

# Shape Our Fremont

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

## New Year Brings New Developments

The new year in Fremont will bring new members to the City Council, new members to the Planning Commission, and lots of new development proposals for them to consider. It will also bring new opportunities for residents to voice their comments and concerns about the shape Fremont is taking as it grows. Here are a few new developments on the horizon.

### City Center Apartments

A development partnership is proposing to build a four-story affordable housing apartment building on Fremont Boulevard across from Washington High School. The property is currently occupied by Auto 4 Less.

The project is designed to provide housing for people with extremely-low incomes and will include a total of 60 units -- 30 studios, 29 one-bedroom units, and a single two-bedroom unit for the manager. Vehicle parking for the residents will consist of 30 uncovered spaces at the rear of the site. The property is designated Urban density in the Fremont General Plan, and is within walking distance of several stores, schools, and the Centerville Community Park.

Direct your questions and comments to the assigned City Staff Project Planner James Willis at [jwillis@fremont.gov](mailto:jwillis@fremont.gov)

### Thornton Avenue Mixed-Use

A preliminary proposal to build a five-story building at the corner of Thornton Avenue and Post Street, directly north of the Artists' Walk project, has been revised to reduce the number of units and lower the overall height in response to comments from residents and city staff.

The new proposal is for a four-story, mixed-use building with commercial space and parking on the ground floor and 54 condominiums on the upper three floors. The condos will include 21 one-bedroom units and 33 two-bedroom units. All parking for the residential units will be on the site, with additional parking for guests and the commercial customers along Post Street. This property is zoned for Urban density and is located in the Centerville ACE/AMTRAK Transit Oriented Development Overlay, as well as the Centerville Town Center.

Direct your questions and comments to the assigned City Staff Project Planner Steve Kowalski at [skowalski@fremont.gov](mailto:skowalski@fremont.gov)

### 501 Crystalline Drive

The original request to build 36 three-story houses on a site near the South Mission Boulevard I-680 interchange in Warm Springs was changed as a result of comments from city staff. The current request is to build 28 two-story houses on the upper portion of the sloping hillside property and leave the remaining portion of the property as open space. Access will be off Crystalline Drive.

Because the land is designated as Open Space-General in the Fremont General Plan, the request to build any houses must first go through the city's General Plan Amendment (GPA) Prioritization Process in order to convert the upper portion of the site to a designation of Residential Hillside. If approval and priority for the GPA is obtained, the developer can then submit a formal application for a full development review.

The developer recognizes that a GPA is a serious request and has offered to provide affordable housing funds in an amount 30 percent greater than the city's requirements, as well as make a school district contribution in the amount of \$1.2 million over the required fees.

Direct your questions and comments to the assigned City Staff Project Planner Wayland Li at [wli@fremont.gov](mailto:wli@fremont.gov)

### **Hobbs Residential**

Plans for this project on Mission Boulevard underwent a last-minute revision. As a result, the Planning Commission hearing date was moved to Thursday, January 26.

The new plans reduced the number of new houses from 56 to 55, increased the size of several lots, and lengthened a few of the driveways. Otherwise there were no significant changes.

Direct your questions and comments to the assigned City Staff Project Planner Bill Roth at [broth@fremont.gov](mailto:broth@fremont.gov)

### **Washington Place**

The Planning Commission hearing for a proposal to replace two vacant one-story houses on Washington Boulevard with 14 three-story houses -- grouped in pairs, called duets -- has also been moved to Thursday, January 26.

The development site is a steeply sloping piece of land next to the southbound I-680 off ramp. It is currently designated as Low Density Residential in the General Plan with a zoning for R-1 single-family houses. The developer is asking for numerous exceptions to the R-1 standards by proposing to change the zoning to a Planned District.

Direct your questions and comments to the assigned City Staff Project Planner Terry Wong at [twong@fremont.gov](mailto:twong@fremont.gov)