

# Shape Our Fremont

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

## More Townhouses on Fremont Boulevard



The city is reviewing a proposal to tear down two old houses on Fremont Boulevard in the North Fremont Area and replace them with townhouse-style condominiums. The project, known as Fremont Blvd Condos, is the latest step towards the City of Fremont's goal to become "strategically urban," and to focus new development "..... in the City Center, along major corridors (especially Fremont Boulevard), and around existing and future transit stations."

### The Facts

The proposal calls for the existing houses at 34615 and 34621 Fremont Boulevard to be demolished. One was built in 1914, and the other in 1939. Despite their age, an evaluation by city staff indicates these houses have no historical significance and do not merit preservation.

In their place, the developer is proposing to build twelve three-story condominiums in four buildings on 0.58 acres. The density will be approximately 20 units per acre, which is within the current Medium Density Residential land use designation for the property.

Four of the condos will be grouped in pairs of stacked flats with two bedrooms apiece. The living and sleeping areas of one unit in each pair will occupy the second floor, and those of the other unit will be stacked above it on the third floor. Individual interior staircases will connect to the garages and entry doors on the first floor. The remaining eight condos

will be traditional townhouses with three bedrooms and an optional fourth bedroom on the first floor.

All the units will have two-car attached garages. An additional six uncovered spaces will be provided on the site for guest parking. Vehicle entrance and exit is from a single driveway.

Because this project will conform to the zoning requirements, the Planning Commission will make the final review, not the City Council.

### The Issues

The biggest issue for many people is that this project, and every other higher-density housing project like it, moves Fremont closer to becoming an urban city and further from being the suburban town that made many people want to live here. What made the city think that was what the residents wanted?

Taken individually, each new development along Fremont Boulevard may have only a small effect, but taken cumulatively, the effect can be enormous. To make it worse, the city has extended the zone of higher-density housing to 1,000 feet on either side of Fremont Boulevard along its entire length. What made the city think that won't create problems?

Why doesn't the city recognize that Fremont Boulevard is landlocked on both sides and cannot be widened in most places? Increasing the housing density along this main road will significantly increase traffic congestion on all the roads in

Fremont – most of which are already overcrowded. You can build three-story housing, but you can't build three-story roadways.

Why does the city continue to approve General Plan Amendments that let higher-density housing eat away at business districts along Fremont Boulevard? Fewer business properties means higher business rents and higher prices. Displacing businesses means some will simply close, and customers must travel greater distances to reach those that are left. None of that is good.

And finally as we face the fourth year of drought in California, why is the city in such a rush to build any more houses at all?

### Tell the City How You Feel

To voice your comments and concerns about the Fremont Blvd Condos development, send an email directly to Terry Wong in the Fremont Planning Department at [twong@fremont.gov](mailto:twong@fremont.gov)

To voice your comments and concerns about Fremont's goal of becoming strategically urban, speak during the Public/Oral Communications portion of any City Council meeting – all the elected officials and city staff who need to hear your message will be there.

To learn more about all the proposed housing developments in Fremont, or the procedure for speaking at a meeting, go to [www.ShapeOurFremont.com](http://www.ShapeOurFremont.com)