

Shape Our Fremont

High-Rise Housing Headed for the Hub

Two development proposals to build high-rise residential towers at The Hub continue to move forward and have now become formal applications. Combined, the two projects would add 342 housing units in the City Center Community Plan Area of Fremont.

The Hub is part of an area known as the City Center Urban Neighborhood, which is defined in the current General Plan and has been in place for several years. According to the plan, future development in this area would include buildings up to six stories tall that are intended "... to support the downtown and employment core areas with a wide variety of housing opportunities, neighborhood services, office, neighborhood retail, and regional retail ...".

Fremont Hub Mixed-Use

The largest of the proposed developments would involve construction of a six-story building near Fremont Boulevard and Capitol Avenue with retail commercial spaces on the ground floor and 303 rental apartments on the upper five floors. The apartments are expected to be a mix of studios, one-, two-, and three-bedroom units. None of the units would be designated as affordable housing.

Access would be from an existing entrance on Fremont opposite the end of Capitol, as well as a rerouted entrance from Mowry. New interior roadways within the current parking lot area would allow smoother traffic flow within the site. Parking for both commercial and residential tenants of the new building would be in an underground garage beneath the building.

As part of the proposal, several existing store buildings at The Hub would be demolished. A new drug store building would be constructed close to the gas station on the corner of Mowry and Fremont, and new retail shops would be aligned with the central walkway.

Residents may send their comments, concerns, and questions about this proposal to City Staff Planner Joel Pullen at jpullen@fremont.gov

The Argonaut

The second development proposal was originally for 58 condominiums in a six-story building at the corner of Mowry Avenue and Argonaut Way, but the number of units and the height have now been reduced to 39 condos in a five-story building. The mix of units has also changed and would now include only one- and two-bedroom condos, with no three-bedroom units. Preliminary plans specify two of the units would be designated for moderate income affordable housing, and the rest would be market-rate housing.

All parking would be at ground level or in a two-level underground garage beneath the building. Access to the garage would be from a driveway off Argonaut, opposite the fire station.

In order to proceed, the existing Union 76 gas station and the underground gas tanks and plumbing would have to be removed and the site tested and remediated as required.

Residents may send their comments, concerns, and questions about this proposal to City Staff Planner Steve Kowalski at skowalski@fremont.gov

And More to Come

Unless the City decides to review and revise the General Plan, other portions of The Hub property could also be converted into either multi-story residential buildings, or mixed-use buildings with commercial retail space on the ground floor and residential units on the upper floors. The emphasis would be on providing more residential units.

Building heights could range from two stories to six stories. Parking for the residential units could be located up to 600 feet away from the building site, and customer parking for the commercial units could be located up to 1,250 feet away. Only a limited number of parking spaces would be provided for either residents or customers.

Before the City considers any development proposals for this area, all Fremont residents should ask themselves if this is really what they want. Should The Hub property remain all commercial? Would adding residential buildings help or hurt the remaining businesses? Are six-story buildings too tall for this area? Is the parking adequate? Send your comments, concerns, and questions to the City Staff Planner listed for each proposal.

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