

# Shape Our Fremont

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

## And They Keep Coming...

As we approach the end of 2015, several housing developments are moving forward towards approval. And even more new projects have been submitted.

### Villas of Mission

A development of 15 three-story townhouses called Villas of Mission is proposed for 0.79 acres of vacant land at 36341 Mission Blvd. Previously submitted as Mission Townhomes PRP, this project is located between a townhouse complex off Potel Terrace and Dave's Auto at the corner of Nursery Ave. in the Niles Community Plan Area.

The townhouses would be grouped in 2 four-unit buildings, 2 two-unit "duets," and 3 standalone units. The architecture is flat-sided, square-cornered, and has an industrial look. All the units would have two-car garages and guest parking would be on the site. Access to the development would be a driveway off Mission Blvd, and a private road off Potel Terrace.

This proposal will require City Council approval of a General Plan Amendment to change the Land Use Designation of the parcel from Commercial to Residential. Because the 2011 General Plan designated the land as Commercial, neither the Alameda County Water District, nor the Fremont Unified School District would have made plans to provide services for a residential development on this site until 2014 when the project was submitted for a Preliminary Review Process.

**Residents are encouraged to direct comments and concerns about this proposal to the assigned City Staff Project Planner David Wage at [dwage@fremont.gov](mailto:dwage@fremont.gov)**

### Osgood HD Podium

Plans have been submitted for 31 condominiums in a five-level building on a half-acre lot at 41868 Osgood Road. Previously submitted as Osgood Road Homes PRP, this project is within the Irvington Transit Oriented Development (TOD) Overlay area and the Irvington BART Station Study Area.

The existing 1952 house would be torn down. Most of the trees would be removed. Access would be a right-in/right-out driveway off Osgood Rd. into a garage with a mechanical parking system.

On June 16, 2015, the City Council approved the Irvington BART Station Study Area General Plan Amendment to form a study area of the properties around the future Irvington BART station. This property is included in that study area and any development of it before the study is complete will require a General Plan Amendment to remove the study area designation from the site.

**Contact the City Staff Project Planner David Wage at [dwage@fremont.gov](mailto:dwage@fremont.gov)**

### Centerville Condos

A mixed-use project with 8 condominiums and 2,000 square feet of commercial space called Centerville Condos has been proposed for 36800 Fremont Boulevard. The third-acre site is located between Thornton Ave. and Alder Ave. and is within the Centerville TOD. The land currently holds a vacant 1922 house, a few outbuildings, and several mature trees which would all be removed.

The developer plans to build a single four-story building with condominiums on the upper floors. Access would be from a driveway off Fremont Blvd. Parking for residents, guests, and commercial customers would be on the site.

**Contact the City Staff Project Planner David Wage at [dwage@fremont.gov](mailto:dwage@fremont.gov)**

### **Centerville Junction**

There are 52 townhouses in twelve three-story buildings being proposed for a development called Centerville Junction. Ten old homes and a small commercial center are currently on the nine contiguous parcels from 3498 Peralta Blvd. to 3678 Parish Ave.

Previously submitted as Peralta Blvd Townhomes PRP, the 2.65 -acre site is on the south side of Peralta Blvd. between Parish Ave. and Sequoia Rd. and lies within the Centerville TOD.

Twenty-four of the townhouses would line Peralta only six feet from the street, contrasting with Sequoia Crossings across the street. Each townhouse would have a two-car garage. There would be both on-site and on-street guest parking. Access would be off both Peralta Blvd. and Parish Ave. and there would be no connection to Chantry Common.

A historic evaluation determined the ten old homes were not historically significant and they could be removed. Only one of the 37 trees on the properties would be retained.

Four of the parcels would require City Council approval of a General Plan Amendment to change their Land Use Designation from Commercial to Residential.

**Contact City Staff Project Planner Steve Kowalski at [skowalski@fremont.gov](mailto:skowalski@fremont.gov)**

### **New PRPs**

Eleven new developments have been submitted for a Preliminary Review Procedure (PRP). The Planning Department reviews these early project plans and reports back to the developer with any issues it finds. Developers use this information to decide whether to go forward with the project and/or to help them shape their formal development application.

Residents may view the preliminary plans by contacting the Planning Department. Letting the city know your concerns regarding these early plans may help shape the result.

To learn more about all the proposed residential developments in Fremont, go to  
**[www.ShapeOurFremont.com](http://www.ShapeOurFremont.com)**