

# Shape Our Fremont

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

## Wish List for the New Year

Here are a few changes that we hope the City of Fremont will adopt. We realize that no one gets everything they wish for. But you won't get what you don't ask for...

### General

- § Give greater consideration to the General Plan's Community Character and Landscape Place Type elements when reviewing development applications.
- § Change City guidelines to regulations so they are required rather than recommended.
- § Remove subjective terms like "superior design", "in character" and "foster a desirable living environment and foster a pedestrian-oriented neighborhood setting" from City regulations.
- § Restrict urban density and style to the Downtown Center and Warm Springs BART areas and not have it spread throughout the city.
- § Require that City impact reports be based on studies that are no more than two years old.
- § Never allow variances to building regulations unless affordable units are included in the project.

### Land Use

- § Revise the Transit Oriented Development (TOD) Overlay boundaries from arbitrary one-half-mile circles around a transit center to encompassing only those sections of the circle where urban development makes sense considering the existing neighborhoods.
- § Do not allow multi-family developments on parcels of less than one acre.
- § Make it harder for developers to be granted General Plan Land Use Amendments (GPA).
- § Remove the GPA application form from the City's website.
- § Stop allowing most of the "front doors" in new projects to face a narrow perimeter walkway.
- § Do not allow urban density housing that is more than one-half mile from shops.
- § Revise housing building height regulations now that Fremont advocates higher pad elevations for drainage and sees an increase in roof pitch in today's design styles.
- § Never allow any exceptions to the noise requirements in the building code.

### Traffic

- § Plan for use of Traffic Impact fees at the time of a development's approval and not wait until after the foreseen problems arise.
- § Use Traffic Impact fees for school buses to alleviate the congestion caused by parents having to drive their school children all over Fremont.
- § Immediately arrange for shuttles in and around the Downtown Center area from BART to the HUB.
- § Improve public transportation along all Urban Corridors with shuttles or subsidized bus service.
- § Have Traffic Impact studies rate townhouses the same as single-family houses by looking at the number of bedrooms and not just use the national ITE standards.
- § Revoke the policy that if a nearby intersection is already bad, a development may not be denied for traffic reasons.
- § Use the cumulative impact of recently approved and proposed developments for the Traffic Impact study.

### Parking

- § Create public parking lots around the border of the Downtown Center area for the benefit of both residents from the outlying Fremont neighborhoods and visitors from out of town.

§ Require both resident and guest parking spaces to be provided on the project site of all new housing developments to keep even more cars from being parked on the public streets.

§ No longer allow tandem parking garages in new projects and acknowledge that HOA enforcement is futile.

§ Change parking space regulations for Urban Density projects in TODs to reflect that residents will own cars even though they may not use them every day.

### **Miscellaneous**

§ No longer have staff recommendations in development Staff Reports, but rather just have summaries and facts.

§ Include a complete staff summary of community correspondence in the agenda packets with items like commonly voiced issues, pro and con counts, etc.

§ Increase the City's standard of notification from 300 feet to 500 feet even though the State only requires 300 feet.

§ Rate developers' community outreach meetings by what changes are made to their initial proposals because of voiced concerns and not just rate them by the number of meetings.

§ Allow public rebuttal to developers' rebuttal at Planning Commission meetings.

§ Require individual water meters for each dwelling unit in new multi-family housing to encourage and enforce water conservation.

We wish you all a wonderful New Year - Alice & Chris Cavette of Shape Our Fremont