

Shape Our Fremont

Three Developments May Add Three Hundred Dwellings

A new five-story building on a vacant lot in the Downtown Area, a four-story building behind a commercial building in Centerville, and two dozen three-story townhouses to replace an old house in Irvington are some of the latest residential development proposals in Fremont. Combined, they may add more than 300 new housing units across the city.

3515 Walnut Ave

The development team for the largest of the three proposals has submitted plans to construct 262 residential units in a single five-story building next to the Paragon Apartments on Walnut Avenue in the Central Community Plan Area. This site is within the City Center Downtown District, which has its own Master Plan that supersedes standard zoning standards.

The project would include a variety of living spaces ranging from studios to two-bedroom units. Many units face onto interior courtyards. Resident parking would be in a six-level parking garage within the center of the building with access from Beacon Avenue. In addition to several resident amenities, including a roof-top swimming pool and clubhouse, the plans specify a small amount of retail floor space on the ground floor.

This proposal has been submitted as a Formal Application and is now undergoing a detailed review by staff. No tentative dates have been set for public meetings, but the proposal is open for public comments. It has not been determined if any of the units would be made available at below-market rates.

Fremont residents may arrange to view the plans or send their comments, concerns, and questions about this proposal by contacting Fremont City Planner David Wage at dwage@fremont.gov

37177 Fremont Blvd

This proposal would expand a commercial center in the Centerville Community Plan Area by converting the second floor of an existing building into 5 residential units, and constructing a new four-story residential building at the rear of the property with 12 more residential units. The site is within the Centerville Town Center and the Centerville ACE Transit Oriented Development (TOD) Overlay.

All 17 of the new units would be flats. Access to each floor in the new four-story building will be by interior hallways and an elevator. Parking for both commercial and residential units on the site would be on the ground level in open, unassigned spaces. Access is from both Fremont Boulevard and Maple Street.

This proposal has been submitted for a Preliminary Review Procedure to determine if there are any changes that may be needed before it can be submitted a Formal Application. It has not been determined if any of the units would be made available at below-market rates.

Fremont residents may arrange to view the plans or send their comments, concerns, and questions about this proposal by contacting Fremont City Planner Joel Pullen at jpullen@fremont.gov

40871 High St

The third project proposes to build 24 townhouses on a 1.2-acre lot in the Irvington Community Plan Area. The existing house and other structures on the property would be demolished. The site is within the proposed Irvington BART TOD Overlay.

All of the townhouses would be three-stories with two-car garages. Two of the units have smaller floor areas than the rest. Access is from High Street, and most of the guest parking will be on High Street.

This proposal is undergoing a Preliminary Review Procedure to determine if there are any changes that may be needed before it can be submitted as a Formal Application. The applicant has expressed a preference to pay affordable housing in-lieu fees instead of building any below-market-rate affordable housing on the property.

Fremont residents may arrange to view the plans or send their comments, concerns, and questions about this proposal by contacting Fremont City Planner James Willis at jwillis@fremont.gov

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