

# Shape Our Fremont

## Here Come More Housing Proposals

After a year and a half with very little new development activity, the floodgates have opened and a batch of new housing proposals has been submitted to city staff for a Preliminary Review Procedure (PRP). Although a PRP is not required, it provides comments and issues the city has regarding the preliminary plans. Developers pay a substantial fee to the city for this service. This information can help developers determine whether to go forward with the process and how to shape the Development Application if they decide to proceed. Here are some of the most recent PRPs:

### Union Street Apartments

The developer has submitted plans for 8 apartments in a pair of two-story buildings at 3277 Union Street. This property is within the Irvington BART Transit Oriented Development (TOD) Overlay, which encourages multi-family housing. Staff had several comments, but their primary concern was that part of the property is within the Hayward Earthquake Fault Zone, which means that habitable structures must be no closer than 50 feet from the fault. This would restrict the size and location of the proposed buildings and may also affect many other aspects of the development. Residents may send their comments to City Staff Team Lead Mark Hungerford at [mhungerford@fremont.gov](mailto:mhungerford@fremont.gov)

### Irvington Arches

The project proposes building 16 three-story townhouses in the parking lot of the former YMCA recreation center at 41811 Blacow Road, opposite Irvington High School. The existing building, which currently houses a child day-care center and tutoring center, would remain. Fremont staff noted this property is within a designated seismic hazard area and would require an outside consultant review. Other staff comments include issues with parking, traffic, and surface water runoff. Residents may send their comments to City Staff Team Lead Mark Hungerford at [mhungerford@fremont.gov](mailto:mhungerford@fremont.gov)

### Mission Homes

The proposed plans are for 7 detached three-story townhouses at 38765 Mission Boulevard near Pickering Avenue. The existing structures would be demolished. Some of the initial comments from staff were the need for studies of possible earthquake-induced ground liquefaction on the site, as well as noise and vibration caused by passing trains on the adjacent rail line. The PRP continues to be reviewed. Residents may send their comments to City Staff Team Lead Mark Hungerford at [mhungerford@fremont.gov](mailto:mhungerford@fremont.gov)

### Maple Village

The developer wants to build a five-story building at 37220 Maple Street with 24 housing units above commercial space on the ground floor. The existing Montessori school would be demolished. The property is within the Centerville Town Center and the Centerville TOD. Initial comments from staff concern the type of units being proposed, parking, and other issues. Residents may send their comments to City Staff Team Lead James Willis at [jwillis@fremont.gov](mailto:jwillis@fremont.gov)

### Osgood Apartments South

Maracor Development has just submitted a PRP for 100 affordable housing apartments in a six-story building at 41911 Osgood Road in the Irvington BART TOD. All existing structures would be demolished. This development would be directly adjacent to Maracor's Osgood Apartments affordable housing project, which was approved in June. This PRP has been tentatively assigned to City Staff Team Leader Courtney Pal at [cpal@fremont.gov](mailto:cpal@fremont.gov)

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Residents' comments, questions, and concerns about these proposals are an important part of the PRP process and can potentially help avoid problems and improve the final development. To follow up on these and other proposals, visit [www.ShapeOurFremont.com](http://www.ShapeOurFremont.com)