

Shape Our Fremont

Developers Target Centerville

Centerville is another area of Fremont targeted for new housing developments. In addition to all the projects that have already been approved and are under construction, there are proposals to build over 200 more housing units throughout the area. Many will be in four-story buildings.

Why Centerville?

The main reason for the surge of housing development in Centerville is that much of the area is within the Transit Oriented Development (TOD) Overlay for the Amtrak/ACE Train Station. Under state law, new residential developments within a half-mile radius of existing or proposed transit hubs are required to have a higher density (dwelling units per acre) to promote the use of public transit and decrease greenhouse gas emissions from private vehicles.

Another reason is that the area near the intersection of Fremont Boulevard and Peralta Boulevard is defined as the Centerville Town Center. According to the Fremont General Plan, buildings in this area may be multi-story with commercial tenants and parking on the ground floors and residential units on the upper floors.

In the Centerville area, most of the new housing developments will extend along Fremont and Peralta Boulevards.

The Biggest One

The biggest proposal is Silicon Sage's Fremont Blvd Mixed Use Project in the heart of the Centerville Town Center. The original plan was to build 64 apartments and 25,000 square feet of commercial space in three-story buildings with underground parking along Fremont Boulevard between Parish Avenue and Peralta Boulevard. It also included 72 three-story townhouses with two-car garages on the rest of the property extending out to Jason Way and up to Peralta Boulevard. All the existing commercial buildings facing Fremont, and a few on Peralta, would be demolished. The old fire station on Fremont Boulevard would be rehabilitated for city use.

Subsequently, the developer has submitted a variation to the original proposal which would demolish the old fire station, and increase the size of the project to 93 apartments, 26,000 square feet of commercial space, and 72 townhouses. Both proposals will be considered.

The review process is now at a point where an Environmental Impact Review (EIR) needs to be prepared to address specific impacts associated with this proposed development. Fremont City Staff has identified historic resources (the fire station) and noise (both internal and external) as two impacts that will be addressed in the EIR.

Staff is now asking all concerned parties, including Fremont residents, to submit requests for other environmental impacts to be included in the scope and content of the EIR. Impacts could include traffic, public services, cultural resources, other historic resources (besides the fire station), air quality, water quality, hazardous materials (including soil contamination), land use, planning, and others. All correspondence regarding the scope and content of the EIR must be submitted to Fremont City Staff Planner Joel Pullen at jpullen@fremont.gov not later than August 15, 2018.

Other Proposals

The Old Town Lux Homes proposal to build 46 flats and 9,495 square feet of commercial space in a four-story building at 4064 Bonde Way has been given a Preliminary Review Procedure (PRP) Report from Fremont City Staff. The report noted several issues and concerns that needed to be addressed, and the developer must now decide how to proceed. For more information contact City Staff Planner Aki Snelling at asnelling@fremont.gov

Not far away, the Centerville Plaza proposal has also been given a PRP Report. This project would remodel the second floor of the existing Tri-City Veterinary Clinic at 37177 Fremont Boulevard to include 5 flats, and build a new four-story building with 12 additional flats in the parking lot at the rear of the property. For more information contact City Staff Planner Joel Pullen at jpullen@fremont.gov

And finally, the developer of the Fremont Lofts PRP wants to build a four-story building at 36800 Fremont Boulevard, with 2,141 square feet of commercial space on the ground floor and a total of 10 residential units on the upper floors. All existing structures on the property would be torn down. This proposal has just been submitted to the Planning Department for preliminary review. For information, or to make a comment, contact City Staff Planner David Wage at dwage@fremont.gov

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