

# Shape Our Fremont

## **Developers Propose More (and More) Housing Developments**

Proposals to build over 1100 additional housing units throughout Fremont are now in various stages of review and consideration. Here are the details on some of the latest ones with information on how residents can express their comments, questions, and concerns.

### **Ursa Project**

The Historical Architectural Review Board (HARB) will meet on Thursday, January 18, at 6:30 p.m. in the Niles Conference Room at 39550 Liberty Street to make a recommendation to the Planning Commission regarding the existing old house and other buildings on the site of the proposed Ursa Project at 48495 Ursa Drive in the Warm Springs Community Plan Area.

The developer wants to relocate and renovate the existing 1928 house and water tank on the property as part of a plan to build 17 two-story houses on the rest of the lot. The 1905 barn, a garage, several sheds, and a fruit processing building would be demolished. An Environmental Impact Report (EIR) offered several alternatives, including preserving and restoring all of the old buildings in place and constructing only 5 two-story houses.

HARB will only make a recommendation on how to best deal with the old buildings on the property. It will not make a recommendation on the proposed new buildings.

The public is invited to attend and speak at the meeting.

### **General Plan Amendments**

The Planning Commission will meet on Thursday, January 25, at 7:00 p.m. in the City Council Chambers at 3300 Capitol Avenue to make recommendations to the City Council on two requests for consideration of General Plan Amendments to change land use designations.

The first is the Lincoln Residential request to change the land use of a vacant lot on Ellsworth Street in the Mission San Jose Community Plan Area from Town Center Commercial to Medium Density Residential in order to build 20 three-story townhouses across from the post office.

The second is from the owner of four lots on Osgood Road in the Irvington Community Plan Area to change the land use from Irvington BART Special Study Area to Medium Density Residential in order to build 99 condominium/flats near Washington Boulevard.

The request regarding the Ice House Terrace Apartments proposal to build 141 apartments at the corner of Ice House Terrace and Fremont Boulevard in the Warm Springs Community Plan Area was withdrawn by the developer and will not be discussed.

The public is invited to attend and speak at the meeting regarding any of these requested General Plan Amendments.

### **Irvington Senior Housing**

Abode Services is proposing to build a 94-unit supportive senior housing facility at 4038 Irvington Avenue near the corner of Fremont Boulevard in the Irvington Community Plan Area. This is across Fremont Boulevard from the existing Laguna Commons supportive affordable housing facility.

The new building would be L-shaped to fit on the lot formerly occupied by Rogers Trailers. The side facing Fremont Boulevard would be four stories, the side facing Irvington Avenue would be three stories, and the sides in the rear corners would be five stories.

The proposed development is undergoing a Preliminary Review Procedure (PRP), during which the Fremont Planning Department reviews the plans from several different aspects. Within 30 days, the Planning Department prepares a report of issues it finds with the preliminary plans. Developers use this information to decide whether to go forward with the process and to help them shape their Formal Development Application. Public comments, questions, and concerns are welcome and encouraged during the PRP.

Send your comments, questions, and concerns to City Staff Planner David Wage at [dwage@fremont.gov](mailto:dwage@fremont.gov)

### **Mission Paradise Mixed-Use**

A developer is proposing to build 15 townhouses and about 3200 square feet of commercial space at 270 Washington Boulevard on the corner of Ellsworth Street in the Mission San Jose Community Plan Area.

The townhouses would be grouped in three-story buildings and would range in floor areas from 1400 square feet for two-bedroom units to 2000 square feet for four-bedroom units. The building on the corner would have commercial space on the ground floor facing Washington Boulevard with residential units above and garages tucked behind.

This proposed development is also undergoing a Preliminary Review Procedure (PRP), and public comments, questions, and concerns are welcome and encouraged.

Send your comments, questions, and concerns to City Staff Planner David Wage at [dwage@fremont.gov](mailto:dwage@fremont.gov)

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To learn more about all proposed housing developments and related issues in Fremont, go to [\*\*www.ShapeOurFremont.com\*\*](http://www.ShapeOurFremont.com)