

# Shape Our Fremont

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

## Development Activity Update - June 2016

There has been lots of development activity happening lately. Two large Centerville developments have been submitted for a Preliminary Review Procedure (PRP). Several formal applications are now nearing a vote. And the first denial in over three years just occurred.

Nearly 6,000 housing units have been approved since January 2013. Over 1,100 more housing units in 13 proposed developments are currently undergoing a formal application review. Another 320 housing units are in projects currently undergoing a Preliminary Review Procedure. Early comments concerning proposed developments are the most effective in shaping the final development.

### Walnut Residences

The Environmental Review process has been started for Carmel Partners' 4-story apartment complex project on approximately 13.7 acres at the corner of Walnut Ave. and Guardino Dr. The City has requested that Carmel Partners provides a 3-D model and a computer-generated "flyover". These will be available for public review when they are submitted.

The developer proposes to build 670 high-end rental apartments with a density of 53 dwelling units per net acre (du/ac). Though the parcel is current zoned with a density range of 27 to 35 du/ac, the City is processing the application with the intention of rezoning it to a density range of 50.1 to 70 du/ac. Neighbors want the 670 apartments lowered to 440 and the buildings lowered to three stories.

### Centerville Mixed-use PRPs

Silicon-Sage has proposed a Mixed-use project on approximately 5-acres on the east side of Fremont Blvd. between Parish Ave. and Peralta Blvd. The property extends back to Jason Way. It includes the old Centerville Fire Station which was constructed in 1954. All of the current buildings on the site are proposed to be demolished.

Two different preliminary plans for the Silicon-Sage Mixed-Use development have been submitted which show a mix of retail space, condominiums, and live/work units in 5-story buildings on Fremont Blvd. as well as up to 98 townhouses behind. The City Planning Department has informed Silicon-Sage that buildings on Fremont Blvd. in the Centerville Town Center may not be higher than three stories and that live/work units are not allowed there.

Jitender Makkar - Homes and U, Inc has submitted PRP plans for a 5-story building on the one-acre vacant parcel at the corner of Thornton Ave. and Post St. It would have 52 condominiums and 8,200 sq. ft. of commercial space. This is near the Artist Walk Mixed-Use complex that was approved in December 2013 and is now beginning construction. The Artist Walk commercial buildings that front on Fremont Blvd. are only three stories.

### Centerville Junction

The Planning Commission hearing for this project has now been postponed indefinitely. The earliest tentative date is June 23<sup>rd</sup>.

We have written several articles for the Tri-City Voice about this plan for 3-story townhouses which will replace ten old homes on Peralta Blvd. near Parish Ave. One is the c1910 Goold House owned by 'Pop' Goold and Millie Logan Goold for nearly 60 years.

### **Universal Mixed-Use**

This development was denied by the Planning Commission on April 28<sup>th</sup> and the denial was not appealed to the City Council. This was the first rejection of a project since February 2013. The neighbors complained that the design just did not fit the character of the pre-WWII housing near by. The building height and the minimal parking spaces provided were also concerns.

### **Washington Place**

A proposal for 14 units in seven 3-story townhouse duet buildings has been submitted for a vacant lot located near the 680 southbound Washington Blvd. exit. The parcel is zoned R-1 Single-family and 3-story houses are not allowed on R-1 zoned land. Townhouse-style houses with upper floors the same size as the ground level are also not allowed. Rather than try to get a General Plan Land Use Amendment to change what is allowed, they are submitting the project as a Planned District. While past Planned Districts in Single-family neighborhoods have been given variances in setbacks and design, none that we know of have allowed 3-story townhouses.

### **Stevenson at Mission**



Four new developments with a total of 156 townhouses and 80 apartments will be built in the area around the intersection of Stevenson Blvd. and Mission Blvd. The vehicular access in and out of these developments has not been coordinated. By not considering the aggregate effect of multiple developments on traffic flow, the intersection may end up being totally congested - especially when those new residents leave in the morning and when trains are crossing the nearby tracks.

For the latest information on ALL these development projects, go to [www.ShapeOurFremont.com](http://www.ShapeOurFremont.com)