry developments would be three stories. The two above-ground garages would be in the center of the two buildings and would be six stories high - one would have a lawn bowling area, pool, and fitness center on the sixth floor. They are planning for 1,173 parking spaces, or 1.75 per unit, which is the maximum allowed by the City for a project in an Urban-density project in a TOD.

**City Staff Project Planner Bill Roth [broth@fremont.gov](mailto:broth@fremont.gov)**

### STEVENSON PLACE - ROBSON

Robson Homes proposes to build 46 three-story townhouses on 2.0 acres near where Stevenson Place intersects with Stevenson Blvd. 12 would be detached standalone units and 34 would be paired

in 17 duet buildings. Resident parking would be in garages; most guest parking would be on the street.

**City Staff Project Planner David Wage [dwage@fremont.gov](mailto:dwage@fremont.gov)**

### **UNIVERSAL FREMONT MIXED USE**

Six townhouses in a three-story building and 1,787 square feet of commercial space in a two-story building are proposed for a project at 38239 Fremont Blvd. This is 0.53-acre parcel is located between Mattos Dr. and Eggars Dr. There is currently a 1941 house on the property which was deemed not historic and would be demolished

This will be heard by the Planning Commission, but only go before the City Council if the commission's decision is appealed.

**City Staff Project Planner James Willis [jwillis@fremont.gov](mailto:jwillis@fremont.gov)**

### **CENTERVILLE JUNCTION**

There are 53 townhouses in 12 three-story buildings proposed for the nine contiguous parcels from 3498 Peralta Blvd. to 3678 Parish Ave. Ten old homes and a small commercial center are currently on the parcels and all of the structures would be torn down. The 2.65-acre site lies within the Centerville TOD.

Twenty-four of the townhouses would line Peralta only six feet from the street, contrasting with Sequoia Crossings across the street. Each townhouse would have a two-car garage with 14 of them being tandem. All guest parking would be on site. Access would be off both Peralta Blvd. and Parish Ave. and there would be no connection to Chantry Common.

Four of the parcels would require City Council approval of a General Plan Amendment to change their Land Use Designation from Commercial to Residential.

**City Staff Project Planner Steve Kowalski [skowalski@fremont.gov](mailto:skowalski@fremont.gov)**

### **CENTERVILLE CONDOS**

A mixed-use project with 8 condominiums and 2,000 square feet of commercial space has been proposed for 36800 Fremont Blvd. The 0.33-acre site is located between Thornton Ave. and Alder Ave. and is within the Centerville TOD. On the property are a vacant 1922 house, a few outbuildings, and several mature trees all of which would be removed.

There would be a single four-story building with condominiums on the upper floors. Access would be from a driveway off Fremont Blvd. Parking for residents, guests, and commercial customers would all be on the site.

This will be heard by the Planning Commission, but only go before the City Council if the commission's decision is appealed.

**City Staff Project Planner David Wage [dwage@fremont.gov](mailto:dwage@fremont.gov)**

### **STEVENSON PLACE FAMILY HOMES - MIDPEN**

MidPen Housing Corporation has submitted plans for an 80-unit affordable housing apartment complex on a 2.3-acre parcel off Stevenson Place that is adjacent to the railroad. It would have both three- and four-story buildings. Resident parking would be in uncovered spaces on the site; guest

parking would be both on the site and on the street. This project is partially funded by in-lieu fees collected from other new housing developments in Fremont.

**City Staff Project Planner David Wage [dwage@fremont.gov](mailto:dwage@fremont.gov)**

To learn more about all of these proposed residential developments in Fremont, go to **[www.ShapeOurFremont.com](http://www.ShapeOurFremont.com)**