

# Shape Our Fremont

## Development News and Updates: Things Change

The developers of several housing proposals are requesting changes, and a new proposal has been submitted for review. As the old baseball vendor used to cry "you can't tell what's going on without a program".

### Osgood II May Get Bigger

Back in 2015, the SiliconSage Osgood Residences project to build 93 condominiums in a five-story building on Osgood Road was approved by the Planning Commission. That project is within the proposed Irvington BART Station Transit Oriented Development area. Because it complied with the General Plan and the zoning standards, it was not reviewed by the City Council. This project is currently under construction.

Earlier this year, SiliconSage submitted the Osgood II Multifamily proposal to build 140 units in a five-story building on the lot next to the Osgood Residences site. The two projects would share a common entrance driveway. The Osgood II proposal was being reviewed by City staff, but had not been presented to the Planning Commission yet.

Recently, the developer acquired adjacent property and submitted a new application to change the Osgood II proposal for two five-story buildings. One building would have 122 condominiums, and the second would have 120 apartments, for a total of 242 units. This project has now gone back to City staff for additional review. Because the developer proposes to comply with the General Plan and the zoning requirements, this development would only go to the Planning Commission, just like the first one. The City Council would not review it unless the Planning Commission's decision is appealed.

Residents may send their comments regarding the new Osgood II proposal to City Staff Planner Wayland Li at [wli@fremont.gov](mailto:wli@fremont.gov)

### Senior Apts May Go Condo

The Palmia at Mission Falls proposal to build 171 rental apartments for seniors was previously approved by the City Council as part of the Parc 55 project master plan in the Warm Springs area. The developer of The Palmia at Mission Falls portion of the project is now proposing to change all the units to for-sale condominiums instead of apartments. City staff is recommending disapproval.

The proposed change is scheduled for presentation to the Planning Commission on August 23. It would not affect the senior affordable housing portion of the project.

Residents may send comments on this proposal to City Staff Planner James Willis at [jwillis@fremont.gov](mailto:jwillis@fremont.gov)

### Downtown Still Rising

BayRock Multifamily has submitted a proposal to build a six-story apartment building called Fremont Apartments on the site of the Fremont Bank at Fremont Boulevard and Capitol Avenue. The proposal includes 6,000 square feet of commercial space on the ground floor and 251 apartments on the upper five floors. There would also be a total of 381 parking spaces in a six-level garage. A separate project would build a new bank building on the corner of Fremont and Capitol.

This proposal has been submitted to the City staff for a Preliminary Review Procedure to determine what additional changes and considerations may have to be made to the design. It is not a formal application yet and would not go before the Planning Commission or City Council at this point.

Residents may submit comments on this proposal to City Staff Planner David Wage at [dwage@fremont.gov](mailto:dwage@fremont.gov)

### **Condos in Centerville**

The original Centerville Condos proposal to build a mixed-use building at 36800 Fremont Boulevard, north of Thornton Avenue, has been redesigned and resubmitted as the Fremont Lofts. It now includes 10 condominiums and 2,141 square feet of commercial space in a single four-story building.

This proposal has been submitted to the City staff for a Preliminary Review Procedure. It is not a formal application yet and would not go before the Planning Commission or City Council at this point.

Residents may submit comments on this proposal to City Staff Planner David Wage at [dwage@fremont.gov](mailto:dwage@fremont.gov)

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To learn more about all proposed housing developments and related issues in Fremont, go to [\*\*www.ShapeOurFremont.com\*\*](http://www.ShapeOurFremont.com)