

# Shape Our Fremont

## Developers Target Irvington

In recent years, the Irvington area has been the target of housing development on a massive scale. As you read this column, there are proposals to build 900 more housing units that are already approved or are in various stages of review. Some will be five- and six-story buildings.

### Why Irvington?

The main reason for this surge of housing development is that much of the area is within the Transit Oriented Development (TOD) Overlay for the proposed Irvington BART Station near Washington Boulevard and Osgood Road. Under state law, new residential developments within a half-mile radius of existing or proposed transit hubs are required to have a higher density (dwelling units per acre) to promote the use of public transit and decrease greenhouse gas emissions from private vehicles.

Another reason is that the area near the intersection of Fremont Boulevard and Washington Boulevard is defined as the Irvington Town Center. According to the Fremont General Plan, buildings in this area may be multi-story with commercial tenants and parking on the ground floors and residential units on the upper floors.

In the Irvington area, most of the new housing developments are planned to be south of the proposed BART station along Osgood Road, and west and north of the station along Fremont and Washington Boulevards.

### The Big Ones

The largest development is the proposal to tear down the Cloverleaf Family Bowl along with all the other buildings in the shopping center at the corner of Fremont Boulevard and Grimmer Boulevard and replace them with 272 multi-story residential units and a small amount of retail commercial space. Fremont Planning Staff prepared a preliminary review report on this proposal and found several issues the developer needs to address. Also, many residents spoke at a recent City Council meeting to save the bowling alley. All residents are encouraged to direct any comments about this proposal to City Staff Planner Aki Snelling at [asnelling@fremont.gov](mailto:asnelling@fremont.gov)

Serra Apartments will have 179 apartments in a six-story building on the east side of Osgood Road. Many of the units will be designated as affordable housing. The site is within the Irvington BART TOD. This development was approved in 2016, but is not yet under construction.

Two more proposals within the BART TOD include a pair of five-story buildings located side by side on the west side of Osgood Road. Osgood I will have 93 units. It was approved in 2015, and is currently under construction. Osgood II proposes to have 140 units and is still being reviewed by the Fremont Planning Department. Comments about Osgood II may be directed to City Staff Planner Wayland Li at [wli@fremont.gov](mailto:wli@fremont.gov)

The Irvington Senior Housing development at the corner of Fremont Boulevard and Irvington Avenue proposes to build 94 supportive senior housing units in an L-shaped building. The building would have several sections that range from three-story to five-story. The project is still in the preliminary phase of review and comments may be directed to City Staff Planner David Wage at [dwage@fremont.gov](mailto:dwage@fremont.gov)

### ... and Others

In addition to the big developments, there are several smaller proposals that would push out into the surrounding neighborhoods.

One proposal wants to build 24 three-story townhouses in six buildings at 40871 High Street. Comments may be sent to City Staff Planner James Willis at [jwillis@fremont.gov](mailto:jwillis@fremont.gov)

The Villas of Irvington proposal at the corner of Adams and Roberts Avenues is asking to tear down the existing 1952 house and build 11 three-story townhouses in three buildings. Nearby on Roberts, the Miltonia proposal would build 17 three-story townhouses in six buildings on a vacant lot behind Safeway. Comments regarding both of these proposals may be sent to City Staff Planner Spencer Shafsky at [sshafsky@fremont.gov](mailto:sshafsky@fremont.gov)

### **Mayor Asks for Review**

The thought of building all these new dwellings in Irvington has caused concerns among residents. Those concerns haven't escaped the attention of Fremont's elected officials.

During the City Council July 17 meeting, the Council unanimously approved Mayor Lily Mei's referral "... to conduct a workshop to provide an overview of the Irvington Community Plan (which is part of the City's General Plan) that is intended to strengthen the historic heart of Irvington and allow it to grow in a healthy and vibrant way that maintains its neighborhood character. This workshop would also be an opportunity to update the community on new State legislation that affects local planning efforts, with the goal of exploring all options to mitigate quality of life impacts including public safety, traffic, and schools."

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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)