

Shape Our Fremont

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

Mission-Stevenson Development



The Project

The True Life Companies plans to build 77 townhouses on two parcels totaling 3.26 acres. This is the now-empty lot at the corner of Mission Blvd. and Stevenson Blvd. where the Nagata Brothers' fruit and vegetable stand had been located. The proposed project would have a residential density of approximately 25 dwelling units per net acre (du/ac).

They propose 14 three-story buildings with four to seven units in each building. These will be a mixture of standard townhouses and townhouse-style stacked-flats. Stacked-flats have one unit with a tandem two-car garage on the ground floor and their living space on the second floor, and the other unit with a side-by-side two-car garage on the ground floor and their living space on the third floor.

Each unit will have a two-car garage. Guest parking will be along the boundary with the railroad. Only a decorative metal mesh fence will separate the development from the railroad. No on-street parking is allowed on Mission or Stevenson. Vehicle access will be right-in/right-out driveways on Mission and on Stevenson.

The Fremont Unified School District no longer guarantees school attendance area assignments. The June 2015 tentative attendance area for the Mission-Stevenson project is Vallejo Mill Elementary and Washington High School.

The Issues

Every development affects the cumulative impact of traffic, school attendance, water supply, etc. Beyond those concerns, this development raises several issues.

17 of the townhouses will line Stevenson as close as 5 feet from the sidewalk. Nowhere else along Stevenson, from Mission to Paseo Padre, do existing buildings line the street creating a wall. Those other buildings are angled at an offset from the street. Even the preliminary plans for future housing across the way on Stevenson Place show buildings of varied alignment.

The City has been encouraging two-story units at the ends of long townhouse buildings. In this plan, The True Life Companies has, instead, put fourth-story false towers above the end units. The two towers at the corner of Mission and Stevenson exaggerate the height of the fortress-like wall.

The driveway exit onto Mission will come out where the right-turn lane to Stevenson begins. If the heavy morning commute traffic on Mission blocks the way across to the south-bound lanes, these residents may well have to turn onto Stevenson, cross the railroad tracks, and make a U-turn in order to finally head south on Mission.

The developer did not hold a Community Courtesy Meeting until after the final plans were submitted and the Environmental Review Initial Study was posted. Therefore, they never heard the comments about south-bound commute traffic flow. They missed a chance to place the Mission driveway further back from where the right-turn lane to Stevenson begins.

These parcels are currently zoned R-3-27 which allows a residential density range of 25 to 27 du/ac. This zoning designation is no longer permitted to be newly applied to parcels. The General Plan density designation is Medium Residential which is 14.6 to 29.9 du/ac. The City of Fremont Planning staff wrote in its Preliminary Review Process report that it would be "supportive of a reduction below this number of units if it results in a

superior project design." Yet The True Life Companies insists that the City would not allow them to build less than 77 units which is 25 du/ac.

The True Life Companies is voluntarily cleaning up the site now. They are removing soil contaminated with pesticides and oil from past agricultural uses.

No Council Review

This development application does not require the approval of the City Council. It is not a Planned District and the development plans just have to conform to the existing R-3-27 zoning regulations for those parcels. The Planning Commission will be the approving body. Minor zoning variances could be approved by the Planning Commission. The development application will only go before the City Council if the Planning Commission's decision is appealed. The tentative date for the Planning Commission hearing is September 24th.

Contact the application's City Staff Project Planner Wayland Li at wli@fremont.gov with any comments or concerns.

For detail plans and other information on this project, go to **www.ShapeOurFremont.com**