

Shape Our Fremont

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

Palmdale Estates to be Developed



Starr House



Best House

Developing Palmdale Estates

Robson Homes plans to develop the historic Palmdale Estates in Mission San Jose to build 79 single-family houses and a new care facility for the Sisters of the Holy Family, who currently own the property.

The estate is on the City's Register of Historic Resources and includes two historic houses built in the late 1920's, historic landscaped gardens, and a residence for the Sisters called the Motherhouse. Early owners since the 1850's include the Beard, Gallegos, Lachman, Metzgar, Davis, Best and Starr families.

The Best House is currently used for events such as weddings. The Starr House is now called Armer Hall and used for administration. They will be rehabilitated and sold as private single-family residences.

Three of the new houses will be built off the inner drive that currently serves the Best and Starr houses. Their architecture must complement the historic houses.

The Motherhouse, built in the late 1950's, is a large building at the edge of the gardens and is surrounded on three sides by parking areas. It will be torn down, and a new 47-unit care housing will be built for the Sisters in the northwest section of the estate where there are now private landscaped areas behind the two historic houses.

76 mostly 3-story, single-family houses will replace the Motherhouse and its parking areas. This main residential development area will extend from Mission Blvd. west to the Starr St. apartments.

Bryant Terrace, off Washington Blvd, will be extended north and then branched east and west. There will be a new "right-in, right-out" entrance off of Mission Blvd. connecting with the new extension of Bryant Terrace. This will only allow in-out access to southbound Mission Blvd.

The five-acre gardens in the northeast section of the property have walking paths, shrines/grottos, and a portion of Mission Creek running through them. There are over 200 trees including olive, oak, redwood, cedar, and cypress. The plan calls for the gardens to be designated as Private Open Space and be managed by a non-profit organization.

Concerns

Traffic in and out of the development will be primarily via Bryant Terrace off of Washington Blvd. There is no plan to install a traffic light at Washington Blvd. as part of this project.

There will be a long, east-west expanse of closely spaced, three-story houses dividing the Oroysom Village area from the grounds of the Palmdale Estates Historic District.

263 trees will be removed from the residential development area of the property.

Archaeological and paleontological finds were made when Oroysom Village and the Montessori School were developed from sections of the original Palmdale Estates. For that reason, the developer will have to take extra precautions beyond those that all developers must take to protect such resources.

Hoary bats have been sighted on the property and their roosts will have to be protected. Other wildlife will also be safeguarded.

The school district no longer guarantees the school assignments for new developments. This property is closest to Mission San Jose Elementary, Hopkins Junior High and Mission San Jose High School.

Development Project Review

Because Palmdale Estates is listed on the City's Register of Historic Resources and lies within the Mission San Jose Historical Overlay District, the Historical Architectural Review Board (H.A.R.B.) must determine if the layout of the planned district and exterior architecture of the buildings is appropriate.

The Planning Commission will then hold a hearing to determine whether they would recommend approval of the development to the City Council.

Finally, the City Council will review the project and has the option to approve it as-is, to approve it subject to changes or conditions, to postpone the decision until the developer submits a redesign, or to disapprove the entire project.

Residents are encouraged to express their concerns about this project by contacting the City Project Planner listed below and by attending any of the review meetings.

Historical Architectural Review Board Hearing October 16th

Planning Commission Hearing tentatively October 23rd

City Council Hearing very tentatively November 18th

City Project Planner Joel Pullen at jpullen@fremont.gov

For more information visit www.ShapeOurFremont.com