

# Shape Our Fremont

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

## The Latest Proposals for 3-Story Townhouses

There are 94 more 3-story townhouses that have just been proposed for four more developments around Fremont. Twelve old homes, many that are now affordable to those with a medium income, will be replaced with luxury townhouses that may well sell for close to the million-dollar range.

The landscape of Fremont's major streets is changing. Every available lot is being filled with tall, densely packed townhouses. Many have four or five bedrooms.

### Preliminary Review Procedure (PRP)

Developers can submit early plans to the Planning Department for a Preliminary Review Procedure (PRP). The Planning Department reviews the project from several different aspects and prepares a report of issues it finds with the preliminary plans. Larger projects may also be reviewed by Caltrans or the water district.

Developers use information from the PRP report to decide whether to go forward with the project and/or to help them shape their formal development application. Interior streets, building design, density, open space, etc. may change.

Residents may view the preliminary plans at the Planning Department. Contact the Planning Department and/or the City Staff Project Planner assigned to the project. Letting the city know your concerns regarding these early plans may help shape the result.

There are now a total of 1685 housing units in 13 proposed developments that are undergoing a Preliminary Review Procedure. Here are the latest four:

### Centerville Town Center

PERALTA BLVD TOWNHOMES PRP (PLN2015-00176): Seven lots from 3590 to 3498 Peralta Blvd. plus 3678 Parish Ave. This is on the south side of Peralta Blvd. between Parish Ave. and Sequoia Rd.



A total of 9 small old homes would be torn down. Many of the houses are more than 50 years old and may require a historical evaluation. There is also a small commercial center opposite Sequoia Rd. that would be removed.

A developer plans to build 54 townhouses in twelve 3-story buildings on 2.67 acres. There will be 24 townhouses in four tall buildings with flat-faced front facades lining Peralta Blvd. This contrasts to the townhouses across the street in Sequoia Crossings which have individualized fronts with stone pillars.

The preliminary plans do not include floor plans. Each townhouse has either a side-by-side or tandem 2-car garage. There are also 16 on-site and 11 on-street guest parking spaces. Vehicular access into the development is off both Peralta Blvd. and Parish Ave.

The application's City Staff Project Planner is Steve Kowalski at [skowalski@fremont.gov](mailto:skowalski@fremont.gov)

### **Centerville Adjacent to Glenmoor Gardens**

CENTRAL AVENUE TOWNHOMES PRP (PLN2015-00197): 4467 Central Ave. This is on Central Ave. near the end of where Logan Dr. comes out of Glenmoor Gardens.

A large ranch home will be removed.

The Grupe Company plans to build 10 townhouses in two 3-story buildings on 0.50 acres. The two 5-plexes are parallel to Central Ave.

The units have three bedrooms with an optional fourth bedroom on the first floor. Each townhouse has a side-by-side 2-car garage. There are also 5 uncovered guest parking spaces on the site. Vehicular access into the development will use the existing access off Central Ave. to the Ladera project behind the property.

The application's City Staff Project Planner is James Willis at [jwillis@fremont.gov](mailto:jwillis@fremont.gov)

### **North Fremont**

FREMONT BLVD CONDOS PRP (PLN2015-00210): 34621 & 34615 Fremont Blvd. This is at Caribbean Common which is between Ferry Lane and Darwin.



Two old homes would be torn down. They are more than 50 years old and may require a historical evaluation.

The Grupe Company plans to build 12 residential condominiums in four 3-story buildings on 0.58 acres.

Eight townhouses have three bedrooms with an optional fourth bedroom on the first floor. The other four are two-bedroom "stacked flats" with the living space for each unit all on one floor. Each condominium has a side-by-side or tandem 2-car garage. There are also 6 uncovered guest parking spaces on the site.

The application's City Staff Project Planner is Terry Wong at [twong@fremont.gov](mailto:twong@fremont.gov)

### **Irvington Town Center**

MILTONIA DEVELOPMENT PRP (PLN2015-00157): 41223 Roberts Ave. This is an empty lot behind the Washington Blvd. Safeway.

Miltonia Development, LLC. plans to build 18 townhouses in six 3-story buildings on 0.73 acres.

Fifteen units have three bedrooms and an office space. Three smaller units have two bedrooms. Each townhouse has a side-by-side or tandem 2-car garage. There are also 9 uncovered parking spaces on the site.

This parcel had been part of the city-funded acquisition of land for affordable housing. It was not needed for the Laguna Commons project and was sold.

The application's City Staff Project Planner is Ryan Wassum at [rwassum@fremont.gov](mailto:rwassum@fremont.gov)

**For more information on these and other proposed residential developments, go to:  
[www.ShapeOurFremont.com](http://www.ShapeOurFremont.com)**