

# Shape Our Fremont

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

## New Housing Proposals in Preliminary Review

Developers may submit proposed projects to the Planning Department for a Preliminary Review Procedure (PRP) prior to submitting a formal Development Application. The public is welcome to express their comments and concerns about any project undergoing PRP, and early comments may help shape the project.

Here are four new housing proposals currently undergoing a Preliminary Review Procedure:

### Osgood Heights PRP

One of the largest new developments is a proposal to build a 163-unit affordable-housing apartment complex on 2.74 acres at 42000 Osgood Road within the Irvington BART Transit Oriented Development Area. The land is currently occupied by two small commercial buildings, which will be removed.

The apartments will be in four large five-story buildings close to Osgood Rd, with a five-level parking structure partially cut into the slope at the rear of the property. All visitor parking will be on site. There will be no retail space in the project, so the nearest grocery store and other essential services are approximately three-quarters of a mile away in the Irvington business district.

**To express your comments and concerns about this proposed project, email Fremont Project Planner Steve Kowalski at [skowalski@fremont.gov](mailto:skowalski@fremont.gov)**

### Lincoln Townhomes PRP

Another possible development in Irvington involves a proposal to build 7 townhouses on a single 0.42-acre lot at 40857 Lincoln Street between Union Street and Chapel Way. An existing 1940s house will be removed.

The townhouses will be three-stories with side-by-side, two-car garages positioned along the northern edge of the property adjacent overlooking an existing single-family home. Three guest parking spaces will be provided on the site. The single driveway is labeled as open space for the residents, as there are no other open spaces.

**To express your comments or concerns about this proposed project, email Fremont Project Planner Spencer Shafsky at [sshafsky@fremont.gov](mailto:sshafsky@fremont.gov)**

### Washington Boulevard PRP

A 2.1-acre parcel at 2529 Washington Boulevard near the Washington Blvd/Southbound I-680 interchange in the Mission San Jose Community Plan Area is the proposed site for 15 new townhouses. The land currently has two small vacant houses, which will be removed.

The initial plans show three groups of attached multi-story townhouses clustered along a private street parallel to Washington. The property is currently zoned for single-family housing, so the question is whether attached townhouses are considered single-family or multi-family?

**To express your comments and concerns about this proposed project, email Fremont Project Planner Terry Wong at [twong@fremont.gov](mailto:twong@fremont.gov)**

### **Crystalline Drive PRP**

And in the south part of Fremont, a developer is proposing to build 36 single-family homes, a club house, tennis courts, and walking trails on 18.29 acres of hillside land at 501 Crystalline Drive, adjacent to the South Mission Blvd/Northbound I-680 interchange. The property is technically within the Mission San Jose Community Plan Area, although it is just across the freeway from the Warm Springs business district. The land is currently vacant.

Most of the houses will be stepped-up or stepped-down three-story configurations to conform to the sloped terrain. Access will be via two streets that drop down from Crystalline Drive to a new public frontage street at a lower level on the hillside. All parking will be within private residence garages or in designated spaces on the streets.

The proposed development will require a General Plan Amendment because the property is currently designated as General Open Space on the General Plan.

**To express your comments and concerns about this proposed project, email Fremont Planning Manager Wayne Morris at [wmorris@fremont.gov](mailto:wmorris@fremont.gov)**

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