

Shape Our Fremont

More Developments in Centerville

Several new development proposals will add over 300 housing units in the Centerville Community Plan Area. These will be in addition to almost 300 units currently under construction at Artist Walk and several other projects in the area, and nearly 200 more units that are approved, but not yet constructed. The total impact will be close to 800 units. Here are some of the latest projects proposed for Centerville.

Silicon Sage Mixed Use

This project proposes to level a square block of businesses in the heart of historic downtown Centerville and replace them with 64 flats (condominiums or apartments), 72 townhouses, and 23,000 square feet of commercial space.

The project includes thirteen existing parcels of land totaling 4.8 acres along Fremont Boulevard, from Peralta Boulevard to Parish Avenue and extending back to Jason Way. This area is within the Centerville Transit Oriented Development Overlay and the Centerville Town Center. If the project is approved, the existing buildings will be demolished. The old Centerville fire station is subject to an historical architecture evaluation.

The plans call for three-story, mixed-use buildings facing Fremont Boulevard with commercial units on the ground floor and residential units on the upper floors. The townhouses will also be three-stories and will be behind the mixed-use buildings. All parking will be on the site, either in an underground multi-car garage for the flats and commercial units or in individual two-car garages for the townhouses.

This proposal is currently under review by the Fremont Planning Department. There is no date for presentation to the Planning Commission. The assigned city planner for this project is Steve Kowalski, who may be reached at skowalski@fremont.gov.

Mowry LLC

Further south, a developer proposes to build 21 two-story, single-family houses on 2.4 acres currently occupied by the Journey of Faith Church (formerly Church of the Nazarene) at 4674 Mowry Avenue. All the existing buildings on the site will be demolished.

The houses will be on individual lots ranging in size between 4,000 and 6,000 square feet, which are smaller than the minimum lot size for the R-1-6 zoning of the property. All houses will have attached two-car garages. Access will be from Cindy Street and Serra Place -- there will not be any access from Mowry Avenue or from the adjacent frontage road.

This proposal is currently under review by the Fremont Planning Department. There is no date for presentation to the Planning Commission. The assigned city planner for this project is Joel Pullen, who may be reached at jpullen@fremont.gov.

The Cottages

Over on Blacow Road, another developer proposes to build a total of 37 new housing units on 3.2 acres of industrial property located on the west side of Blacow, next to the Union Pacific/ACE railroad tracks.

Because the property is currently designated for industrial use, the developer will have to request a General Plan Amendment (GPA) to change it to residential. A decision by the City Council in March 2016 exempted this project from the new General Plan Amendment Prioritization process -- thus the developer is free to move forward and submit the GPA request directly without waiting for priority.

The proposed units include 7 two-story, detached houses and 30 two-story, attached houses paired in 15 duets. All parking will be on site, and all of the units will have two-car garages. Access will be by a private street off Blacow.

This proposal is currently under review by the Fremont Planning Department. There is no date for presentation to the Planning Commission. Because this involves a General Plan Amendment, the City Council will be the final approving body. The assigned city planner for this project is Steve Kowalski, who may be reached at skowalski@fremont.gov.

And Others

The Thornton Avenue Mixed-Use project proposes 57 units in a four-story tower at the corner of Thornton Avenue and Post Street. The City Center Apartments project proposes 60 affordable housing units in a four-story building on Fremont Boulevard across from Washington High School. Several other smaller projects will add still more units.

Speak Now

As with all new development proposals, residents are encouraged to express their comments, concerns, and questions directly to the assigned project planner in the Fremont Planning Department before the projects are scheduled for review by the Planning Commission or City Council. The sooner, the better.

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