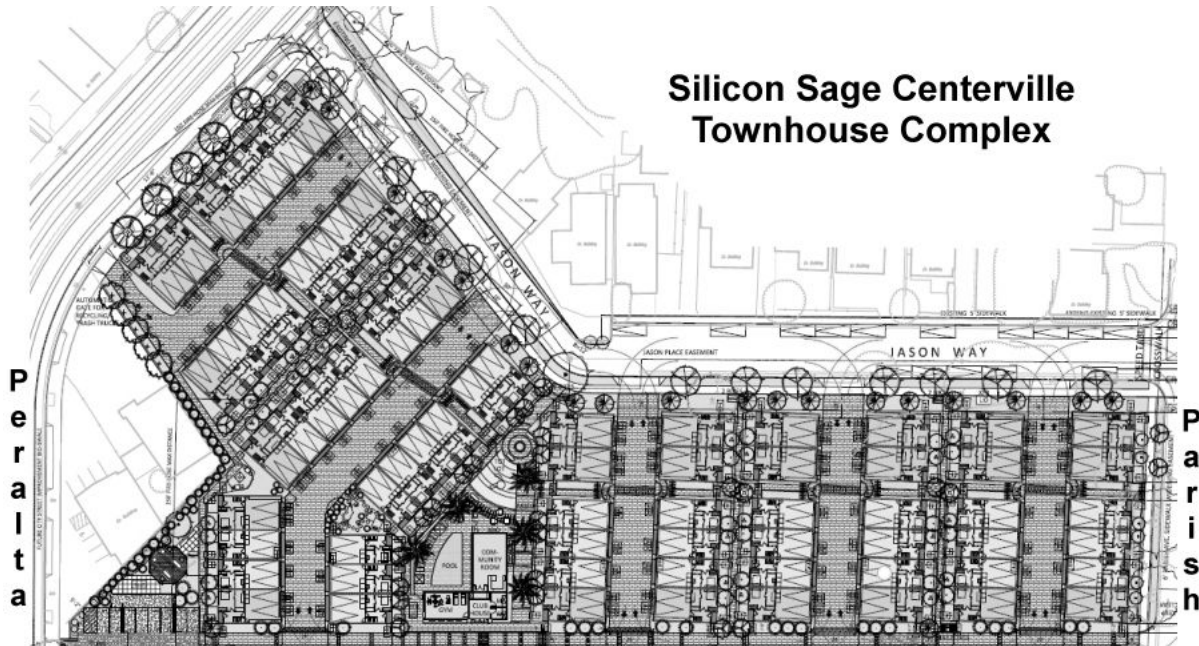


# Shape Our Fremont

## More Centerville Townhouses

Silicon Sage's Centerville Mixed-use project proposes a separate complex of 72 townhouses behind a Fremont Boulevard commercial frontage. Almost the entire discussion at the February 14th Planning Commission hearing was on whether or not to retain and rehabilitate the old Centerville fire station as part of the frontage. Silicon Sage has not had to defend the choice to build market-rate, for-sale townhouses in a Town Center TOD.



### The Location

The project is between Parish Street and Peralta Boulevard along Fremont Boulevard and is within Centerville's Historic Town Center. On the eastern edge, century-old single-family homes line Jason Way. To the right of the proposed exit on to Peralta Boulevard, the house has been declared "Historic". Other historic houses line Parish Avenue.

Across Peralta Boulevard and the railroad tracks is the Centerville Train Station with many trains passing through or stopping at the station day and night.

This area is within the Centerville Transit Oriented Development (TOD) Overlay which requires a higher density of residential units than other areas in Fremont.

### Current Proposal

In the area behind the proposed Fremont Boulevard commercial frontage all the way to Jason Way, Silicon Sage proposes a separate complex filled with 72 market-rate, for-sale townhouses in twelve long, straight rows. The townhouse garages would face each other across five private streets. The townhouse buildings would be 39 feet high.

There would be 28 four-bedroom townhouses of over 2,700 square feet including the garage and 44 three-bedroom townhouses of over 2,300 square feet.

Each townhouse would have a two-car garage. There would be no driveway apron for guests or the extra cars that the residents of four-bedroom townhouses often have. The proposed underground garage cannot go under the townhouses.

The daily, intermittent train horn noise would be so high that even the highest rated soundproofing could not bring it down to an acceptable level. This would require the City Council to adopt a Statement of Overriding Considerations for the townhouses facing Peralta Boulevard.

There is a large swimming pool and a tall clubhouse for the residents of the townhouses (a fitness center for the apartments is in the frontage building.) The community center room is part of the private area governed by the townhouse Homeowners Association and may be difficult to keep separate from the pool area if it is made a public meeting place.

### **Another Option**

For-sale, three-bedroom condominium flats could take the place of the townhouses and provide much-needed lower-cost housing for Fremont. There could be more units and yet total fewer bedrooms. The site unit density could be raised from the minimum allowed to the mid-point for a Town Center TOD project.

Silicon Sage could redesign the site to be a sort of square surrounding an open plaza. There could be a three-story condominium building along Jason Way with deep setbacks. The third-floor condominium flats facing the hills could be penthouse suites.

The underground garage could be extended towards Jason Way.

The area off Peralta which is subject to loud train horn noise, could be filled with larger restaurant-sized retail spaces and parking.

If the pool was removed, there could be a truly public community meeting space.

With creative planning and architecture, Silicon Sage could net the same profit from for-sale condominiums. By redesigning the rear area to have buildings of unique design and layout, Silicon Sage could create a "place-to-be" Centerville Town Center Square.

### **What Do You Think?**

Does Centerville need more four-bedroom townhouses priced at over 1.2 million-dollars?

The City Council hearing is tentatively scheduled for March 19, 2019. You can send comments to the application's City Staff Planner Joel Pullen at [jpullen@fremont.gov](mailto:jpullen@fremont.gov).

For any hearing schedule changes, go to **[www.ShapeOurFremont.com](http://www.ShapeOurFremont.com)**