



## PUBLIC NOTICE

# Please join us for a study session to discuss a proposed project in your neighborhood.



**Proposed Site:  
1031 Walnut Avenue**

### OVERVIEW:

The City of Fremont is holding a Study Session for the Planning Commission and public to hear a presentation of potential alternative designs for an urban residential development on the site. Following the presentation, members of the public will be able to comment. The Planning Commission may add their comments and provide general recommendations, but no project approvals or denials will be made at the study session.

### STUDY SESSION:

Date: September 29, 2015

Time: 7:00 PM - 9:00 PM

Location:

City Hall - Council Chambers  
3300 Capitol Ave., Bldg. A  
Fremont, CA 94538

### FOR QUESTIONS/ COMMENTS, CONTACT:

Bill Roth, Associate Planner  
[broth@fremont.gov](mailto:broth@fremont.gov)  
(510) 494-4450

or

Wayne Morris,  
Assistant Planning Manager  
(510) 494-4729

# What is your opinion? We want to hear from you.

# We're listening. What we have heard so far:

## Some of the opportunities and constraints identified by community members so far:<sup>1</sup>

Some residential development is appropriate for this site, but the size and scope, the building heights and mass, and the architecture must be compatible with the surrounding neighborhood.

The four- and five-story building designs proposed so far would include too many units and too many residents.

Key concerns include: limited on-street parking, traffic congestion, public safety, noise, aesthetics, and effect on area property values.

Potential impacts to City services (Police and Fire) and schools should be addressed.

Water supply for the proposed project should be thoroughly evaluated, as California is undergoing an historic drought.

(1) This list is intended only as a general summary of broad topics. Further discussion is welcome.

## Fremont is Growing:

- ◆ We are required by State Housing Law to provide our fair share of Bay Area housing, based on population projections for the region.
- ◆ State Assembly Bill 32 requires cities to reduce greenhouse gas emissions. A majority of Fremont's emissions come from transportation-related uses.
- ◆ Placing more housing near transit is a key strategy for reducing auto usage and building a sustainable city, while providing our share of housing.

## Fremont General Plan:

**"Fremont will serve as a national model of how an auto-oriented suburb can evolve into a sustainable, strategically urban, modern city."**

## What are the next steps?

The Planning Commission Study Session will be followed by a City Council Study Session in November. A decision to approve or deny a proposed project will not occur until the City holds public hearings, which are not anticipated to occur until next year.

Can't attend the meeting? You may also forward written comments to the City Planning Commission through the City's project planner Bill Roth at: [broth@fremont.gov](mailto:broth@fremont.gov).

## This site in Central Fremont:

